

**Mortgage Sale Advertisement
Municipality of Ethelbert**

Under Order for Sale issued by the District Registrar of the Dauphin Land Titles Office the following parcels of land will be sold at auction on Tuesday the 7th day of May, 2019, at 11:00 a.m. with the sale to be held at Fusion Credit Union Limited, Ethelbert Branch, 9 Railway Avenue, in Ethelbert, Manitoba:

Parcel One

THE NE 1/4 OF SECTION 30-28-21 WPM
SUBJECT TO THE RESERVATIONS AND PROVISIONS
CONTAINED IN THE GRANT FROM THE CROWN
Title No. 2556208/6

Parcel Two

THE N 1/2 OF THE NW 1/4 OF SECTION 9-29-22 WPM
SUBJECT TO THE RESERVATIONS AS TO MINES, MINERALS
AND OTHER MATTERS SET OUT IN DEED 42796 DLTO
Title No. 2556206/6

The Vendor is informed that the property consists of the following:

- Parcel One - approximately 160 acres of which 67 acres are cultivable Meharry Soil Type Class 3 and the balance is bush and pasture. There are no buildings.
- Parcel Two - approximately 80 acres of which 5.5 acres are cultivable Meharry Soil Class 3 and the balance is bush and pasture. There are no buildings.

The property is sold subject to sale conditions approved by the District Registrar.

The Parcels will be sold in the following order:

- First: Parcel One will be sold separately
- Second: If necessary, Parcel Two will be sold separately
- Third: If necessary, Parcels One and Two will be sold together.

Each sale of a parcel or parcels will be subject to a Reserve Bid to be announced at the sale.

Any parcel or parcels will be sold subject to property taxes for 2018 and 2019, which will be the Buyer's responsibility.

Parcel One will be sold subject to Caveat No. 35644/6 by the Manitoba Telephone System.

Deposits of \$10,000.00 for Parcel One and \$2,000.00 for Parcel Two, by way of Solicitor's trust cheque or bank draft are required at the sale.

DIRECTIONS

For N 1/2 of NW 9-29-22 WPM the directions are:

From Ethelbert, take highway 274 – 1 mile south, 2 miles west, and 2 miles south, go 1.5 miles west on Road 170N, field is on the south side of the road

OR

From the Village of Mink Creek, take highway 274 – 2 miles north, 1 mile east, 2 miles north, go 1.5 miles west on Road 170N, field is on the south side of the road

For NE 30-28-21 WPM the directions are:

From Mink Creek Town go 3 miles East on Road 166, then 1/5 mile North on Road 125, then 1 mile East and 1/2 mile South.

If assistance is needed for directions, call Steve Ganczar at Fusion Credit Union Limited 204-572-7758.

For further information or a copy of the Sale Conditions, contact

Paul E. Roy
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Barristers and Solicitors
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