



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, March 17th, 2021. 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:	131 Avenue S South
LEGAL DESCRIPTION:	Lot 23, Block 16, Plan G3978 Ext. 0
ISC PARCEL NUMBER:	119955819
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.

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 May 17, 2021).

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.

Notes

Please note that the bid opening is not open to the public due to Covid safety measures and that results of the tender will be posted to our website by 5:00 p.m. on March 17th, 2021.

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 - 131 Ave S 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 - February 2021

Pleasant Hill Addition to Saskatoon

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

Plan 37

I certify that the within Instrument is duly entered and Registered in the Land Titles Office for the East Saskatchewan Land Registration District at Prince Albert in the North West Territories at 10³⁰ o'clock A.M. on the 27 day of Dec. A.D. 1906 Number 3978 Book G. Fol. 152

Seal

(sgd) S. Brewster
Registrar
E.S.L.R.D.

Cert. 211 B.H.

Scale 200 feet to an inch

I Herbert William Gault of Saskatoon in the Province of Saskatchewan, make oath and say

1. That I was personally present and did see H.B. Proudfoot named in the within instrument who is personally known to me to be the person named therein duly sign and Execute the same for the purposes named therein.

2. That the same was Executed at Saskatoon and that I am a subscribing Witness thereto.

3. That I know the said H.B. Proudfoot and he is in my belief of the full age of Twenty One Years.

Sworn before me at Saskatoon
this 22nd day of October 1906
(sgd) H. W. Gault
(sgd) R. W. Shannon
A Commr. for taking oaths.

Examined and Approved
(sgd) J. H. C. Willoughby
Owner

I Evelyn Nugent of Saskatoon in the Province of Saskatchewan, make oath and say.

1. That I was personally present and did see J. H. C. Willoughby named in the within Instrument who is personally known to me to be the person named therein, duly sign and Execute the same for the purposes named therein.

2. That the same was Executed at the City of Saskatoon and that I am a subscribing Witness thereto.

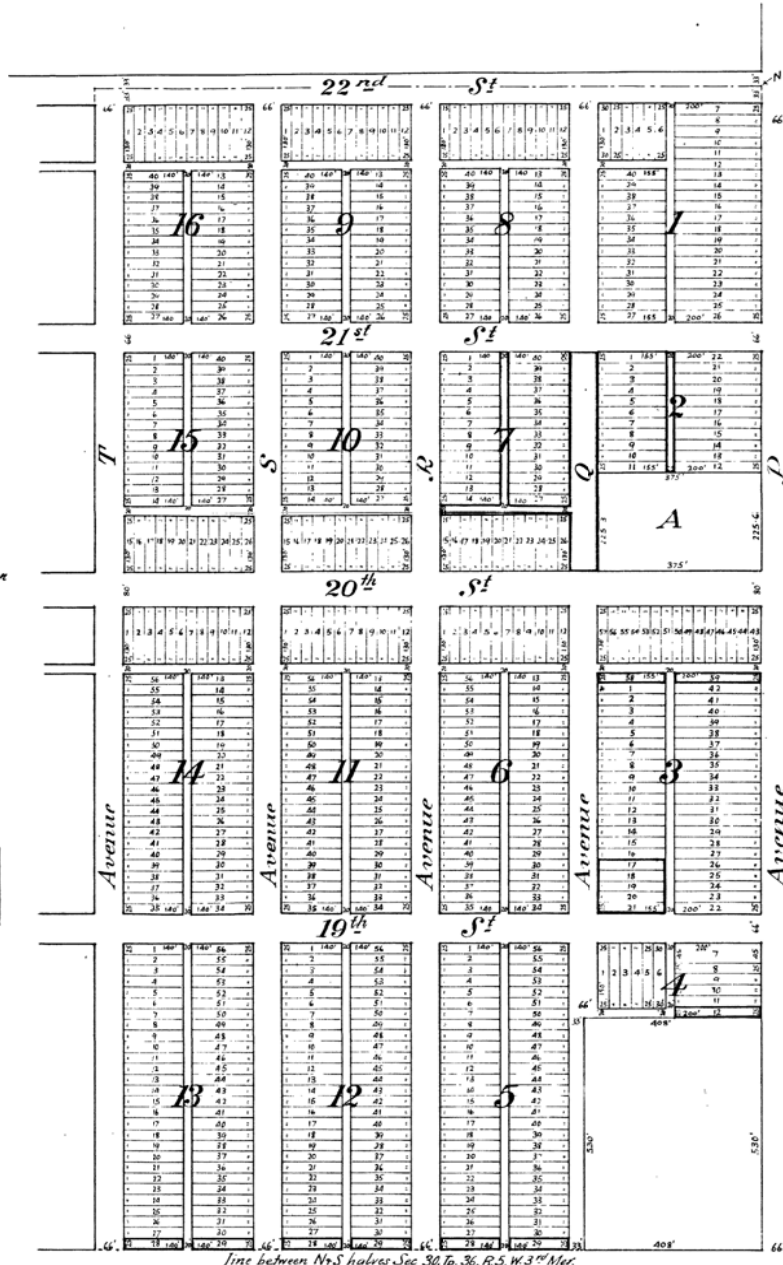
3. That I know the said J. H. C. Willoughby and he is in my belief of the full age of Twenty One Years.

Sworn before me at Saskatoon
this 21st day of November 1906
(sgd) Evelyn Nugent
(sgd) A. J. E. Sumner
A Commr. for taking Oaths.

Order No. 2086 (Surveys NT
Reg'd 30th September 1909
Blocks 3, 4, 5, 12 & 13
Cancelling lots 58 & 59 Blk 3, Lot 12 Blk 4
Lots 28 & 29 Blk 5, 12 & 13.
Plan No. A. 2086 (Surveys No. 571)

Order No. 2088 (Surveys NT 58)
Reg'd 16th July, 1910.
Block 3.
Lots 17, 18, 19, 20 & 21 cancelled
Plan No. G. 389 (Surveys NT 5, 146)
No. 1906

Order No. 21050 (Surveys NT 386)
Reg'd 11th February 1911.
Blocks 2 & 7.
Closing lanes and part of Ave. Q.



I, H. B. Proudfoot, Registrar, do hereby declare that the within Instrument is duly entered and Registered in the Land Titles Office for the East Saskatchewan Land Registration District at Prince Albert in the North West Territories at 10³⁰ o'clock A.M. on the 27 day of Dec. A.D. 1906 Number 3978 Book G. Fol. 152

(sgd) H. B. Proudfoot
Registrar
E.S.L.R.D.

On this 20th day of August A.D. 1929
I certify the within to be a true and correct copy of Instrument No. 3978 registered in the Land Titles Office for the Saskatoon Land Registration District at Saskatoon at 10³⁰ o'clock A.M. on the 27th day of December A.D. 1906 in Book G. Fol. 152.

(sgd) J. H. C. Willoughby
Owner

15th August 1929