



**Great West
Realty Inc.**

Brokerage

PT LT 8 CON 2 SARNIA TOWNSHIP AS IN L631998; SARNIA
United Country Real Estate | Great West Auction Company has
been instructed to sell at Online Auction the property Located at
2211 Churchill Line, Sarnia, ON N7T7H3.

Online Auction Bidding will open Tuesday, September 12, 2023, at 8 AM
Bidding will begin to close Tuesday, September 19, 2023, at 8 PM

Dear prospective buyer,

United Country Real Estate | Great West Realty Inc. would like to introduce you to PT LT 8 CON 2 SARNIA TOWNSHIP AS IN L631998; SARNIA, the property known as 2211 Churchill Line, Sarnia, ON N7T7H3. This is a great opportunity to own a country property on 1.2 acres of land and still be close to all amenities.

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 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. There will be scheduled Open Houses on Wednesday, September 6th, 5-7 PM, Sunday, September 10th, 1-3 PM, and Sunday, September 17th, 1-3 PM. Please call the office at 519-882-4554 to set up an alternate viewing appointment.
2. Registration for the real estate auction will begin Tuesday, September 12th @ 8 AM for 2211 Churchill Line, Sarnia, ON N7T7H3. Anyone interested in bidding must register and obtain a 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 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. This property is being sold subject to the owner's confirmation.
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 a 6% 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
11. BIP Certification and copy of valid driver's license must be returned to the office before any online bids will be approved. Name on license and signing person on BIP must match. These 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 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. The Auction will have a 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 October 13, 2023.
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 6% Buyers Premium added to the purchase price.



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Address: 2211 Churchill Line, Sarnia,
ON N7T7H3

Legal Description: PT LT 8 CON
2 SARNIA TOWNSHIP AS IN
L631998; SARNIA

Lot Size: 199.61ft. x 260.18ft. x 199.61ft. x 261.15ft.

Land Registry Status: Active

Taxes: 2022 \$3,019

Street View



Aerial View of Property



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