

Terms & Conditions:

Please review terms and conditions before bidding.

Bidding Opens: Tuesday, June 25<sup>th</sup>, 2024 at 9:00 am SK Time

Closes: Friday, June 28<sup>th</sup> 2024 First Lot Closes at 5:00 pm SK Time, and remaining lots in 15 minute increments thereafter.

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.
- Lots are scheduled to close in half hour increments.

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.

Properties are 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.

VIEWING: Properties can be viewed by appointment only. Contact Auctioneer at (204) 734-0210.

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. Properties are sold subject to Owner's Confirmation. Please make financial arrangements prior to sale.

Closing: Closing will be on or within 30 days of closing of auction, property taxes and assessments shall be pro-rated to the date of closing. The Buyer shall be responsible for taxes due and payable thereafter.

***Lot 1: Four Season Cabin at 715 Togo Avenue, Kamsack Subdivision, Madge Lake SK – Lot 15, Block 7, Plan CI445***

Inside Features:

2 bedrooms, 4 pc Bath, Open Concept living area with Natural Gas Fireplace, Fully Equipped Kitchen, New appliances, Loads of Counter Space and Seating. Recent Updates: New Water Pump, New Bladder, New 200 Amp Electrical Panel, New Heated & Insulated Office Space in Garage, New Bathroom, New Kitchen Appliances, New Shingles on Garage and Bunkhouse

Outside Features:

Huge Deck, Firepit Area, Covered Front Deck, Detached 1 ½ Car Garage w/Heated and insulated Office/Storage Space, Additional Bunkhouse for guests or play area for children. Included: Appliances – Fridge, Stove, Washer/Dryer, Microwave, Window Coverings, Garage Door Opener, Freezer, Deck Furniture.

***Lot 2: Forest Cabin Retreat in the Hamlet Reserve, Porcupine Provincial Forest, SK on .23 Acres of Land – Lot 5, Block 3, Plan 6JY08769***

Features:

2 bedrooms, Open Concept Living Room and Kitchen, Full Bath w/built in storage, Spruce Logs interior finishing, 8x16 covered deck, 3 Storage Sheds, Maintenance Free Metal Roofing and Vinyl Siding, Well w/unlimited water as well as Septic System.

Lot Dimensions: 14.01 x 61.15 metres.

Included: Appliances – Fridge, Stove, Washer/Dryer, Microwave, Window Coverings, Sheds, Flooring inside shed.

***Lot 3: 68 Acres of Recreational Land South of Pine River in RM of Mountain South, MB***

Older developed yard w/power. Ready for development.

***Lot 4: Vacant Lot in Roblin, MB – 64 Onofriechuk Drive, Lot 1, Block 3, Plan 48747***

Newly developed subdivision on the east side of Roblin, MB. This lot is 75'x130' for a total of 9750 ft. Level and would be easy to build on. Water, Sewer Power and Telephone are up to the lot. Property zoned as single residential. Close to skating rink, curling and swimming pool.

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

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