

**BIDDING OPENS:** June 28, 2022

**BIDDING CLOSES:** June 30, 2022



**5509-52 St Berwyn, AB**

*60'x120' lot. Home is of NO value - Selling AS-IS*

Sale Managed by:

**TEAM**  
**AUCTIONS**  
Sekura Auctions Since 1966

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Real Estate Services by:

Moore's Agri-Trade Ltd  
Breton, AB  
780-898-0729



# 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 & or company name & 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: 5% up to a max of \$1,500 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 18, 2022
Deposit	\$ 3,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd <b>due from successful bidder upon close of bidding / signing of purchase contract.</b> Cash and virtual currency will not be accepted.
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none"><li>• <b>The Property sells as-is with no warranties of any kind whatsoever &amp; 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.</b></li><li>• <b>Real Property Report will not be provided.</b></li><li>• <b>Home has no value whatsoever</b></li><li>• <b>Any items remaining on the property at completion day will become the responsibility of the buyer.</b></li></ul>

Copy of Purchase Contract is available - call 780-898-0729

**Contract must be signed by successful bidder upon bidding closing**



# Location



Municipal Address	5509 52 St
Municipality	Berwyn, AB
Legal Description	Plan 7921617 Block 9 Lot 14
Land Size	60' x 120'
Land Use Zoning	Residential General
Property Taxes	\$678.20
Deposit	\$3,000
Possession	18 July 2022

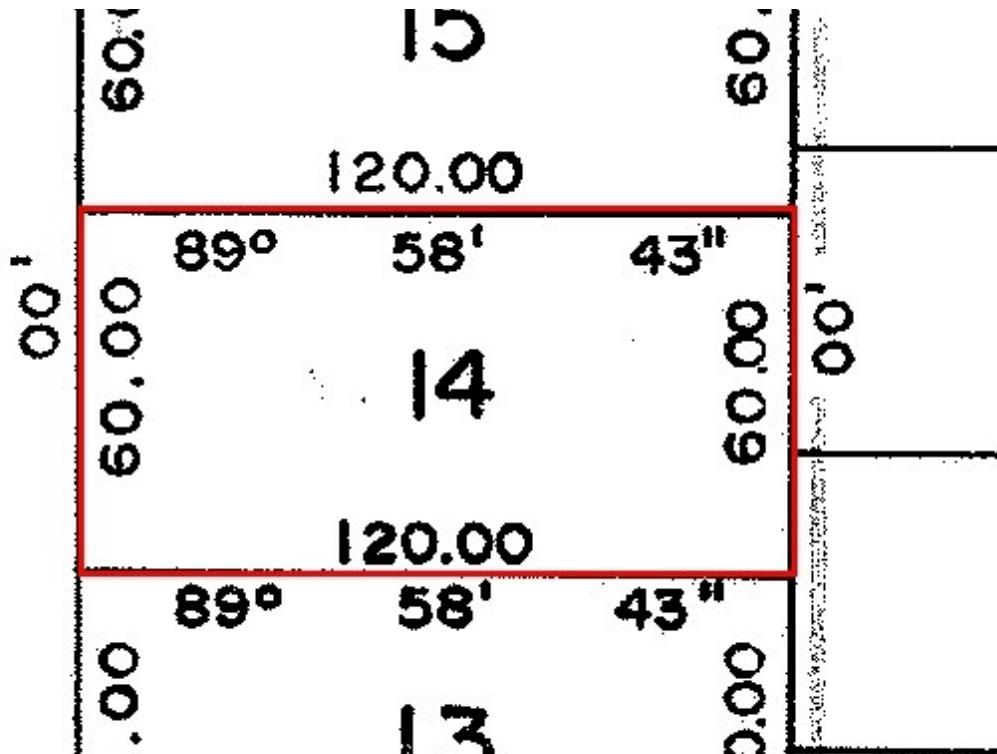
# Information on Lot & Lot Dimensions

5509 52 St, Berwyn, Alberta

**Location:** Located in the Peace River Region of northwestern Alberta, Berwyn is situated along Highway 2, only 37 km. from the Town of Peace River. Berwyn is a community with a population of 541 (2021 census Alberta.ca Regional Dashboard).

**Lot Size:** 60' x 120'

There is an **older mobile home** (1979) on this property. The seller has indicated that the home is of **NO VALUE** as it has been vacant for an extended period of time and seller is unsure of the home's structural integrity. It has been reported that there was flooding due to the freezing and thawing of pipes. Any access to home interior will be at the viewers own risk.



**SERVICES:** Services have been disconnected. Property was serviced with municipal water & sewer, natural gas, power & telephone.





# 5509 52 St





792 1617

LAND TITLES OFFICE

PLAN NUMBER 792 1617  
 IS HEREBY CERTIFIED AS TRUE  
 AND CORRECTLY REFLECTING  
 THE CONTENTS OF THE ORIGINAL  
 SURVEY INSTRUMENT FILED FOR  
 RECORD IN THE LAND TITLES OFFICE  
 OF THE REGISTRY DISTRICT OF  
 ALBERTA

SURVEY APPROVED  
 DATE APPROVED 26.06.2014  
 APPROVAL VALID FOR TWELVE MONTHS

DIRECTOR OF SURVEYS

REGIONAL PLANNING COMMISSION  
 APPROVED



**PLAN**  
 SHOWING SUBDIVISION OF PART OF  
 LOT A WITHIN THE  
 PLAN 792-1034, WITHIN THE  
 SE 1/4 SEC 31, TP 82, R2E 24, W 5th Mer  
**BERWYN - ALBERTA**  
 PINELLEGGIO ALLS 1979  
 Scale 1"=100'

NOTE:  
 1. This is a registered plan of subdivision of land in Alberta.  
 2. The survey was conducted in accordance with the provisions of the Survey Act, R.S.A. 1980, c. S-26, and the regulations thereunder.  
 3. The survey was conducted in accordance with the provisions of the Survey Act, R.S.A. 1980, c. S-26, and the regulations thereunder.  
 4. The survey was conducted in accordance with the provisions of the Survey Act, R.S.A. 1980, c. S-26, and the regulations thereunder.  
 5. The survey was conducted in accordance with the provisions of the Survey Act, R.S.A. 1980, c. S-26, and the regulations thereunder.

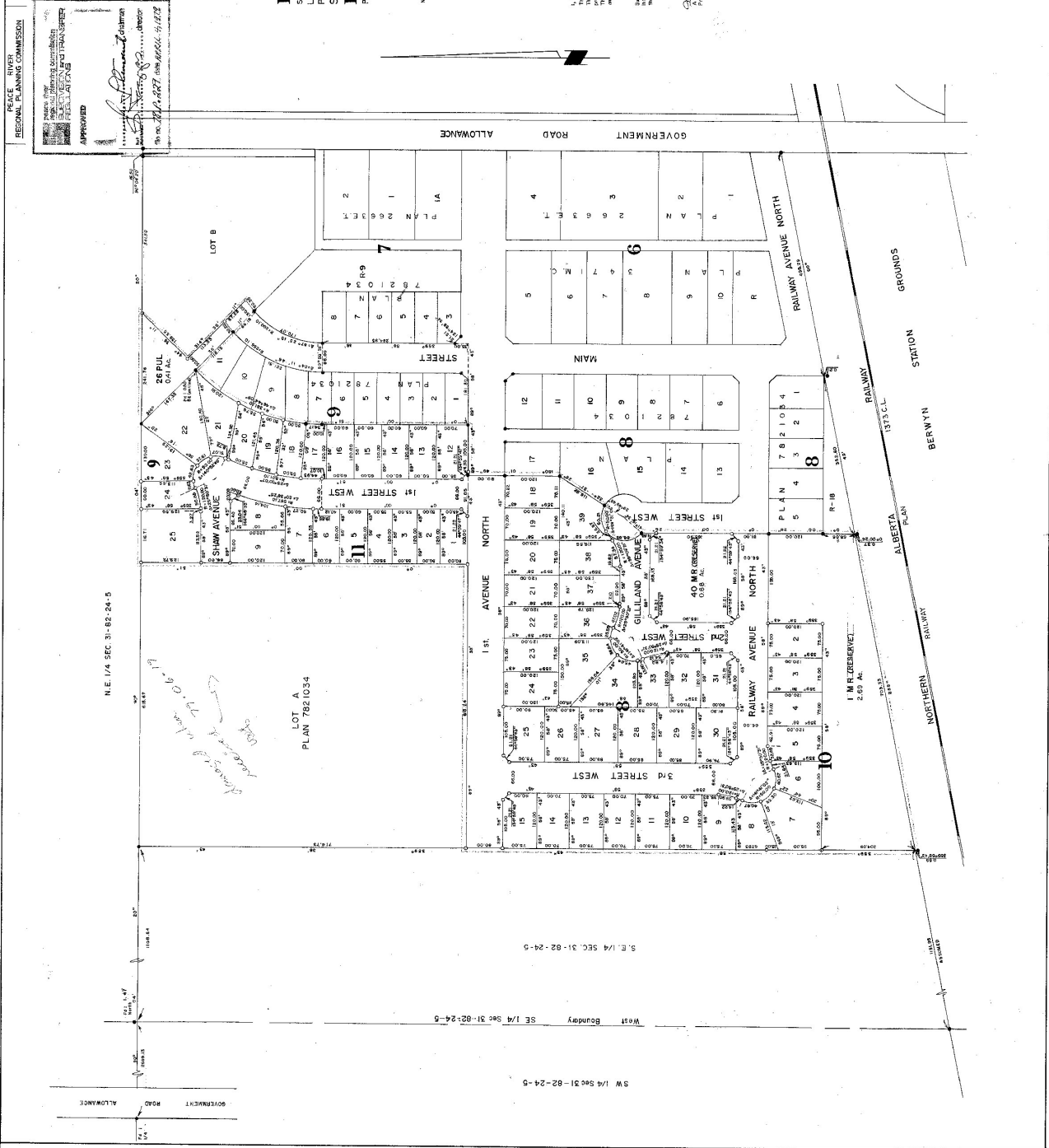
I, PINELLEGGIO ALLS, of the County of Berwyn, Alberta, do hereby certify that the survey represented by this plan was made under my personal supervision, and that the survey was conducted in accordance with the provisions of the Survey Act, R.S.A. 1980, c. S-26, and the regulations thereunder, and that the plan is a true and correct copy of the original plan of subdivision.

Surveyed and approved by the Surveyor General of Alberta,  
 PINELLEGGIO ALLS  
 Surveyor General of Alberta



FOR VILLAGE OF BERWYN  
 R. May Rose  
 Village Mayor

COORDINATE SURVEYS LTD.  
 REGISTRY DISTRICT OF ALBERTA



792 1617

## SECTION 9 GENERAL RESIDENTIAL DISTRICT (R-G)

### 9.1 PURPOSE

The purpose of this district is to allow a diverse range of residential uses that are compatible with low and medium density housing.

### 9.2 PERMITTED AND DISCRETIONARY USES

- 1) Permitted Uses
  - accessory buildings and structures
  - parks and playgrounds
  - single detached dwelling
  
- 2) Discretionary Uses
  - apartments
  - child care facility
  - duplexes
  - home-based business
  - hospital
  - modular single detached dwelling - *deleted*
  - manufactured home
  - moved-in building
  - place of worship
  - public buildings, utilities, uses and services
  - row dwelling
  - school
  - secondary suite
  - semi-detached dwelling
  - senior citizen home
  - signs

Bylaw 633  
2016/06/09

### 9.3 GENERAL REQUIREMENTS

- 1) In addition to the general and special land use regulations and provisions contained in Sections 5 and 6 respectively, the following regulations shall apply to every development in this district.

### 9.4 MINIMUM REQUIREMENTS

- 1) Area of Site:
  - a) Apartments: 697 square metres (7500 square feet)

- b) Semi-detached dwellings:
  - i. 279 square metres (3000 square feet) for each interior unit
  - ii. 325 square metres (3500 square feet) for any unit situated on a corner lot
- c) Duplexes: 557.4 square metres (6000 square feet)
- d) Single detached dwelling: 464.5 square metres (5000 square feet)

2) Width of Site:

- a) Apartments: 22.8 metres (75 feet)
- b) Semi-detached dwellings:
  - i. 9.1 metres (30 feet) for each interior unit
  - ii. 13.1 metres (43 feet) for any unit situated on a corner lot
- c) Duplexes: 18.2 metres (60 feet)
- d) Single detached dwellings: 15.2 metres (50 feet)

3) Front Yard:

- a) Manufactured Homes: 7.6 meters (25 feet)
- b) All other uses: 7.6 metres (25 feet)

4) Side Yard:

- a) Principal Buildings:
  - i. street side of a corner site: 3.0 metres (10 feet)
  - ii. all other sides: 1.5 metres (5 feet)
- b) Accessory Buildings:
  - i. street side of corner site: 3.0 metres (10 feet)
  - ii. all other sides: 0.9 metres (3 feet)

5) Rear Yard

- a) Manufactured Homes: at the discretion of the Development Officer
- b) All other principal buildings: 7.6 metres (25 feet)
- c) Accessory buildings: 0.9 metres (3 feet)

Bylaw 633  
2016/06/09

Bylaw 633  
2016/06/09



- 6) Floor Area:
  - a) Apartments: 46.4 square metres (500 square feet) per unit
  - b) All other cases: 74.3 square metres (800 square feet)

## 9.5 MAXIMUM LIMITS

- 1) Coverage of Site: All buildings together (including accessory buildings): 40% of the site.
- 2) Height of Buildings:
  - a) Apartments: 12.2 metres (40 feet)
  - b) All other cases: 8.5 metres (28 feet)
- 3) Density:
  - a) Apartments: The total floor area of the building shall not exceed the ratio of 9.3 square metres (100 square feet) of building to every 11.6 square metres (125 square feet) of site area.

## 9.6 ADDITIONAL REQUIREMENTS

Bylaw 606  
2013/11/28

- 1) Modular homes older than ten (10) years old shall not be moved into this district.

Bylaw 606  
2013/11/28  
Bylaw 633  
2016/06/09

- 2) Manufactured homes older than ten (10) years old shall not be moved into this district.
- 3) A minimum of 15% of a site to be used for an apartment shall be landscaped to the satisfaction of the Development Officer.
- 4) The Development Officer may decide on such other requirements as are necessary, having regard to the nature of a proposed development and the intent of this district.

# TEAM AUCTIONS

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