

Invitation to Tender Information Package
Tender #1-2025

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- 1) Tender advertisement and:
 - Attachment 1: ISC Parcel Picture - Lot 1 Block 5 Plan 72PA00323
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 - Attachment 4: Land and building pictures

- 2) Tender for Purchase Form

LAND FOR SALE BY TENDER

Under the provisions of *The Northern Municipalities Act, 2010*, the northern District is offering for sale by tender the following property package at the Northern Settlement of Wollaston Lake:

The following lots with improvements are being tendered as a package, not separately:

Legal Land Description	Civic Address	Description
Lot 1 Block 5 Plan 72PA00323	2202 1 st Street	Garage and two smaller buildings
Lot 19 Block 5 Plan 85PA08618	2102 1 st Street	Vacant

ADDITIONAL INFORMATION:

Land and building description:

	Properties	
	Lot 1 Block 5	Lot 19 Block 5
Description:		
<ul style="list-style-type: none"> Lot size: 	Approximately 147'x 78', 0.28 acres	Irregular shape, approximately 147'x115' and 0.29 acres.
<ul style="list-style-type: none"> Buildings: 	<ol style="list-style-type: none"> Garage: 20'x18' garage built in 2024. Incomplete wiring and insulation. Wiring has a panel installed and there is a meter and energization stick for SaskPower. Older building 1: Contains MBC radio equipment. An agreement to maintain access to that building will be required. Older building 2: storage building. 	Vacant, with encroachment from the garage located on adjacent Lot 1 Block 5.
<ul style="list-style-type: none"> Servicing (water, sewer, power): 	Power along frontage.	Power along frontage.
<ul style="list-style-type: none"> Zoning: 	None	None
<ul style="list-style-type: none"> Annual levy estimate: 	Will be assessed for 2025.	Will be assessed for 2025.
<ul style="list-style-type: none"> Registered interests: 	None	None

Pictures:

See Attachment 4 for pictures of Lot 1 Block 5. No pictures are available for Lot 19 Block 5.

CONDITIONS:

- **Package sale:** the two adjacent lots and buildings are being tendered as a package, not separately. Bid must reflect a total bid price for both lots and buildings. Separate/itemized bids will not be accepted.
- **Land and buildings are sold as-is, where is.** The vendor does not provide any warranty as to the land condition or improvements, expressed or implied.
- Earliest possession date is upon full payment.
- Tenderers must rely on their own research and inspection of the property to confirm lot dimensions, assessments and other particulars.
- The highest or any tender will not necessarily be accepted.

RESERVE BID, PAYMENTS AND FEES:

- There is no reserve bid.
- Bids must list GST separately.
- No tenders subject to financing or other conditions will be accepted.
- Full payment due within 14 calendar days of the awarded tender.
- Vendor responsible for ISC title transfer fees.
- Vendor and tenderer responsible for their own solicitor costs.
- The vendor is not responsible for any costs incurred by the tenderer in preparing the tender.

SUBMISSION DETAILS:

Bids clearly marked "NMTA 1-2025 Wollaston Garage and Property Tender" must be submitted by 12:00 p.m. local time on Monday March 3, 2025, attention Sandra Galambos:

- Emailed to: sandra.galambos@gov.sk.ca
- Faxed to 306-425-2401
- Tenders results and award will be available no later than 10:00 am, March 4, 2025.

For more information and questions about this tender please contact Northern Municipal Advisor, Sandra Galambos, at (306) 425-4321 or sandra.galambos@gov.sk.ca.

Attachment 2: ISC Parcel Picture - Lot 19 Block 5 Plan



Surface Parcel Number: 134906777

REQUEST DATE: Tue Feb 18 13:54:58 GMT-06:00 2025



Owner Name(s) : The Northern Hamlet of Wollaston Lake

Municipality : NORTHERN SETTLEMENT OF WOLLASTON LAKE **Area** 0.117 hectares (0.29 acres)

Title Number(s) : 117311060

Converted Title Number : 91PA02007

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 19-Blk/Par 5-Plan 85PA08618 Ext 0

Source Quarter Section :

Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Attachment 3: Satellite Imagery of Lot 1 and Lot 19 (yellow highlight)



Attachment 4: Property Pictures

Picture 1: Front of Garage



Tender for Purchase Form

1. I/We, the undersigned, hereby offer and undertake, on the acceptance of this tender, to purchase the lands (including all improvements), listed below on the terms and conditions in the advertisement:

Legal Land Description	Bid Amount
Lot 1 Block 5 Plan 72PA00323 and Lot 19 Block 5 Plan 85PA08618	

2. I/We, certify that the following contact information is correct and to use this same contact information regarding the acceptance/decline of our offer.

Name of Tenderer (print)

Signature of Tenderer

Date

Name of Corporation, if applicable

Primary phone number: _____

Primary email: _____

Mailing Address:

