

Land For Sale By Public Tender Under the Tax Enforcement Act

Instructions to Bidders

Sealed tenders addressed to Rural Municipality of Hoodoo No. 401, Box 250, Cudworth SK S0K 1B0, and plainly marked on the envelope “**PROPERTY TENDER/LAND TENDER**” will be received until 4:00 PM, on **November 30, 2022**, for the following property:

PROPERTY TYPE: RESIDENTIAL
LEGAL DESCRIPTION: LOT 9-BLK/PAR 1-PLAN 65PA15785 EXT 0

ZONING: Lakeshore District

Bids must be accompanied by a certified cheque or bank draft payable to the Rural Municipality of Hoodoo No. 401 for 10% of the tendered price, and must be submitted on the attached standard tender form. Subject to the information below, should the successful bidder not purchase the property, the deposit will be forfeited. The deposit cheques received from unsuccessful bidders will be returned.

All bids are irrevocable for a period of 14 days from tender closing date. All tenders become the property of the Rural Municipality of Hoodoo No. 401 until such time as a tender is awarded or rejected.

Bids must be determined independently from any other bidder or potential bidder. If, in the opinion of the Municipality, there is any appearance that a bidder has consulted another bidder or potential bidder regarding:

- (a) prices;
- (b) methods, factors or formulas to calculate prices;
- (c) the intention or decision to submit, or not submit, a bid; or
- (d) any other indication of collusion regarding bid prices;

the Municipality may, in its discretion, take any action it considers appropriate including rejecting any bid or disqualifying any bidder from bidding on this tender or another tender.

No multiple bids for a single property will be accepted.

No conditional bids will be accepted.

Highest or any tender not necessarily accepted.

In accordance with the Tax Enforcement Act, bidders who are either a councillor or an official with the Rural Municipality of Hoodoo must identify on the front of the sealed bid that they are employed by the municipality.

Sale Agreement

The successful bidder must enter into a Sale Agreement within 30 days of notification of award of the tender.

Representations, Warranties and Environmental Condition

The property is being sold “as is”. There are no representations or warranties expressed or implied, including without limitation as to fitness of the land for any particular purpose.

Possession

The successful bidder will be granted possession of the property after payment in full has been received, and in any event no later than 45 days from closing of the tender, namely January 16, 2023

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to the Rural Municipality of Hoodoo the following:

1. A certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price.
2. A written statement acknowledging acceptance of the environmental condition of the property.
3. Properly executed and sealed copies of the Sale Agreement.

The purchaser is responsible for fees to register the Transfer Authorization. The purchaser must provide the name of his/her solicitor who will undertake to register the Transfer Authorization on his/her behalf. The Rural Municipality of Hoodoo will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Property taxes will be adjusted as of the possession date.

Zoning and Building Restrictions

This property is zoned Lakeshore District (LD). Bidders are advised to consult with the RM office at 306-256-3281 as to permissible uses and other details regarding the zoning.

Conditions

There will be no exceptions as to the conditions of this tender.



Surface Parcel Number: 132790574

REQUEST DATE: Mon Oct 24 08:06:05 GMT-06:00 2022



Owner Name(s) : RURAL MUNICIPALITY OF HOODOO NO. 401

Municipality : RM OF HOODOO NO. 401

Area : 0.046 hectares (0.11 acres)

Title Number(s) : 154480215

Converted Title Number : 67PA04455

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 9-Blk/Par 1-Plan 65PA15785 Ext 0

Source Quarter Section : SE-36-42-26-2

Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

NOTICE TO BIDDERS ONLY

Property Viewing December 02, 2022 at 2:00 -4:30 PM.

This is for Bidders only and is not an open house.

Any bids may be withdrawn by no later than December 14, 2022

Please contact the office if you would like a viewing at 306 256 3281

Tender Form – Rural Municipality of Hoodoo No. 401

I wish to submit the following tender:

1. Brief Legal: LOT 9-BLK/PAR 1-PLAN 65PA15785 EXT 0

2. Amount Tendered: \$ _____ (GST not applicable).

3. A certified cheque or bank draft in the amount of \$ _____ is attached. **

****This amount represents exactly 10% of the amount tendered and the certified cheque or bank draft is made out to the Rural Municipality of Hoodoo No. 401.**

Purchaser's Full Legal Name:

GST Registration Number (if applicable):

Contact Name:

Address:

(postal code)

Contact Nos. (include home, cell and fax)

E-mail Address:

Solicitor:

Solicitor's Address:

I have read and acknowledge the conditions as set out in the attached Instructions to Bidders.

Signature _____

Date _____