



**Great West
Realty Inc.**
Brokerage

98 +/- Acre Farm

S 1/2 LT 16 CON 1 MOORE EXCEPT PT 1, 25R8824 & PP756; ST. CLAIR
United Country Real Estate | Great West Auction Company has been
instructed to sell at Auction

Located at the corner of Kimball Rd & Bickford Line

Online Auction: Bidding will open Wednesday, October 15, 2025, at 8 AM
Bidding will Close Wednesday, October 29, 2025, at 8PM

Dear prospective buyer,

United Country Real Estate | Great West Realty Brokerage Inc. would like to introduce you to S 1/2 LT 16 CON 1 MOORE EXCEPT PT 1, 25R8824 & PP756; ST. CLAIR, 98 +/- Acre Farm. This is a 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 of Record

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 understood the terms and agree to be bound thereby. These terms are in addition to all other posted information, if any. There will be no formal preview. Please feel free to walk the land.
2. Registration for the real estate auction will begin Wednesday, October 15, 2025, at 8 am for Waubuno Farms and the Estate of Jim Dawson, the 98+/- Acre Farm. Anyone interested in bidding must register and obtain bidding card number (this is assigned through the online bidding system).
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 is offered as is and where is, with all faults and that no 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 \$10,000 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 November 28, 2025 (30 days) or sooner.
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 for Waubuno Farms & the Estate of Jim Dawson**

Crops Grown : Soybeans, Wheat & Corn

Legal Description: S 1/2 LT 16 CON 1
MOORE EXCEPT PT 1, 25R8824 & PP756; ST.
CLAIR

Soil Type: Sombra Clay

Land Registry Status: Active

Lot Size: 1975.0ft. x 2174.44ft. x 1929.19ft. x 70.79ft.
x 1036.95ft. x 301.62ft. x 295.0ft. x 301.42ft. x 806.87ft.
98 +/- Acre Farm

Total Acres: 98 +/- Acres
Workable Acres: 88 +/- Acres

Tile Drainage: Random

Property Taxes: \$2,808.21

Street View



Aerial View of Property



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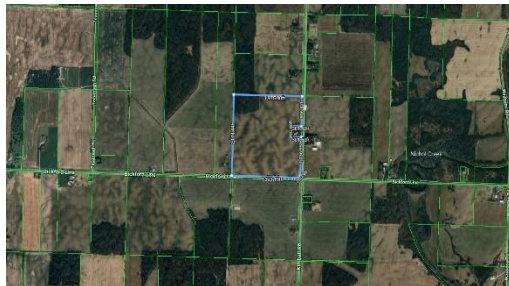
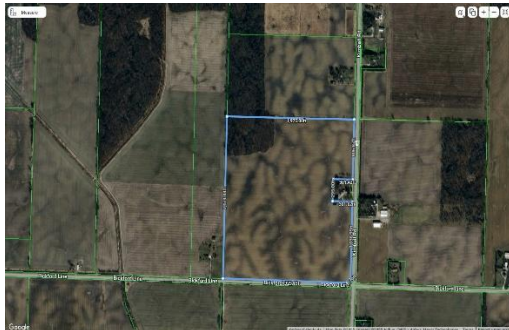


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Details are as follows:

98+/- Acres, 88+/- Workable. Two (2) points of access – Bickford Line & Kimball Rd. Planted in beans for 2 years now. Random tile. Sombra Clay. Gas storage protected (no money).



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BIP Certification**Waubuno Farms****S 1/2 LT 16 CON 1 MOORE EXCEPT PT 1, 25R8824 & PP756; ST. CLAIR**

I acknowledge this is a Confirmation Auction; any offers are subject to Vendor approval.

By signing this certification and returning it in exchange for a BIP number, I hereby certify the following:

1. I acknowledge that I have seen and read a complete BIP package.
2. I have read the auction rules as contained in the BIP package completely and understand them.
3. I understand that the auction rules will be strictly enforced and that there will be no exceptions.
4. I certify that I currently have sufficient funds to meet the deposit requirements of \$10,000
5. I have examined the proposed purchase offer given to me as part of the BIP package and understand that it is a legally binding contract and is not contingent on financing.
6. I understand that if I am the successful bidder, I will be asked to sign the purchase offer immediately upon the conclusion of the auction. I agree to complete and sign the purchase offer immediately.

Signature: _____

Print Name: _____

Address: _____

Phone #: _____

Witnessed By: _____