



Beaver County Service Centre
5120 - 50 Street Box 140
Ryley, Alberta T0B 4A0
Monday to Friday
8:30 a.m. - 4:30 p.m.

Phone: (780) 663-3730
Fax: (780) 663-3602
Toll Free: 1-866-663-1333
www.beaver.ab.ca
Email: administration@beaver.ab.ca

Invitation to Tender - Tax Recovery Properties

Tax Recovery Properties: INVITATION TO TENDER Tender for the Sale of Tax Recovery Properties

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”.

OR

“Tender for Purchase of PLAN 062 8158 BLOCK 1 LOT 1”.

Property #1

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 demolished.

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.

Minimum Bid Property #1

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**.

Property #2

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.

Minimum Bid Property #2

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**.

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 Orest Golinowski, Assessor for Beaver County, at 780-663-3730 or via email at orest@beaver.ab.ca.

Terms

Further to the foregoing, the properties are 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 properties 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.

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.

For a PDF package of properties

<https://www.beaver.ab.ca/residents/lifestyle-blog/post/58159>