



# Unreserved Real Estate Auction

Pigeon Lake RV Lake Lots, County of Wetaskiwin

**BIDDING OPENS: July 2, 2024**

**BIDDING CLOSES: July 4, 2024**



**105, 470044 RGE RD 281**

***One of two adjacent parcels available for auction at  
Pigeon Lake R.V. Lake Lots***

***2.4 Km south of Mulhurst, Alberta***

Sale Managed by:



Head Office - Drayton Valley, AB  
780-542-4337

Real Estate Services by:

Moore's Agri-Trade Ltd  
Breton, AB  
780-696-2249



[teamauctions.com](http://teamauctions.com)

# Highlights of Real Estate Auction Terms

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Real Estate Brokerage (Moore's Agri-Trade Ltd) acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
3. **NO WARRANTY:** The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
4. It is the **RESPONSIBILITY OF ALL BIDDERS** to review all information provided, including "Property Information Package" from the Real Estate Brokerage and the terms of this auction. All information provided is meant as a guide only. Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage **prior to bidding**.
5. **GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
6. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
7. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. **Note: These contracts will not be subject to any buyer's conditions.**

**\*\*TEAM SEKURA AUCTION MAIN SALE TERMS ALSO APPLY.**

## NOTE TO BIDDERS

- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name and or company name and amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.
- Internet Bidding Fees: 10% up to a max of \$5,000 per item
- If you are the successful bidder, to meet the obligations set by the federal government, you will be asked to verify your identification. You will also need to provide us with your lawyer info to complete the real estate transaction.

# Highlights of Purchase Contract

**Completion Day** July 26, 2024

**Deposit** \$ **10,000.00 (non-refundable)** bank draft or approved payment payable to Moore's Agri-Trade Ltd **due from successful bidder upon close of bidding / signing of purchase contract.** Cash and virtual currency will not be accepted.

**Conditions** There are no Buyer Conditions.

**Additional Terms**

- The property sells as is with no warranties of any kind whatsoever as to the condition or fitness of the property, environmental or otherwise.
- No Real Property Report will be provided.
- **Copy of the Purchase Contract is available - call 780-621-6767**
- **Contract must be signed by successful bidder upon bidding closing**

## Bare Land Condominiums

In Alberta, a bare land condo **is a type of condominium ownership where the owner only owns the land and not the buildings or improvements on it.** In other words, a bareland condo is a parcel of land that is individually owned, but governed by a condominium corporation.

In a bareland condo the improvements on the lots themselves are normally the sole responsibility of the owner individually. For this reason, the monthly condo fees are generally much lower than conventional condo fees.

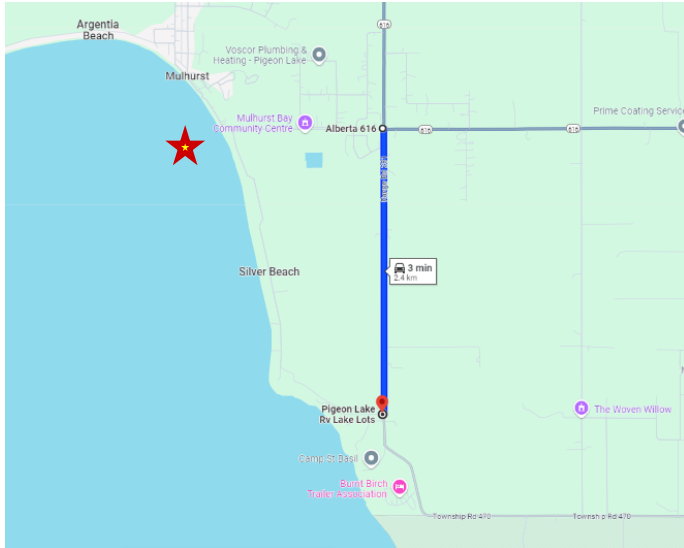
**The lots in Pigeon Lake RV Lake Lots have a monthly condo fee of \$50.00/month.**

Bare land condominiums are governed by the Condominium Properties Act legislation which requires a condominium corporation to maintain records such as bylaws, financials, minutes, reserve fund studies, etc.

When a buyer is considering buying a bare land condominium property, care should be taken to ensure they have all available documents to make an informed decision.

**Copies of the condominium documents are available by calling 780-621-6767 or by emailing [terencebarg@gmail.com](mailto:terencebarg@gmail.com)**

# Directions



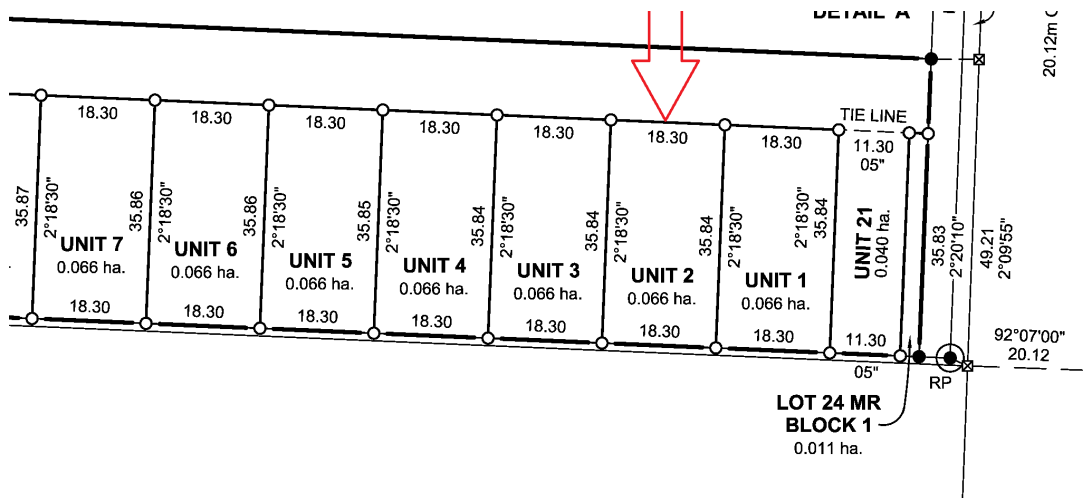
## DIRECTIONS from Mulhurst Bay

From the Mulhurst firehall at the intersection of Hwy 616 and Rge Rd 281:

Head south on Rge Rd 281, 2.4 Km

Pigeon Lake R.V Lake Lots on the right.

# Survey of Condominium Plan 1920759 Unit 2



Within easy walking distance to the shores of Pigeon Lake, this .163 acre parcel gives numerous options to enjoy all that lake living has to offer. You can park your RV or build your dream cottage/year-round home. There is no time constraint to build. Electricity, natural gas and sewer line at the front of each lot.

Need more space? The adjacent parcel, Unit 1, will be auctioned off the same time as Unit 2.

Municipal Address	105, 470044 RGE RD 281
Municipality	County of Wetaskiwin
Legal Description	Condo Plan 1920759 Unit 2
Common Shares	499
Condo Fee	\$50.00/month
Land Size	.163 Acres/0.66 Ha.
Land Use Zoning	Lakeshore Residential
Property Taxes	\$307.20 (2023)
Deposit	\$10,000.00
Possession	July 26, 2024

# Lakeshore Residential Zoning

## 10.7 Lakeshore Residential District (LR)

### 10.7.1 Purpose

The purpose of the Lakeshore Residential District (LR) is to allow for the subdivision and development of residential uses adjacent to County lakes.

### 10.7.2 Lake Access

Through the planning process Council will ensure that public access to lakes is maintained and, where possible, enhanced.

### 10.7.3 Permitted Uses

- a) Dwelling, Detached
- b) Buildings and uses accessory to the above

### 10.7.4 Discretionary Uses

- a) Dwelling, Mobile – New
- b) Dwelling, Mobile – Used
- c) Dwelling, Modular – New
- d) Dwelling, Modular – Used
- e) Dwelling, Moved-in
- f) Dwelling, Secondary Suite
- g) Bed and Breakfast
- h) Guest Cabin - if a primary dwelling exists
- i) Public Utility
- j) Show Home
- k) Recreational Units Use (where no dwelling exists – maximum 3-year permit. If the landowner wants the use to continue, they may reapply for the use prior to the expiry of the development permit)
- l) Offsite Home Occupation (Type 1) (amended by Bylaw 2019/55)
- m) Offsite Home Occupation (Type 2) (amended by Bylaw 2019/55)
- n) Onsite Home Occupation (Type 1) (amended by Bylaw 2019/55)
- o) Buildings and uses accessory to the above

# Lakeshore Residential Zoning

## 10.7.5 Lot Sizes

- a) In a proposed subdivision served or to be served by municipal water and sewer services, each lot intended for residential use must have an area of at least 450.0 m<sup>2</sup> (4857 ft<sup>2</sup>) and a minimum width of 15.2 m (50 ft).
- b) In a proposed subdivision served or to be served by a municipal sewer service, but not by a municipal water service, each lot intended for residential use shall have an area of at least 929.0 m<sup>2</sup> (10,000 ft<sup>2</sup>) and an average width of at least 21.3 m (70 ft).
- c) In a proposed subdivision served or to be served by a municipal water service, but not by a municipal sewer service, each lot intended for residential use must have an area of at least 1,394.0 m<sup>2</sup> (15,000 ft<sup>2</sup>) with a minimum width of 30.5 m (100 ft).
- d) In a proposed subdivision not served or not to be served by municipal water and sewer services, each lot intended for residential use must have an area of at least 1,858.0 m<sup>2</sup> (20,000 ft<sup>2</sup>) with a minimum width of 30.5 m (100 ft).
- e) Irregular (i.e. pie-shaped) lots under (c) and (d) above must have a minimum average lot width of 30.5 m (100 ft).

## 10.7.6 Setbacks

- a) No development can be located within 6.0 m (20 ft) of a road, the shore of a water feature as defined by Section 3 of the Public Lands Act, or the property line of a reserve parcel.
- b) No development can be located within 2.44 m (8 ft) of any other property line. (amended by Bylaw 2019/44)

## 10.7.7 Site Coverage

The area of land covered by all buildings must not exceed 40% of the area of the lot on which the buildings are situated.

## 10.7.8 Guest Cabin

Guest cabins must not contain kitchen or plumbing services and must fall under the requirements of the definition of this Bylaw.

## 10.7.9 Environmental Protection Measures

- a) See Section 9.3.
- b) No more than 50% of the area in a Lakeshore Residential parcel can be cleared of its natural vegetation.

## 10.7.10 Building Height

- a) The maximum building height of all buildings shall be 10.0 m (33 ft)

# Lakeshore Residential Zoning

b) The maximum height of an accessory building shall be 6.0 m (20 ft)

## **10.7.11 Recreational Units**

Recreational Units may be authorized as outlined in Section 3.12, Recreational Units.

## **10.7.12 Sewage and Wastewater**

Sewage and wastewater systems are required as outlined in Section 3.12.1(g), Recreational Units.

## **10.7.13 Utility Hookups**

Utility hookups are required as outlined in Section 3.12.1(h), Recreational Units.

## **10.7.14 Enforcement**

Offences and fines are outlined in Section 5, Contravention.

# Property Photos





# Property Photos



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