

SALE DETAILS FOR DUNDAS PRIME

SALE INFORMATION:

Sale Date:	July 21, 2026
Start/ End Time:	9:00 AM MDT- 10:00 AM MDT
En Bloc Start Time:	15 minutes after the close of the first round
En Bloc Starting Bid:	\$420,000.00
Bidding Increments:	\$10,000.00

DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Bidding Requirements
- En Bloc Bidding Requirements
- Parcel Register & Registered Documents (for Parcels 1 -5)
- Form 500 Agreement of Purchase and Sale (for Parcel 1-5 and the En Bloc)

PARCEL 1 Starting Bid: \$460,000.00

➤ PIN:	PIN 66149-0502
Civic Address:	12900 County Road 43, Chesterville, Ontario
Legal Description:	PT LT 12 CON 4 WINCHESTER AS IN DR66739 EXCEPT DR96751 & PT 1 8R5312; NORTH DUNDAS
Assessment Roll No.:	0511 016 003 14100
# of Acres (Based on Land Titles):	48.08
Zoning:	Rural-Residential (RR). The Township of Winchester Zoning Bylaw 12-93 is applicable
Tile Drainage:	Systematically Tiled at 40' Spacing
Crops Grown:	Corn, Soybeans & Wheat

PARCEL 2 Starting Bid: \$2,350,000.00

➤ PIN:	PIN 66145-0094
Civic Address:	12355 Nesbitt Road, Winchester, Ontario (Lot 5) & 12479 Nesbitt Road, Winchester, Ontario (Lot 6)
Legal Description:	PT LT 5-6 CON 2 WINCHESTER AS IN DRB25332, PT 4, 8R1572 AND PT 1, 8R2019; S/T WN15756; NORTH DUNDAS
Assessment Roll No.:	0511 016 001 19000 (LOT 5) & 0511 016 001 20000 (LOT 6)
# of Acres (Based on Land Titles):	228.58
Zoning:	Lot 5 is zoned Agriculture – Exception Thirty-Four (AG-43). The Township of Winchester Zoning Bylaw 12-93 is applicable. Lot 6 is zoned Agriculture (AG) and Special Rural Flood Plain (SRFP). The Township of Winchester Zoning Bylaw 12-93 is applicable

Well ID: 1803902 (Well Audit No. 101357) & 1801845
Tile Drainage: Systematically Tiled at 20' Spacing
Crops Grown: Corn, Soybeans & Wheat

PARCEL 3 **Starting Bid: \$1,900,000.00**

➤ **PIN:** PIN 66145-0314
Civic Address: 12584 Nesbitt Road, Winchester, Ontario
Legal Description: PT LT 7-8 CON 1 WINCHESTER PTS 1-3 8R5885; SUBJECT TO AN EASEMENT OVER PT 2 8R5885 AS IN DU43000; TOWNSHIP OF NORTH DUNDAS
Assessment Roll No.: 0511 016 000 46000
of Acres (Based on Land Titles): 147.37
Zoning: Agriculture (AG). The Township of Winchester Zoning Bylaw 12-93 is applicable
Well ID: 1801206 & 1803550 (Well Audit No. 51787)
Tile Drainage: Systematically Tiled at 60' Spacing
Crops Grown: Corn, Soybeans & Wheat

PARCEL 4 **Starting Bid: \$240,000.00**

➤ **PIN:** PIN 66145-0154
Civic Address: 12544 Winchester Springs Road, Winchester, Ontario
Legal Description: PT LT 7 CON 1 WINCHESTER PT 1, 2 & 3 8R635; S/T WN17003; NORTH DUNDAS
Assessment Roll No.: 0511 016 000 44000
of Acres (Based on Land Titles): 21.35
Zoning: Agricultural Special Exception 28 (A-28)
Tile Drainage: Systematically Tiled at 30' Spacing (Split Runs)
Crops Grown: Corn, Soybeans & Wheat

PARCEL 5 **Starting Bid: \$690,000.00**

➤ **PIN:** PIN 66144-0071
Civic Address: 12524 Winchester Springs Road, Winchester, Ontario
Legal Description: PT LT 29 CON 8 WILLIAMSBURG AS IN DR38190 S/T WG18323 AMENDED BY TCP3; S/T DR44572; SOUTH DUNDAS
Assessment Roll No.: 0506 001 008 67200
of Acres (Based on Land Titles): 50.32
Zoning: Agricultural Special Exception 28 (A-28)
Well ID: 1802723
Tile Drainage: Systematically Tiled at 40' Spacing (Back Piece 18' and Split Runs 30')
Crops Grown: Corns, Soybeans & Wheat

TOTAL DEEDED ACRES= 495.7

NOTES:

- In Ontario, property assessments by the Municipal Property Assessment Corporation ("MPAC") are conducted every 4 years. The most recent assessment update was in 2016 and property assessments for the 2026 property tax year will continue to be based on values from that date.
- [Ontario AG Maps](#)
- [Tile Drainage](#)
- [Well Records](#)

This statement is based on information provided to us. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered prior and after auction shall be adjusted directly between the parties. E. & O.E.