



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 **4:00 P.M.** on **Monday, July 4th, 2022** for the following property:

PROPERTY TYPE:	RESIDENTIAL
CIVIC ADDRESS:	204 BIRCH STREET
LEGAL DESCRIPTION:	LOT 2 BLK/PAR 23 PLAN NO 35900 EXT 0
ZONING:	R1 – RESIDENTIAL SINGLE DWELLING DISTRICT

Bids must be accompanied by a certified cheque or bank draft payable to the Town of Wolseley 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 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 conditional bids will be accepted.

Highest or any tender not necessarily accepted.

In accordance with *The Tax Enforcement Act*, bidders who are either a member of Town Council 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.

The transfer of clear title to the successful bidder is conditional upon receipt of a discharge of federal judgment from Canada Revenue Agency. If clear title cannot be conveyed, all monies paid by the successful bidder would be refunded.

The developer covenants and agrees to construct improvements on the land as approved by the Town Building Official; if construction is not started within eighteen (18) months of the date of this agreement the Town may, at the Town's option, terminate this Agreement by notice in writing to the Developer and if so terminated, the lot and 50% of the total price of the lot shall be forfeited to the Town as liquidated damages and 50% of the total price of the lot shall be refunded back to the Developer.

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 18th, 2022.

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

This property is zoned R1 – Residential Single Dwelling District. Bidders are advised to consult with the Town as to permissible uses and other details regarding the zoning.

Conditions

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