Terms & Conditions:
Please review terms and conditions before bidding.

Bidding Opens: Monday, November 16th, 2026 at 9:00 am CST Time
Closes: Thursday, November 19th at 6:00 pm CST Time

This auction uses a soft closed format, or bidding extension:
- If a lot receives a bid within the last 5 min. it will remain open for an additional 5 min.
- If any further bidding occurs, the extension timer will reset to 5 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 relay 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 18th, 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: Cabin plus 113+- Acres SW ¼ of Section 4-35-23 W1, RM of Mountain South
Hobby Farm with a view! River flats that would grow a fantastic personal garden. Evergreens, utmost privacy and comfort. The year-round cabin was built in 2013 and includes a 1100 Sq Ft, Modern Kitchen with stainless steel appliances (dishwasher, washer, dryer, microwave, refrigerator, stove), 4 bedrooms, a 4 piece bathroom as well as a laundry room. R60 ceiling & floor insulation, R30 walls, well with 2 water lines to house (one for backup). Septic tank with infiltration field. Front & Back deck (each 12' x 40') with the back being reinforced. Some outbuildings. Quad and walking trails. This property is truly unique!

Taxes: $980.00

Lot 2: 161+- Acres NE ¼ 4-35-23W1, RM of Mountain South
This private, secluded piece of land is a country paradise. A past yard site is only 1 pole away from the hydro line. If you are a farmer, the 115+- Acres of the 161 Acres has produced excellent hay crops the last couple of years and also has grown excellent wheat and canola crops of +-80 Bushels/Acre. The yard site is situated on a knoll with a river view if your intent is to build. Approximately 10 minutes to Cowan, 40 Minutes to Swan River and to the beautiful Duck Mountain Lakes.

Lot 3: 160+- Acres NE 8-34-30 W1, Municipality of Livingston, SK
Great Farmland Investment with opportunities to extract gravel.
90+- Acres Tiger Hills Clay Loam
65+- Aspen Bush to be cleared
Total Assessment: $181,600

Lot 4: 155+- Acres NW 9-34-30 W1, Municipality of Livingston, SK
Great Farmland Investment with opportunities to extract gravel.
45+- Acres cultivated Tisdale Heavy Clay
25+- Acres Pasture/Grassland for development
75+- Acres Native Grassland
Total Assessment: $117,300

Lot 5: 155+- Acres NW 13-38-25 W1, Municipality of Minitonas-Bowsman, MB
Balmoral Silty Clay
Productivity Index: 88
Total Assessment: $360,400

Lot 6: 159+- Acres NE 19-38-24 W1, Municipality of Minitonas-Bowsman, MB
Balmoral Clay Loam
Productivity Index: 88
Total Assessment: $405,800

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.