

Land for Sale by Tender

Legal Description

PLAN 062 8158 BLOCK 1 LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 7.84 HECTARES (19.37 ACRES) MORE OR LESS

Municipal Address

16104 Township Road 472

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).
- There are buildings on the property that do not appear to meet current land use bylaw setbacks. A real property report has not been obtained for the property.

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 062 8158 BLOCK 1 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 Knudslien, 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 \$70,600.00.

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, and 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 PLAN 0628158 BLOCK 1 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: _____

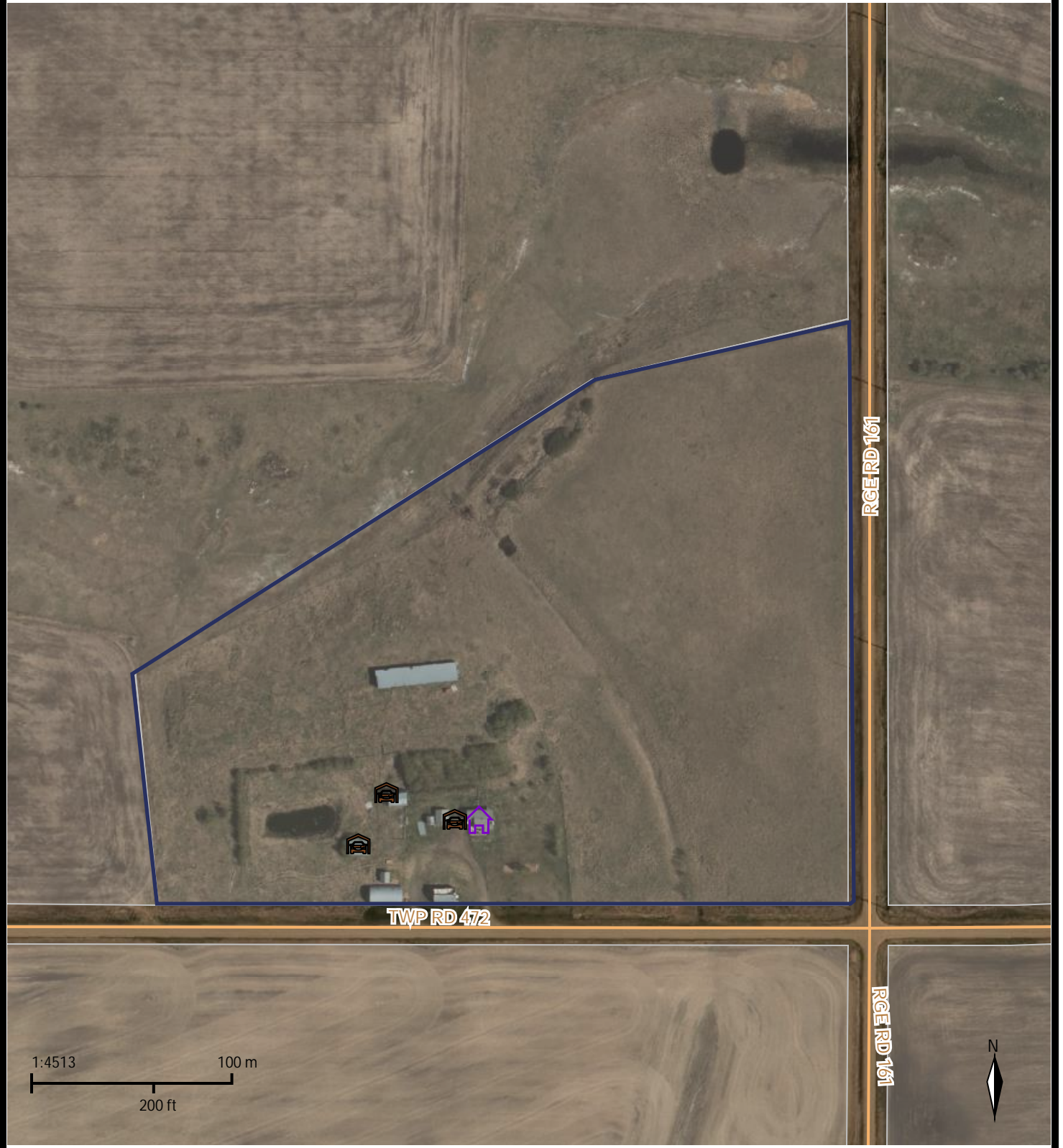
Property For Sale - Location



Beaver County makes no representation or warranties regarding the information contained in this document, including without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and Beaver County shall have no liability to such person for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of Beaver County. Copyright Beaver County. All Rights Reserved



Property For Sale - 16104 Twp Rd 472



Beaver County makes no representation or warranties regarding the information contained in this document, including without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and Beaver County shall have no liability to such person for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of Beaver County. Copyright Beaver County. All Rights Reserved





Reconciliation of Value

Roll: 167143014

Address: 16104 Twp Rd 472

Most Recent Sale of Property (Coded as a Used Sale)

Sale Date:

Sale Price:

Improved: N

Adjusted Price:

Market Modified Cost Approach

Land Value:	\$61,950	
Improvement Value:	<u>\$8,650</u>	Ratio
Total:	\$70,600	0%



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0032 128 530 0628158;1;1 192 294 270

LEGAL DESCRIPTION
 PLAN 0628158
 BLOCK 1
 LOT 1
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 7.84 HECTARES (19.37 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;16;47;14;SE

MUNICIPALITY: BEAVER COUNTY

REFERENCE NUMBER: 072 090 043

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
192 294 270	04/12/2019	NOTIFICATION OF MUNICIPAL ACQUISITION	\$129,360	TAX FORFEITURE

OWNERS
 BEAVER COUNTY.
 OF BOX 140
 RYLEY
 ALBERTA T0B 4A0

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
2276TG	29/08/1972	UTILITY RIGHT OF WAY GRANTEE - GREAT BASINS PETROLEUM LTD.
752 179 457	08/12/1975	UTILITY RIGHT OF WAY GRANTEE - ANKERTON GAS CO-OP LTD.
052 504 972	16/11/2005	CAVEAT

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - PARAMOUNT ENERGY OPERATING CORP.
ATTN: LAND MANAGER
BOX 2776, STATION M
CALGARY
ALBERTA T2P3C2
(DATA UPDATED BY: TRANSFER OF CAVEAT
072575649)
(DATA UPDATED BY: CHANGE OF ADDRESS 082114519)

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 31 DAY OF
DECEMBER, 2019 AT 03:03 P.M.

ORDER NUMBER: 38576664

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
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).