

# FARM LAND AUCTION

on behalf of D. & R. BEASLEY

HALF SECTION OF FARMLAND FOR SALE BY PUBLIC AUCTION  
LOCATED NORTH-EAST OF BIRCH RIVER, MB

## MONDAY, AUG. 26 - 11:00 AM

*Auction Location: Farm Yard Site @ SW 1-40-26W*

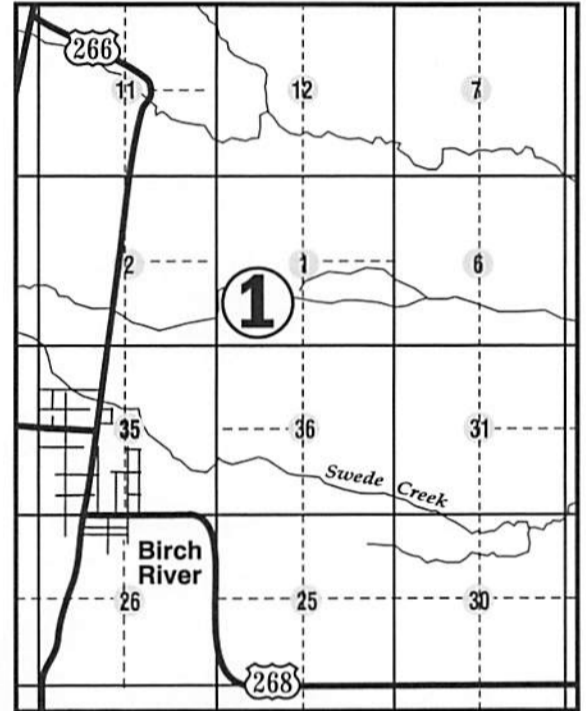
### **FOR SALE BY PUBLIC AUCTION**

#### **PARCEL #1 – SW 1-40-26W**

R.M. OF MOUNTAIN NORTH - 159 ACRES  
SOIL CLASS: F – RESIDENCE & BUILDINGS  
PROPERTY TAX ASSESSMENT: Land: \$91,700  
PROPERTY TAX ASSESSMENT: Buildings: \$17,800

#### **– NW 1-40-26W**

R.M. OF MOUNTAIN NORTH - 160 ACRES  
PROPERTY TAX ASSESSMENT: \$118,900  
SOIL CLASS: G



**R.M. OF MOUNTAIN NORTH**

*This Farm has a Nicely Treed Yardsite with a Residence and a Few Sheds. Farmland is presently sown down to hay.*

### **TERMS & CONDITIONS**

1. **DEPOSIT:** 10% non-refundable deposit on day of auction. Balance on or before Oct. 26, 2019 (Closing Date).
2. **POSSESSION:** Possession will be given on Closing Date, Oct. 26, 2019.
3. **ADJUSTMENTS:** Taxes will be adjusted as of January 1, 2020.
4. **AUCTION FORMAT:** Bidding will be in Dollars Per Acre (\$ \_\_\_/A x 319 Acres). Farmland will be sold subject to confirmation from the owners. Please make financial arrangements prior to auction date.
5. **LEGAL FEES:** The seller and the purchaser will be responsible for their own legal fees.
6. **AGENCY DISCLOSURE:** Darin McKay Auctions Ltd. represents the owners in the sale of this property. Any announcements made by the Auctioneer regarding terms & conditions prior to or during the auction shall be final. This advertisement has been prepared as a guide to potential buyers and is in no way a warranty or guarantee, actual, or implied. Neither the owners nor the auctioneer are responsible for any errors in description or condition. Anyone bidding at the auction does so on his or her own knowledge and personal inspection of the property.

#### **AUCTIONEER'S COMMENTS:**

The owners have chosen the auction method of marketing to ensure that all interested persons will have a fair opportunity to purchase the described land. This is an excellent opportunity to purchase some farmland, in a very open environment at a Public Auction.

Sale Managed and Conducted by  
**DARIN MCKAY AUCTIONS LTD. O/A**

# *McKay*

**REAL ESTATE  
& AUCTION CO.**  
Swan River, MB

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