



Land For Sale By Public Tender Under the Tax Enforcement Act

Instructions to Bidders

Sealed tenders addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK S7K 2H7, and plainly marked on the envelope “**Tender for Purchase of Property Under the Tax Enforcement Act**” will be received until **2:00 p.m. CST**, on **Wednesday, September 9th, 2020**. **Arrangements to drop off your tender can be made by calling Saskatoon Land Office at 306-975-3278**, for the following property:

NEIGHBOURHOOD:	Pleasant Hill
PROPERTY TYPE:	Residential
CIVIC ADDRESS:	321 Avenue V South
LEGAL DESCRIPTION:	Lot 18, Block 27, Plan G4995
ISC PARCEL NUMBER:	119951084
ZONING DISTRICT:	R2
RESERVE BID:	\$35,000.00

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) 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 City 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 City, there is any appearance that a bidder has consulted with 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 City 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.

In accordance with the Tax Enforcement Act, bidders who are either a councillor or an official with

the City of Saskatoon 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 tender.

Representations, Warranties, and Environmental Condition

The property is being sold “as is”. There are no representations, or warranties expressed or implied, as to fitness of the land for any particular purpose.

The land is currently vacant. A single-family home existed on the property, which was demolished in July 2020. The site has been cleaned, graded and levelled to the surrounding properties, street and rear lane.

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 60 days from closing of the tender (by November 8th, 2020).

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to Saskatoon Land the following:

1. A certified cheque, bank draft, or solicitor’s trust cheque for the balance of the purchase price.

The purchaser is responsible for fees of Transfer Title. The purchaser must provide the name of his/her solicitor who will undertake to register the Transfer Authorization on his/her behalf. The City 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 per the possession date.

Zoning and Building Restrictions

This property is zoned R2. Bidders are advised to consult with the Planning and Development Division at 306-975-2645 as to permissible uses and other zoning details.

Conditions

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

Photos

The following photos document the lot.





Please consult our office or the website prior to the tender closing date for any amendments to this package.

Saskatoon Land
201 Third Avenue North
Saskatoon, SK S7K 2H7
Phone: (306) 975-3278 • Fax: (306) 975-3070
Website: saskatoonland.ca
E-mail: land@saskatoon.ca

For Sale by Public Tender - 321 Ave V South



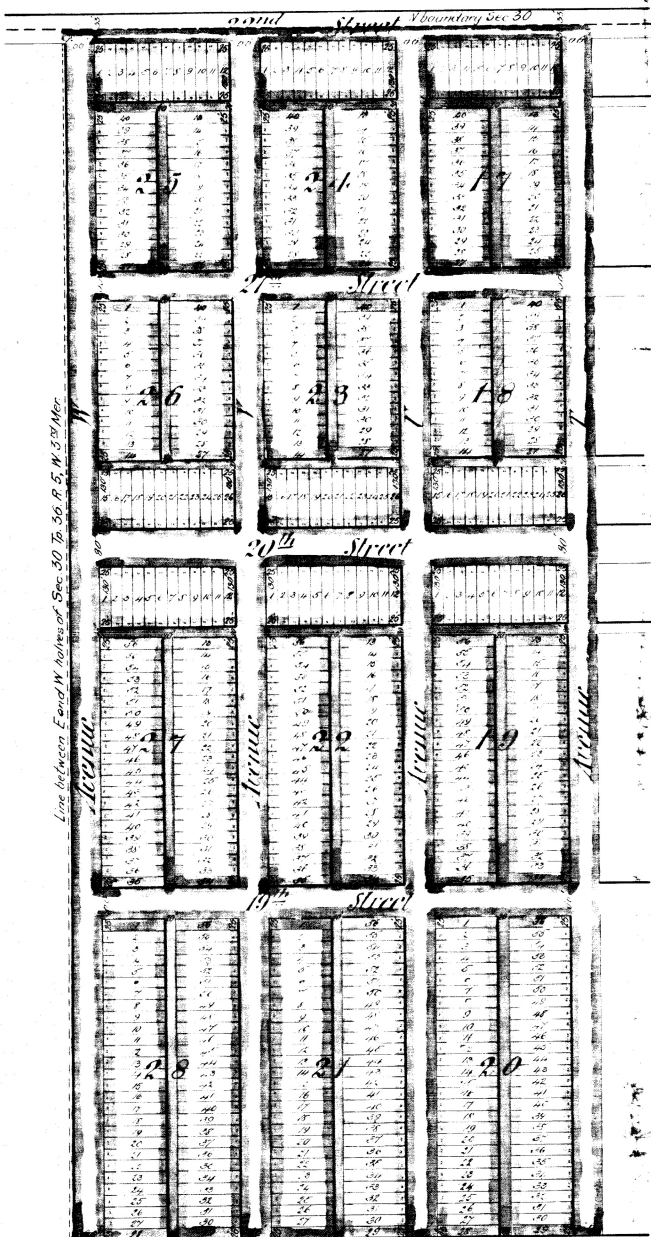
Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.



City of
Saskatoon
Saskatoon Land - June 2020

*Plan of the Subdivision of part of the
N.E. 1/4, Sec. 30, Twp. 36, R. 5, W. 3rd Mer.*

Scale 200 feet to an inch.



Saskatoon March
McHall.
J. R. Trudfoot

Marlin Howard Hall.
Saskatoon
HUME BLAKE PROVOST

4995 G

Saskatoon
HUME BLAKE PROVOST
Saskatoon
March
McHall.
H. Cohen
A COMMISSIONER

May 1. 1911

1911
March
4995
McHall

Saskatoon
March
1911
4995
McHall

Saskatoon
March
1911
4995
McHall
H. Cohen
A COMMISSIONER

EXAMINED AND APPROVED

H. Cohen
Commissioner