

Land for Sale by Tender

Legal Description

PLAN 7920355 LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA:
4.05 HECTARES (10.01 ACRES) MORE OR LESS

Municipal Address

48208 Range Rd 143

Land Use District (Zoning)

A (Agricultural) District (attached)

Advisements

- The property was acquired by Beaver County through the tax recovery process.
- The residence has been heavily damaged by fire and its value is minimal.
- The property is to be sold **AS IS, WHERE IS**.
- The County makes no representations as to the condition of any of the structures on the site, nor well or septic servicing.
- The Certificate of Title has registrations (attached).

Instruction for Sealed Tenders:

Sealed tenders must be addressed to Beaver County, Box 140, 5120 – 50 Street, Ryley, AB, T0B 4A0 and clearly marked on the envelope “Tender for Purchase of PLAN 7920355 LOT 1”.

Tenders must be accompanied by the required bid deposit and will be accepted until 12:00 noon on Friday, February 28, 2020. Faxed or e-mailed tenders will not be accepted. Late tenders will be returned unopened.

Bid openings will not be open to the bidders or the public; notice will be given in writing of the tender results. Please refer all questions to Rhonda Knudslie, Tax Clerk for Beaver County, at 780-663-3730 or via email at rhonda@beaver.ab.ca.

Terms:

Further to the foregoing, the property is being sold “as-is”. There are no representations of warranties, express or implied, as to the fitness of the land for any particular purpose. The County withholds the right to refuse any and all offers. Prospective bidders are encouraged to inspect the property prior to placing a bid. Interested bidders who would like to view the property can call 780-663-3730 to make arrangements for a site inspection with County staff. Persons choosing to inspect without County permission and staff present are considered to be trespassing; the County will assume no risk nor liability for persons inspecting the site, with or without County permission.

Written inquiries will be accepted until the end of business day February 21, 2020. Responses to all written inquiries will be provided to all interested bidders known to the County at that time.

The successful bidder must enter into a Purchase of Land Agreement within 30 days of notification of award of tender. The successful bidder will be responsible for any legal costs resulting from the bid or sales agreement, including review of any agreements and/or registration.

Minimum Bid

The County is required by the Municipal Government Act to recover the market value of the property, which has been established as \$73,560.00.

Bid Deposit:

Your submission must be accompanied by a \$1,000.00 bid deposit (*cash, certified cheque or money order*). Once a bid is accepted and sales agreement finalized between the County and the bidder, the deposit comes non-refundable per the terms of the agreement.

Deposits submitted for any bids which are not accepted by the County nor resulting in a finalized sales agreement, will be refunded.

The tender is not considered accepted unless and until acceptance by Beaver County Council.

Commission

The County is willing to negotiate commission with any real estate agent who brings an acceptable offer from a qualified buyer, which directly results in a sale.

Possession:

The successful bidder will be granted possession of the property after payment in full has been received, and the Certificate of Title has been transferred to the bidder at the Alberta Land Title's Office.

Taxes:

All adjustments for property taxes shall be made on the Closing Date of Sales Agreement.

Conditions:

There will be no exceptions as to the conditions of this tender.

Offer to Purchase Land Tender:

This offer to purchase the PLAN 7920355 LOT 1 is subject to the terms and conditions outlined within.

Bid Amount: _____ Bid Deposit: \$1,000.00

Name (s): _____

Address: _____

Tel: _____ Cell: _____

E-mail: _____

Signature (s): _____ Date: _____

General Land Location - Pt SE 16-48-14-W4M



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48208 Range Road 143 - Pt SE 16-48-14-W4M



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Roll: 148163019	Zoning: Agricultural District
Legal: 792 0355 01 SE-16-48-14-4	Actual Use: Primary: R00000
Description:	Market Loc: 12 Hwy-Viking-Holden-Ryley
Address: 48208 Rge Rd 143	Econ.Zone: Economic Zone 8
Asbl.Party: M Municipal	Assbl. Land Area: 10.00 Acres
Owner: BEAVER COUNTY	
BOX 140	
RYLEY AB T0B 4A0 CANADA	

Market Value Land

LandID	Base Code	Site Area	Services	Location Adj.	Asmt	Code	Value
118002707	1 Residential	10.00 Acres	25%	100%	559	100%	73,560
<u>Categories</u>		<u>Details</u>		<u>Factors</u>		<u>Inf %</u>	
16 Site Desirability Factors		13 Yard Site - Fair		4 0			
14 Services		1 Incomplete		25 Factor		0.0%	
				0		0.0%	
				0		0	

Assessment Totals

Tax Status	Code	Description	Land	Improvement	Other	Assessment
E	559	Municipal Owned Land/Buildings	73,560	0	0	73,560
Grand Totals:			73,560	0	0	73,560

Inspections

Interior Inspection	10/17/2017	AUDET, Albert	2017 annual, natural gas service onto the property, not far from the old concrete foundation. No power on site. All debris has been placed in basement foundation. County forces will burn in winter. Older storage sheds left as it was determined by Public Works to leave them. Site is treed on north side, tall grass, requires mowing and clean up. Remediation cost would be in the range of \$10,000.
Property	06/28/2016	GOLINOWSKI, Orest	2016 Annual Assessment Update, assessment code change from 151 to 559, municipality owned exempt.
Ext/Callback Card	09/29/2015	AUDET, Albert	2015 annual inspection. No power poles visible on site. Removed 25% from services.

Sales

Date	Asmt	Price	Adj. Price	Sale Code	Type	Ratio	CofT
02/11/2016	\$66,060	\$0	\$0	6 Tax Recov.	Vacant		162046916
07/16/2003	\$96,060	\$34,000	\$34,000	1 Good Sale	Improved	283%	032258109

Attachments

148163019 Tax Sale Title.pdf Tax Sale/Title



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 848 214 7920355;;1 162 046 916

LEGAL DESCRIPTION
PLAN 7920355
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.05 HECTARES (10.01 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;14;48;16;SE

MUNICIPALITY: BEAVER COUNTY

REFERENCE NUMBER: 032 258 109

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 046 916	11/02/2016	NOTIFICATION OF MUNICIPAL ACQUISITION	\$60,000	TAX FORFEITURE

OWNERS

BEAVER COUNTY.
OF BOX 140
RILEY
ALBERTA T0B 4A0

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
862 087 509	29/04/1986	UTILITY RIGHT OF WAY GRANTEE - IRON CREEK GAS CO-OP LTD.

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF
JANUARY, 2020 AT 01:29 P.M.

ORDER NUMBER: 38593411

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
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