



**Great West
Realty Inc.**

Auction

LT 3 PL 318 SARNIA CITY; SARNIA
United Country Real Estate | Great West Auction Company has been
instructed to sell at Online Auction, Real Estate
Located at 1603 Indian Road N., Sarnia, Ontario
Online Auction Closing: Wednesday, Sept. 11, 2024, at 6 PM

Dear prospective buyer,

United Country Real Estate | Great West Realty Inc. would like to introduce you to 1603 Indian Road N., Sarnia, Ontario (legal description LT 3 PL 318 SARNIA CITY; SARNIA).

Before you register to bid, please be sure to read this Buyer's Information Package (BIP). You will need to complete the BIP Confirmation and return it to our office with your government issued photo ID (i.e. Driver's License). You will also need to read the RECO Information package and return the completed last page to the office. All three documents are available at our office, at open houses, on our website, and in each lot for the auction on the Hibid platform. United Country Real Estate | Great West Realty 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.

Open Houses:

Saturday, August 31 | 1-3 PM
Thursday, September 5 | 5-7 PM
Saturday, September 7 | 1-3 PM

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 understand the terms and agree to be bound thereby. These terms are in addition to all other posted information, if any.
2. Registration for the real estate auction will begin Wednesday, September 4, 2024, at 8 AM for LT 3 PL 318 SARNIA CITY; SARNIA, 1603 Indian Road N., Sarnia, Ontario. Anyone interested in bidding must complete the BIP Certification, RECO Information package form and register to bid on Hibid.
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 may be directed to the office at 519-882-4554 or by email to info@greatwestteam.com
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 the 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 (If applicable) and Buyer's Premium on closing and will be paid by the Purchaser.
9. There is a 6% Buyer's Premium added to the purchase price, becoming the contract price to be paid by the Purchaser.
10. BIP Certification, RECO Information Package, and copy of valid driver's license must be returned to the office before any online bids will be approved. Name on license, signing person on BIP & RECO Information Package, and registered name on HiBid must match. The signed BIP Certification and license copy can be returned to the office via email to info@greatwestteam.com



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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. The Auction will move at a slower pace (5 minute soft close) to ensure that every person clearly understands the amount of the previous bid. 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 Friday, October 11, 2024.
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. 6% Buyer's Premium added to the purchase price.



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Online Auction 1603 Indian Road N., Sarnia, Ontario
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Address: 1603 Indian Road N., Sarnia,
Ontario

Legal Description: LT 3 PL 318 SARNIA
CITY; SARNIA

Lot Size: 126.85ft. x 50.16ft. x 125.3ft. x
69.82ft.

Land Registry Status: Active

Taxes: 2023 \$3,480

Street View



Aerial View of Property



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BIP Certification

1603 Indian Road N., Sarnia, ON

LT 3 PL 318 SARNIA CITY; SARNIA

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 #: _____

Driver's License: _____

Witnessed By: Print: _____ Signature: _____