

Terms & Conditions:

Please review terms and conditions before bidding.

Bidding Opens: Monday, March 2nd, 2026 at 9:00 am CST Time.

Closes: Thursday, March 5<sup>th</sup>, 2026 at 5:00 pm CST 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.

Buyers Fee of 10% up to a maximum 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. Buyers Fee of 10% up to a maximum of \$750.00 per Lot.

Closing: Closing will be on or before April 26<sup>th</sup>, 2026 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: 147.27 Acre Parcel – NW 21-34-29W1, Municipality of Swan Valley West**

Soil Class C – Durban Very Fine Sandy Clay Loam – Productivity Index 106 (6<sup>th</sup> Highest index land in the valley).

Assessed Value: \$479,500

Highway Access

**Lot 2: 92.24 Acres of Farmland/with Home – SW 2-54-28W1, 1358 Carrot River Valley Hwy 282, RM of Kelsey, MB**

Great Starter Farm or Retirement Retreat on 92.24 Acres of Farmland for cropping, hay, pasture or whatever you choose.

Huge 1288 Sq Ft Bi- level ranch home (1989) with 10 ft ceilings with Double Attached Heated, Insulated Garage.

3 Bedrooms, Two & four piece bath on main floor, Three piece bath in basement. Office, Gameroom and Sunroom.

Mature fruit trees and shrubs in private setting.

Large shop, pole shed, 2 cattle shelters, grain bins, numerous outbuildings, the list goes on. Rural Water Pipeline.

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.