



# Great West Realty Inc.

Auction

## 50 +/- Acre Farm

NE 1/4 LT 28 CON 6 DAWN; DAWN-EUPHEMIA

United Country Real Estate | Great West Auction Company has been instructed to sell at Online Auction 50 +/- Acre Farm

1647 Esterville Road Dresden, Ontario

Bidding opens Tues April 21, 2026 @ 7 AM

Bidding will Close Tues April 28, 2026 @ 7 PM

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### Dear prospective buyer,

United Country Real Estate | Great West Realty Inc. would like to introduce you to 1647 Esterville Road Dresden, ON. NE 1/4 LT 28 CON 6 DAWN; DAWN-EUPHEMIA the 50 +/- Acre Farm (48 +/- Workable Acres). Great Opportunity to expand your operation or buy your first farm. Feel free to walk the farm.

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.

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](mailto: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.
2. Registration for the real estate online auction will begin Tues April 21, 2026 @ 7AM for NE 1/4 LT 28 CON 6 DAWN; DAWN-EUPHEMIA 1647 Esterville Road Dresden, ON (50 +/- Acre Farmland). 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. No Buyers Premium at this auction



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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 Auctioneer will move at a slower pace 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 \$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 28, 2026, 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 NO Buyers Premium added to the purchase price.



# Great West Realty Inc.

Auction

NE 1/4 LT 28 CON 6 DAWN; DAWN-EUPHEMIA  
**Online Real Estate Auction:** 1647 Esterville Road Dresden, ON

**Address:** 1647 Esterville Road Dresden, ON  
50 +/- Acre Farm  
48 +/- Workable Acres

**Legal Description:** NE 1/4 LT 28  
CON 6 DAWN; DAWN-  
EUPHEMIA

**Lot Size:** 1015.77ft. x 2257.68ft. x 1018.89ft. x  
2259.19ft.

**Land Registry Status:** Active

**Taxes: 2025 \$957.57**

Street View



Aerial View of Property



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

## **BIP Certification**

### **Estate of Carl & Ferne Whiting**

NE 1/4 LT 28 CON 6 DAWN; DAWN-EUPHEMIA.

1647 Esterville Road, Dresden, ON

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 \$20,000
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 #: \_\_\_\_\_

Bid# \_\_\_\_\_

Witnessed By: Print \_\_\_\_\_ Sign \_\_\_\_\_