



**Great West
Realty Inc.**
Brokerage

51.176 +/- Acre Farm
SOUTHEAST 1/2 OF THE SOUTHEAST 1/2 OF LOT 9, CONCESSION 13,
GEOGRAPHIC TOWNSHIP OF RALEIGH ; CHATHAM-KENT
United Country Real Estate | Great West Auction Company has been
instructed to sell at Auction
Located at 20520 A D Shadd Rd Merlin, Ontario
Online Auction: Bidding will open Monday March 27 @ 8 AM
Bidding will Close Monday April 3 @ 8PM

Dear prospective buyer,

United Country Real Estate | Great West Realty Brokerage Inc. would like to introduce you to 20520 A D Shadd RD the 51.176 +/- Acre Farm. Great Opportunity to expand your operation or buy your first farm.

United Country Real Estate | Great West Realty Brokerage Inc. is committed to providing you with comprehensive information on each property we sell. Our Staff is readily available to assist you with any questions regarding the property, or the auction process.

Thank you for your interest in this property. We look forward to having your participation in the auction.

Sincerely,
John Stephens
Auctioneer | Broker

Contact John Stephens for all your Real Estate & Auction needs!
Office: 519-882-4554 Cell 519-464-3560 email john@greatwestteam.com



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PROCEDURES AND TERMS

1. All bidders and others attending this auction agree that they have read and fully understand the terms and agree to be bound thereby. These terms are in addition to all other posted information, if any. There will be a scheduled preview on Monday March 27 from 11:00 AM to 3:00 PM. Please call the office at 519-882-4554 to setup an appointment.
2. Registration for the real estate auction will begin Monday March 27 @ 8 AM for 20520 A D Shadd RD the 51.176+/- Acre Farm. Anyone interested in bidding must register and obtain bidding card number.
3. Announcements by the Auctioneer or the Vendor at commencement of the auction will take precedence over any previously printed material or any other oral statements made by anyone employed by, representing, or associated with the Auctioneers.
4. Questions will be entertained only prior to the commencement of the auction proceedings. Please see a bid assistant for questions during the sale itself.
5. If any dispute arises between or among bidders, the decision of the Auctioneer shall be final and absolute.
6. Auctioneers reserve the right to reject any or all bids and reserve the right to bid on behalf of an absentee bidder. The existence of absentee bidders, if any, will be disclosed at the beginning of the auction. This property is being sold subject to owner's conformation.
7. Closing Costs: Purchaser will incur standard closing costs, as would be the case through and purchase of real estate in the province of Ontario.
8. HST: Harmonized Sales Tax will be applicable to Purchase Price on closing and will be paid by the Purchaser. (If applicable)
9. There is 3% Buyer's Premium to be paid by the Purchaser added to the purchase price, becoming the contract price.
10. HST applied to Buyer's Premium Portion



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Disclaimer

Be advised that the information contained herein is to the best knowledge of the provider or was compiled from public information and is provided to you without warranties or representations of any kind, and the property if offered as is and where is, with all faults and that not warranties, or representations are made in connection with the property whatsoever.

Bidding Information

The auction of this piece of real estate will take place in the same manner in which you would expect to bid on a piece of personal property. You will have the opportunity to bid as many times as you like and upon conclusion the highest bidder will be declared the buyer subject to the approval of the vendor. The Auctioneer's decision is final.

What Happens Next?

1. A deposit of \$20,000 will be required from the successful bidder immediately following the auction. This amount need not be certified; however, the funds must be in the account upon which the cheque is written at the time it is written. There is no charge to register for this auction.
2. Closing will be May 3, 2023, (30 days) as requested by vendor.
3. No conditions may be added to this agreement by the purchaser either at the auction or otherwise.
4. The purchaser's lawyer will be allowed until 2 weeks prior to closing to inspect title
5. There is 3% Buyer's Premium to be paid by the Purchaser added to the purchase price, becoming the contract price.



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ONLINE Real Estate Auction: 20520 A D Shadd Rd Merlin, ON

Address: 20520 A D Shadd RD
Merlin, ON

Crops Grown : Soybeans, Wheat & Corn

Soil Type: Brookston Clay

Lot Size: 1135.91ft. x 1979.32ft. x 1117.04ft. x 1978.5ft.
51.176 +/- Acre Farm

Tile Drainage: 16.5 Acres Tiled every 30' in November of 2016

Legal Description: SOUTHEAST 1/2 OF THE SOUTHEAST 1/2 OF LOT 9, CONCESSION 13, GEOGRAPHIC TOWNSHIP OF RALEIGH ; CHATHAM-KENT

Land Registry Status: Active

Total Acres: 51.176 +/- Acres
Workable Acres: 49.5 +/- Acres

Property Taxes: \$1,760.68

Street View



Aerial View of Property



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20520 A D Shadd Rd Merlin, ON has a house and 2 sheds. Further detail is as follows:

Building Improvements: 1 ¾ storey 3-bedroom dwelling (uninhabited) with 2 large drive sheds – 40' x 40' with 15' eaves, a 35' x 46' with 15' eaves - all combined cover up to 1 acre of land.

Building 1



Building 2



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