

Terms & Conditions:

Please review terms and conditions before bidding.

**Bidding Opens: Wednesday, July 12th, 2023 - 9:00 am SK Time**

**Closes: Friday, July 14<sup>th</sup>, 2023 - 6:00 pm SK Time**

This auction uses a soft closed format, or bidding extension:

- If a lot receives a bid within the last 10 min. it will remain open for an additional 10 min.
- If any further bidding occurs, the extension timer will reset to 10 min.
- If no further bidding activity occurs, the lot closes when the timer runs out.

Please remember to provide a current email address and phone number during the registration process as you will be contacted if your bid is successful.

Property Sold AS IS. Owner makes no warranties of any kind expressed or implied.

All information was derived from sourced believed correct but is not guaranteed. Interested parties are encouraged to arrange inspection/viewing of the premises/property. Buyer shall rely entirely on their own information and inspection of the site.

Any items can be added or deleted at the discretion of the auctioneer.

No liability for accuracy, errors or omissions are assumed by the sellers or the real estate auctioneer.

Bidders agree to be responsible for full payment of any purchases associated with the given bid number.

**Lot 1: Lake Front Home - 40 Acres - NW 28-33-1 W2, RM of Keys - Norquay, SK**

Lake Front Home on 40 Acres located in RM of Keys, Norquay, SK. Prt of NW 28-33-1 W2

Details: 1760 Sq Ft

Main: 3 Bedrooms, Bonus Room, 4 Piece Bath

Basement: Finished: 1 Bedroom, Second Kitchenette, 3 Piece Bath

Hobby Room/Workshop

Central A/C

Back Up Generator - Generac 20KW

Natural Gas

Included: Window Coverings, Major Appliances Upstairs - Stove, Washer, Dryer. Downstairs: Fridge Plus Several Other Items - Please inquire with Auctioneer.

Other Buildings: 2 Car 40x32 Oversized Detached Garage, Quonset, Storage Shed w/walk in Cooler Freezer, Greenhouse

VIEWING: Property can be viewed by appointment only. Contact Auctioneer at (204) 734-0210. Directions: From Norquay Junction 49, Turn South on Road 637 for 1 Mile, and West for 1/2 Mile.

TERMS & CONDITIONS: 10% Non-Refundable Deposit is required immediately following auction. Bids will be taken until the last and highest bid and been made and accepted. Property sold subject to Owner's Confirmation.

Please make financial arrangements prior to sale.

Closing: Closing will be on or before September 1st, 2023, property taxes and assessments shall be pro-rated to the date of closing. The Buyer shall be responsible for taxes due and payable thereafter.

**LOTS 2-6 Yard Equipment:**

PAYMENT AND PICKUP: Purchases to be made in full!

*Payment Options:* Cash, Cheque or Etransfer.

*Payment and pickup* of items on Saturday, July 15th at 9:00 am (SK time) at Lot 1 Location (Directions: From Norquay Junction 49, Turn South on Road 637 for 1 Mile, and West for 1/2 Mile) Watch For Signs!

Clerk will be onsite to collect payments.

**Buyers premium of 10% up to a maximum of \$750 per lotted item (for Lots 2-6 only). Applicable taxes will be added to final invoice.**

For further information or to view any items contact Scott at (204) 734-0210, (204) 539-2570 or email "stibblemail@gmail.com".

For technical/registration assistance call (204) 539-2570.