

UNRESERVED REAL ESTATE AUCTION

*Real Estate
Sells at Noon*



*Selling for J F Wasmuth & Associates Ltd
In conjunction with Drayton Valley Consignment Sale
22 June 2019*

W1

*4834 55 Street Bruderheim
Plan 8021204 Block 19 Lot 34*

Ready for Your Development.

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB
780-542-4337
TeamAuctions.com

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd
5016 50 Ave, Breton, AB T0C 0P0
780-696-2249
MooresRealty.ca

HIGHLIGHTS OF REAL ESTATE AUCTION TERMS

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property(s) 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.**

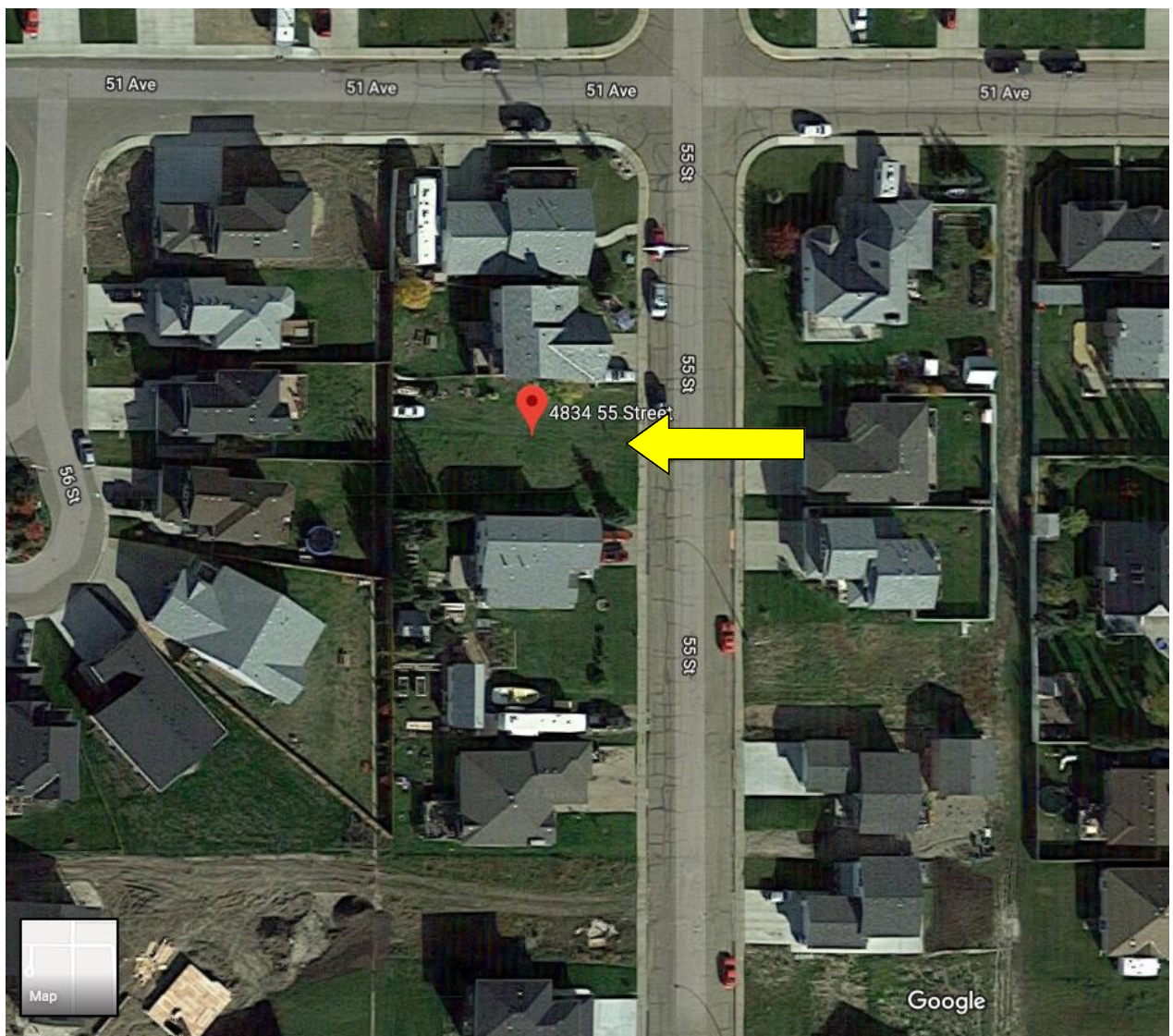
HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	22 July 2019 <i>*Seller is willing to close earlier.</i>
Deposit	\$5,000 per parcel (non-refundable) by bank draft or approved payment payable to Moore's Agri-Trade Ltd on June 22, 2019 (at close of bidding)
Conditions	There are no Buyer Conditions. There are no Seller Conditions.
Additional Terms	Buyer acknowledges & accepts <ul style="list-style-type: none"> • The property sells as is with no warranties of any kind whatsoever • Seller is willing to close at earlier date. • Other terms may be announced on sale day by auctioneer

Contract must be signed by successful bidder at close of bidding on 22 June 2019

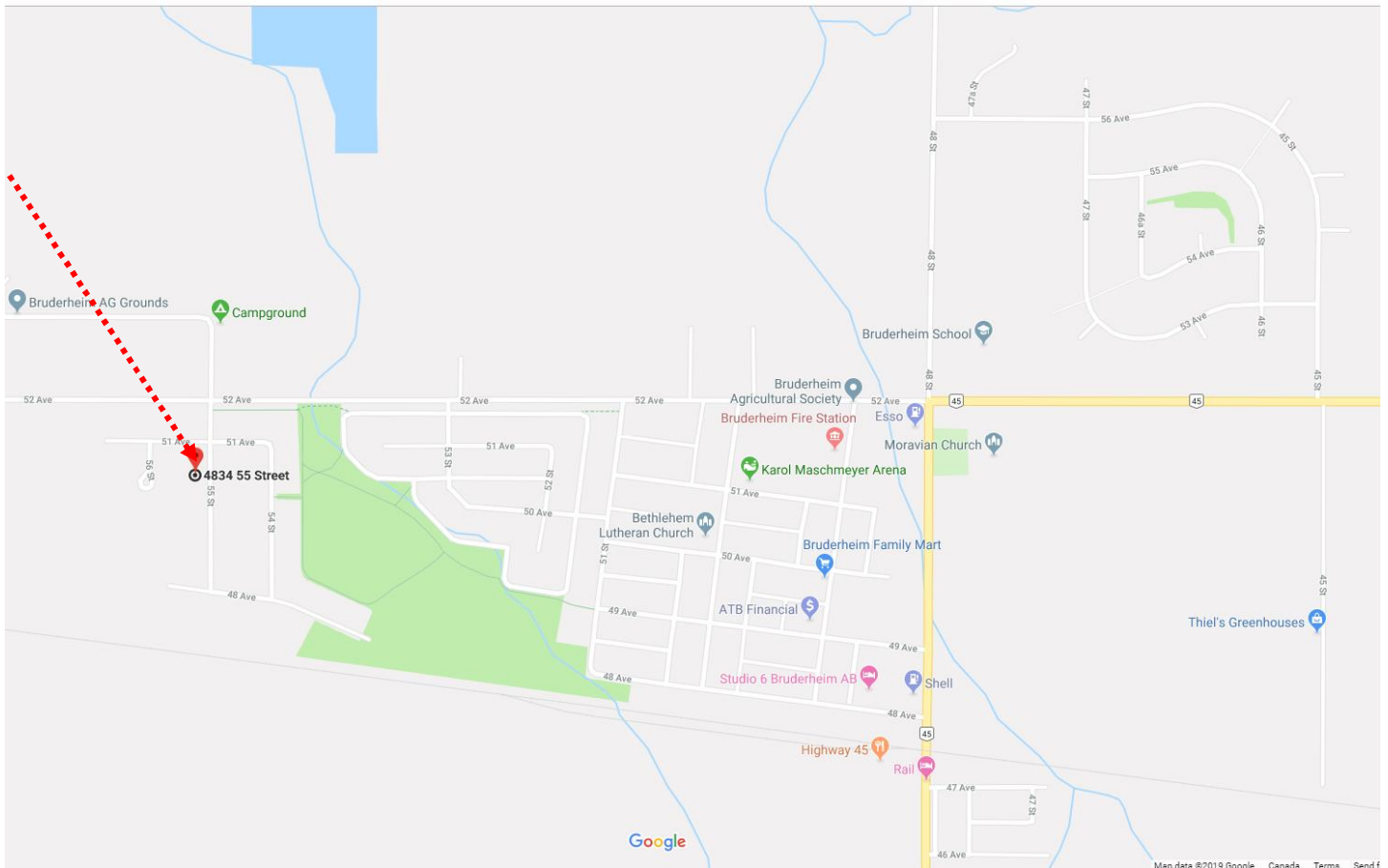
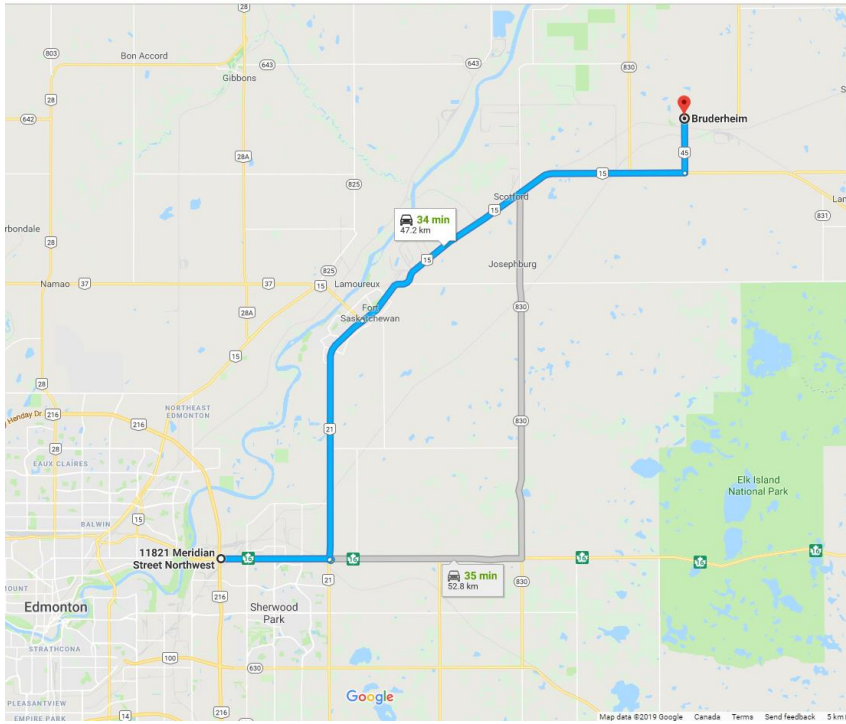
BASIC PROPERTY INFO

LEGAL	Plan 8021204 Block 19 Lot 34	Get your home plans!! This 54 foot wide x 110 foot deep lot is ready for development. Located in the established West Woodlands Subdivision on the west side of Bruderheim this is one of the few lots of this size available. Short distance to park with paved walking trails. Note: Bruderheim has a Three Year Municipal Property Tax Rebate Policy for New Homes - It does has to be applied for so make sure to discuss when applying for building permits.
MUNICIPAL ADDRESS	4834 55 Street Bruderheim	
MUNICIPALITY	Town of Bruderheim	
SIZE (APPROX)	54'x110'	
TAXES	\$660.72	
ZONING	R1 Low Density Residential	
TITLE ENCUMBRANCES	None Known	
SERVICES:	Services at property line.	

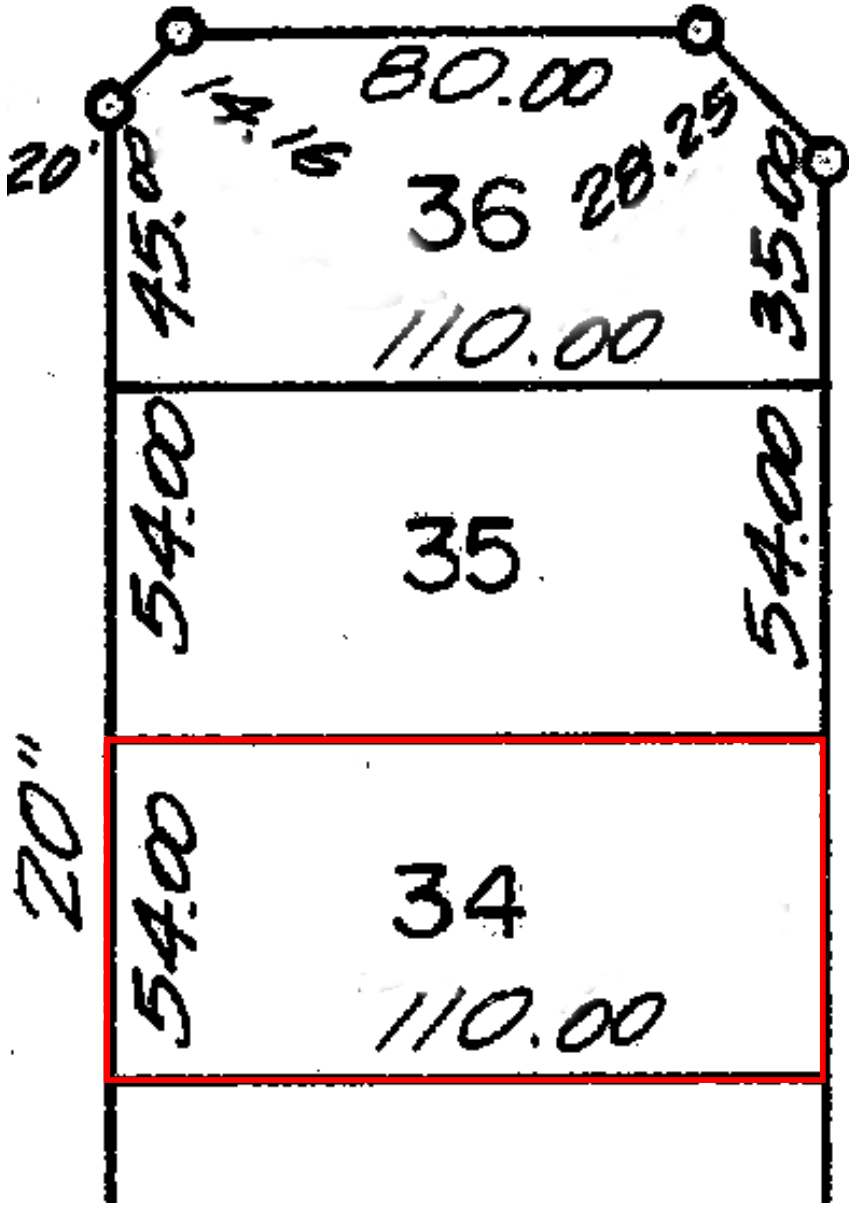


LOCATION

Bruderheim, a town of just over 1,350 people, is part of the Edmonton Metropolitan Region & is located north east of Edmonton - just 50 km to Edmonton's east side - Yellowhead Hwy & the Anthony Henday



Lot Dimensions



Info on Bruderheim (taken from town website - Town phone:780-796-3731.)

Bruderheim is a town of just over 1,350 people, is part of the Edmonton Metropolitan Region & is located north east of Edmonton - just 50 km to Edmonton's east side - Yellowhead Hwy & the Anthony Henday

Facilities & Amenities

- **Bruderheim Memorial Community Centre** 5014 - 49th (Queen) Street
- **Fire Hall** 5112 - 49th (Queen) Street
- **Infinity Business Centre** - 4924 - 51st Avenue - Bruderheim's Infinity Business Centre is a rural business centre that offers a variety of programs and services. The facility is a great space for meetings and gatherings.
- **Walker School Museum** - 4844 - 52nd Ave (north end of Queen Street)
The original Walker School was a four room schoolhouse built in 1908 of brick veneer, and considered to be modern in all respects at that time. The school served until 1927 when on December 14th, it was destroyed by fire. A new school was promptly built on the same site of frame construction, and it still stands today at the north end of Queen Street. The school is a designated Provincial Historical Resource and now serves as a museum.
- **Ag Grounds** - on the northwest end of town (52nd Ave). The area offers a chuck wagon/chariot race track and the two shale ball diamonds.
- **Ball Diamonds**
 - 2 shale diamonds at the Ag Grounds (northwest end of 52nd Ave)
 - 1 grass diamond next to the Bruderheim School grounds
- **Karol Maschmeyer Arena** - 4936 - 51 Avenue - Bruderheim's indoor arena offers scheduled ice times for hockey practices and games, as well as public skating. Meeting room rentals also available.
- **Outdoor Rink** - Corner of 50th Street and 52nd Avenue. Bruderheim's outdoor rink is open to the public and free of charge.
Note to all public ice users: Please be aware that you are using the ice at your own risk. Safety equipment such as helmets and gloves is recommended. The Town of Bruderheim assumes no responsibility for accidents or injuries.
- **Soccer field** - located next to the Bruderheim School, is open to the public free of charge.
- **Playgrounds** - 3
 - **Half Moon Park** (constructed in 2006): Located between the housing of 46th and 46 A Street and 54th and 55th Avenue in Brookside Park subdivision. Entrances are on 54th Avenue or on 46 A Street.
 - **Sunset Park** (constructed in 2006): Located on the southwest side of 51st Street.
 - **Bruderheim School Playground**: Located in the school yard just off of 48th Street (Highway 45).
- **Bruderheim Heritage Trail** - This paved walking trail links Bruderheim's neighbourhoods and scenic sites, giving visitors a chance to get fit while experiencing our community. Markers along the trail will take you through time, offering information on our cultural and natural heritage.
- **Elk Island National Park** - For those times that we need to escape the every day and reconnect with nature, Bruderheim residents have the pleasure of taking a short ten minute drive to Elk Island National Park, a local environmental gem. Often called "Canada's Serengeti", the park boasts the highest density of ungulates (hooved animals such as bison and elk) in Canada, and is second in density only to the Serengeti Plains of Africa.
- **Snowmobile Accessibility** - the Bruderheim surrounding area is a great place to hit the snow trails. The Town is very unique in that it actually permits snowmobiles on Town roads (as stated in our Land Use Bylaw) - as long as riders take the shortest route to their trail destination. Remember to always wear a helmet and be courteous - please ask for landowners' permission before riding on private property.
- **Spring Creek Wetland Interpretive Centre** - East end of 50th Avenue, behind the Town Office. The site utilizes recycled tire Pour n' Play surfacing.
- Other Amenities include:
 - Two full service gas stations
 - Grocery store
 - Liquor stores
 - Pub / Lounges
 - Post Office
 - Library
 - Authentic German meat shop
 - Restaurants
 - And much more!

Build Your Future in Bruderheim

Imagine the opportunity to build new commercial businesses, industrial facilities and houses and receive a three-year municipal property tax rebate!

* Applies only to improvements. Provincial and County taxes still apply.

Contact us today to discuss how Bruderheim's *Municipal Property Tax Rebate Policy* can help to

BUILD YOUR FUTURE.

Town of Bruderheim
5017 Queen Street
Box 280 Bruderheim, AB
ToB oSo 780-796-3731

"We have easy access to all amenities and tax rates are among the lowest in the region."

"Bruderheim is the economical choice in Alberta's Industrial Heartland region. Land prices are one third the cost of other areas."

"With the activity around us and ample inexpensive land available, the potential for complimentary businesses and services to the Industrial Heartland and Ft. McMurray is both logical and exciting."



New Construction & Additions

Want to develop a business? Build a new home?

Bruderheim's *Municipal Property Tax Rebate Policy* is here to help. You can get started today and enjoy a three-year municipal tax rebate. Here's how it works:

- 1) The land on which the residence or business is situated will be assessed for taxation.
- 2) Your tax rebate will be calculated from January 1st following the start of construction. Applications for the rebate must be completed annually for each of the three years after the start of construction. The rebate applies *only* to municipal property tax on improvements. Municipal property tax on lands, as well as provincial and county taxes, will still apply.
- 3) If an existing home or building is demolished to accommodate the construction of a new residence or business, the taxes for the period of the year following the date of removal will be abated for that current year, and the above noted tax rebate shall apply.

Additions to your business may also qualify you for a tax break if the increase in assessment is equal to at least 50% of the original assessment.

Questions? Want to get started? Call 780-796-3731 today!



Home of the Bruderheim Metekrite

LAND USE BYLAWS
R-1 LOW DENSITY REISIDENTIAL

8.2 R1 – Low Density Residential District

- (1) General Purpose
To provide areas for development of detached dwellings and complementary uses on individual lots.
- (2) Permitted Uses
 - (a) Buildings and uses accessory to permitted uses
 - (b) Day homes
 - (c) Care centre, minor
 - (d) Dwelling, detached
 - (e) Home occupation, minor
 - (f) Modular home
 - (g) Public park
 - (h) Suite, secondary
 - (i) Suite, in-law
 - (j) Solar energy conversion systems
 - (k) Wind energy conversion systems, micro
 - (l) Social care home, minor
- (3) Discretionary Uses
 - (a) Buildings and uses accessory to discretionary uses
 - (b) Amateur radio communication
 - (c) Bed and breakfast establishments
 - (d) Boarding/lodging house
 - (e) Dwelling, duplex
 - (f) Family care facilities
 - (g) Group home
 - (h) Home occupation, major
 - (i) Neighbourhood commercial development
 - (j) Places of worship
 - (k) Public utilities that have no office or workshop as a part of the development
Show home
 - (l) Relocated buildings



- (m) Sea cans (for temporary construction only)
- (n) Suite, garage
- (o) Suite, garden
- (p) Social care home, major
- (q) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

(4) Subdivision and Development Regulations for Detached Dwellings

In addition to the General Provisions contained in **Section 6** and the Special Provisions in **Section 7**, the following standards shall apply:

- (a) Minimum Parcel Size: 360 m² (3875 ft²)
- (b) Minimum Parcel Width
 - (i) Interior Parcels: 12.0 m (39.4 ft)
 - (ii) Corner Parcels: 13.5 m (44.3 ft)
- (c) Minimum Front Yard: 6.0 m (19.7 ft)
- (d) Minimum Rear Yard: 7.5 m (24.6 ft)
- (e) Minimum Side Yard: 1.5 m (4.9 ft)
Except 4.0 m (13.1 ft) on the street facing side of a corner parcel; 3.0 m (9.8 ft) for one side yard in a laneless subdivision where no front attached garage has been provided.
- (f) Maximum Site Coverage: 40%
- (g) Maximum Height: 10 m (32.8 ft)
- (h) Minimum Floor Area
 - (i) Single family dwellings
 - (A) 1 storey: 80.0 m² (861.1 ft²)
 - (B) 1½ storey and split level
 - Upper floor: 37.0 m² (398.3 ft²)
 - Lower floors: 70.0 m² (753.5 ft²)
 - (C) 2 storey
 - Each floor: 61.0 m² (656.6 ft²)
 - (ii) Other uses - at the discretion of the Development Authority
- (i) Parking



Site design shall be such that a garage, either attached or detached, may be built to comply with the minimum requirements of this Bylaw.

(5) Subdivision & Development Regulations for Duplexes

(a) Minimum site depth for duplexes

- (i) In the case of road and lane systems: 30.5 m (100 ft)
- (ii) In the case of laneless systems: 33.5 m (110 ft)

(b) Minimum site width for each duplex -per duplex unit

(A site for an up-down duplex (which has 2 dwelling units within it) must be the same width as a site for a side-by-side duplex (which has 2 dwelling units within it)).

- (i) In the case of road and lane systems
 - (A) internal sites: 7.62 m (25.0 ft) per duplex
 - (B) corner sites: 8.38 m (27.5 ft) per dwelling unit
- (ii) In the case of laneless systems
 - (A) internal sites: 7.62 m (25.0 ft) per duplex unit
 - (B) corner sites: 8.38 m (27.5 ft) per dwelling unit

(c) Minimum site area for each duplex containing two (2) dwelling units

(A site for an up-down duplex (which has 2 dwelling units within it) must be the same area as a site for a side-by-side duplex (which has 2 dwelling units within it)).

- (i) In the case of road and lane systems
 - (A) internal sites: 232.4 m² (2500 ft²) per dwelling unit
 - (B) corner sites: 255.6 m² (2750.0 ft²) per dwelling unit
- (ii) In the case of laneless systems
 - (A) internal sites –255.3 m² (2750.0 ft²) per dwelling unit
 - (B) corner sites –280.7 m² (3025.0 ft²) per dwelling unit

(6) Additional Regulations

- (a) Fences shall be developed in accordance with **Section 6.10** of this Bylaw.
- (b) Landscaping shall be provided in accordance with **Section 6.13** of this Bylaw.
- (c) Grading and drainage of the site shall be provided in accordance with **Section 6.21** of this Bylaw.



- (d) Accessory buildings shall be developed in accordance with **Section 6.1** of this Bylaw.

