

## **Land For Sale By Public Tender Under the Tax Enforcement Act**

### **Instructions to Bidders**

Sealed tenders addressed to Town of Wolseley, Box 310, Wolseley, SK S0G 5H0, and plainly marked on the envelope “**PROPERTY TENDER/LAND TENDER**” will be received until **5:00PM local time**, on **Friday August 16, 2019**, for the following property:

PROPERTY TYPE:	RESIDENTIAL
LEGAL DESCRIPTION:	LOT 16 BLK/PAR A PLAN 84R66732 EXT 0
ZONING:	R1 - RESIDENTIAL SINGLE DWELLING DISTRICT
RESERVE BID:	N/A

**Bids must be accompanied by a certified cheque or bank draft payable to the Town of Wolseley for 50% 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 Town of Wolseley 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 Town, 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 Town 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 bids less than the Reserve Bid (if applicable) will be accepted.

No conditional bids will be accepted.

In accordance with the Tax Enforcement Act, bidders who are either a councillor or an official with the Town of Wolseley 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 **August 16, 2019**.

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to the Town of Wolseley 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 Town of Wolseley 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**

Bidders are advised to consult with Planning and Development as to permissible uses and other details regarding the zoning.

### **Conditions**

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

## **Tender Form – Town of Wolseley**

I wish to submit the following tender:

1. Brief Legal:                    LOT 16 BLK/PAR A PLAN NO 84R66732 EXT 0

2. Amount Tendered: \$ \_\_\_\_\_ (before GST)\*

**\*All bids are subject to Goods and Services Tax. The successful bidder will be required to pay the GST when forwarding the balance of the purchase price or provide a GST Registration Number.**

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

**\*\*This amount represents exactly 50% of the amount tendered and the certified cheque or bank draft is made out to the Town of Wolseley.**

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 \_\_\_\_\_