

# ***UNRESERVED REAL ESTATE AUCTION***

*Selling for HANS MARTI Estate By Timed Auction  
June 22 to June 24, 2021*

*4935 49 Ave  
Plan 272KS Blk 7 Lot 20 120' x 50'*

**SALE LOT  
M9**

*Plan 272KS  
Blk 7 Lot 20*



*Also selling adjacent  
parcel -Sale Lot M10 -  
4931 49 Ave  
Plan 272KS Blk 7 Lot 21  
120' x 50'*

*Photo taken from back lane looking north*

SALE MANAGED BY

**TEAM  
AUCTIONS**

Head Office - Drayton Valley, AB  
780-542-4337  
Fairview Office 780-834-6888

REAL ESTATE SERVICES BY



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

## 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.**

## HIGHLIGHTS OF PURCHASE CONTRACT

*(Copy of Purchase Contract with title included are available - call 780-898-0729)*

<b>Completion Day</b>	July 23, 2021
<b>Deposit</b>	<b>Non-refundable deposit (\$5,000)</b> by bank draft or approved payment payable to Moore's Agri-Trade Ltd. This deposit is payable by successful bidder at close of bidding. Cash NOT accepted.
<b>Conditions</b>	There are no Buyer or Seller Conditions.
<b>Goods Included</b>	Land only.
<b>Additional Terms</b>	<ul style="list-style-type: none"> <li>The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.</li> <li>Real Property Report will not be provided.</li> </ul>

***Contract must be signed & deposit paid by successful bidder upon bidding closing***

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780-542-4337

REAL ESTATE SERVICES BY



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# UNDEVELOPED LOT in Woking, AB

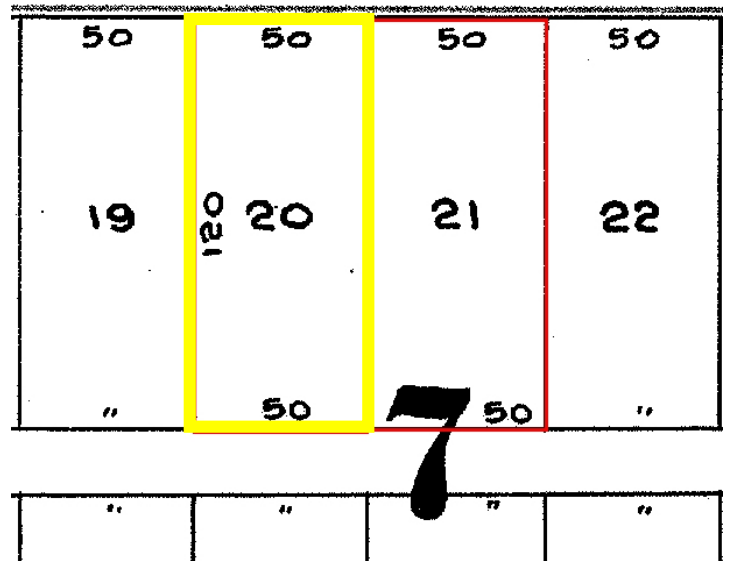


Located just 55 km north of Grande Prairie, Woking is a small hamlet in the municipality of Saddle Hills County. It has a park, community hall, modern fire hall, General Store, and Woking School 780-774-3932 (kindergarten to Grade 8.)



OUTH

N. 89° 53' E.



SALE LOT M9	
Municipal Address	4935 49 Ave, Woking
Municipality	Saddle Hill County
Legal Description	Plan 272KS Blk 7 Lot 20
Land Size	120' x 50'
Land Use Zoning	HR1 (see attached)
Property Taxes	\$99.18 (2020)
Deposit	\$5,000
Possession	23 July 2021

### Services:

- Woking has municipal water & sewer. Installation onto property would be required.
- Gas Installation info call Atco Gas 780-539-2400

**Municipal Planning & Development - Saddle Hills County**  
780-864-3760

*Bidders are advised to call to ensure that your plan for property will be allowed.*

# UNDEVELOPED LOT in Woking, AB

Municipal Address	Municipality	Legal Description	Land Size	Property Taxes	Deposit	Possession
4935 49 Ave Woking	Saddle Hills County	Plan 272KS Blk 7 Lot 20	120' x 50'	\$99.18 (2020)	\$5,000	23 July 2021



Approximately West Property line. View from back lane



View from front of lot



Driveway

**SALE LOT**

**M9**

*Plan 272KS*  
*Blk 7 Lot 20*

SW-19  
076-05'W6

1

4

RAILWAY AVE

HWY 677

50 STREET

49 AVE

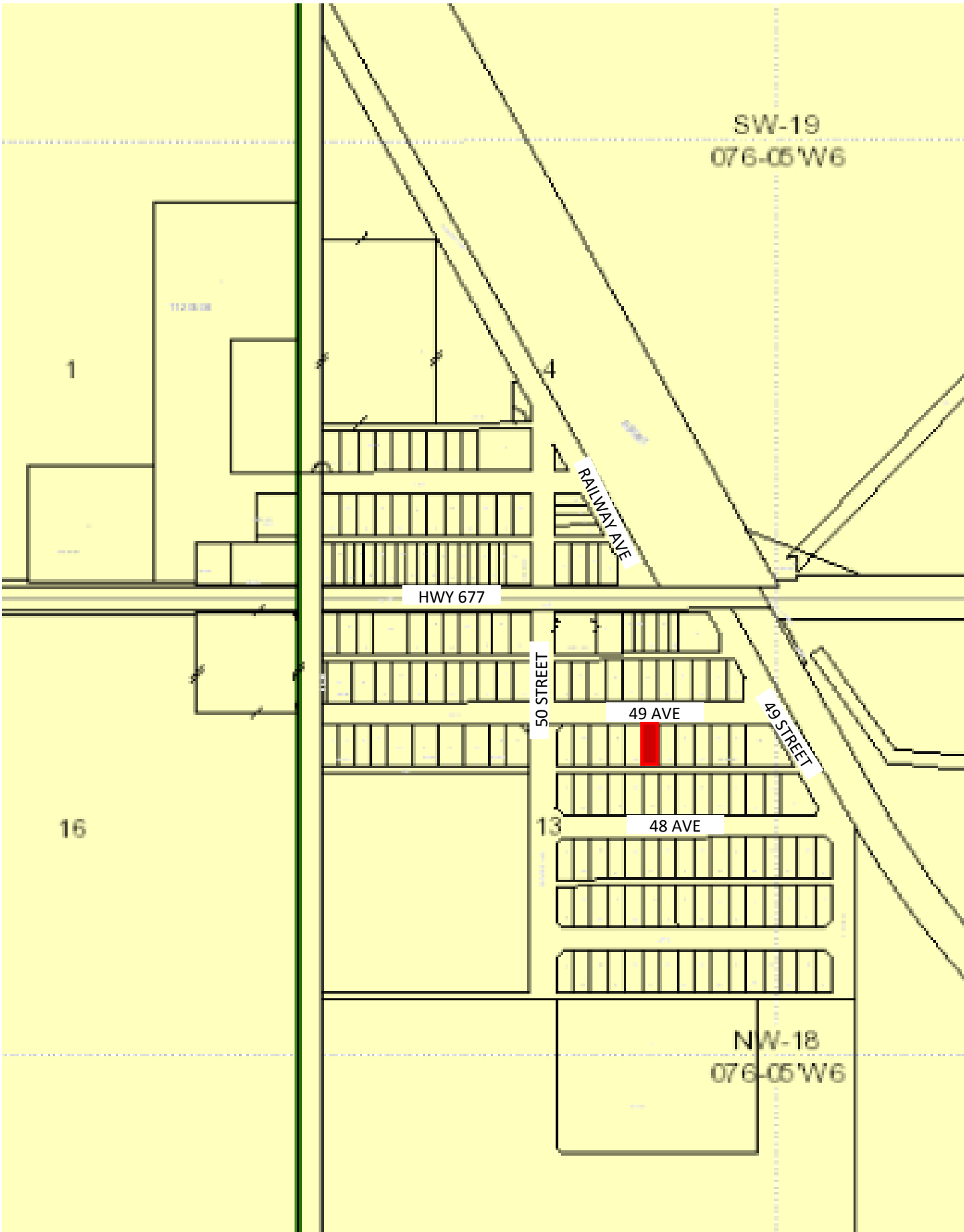
49 STREET

16

13

48 AVE

NW-18  
076-05'W6



**PLAN  
SHOWING OF SUBDIVISION  
PART OF NW 1/4 SEC. 18-T. 76-R. 5-W.G.M.  
WOKING  
1953**

SCALE 1"=100 FT. M. LUKOMEVJ A.L.S.

AREA TO BE REGISTERED IS AS OUTLINED IN RED, CONTAINING 49.17 ACRES

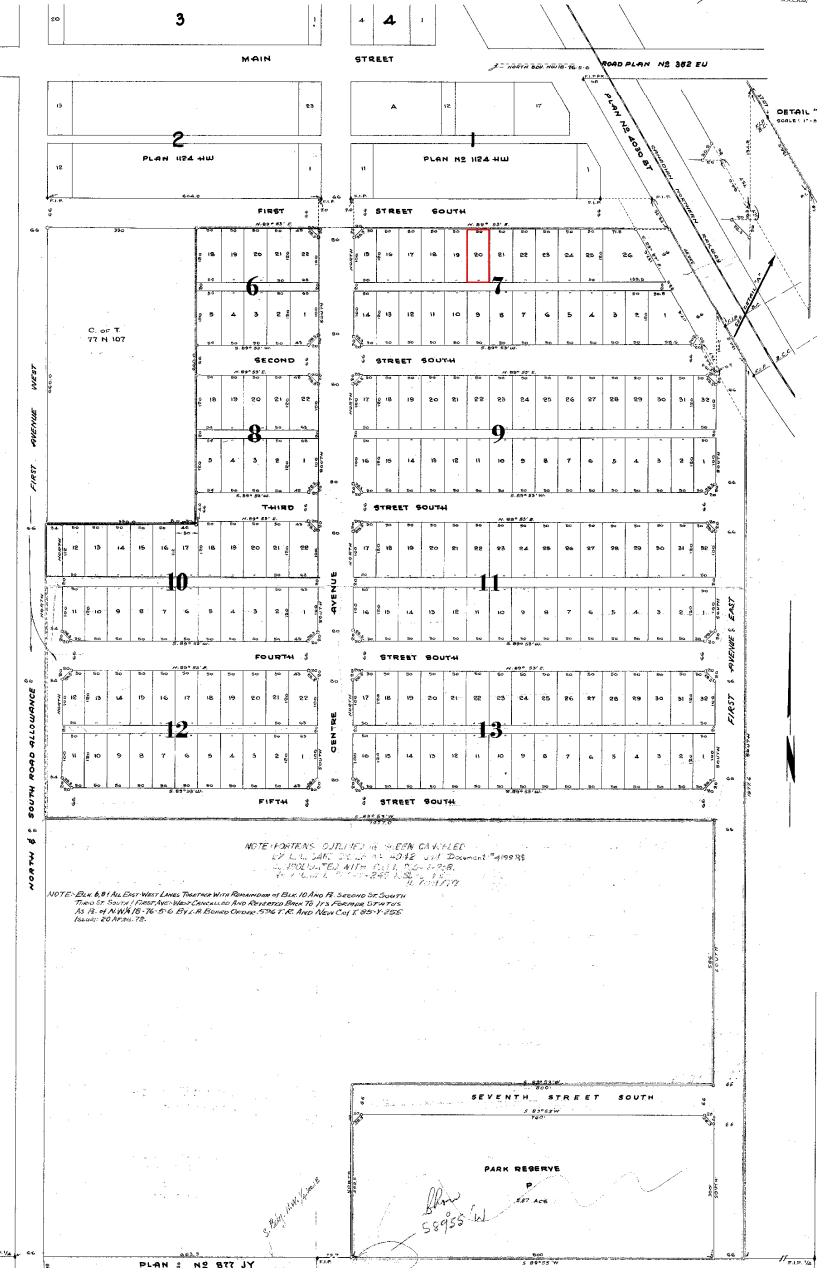
NOTE: IRON POSTS FOUND SHOWN THIS  
IRON POSTS PLANTED SHOWN THIS  
ALL MEASUREMENTS ARE IN FEET & DECIMALS OF A FOOT  
LOT CORNERS MARKED BY WOODEN POSTS 2"X2"X14" LONG

I, M. LUKOMEVJ, of the City of Edmonton, Alberta  
Land Surveyor, make oath and say:  
That the survey represented by this plan has been made by me in  
conformance with the provisions of the Alberta Survey Act,  
and that the survey performed by me since the date of the  
last survey of this land was made in accordance with the provisions of the Survey Act,  
and that the survey is true and correct and that the boundaries shown thereon are true and correct  
as the same were ascertained by me and that I am the holder of the  
survey of this land, No. 2157 of 1953.

*M. Lukomevj*  
M. Lukomevj  
Land Surveyor

*[Signature]*  
City Engineer

*[Signature]*  
Notary Public



NOTE: 13 LOTS OUTLINED IN RED ARE CALLED  
13 LOTS, 2157 OF 1953, AND 13 LOTS, 2158 OF 1953  
AND 13 LOTS, 2159 OF 1953.  
NOTE: 20x100 FT. LOT LINES THAT ARE WITHIN THE BOUNDARIES OF BLOCK 10 AND 11, BEING 100 FT. SOUTH  
FROM THE SOUTH LINE OF MAIN STREET, ARE BEING SURVEYED BY THE CITY OF EDMONTON, ALBERTA  
AS IS, IN ACCORDANCE WITH THE SURVEY ACT, AND THE CITY OF EDMONTON, ALBERTA, IS NOT RESPONSIBLE FOR  
THEIR SURVEY.

APPROVED: [Signature]  
Municipal Planning Department 53330

REGISTERED: [Signature]  
City of Edmonton, Alberta  
2/11/53

## SECTION 6 HAMLET DISTRICTS

For more info:

SADDLE HILLS COUNTY

780-864-3760

### 6.1 HAMLET RESIDENTIAL ONE (HR1) DISTRICT

#### 6.1.1 Purpose

The purpose of this Land Use District is to provide for a diversity of residential forms and other compatible uses within the hamlet of Woking.

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
<ul style="list-style-type: none"> <li>• <i>home based business (minor)</i></li> <li>• <i>manufactured home</i></li> <li>• <i>single detached dwelling unit</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>child care facility</i></li> <li>• <i>duplex</i></li> <li>• <i>multi-unit dwelling</i></li> <li>• <i>secondary suite</i></li> <li>• <i>sign</i></li> <li>• <i>solar collector</i></li> <li>• Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.</li> </ul>
<p><i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.</p>	

#### 6.1.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot Area</i>	Minimum:	0.05 ha (0.1 ac).
	Maximum:	0.2 ha (0.5 ac).
(b) <i>Lot Width</i>	Minimum:	15.2 m (50 ft).
(c) <i>Front Yard Setback</i>	Minimum:	7.6 m (25 ft).
(d) <i>Side Yard Setback, Exterior</i>	Minimum:	3.0 m (10 ft).
(e) <i>Side Yard Setback, Interior</i>	Minimum:	1.5 m (5 ft).*
(f) <i>Rear Yard Setback</i>	Minimum:	7.6 m (25 ft); 5.8 m (19 ft) for <i>manufactured home</i> .
(g) <i>Lot Coverage</i>	Maximum:	40% to a maximum <i>ground floor area</i> of 0.08 ha (0.2 ac) including <i>accessory buildings</i> .
(h) <i>Building Height</i>	Maximum:	10 m (33 ft) from average finished <i>grade</i> .

\*Note: Dependent on the type of construction, a greater setback may be required as per Building Code.

*SUMMARY of MARTI ESTATE PARCELS  
SELLING by UNRESERVED AUCTION*

**LOCATED IN NORTHERN SUNRISE COUNTY, AB**

SALE LOT #	Legal Description	Land Size	Property Taxes (2021)	Deposit	Possession	LAND LEASE (+gst)		
						Acres	\$/Acre	Total
M1	NW23-082-20-W5	159 acres with home site	\$500.99	\$10,000	23-Jul 2021			
M2	NE23-082-20-W5	159 acres	\$201.83	\$10,000	23-Jul 2021*	154±	\$50	\$7,700
M3	SW23-082-20-W5 159 ac	318 acres	\$213.80	\$20,000	23-Jul 2021*	157±	\$50	\$7,850
	SE23-082-20-W5 159 ac		\$ 74.44					
M4	NW24-082-20-W5	160 acres	\$193.52	\$10,000	23-Jul 2021*	145±	\$50	\$7,250
M5	NE24-082-20-W5	160 acres	\$ 62.81	\$10,000	23-Jul 2021			
M6	NW25-082-20-W5	160 acres	\$ 53.98	\$10,000	23-Jul 2021			
M7	NW22-082-20-W5	160 acres	\$22.19	\$10,000	23-Jul 2021			
M8	Plan 9925554 Blk 1 Lot 1 NE24-080-19-W5	80.06 acres	\$19.07	\$10,000	23-Jul 2021			

**LOCATED IN WOKING, AB**

SALE LOT #	Legal Description	Land Size	Property Taxes (2020)	Deposit	Possession	Municipal Address
M9	Plan 272KS Blk 7 Lot 20	120' x 50'	\$ 99.18	\$5,000	23-Jul 2021	4935 49 Ave
M10	Plan 272KS Blk 7 Lot 21	120' x 50'	\$ 99.18	\$5,000	23-Jul 2021	4931 49 Ave



\* POSSESSION of

- NE23-082-20-W5
- SW 23-082-20-W5
- NW 24-082-20-W5



These properties are leased for 2021 season ending 31 Dec 2021. Lease amount will be paid to buyer on or before April 30, 2022. If spring harvest is necessary access will be extended to May 15, 2022.

- NW23-082-20-W5
- SE23-082-20-W5
- NE 24-082-20-W5
- NW25-02082-20-W5



Seller is offering Tenancy at Will Agreement to allow buyer early access to land for purposes of harvesting hay crop.