

Terms & Conditions:

Please review terms and conditions before bidding.

Bidding Opens: Wednesday, December 4th at 9:00 am MB Time

Closes: Friday, December 6th, 2024 at 5:00 pm MB 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.
- 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.

Transaction fee of \$750.00 per lot.

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 before December 20th, 2024, 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: SW 15-37-28 W1, Municipality of Swan Valley West
156 Acres: 136 + - Arable Acres and 20 + - Non Arable Acres to be developed (Cleared)
Productivity Index - 70
Assessment: \$243,000
Lenswood Fine Sandy Loam

Lot 2: SE 15-37-28 W1, Municipality of Swan Valley West
156 Acres: 133 + - Arable Acres and 23 + - Non Arable Acres to be developed (Cleared)
Productivity Index – 83 Valley Clay Loam
Productivity Index – 46 Lenswood Fine Sandy Loam
Assessment: \$213,700

***NOTE: For Lots 3-5**

- Each Property is sold "as is".
- The winning Buyer must execute Seller's Form purchase and sale agreement to purchase the Property.
- 20 Year non-compete on each Property (seller will convey title to the Property to Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed or fertilizer).

Lot 3: Part of NW 11-39-26W, RM of Mountain
Assessment: \$234,900

Former Nutrien Crop Input Site located South of Birch River
Yard Site: 5.51 Acres
Includes 1,980 Sq Ft Fenced Dry Warehouse Building, Insulated and Heated w/gravel Base
480 sq ft Seed Shed w/metal loading ramp built in 2009
190 sq ft Storage Shed built in 1993

Lot 4: Commercial Office Space – 107-3rd Street, Birch River
Assessment: \$42,500

986 Sq Ft
Updated Central Air, Security System & Safe

Lot 5: Fertilizer Storage & Blending Site – 116 Lorne Avenue N, Birch River
Assessment: \$88,900 (Land: \$1,800, Building: \$87,100)

4576 Sq Ft Warehouse w/960 sq ft dry warehouse on 1.75 Acres
Ideal for stock piling fertilizer for next year's crop

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.