

FARM LAND AUCTION

on behalf of **DIXON GRANSTRA**

288 ACRES OF PRODUCTIVE FARMLAND FOR SALE
BY PUBLIC AUCTION LOCATED SOUTHWEST OF SWAN RIVER, MB.

MONDAY, MARCH 16 - 7:00 PM

Westwood Inn Banquet Room – Swan River, MB

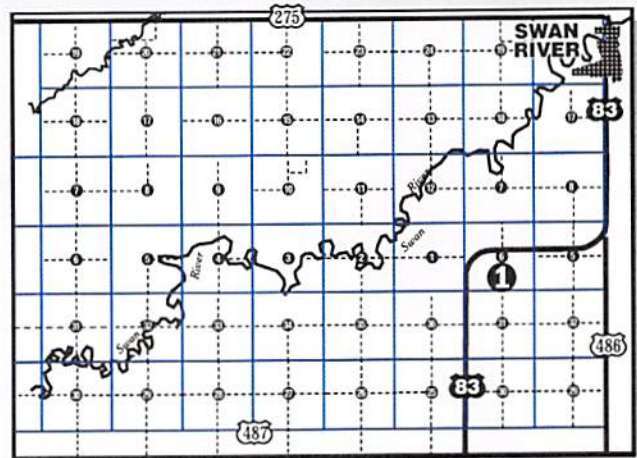
FOR SALE BY PUBLIC AUCTION

PARCEL #1 – SW 6-36-27W

- 135.22 TITLE ACRES
- PROPERTY TAX ASSESSMENT: \$298,600 Land
- SOIL CLASS: D

– SE 6-36-27W

- 153.32 TITLE ACRES
- PROPERTY TAX ASSESSMENT: \$286,600 Land
- SOIL CLASS: E



MUNICIPALITY OF SWAN VALLEY WEST

TERMS & CONDITIONS

1. **DEPOSIT:** 10% non-refundable deposit on day of auction. Balance on or before May 1, 2020 (Closing Date).
2. **POSSESSION:** Possession Closing will be given on Farmland on May 1, 2020.
3. **ADJUSTMENTS:** Property Taxes will be adjusted as of January 1, 2020.
4. **AUCTION FORMAT:** Bidding will be in Dollars Per Title Acre (\$____/Acre x 288 Acres). Farmland will be sold subject to confirmation from the owners. Please make financial arrangements prior to auction date.
5. **LEGAL FEES:** The owners 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 productive farmland, in a very open environment at a Public Auction.

Sale Managed and Conducted by
DARIN MCKAY AUCTIONS LTD. OIA

McKay

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

Darin McKay Cell. Ph. – (204) 734-8757 • Office Ph: – (204) 734-9451