

WEAVER

THE AUCTION ADVANTAGE

UNRESERVED TIMED REAL ESTATE AUCTION | Weaver Yard
Rycroft, Alberta
Tuesday, September 27, 2022
for
CNK HOLDINGS LTD.

Terms

1. All bidders must obtain a bidding number by properly registering prior to the commencement of the Timed Real Estate Auction.
 2. The Auctioneers reserve the right to accept or reject any bid and in cases of dispute, the Auctioneer's decision shall be final.
 3. The property shall be sold to the highest bidder regardless of price at unreserved timed public auction. The sale shall not be subject to any minimum bid or reserve price.
 4. The successful bidder must:
 - **Pay a minimum non-refundable deposit of 10% of the purchase price within 24 hours of sale day, with the balance of the purchase price plus G.S.T. being due on Thursday, October 27, 2022.**
 - **The possession date shall be 30 DAYS - Thursday, October 27, 2022.**
 - **Make final payment with a certified cheque.**
 5. The Purchaser agrees to execute and deliver, immediately after the parcel being auctioned is declared sold, all such further documents as may be required to complete the sale of the property. The completion or closing of the real estate transaction will be handled by an agent of All Peace Realty.
 6. The Purchaser must register the Land Title with Alberta Lands Department using an Alberta lawyer of the Purchaser's choice.
 7. The Realtor and/or the Auctioneer are acting in a "sole agency capacity," they are representing the Seller in this transaction and are not an agent for the Buyer.
 8. The property is being offered on an (AS IS) basis. All descriptions, measurements and acreage provided by the Seller and Auctioneers are to be used as a guide only. The Auctioneers and agents make no representations or warranties as to the condition or fitness of the property, environmental or otherwise, or any adjacent land or lands in close proximity to the property or which may in any way affect the property. Information supplied by the Auctioneer is taken from sources believed to be reliable. Each bidder shall have satisfied themselves as to the location of the property, along with all descriptions before bidding.
 9. The property may be subject to foreign ownership restrictions. Bidders are advised to consult with their own legal advisors prior to bidding to ensure they are eligible to purchase the property.
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Rycroft, Alberta Parcel 3

Directions: 4206-50th Ave. Rycroft, Alberta
Parcel #3: 3.09 acres commercial vacant lot

Real Estate transaction handled by:
Jack Patterson
All Peace Realty Ltd.
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