

# **Village of Canwood**

## **SALE OF LAND BY PUBLIC TENDER**

Take Notice that tenders are invited for the purchase of the lands described below and will be received on behalf of the Village of Canwood by their municipally appointed audit firm until **October 8, 2020, 2:00 p.m. local time:**

PricewaterhouseCoopers LLP  
128 4th Avenue South, Suite 600  
Saskatoon, SK  
S7K 1M8  
Attn: Landon Grubb

The tenders will be opened by the Audit firm and later presented to Council at their Regular Meeting in October.

### **DESCRIPTION OF LANDS**

#### **Property #1**

Roll Number: 9 000

Assessment ID / Alternate Number: 505000650-01

Legal Land Description (LLD): Lot 13, Block 1, Plan Y3516, Extension 0

Civic Address: 565 1<sup>st</sup> Avenue West

Zoning: R – Residential

According to the last returned assessment roll, the assessed value of the land was \$4,500 and improvement (shed) \$8,500 for a total assessed value of \$13,000.

Other Property information: Land and improvement are sold as is.

Open House: Municipality will not be conducting walkthrough of the property or improvement

#### **Property #2**

Roll Number: 12 000

Assessment ID / Alt. #: 505000750-01

Legal Land Description (LLD): Lot 16, Block 01, Plan Y3516, Extension 0

Civic Address: 595 1<sup>st</sup> Avenue West

Zoning: R – Residential

According to the last returned assessment roll, the assessed value of the land was \$4,500 with no improvement.

Other Property information: Property is sold as is.

Open House: Municipality will not be conducting walkthrough of the property

#### **Property #3**

Roll Number: 50 000

Assessment ID / Alt. #: 505003550-01

Legal Land Description (LLD): Lot 1 - 3, Block 04, Plan Y3516, Extension 0

Civic Address: 610 Main Street

Zoning: B – Business

According to the last returned assessment roll, the assessed value of the land for all three lots was \$5,800 with no improvement.

Other Property Information: All three (3) lots are assessed as one and must be sold together.

Property is sold as is. The sale of Roll 50 000 may be subject to GST.

Open House: Municipality will not be conducting walkthrough of the property

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## **TENDER REQUIREMENTS**

Bidders are required to review the complete tender documents for important information regarding conditions of sale and responsibilities of the purchaser regarding property condition. Property photos will not be provided.

Tenders must be submitted in the prescribed tender documents and must be accompanied by a certified cheque payable to the municipality for 10 % (ten percent) of the tender amount. Tenders submitted without certified funds will not be considered.

Tenders must also include a description of the bidder's plans for the property, ensuring the purpose meets the requirements in the Village's Zoning Bylaw.

Successful bidder will have 30 days to provide the balance of cash to complete the purchase. All property sales are "as is" without warrant or guarantee by Village of Canwood.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. The Municipality has no obligation to provide vacant possession to the successful purchaser. Prospective bidders are advised that it is their responsibility to search the title of the property in advance.

All legal costs, title transfer fees and applicable taxes are the responsibility of the purchaser and are in addition to the bid price.

The assessed value according to the last returned assessment roll may or may not be representative of the current fair market value of the property.

This sale is governed by The Tax Enforcement Act.  
Highest, or any tender not necessarily accepted.

A copy of the prescribed form of tender and the tender documents are available through the Municipal Office or on the Village website at: [www.canwood.ca](http://www.canwood.ca)

For further information contact:  
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Erin Robertson, Administrator  
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Fax: 306-468-2805  
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