



Land For Sale Under the Tax Enforcement Act

Instructions

Sealed offers addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK S7K 2H7, and plainly marked on the envelope “**Offer to Purchase of Property Under the Tax Enforcement Act**”. **Arrangements to drop off your offer 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

Offers must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for 10% of the offer price, and must be submitted on the attached standard offer 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 offers are irrevocable for a period of 14 days from offer closing date. All offers become the property of the City until such time as a offer is awarded or rejected.

Offers 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 offer or disqualifying any bidder from bidding on this offer or another offer.

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 offer.

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 offer.

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 offer.

Photos

The following photos document the lot.





Please consult our office or the website 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

Offer Form

I wish to submit the following offer:

❶ Lot/Parcel: 18 Block: 27 Plan: G4995

Civic Address: 321 Avenue V South

❷ Amount Offered: \$ (before GST).*

❸ A certified cheque in the amount of \$ is attached. **

*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.

**This amount represents exactly 10% of the amount offered and the cheque is made out to the City of Saskatoon.

Company:

GST Registration Number (if applicable):

Contact Name:

Address:
(postal code)

Telephone No.:

Fax No.:

E-mail Address:

Solicitor:

Solicitor's Address:

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

Signature

Date

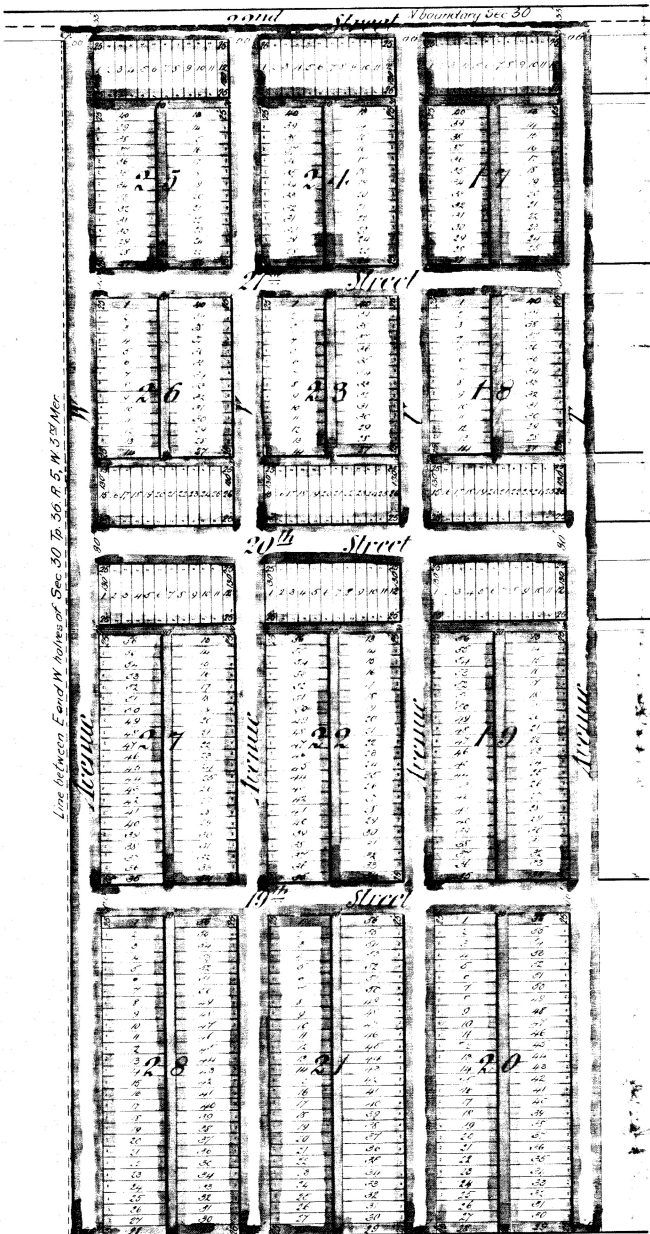
For Sale by Public Offering - 321 Ave V South



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.

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. Troutfoot

Marlin Howard Hall. Saskatoon
HOME BLANK PROOF FOOT

4995 G

Saskatoon
HOME BLANK PROOF FOOT

Saskatoon
March
McHall.
H. Cohen

Mar. 1. 11

A COMMISSIONER

4995
McHall

Saskatoon
March
McHall

667 112 611

Saskatoon
March
McHall
H. Cohen
A Comm.

EXAMINED AND APPROVED

J. H. Conroy
Commissioner