

SALE OF LAND BY PUBLIC TENDER

Take Notice that tenders are invited to purchase the lands described below and will be received by **5:00 p.m. CST on August 11, 2025**, at the Town of Coronach Office, 212 1st Street East, PO Box 90, Coronach, SK S0H0Z0.

The tenders will then be opened at **the Regular meeting of Council on August 12, 2025, at 6:00 pm in the Council Chambers** at the Town of Coronach Office, 212 1st Street East, PO Box 90, Coronach, SK S0H0Z0.

DESCRIPTION OF PROPERTIES

Property #1

Roll Number: 5 000

Legal Land Description (LLD): Lot 16 Block 1 Plan BV2817

Civic Address: 120 Centre Street, Coronach, SK

Zoning: Commercial

The **land and improvements** assessed value is \$24,300. Certificate of Asbestos Removal is available at the Town Office or by email. The sale of the property is understood to be in AS-IS condition. Town **Council is willing to accept \$1.00 for this property (or highest bidder if there are multiple bids), on the condition the new owner replaces the roof to ensure no future leakage or removes the building off the current lot to prevent future leakage and fills in the basement with aggregate.**

Property #2

Roll Number: 194 000

Legal Land Description (LLD): Lot 30, Block 13, Plan CX1025

Civic Address: 118 1st Avenue South, Coronach, SK

Zoning: Residential

The **land** is assessed at \$2,500. The sale of the property is understood to be in AS-IS condition.

TENDER REQUIREMENTS

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

Tenders must be submitted on the prescribed form. They must be accompanied by a deposit of at least 20 % (percent) of the tender amount minus applicable taxes; this deposit shall be made by way of a certified cheque/bank draft/money order payable to the municipality and a description of the bidder's plans for the property ensuring the purpose meets the requirements in the Town's Zoning Bylaw. All tenders are not including taxes, GST and/or PST. Taxes will be in addition to the amount tendered.

There will be an open house provided for prospective bidders, during regular public works business hours. Any individual wishing to view the properties, please contact the Town Office to set up a time Monday-Friday from 8:30a.m. to 3:00p.m.

The successful purchaser will be required to pay the total amount tendered plus applicable taxes. The Town of Coronach will process the title transfer to the successful bidder within 30 days of full payment of the property. The successful purchaser will also be required to pay all costs associated with the creation of an agreement of sale, land title fees, lawyer fees, etc in connection with the sale.

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

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

The Municipality has no obligation to provide vacant possession to the successful purchaser. Please note that Council is not obligated to accept the lowest bid or any bid.

A copy of the prescribed form of tender and the tender documents are available through the Town Office or on the Town website, under "Home" - then "Local Notices."

For further information, contact the Town of Coronach Chief Administrative Officer.

Renea Paridaen
Town of Coronach
212 1st Street East
Box 90, Coronach, SK S0H 0Z0
306-267-2150
office@townofcoronach.ca

Form to Submit Tender to Purchase Town of Coronach Tax Title Property

To: The CAO of the Town of Coronach

Re: Sale of (Property Legal or Civic Address)

1. I/we hereby tender to purchase the land described above for \$ _____ (Dollars) in accordance with the terms and conditions of The Tax Enforcement Act and the Tender Documents.
2. I/we understand that the Town Office must receive this tender by 5:00 p.m. local time CST on August 11, 2025 and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form required in the amount of \$ _____ (Dollars) made payable to the Town of Coronach representing 20% (percent) or more of the tendered amount, which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the total tendered amount, any taxes that may be applicable, and any accumulated taxes and all associated fees within 14 days of the mailing of the notice by the CAO notifying me/us that I/we are the successful tenderer.
4. I/we have enclosed information regarding the purpose for which I/we desire the property and planned use for the property and understand that any such intention or use must comply with all local regulations, policies and bylaws of the Town of Coronach including by not limited to the Zoning Bylaw.

This tender is submitted according to the terms and conditions of The Tax Enforcement Act and the Town of Coronach's Tender Documents. By signing below, I/we am/are verifying that I/we have reviewed and understand the full Tender documents and terms and conditions of the sale.

Dated at _____ this _____ day of _____, 20_____

Name of Tenderer(s)	Mailing Address of Tenderer(s)
1 Print Name:	
1 Signature:	
2 Print Name:	
2 Signature:	
3 Print Name:	
3 Signature:	