



Nick Gulka, Auctioneer
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Real Estate Auction

For David Estabrooks, Rural Dapp Area

Online Bidding Only

Opening August 16th and Closing August 29th, 2020

Approximately 5acres with Bungalow, Barn,
Quonset, and Workshop

Call Nick or Brad for Details

Follow Signs From Hwy 661 and RR270A

Agent Representation: RE/MAX Professionals and designated agent Brad Ward acts as agent of the seller only and not the bidder. Every effort will be made to provide buyers with pertinent property details.

Warranties: The properties are sold as is with no warranty of any kind offered or implied. Any structures, fences or other improvements are also sold as is. No RPR will be provided.

Buyer Conditions: Sale will not be contingent on any buyer condition including but not limited to the ability to obtain financing. Buyers are encouraged to obtain their own professional advice regarding taxes, foreign ownership, legal etc, prior to the auction.

Reserved: Property will be sold reserved with a minimum starting price of \$195,000 plus an auction administration fee of \$5000. The admin fee is subject to GST and payable to Heartland Auctions on sale day.

Deposit: Buyer will provide a *Non Refundable* \$10,000 deposit by Bank Draft or Certified Cheque payable to RE/MAX Professionals immediately after the auction is complete.

Lawyer Details: On auction day the buyer will provide to the REALTOR® the name and contact information of the lawyer they will be using to complete the transaction and will receive the details of the lawyer for the sellers.

Closing Day: Closing day (completion or possession day) will be 30 days following the auction with minor adjustments for weekend or holiday interference.

Purchase Contracts: Contracts will be available on site on Open House Days and auction day to review by prospective bidders.

GST: The purchase or *hammer* price does not include any applicable GST

Title: Title will be free of encumbrances except for those that will remain on the title after closing. Including Utility Right of Way etc

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RE/MAX
PROFESSIONALS