

197 Acre Farm Auction

Selling for the Estate of the late Allan Coombs

[68 German School Road, Paris, Ontario N3L 3E1](#)

SOLD: \$3,900,000

SALE DATE: Saturday, June 19, 2021. Auction start time is 11AM sharp. Open at 9AM.

VIEWING: Please feel free to walk the farm anytime; we just ask you call ahead to advise us that you will be on the property. To view inside the buildings or ask questions about the property, please contact Dave at 519-754-5258.

ACREAGE: Consisting of 197.01 total acres +/- with 69 acres +/- under the control of the GRCA due to the following description: regulated water course, steep, over steep and slope erosion. Currently 118 acres are leased until December 31, 2021. The rent will be payable to the purchaser, provided that the purchaser meets the required closing date of August 31, 2021.

HOUSE: AS IS CONDITION

OUTBUILDINGS: Garage/workshop is 32 ft x 70 ft split with dividing wall between front and back areas. There is a man door between the two areas. The front portion is 40 ft x 32 ft. There are 2 roll-up doors with automatic opener, the floor is cement, and the front portion of the building is heated. The back portion is 32 ft x 30 ft with cement flooring and one sliding door. The drive shed is 43 ft x 100 ft with dirt flooring and sliding doors.

***** All dimensions are approximate *****

PROPERTY BEING SOLD AS IS
Auction is for real estate only - no contents

TERMS: at conclusion of the auction, the successful bidder/purchaser will supply a certified deposit made in the amount of \$250,000.00 payable to: Boddy-Ryerson LLP, IN TRUST. Closing date must be no later than August 31, 2021. Property being sold as is without any conditions of sale.

There is no buyer's premium on this sale.

Buyers must pre-register by noon Friday, June 18, 2021. Please follow this link to [download and complete the bidder-registration form](#) and then e-mail to dave@triggersandbows.com

Due to government COVID regulations, **only registered buyers** should be present at this auction to keep attendance within restriction limits.





Garage / Workshop





Drive Shed





House

