

## SALE OF COUNTY PROPERTY

### Legal Description:

PLAN 792 0355, LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 4.05 HECTARES (10.00 ACRES) MORE OR LESS

### Municipal Address:

48208 Range Road 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.
- Iron Creek Gas Co-op natural gas service on the property, however, the County makes no representation as to the condition of this utility service.
- 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.

### Instructions:

Interested parties must submit an unconditional offer to purchase (subject to the minimum bid) in writing addressed to Beaver County, Box 140, 5120 - 50 Street, Ryley, AB, T0B 4A0 and clearly marked on the envelope "Sale of County Property PLAN 792 0355, LOT 1".

Please refer all questions to Orest Golinowski, Assessor for Beaver County, at 780-663-3730 or via email [orest@beaver.ab.ca](mailto:orest@beaver.ab.ca).

### Terms:

Further to the foregoing, the property will be sold "as-is". There are no representations of warranties, express or implied, as to the fitness of the land for any particular purpose.

Prospective purchasers are encouraged to inspect the property prior to placing an offer. Interested purchasers 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.

The successful purchaser must enter into an Unconditional Purchase of Land Agreement within 72 hours of the notification of acceptance with the required deposit of 10%.

**Minimum Bid:**

The County is required by the Municipal Government Act to recover the market value of the property, which has been established as **\$45,200.00**. All offers have to meet the minimum bid of the market value. Once a offer is accepted and unconditional sales agreement finalized between the County and the purchaser the deposit become non-refundable per the terms of this agreement.

**Possession:**

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

**Conditions:**

There will be no exceptions as to the conditions of this offering for sale. It is duly expressed and implied as an unconditional offering.

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**NOTICE OF INTENT TO PURCHASE LAND:**

This offer to purchase PLAN 792 0355, LOT 1 is subject to the terms and conditions outlined within.

Bid Amount: \_\_\_\_\_ Bid Deposit: \_\_\_\_\_  
*(10% of bid amount on acceptance)*

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

E-mail: \_\_\_\_\_

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Date