

LAND FOR SALE BY ONGOING TENDER

R.M. OF MERVIN NO. 499

Land Descriptions:

NE-26-50-21-W3

SE-26-50-21-W3

NW-23-50-21-W3

- Land located approximately 2 miles south of Turtleford, Saskatchewan.
- All land is adjoining and totals approximately 270 seeded acres.
 - o NE-26-50-21-W3 has approximately 100 seeded acres.
 - o SE-26-50-21-W3 has approximately 130 seeded acres.
 - o NW-23-50-21-W3 has approximately 40 seeded acres. Does not include yardsite.
- Land has active oil revenue from surface rights which will be transferred to the purchaser.

Conditions:

1. Highest or any Offer not necessarily accepted.
2. Bidding will be conducted by ongoing tender. Once all qualifying bids are received, all bidders will be informed of the highest bid on each quarter they have bid on. Bidders will then be provided the opportunity to declare their bid final or to increase their bid at least 2% above the last highest bid. Once all bidders have declared their final bid the bidders shall be informed of the Vendor's decision.
3. All bids must be in writing and accompanied by certified payment in the amount of \$10,000 per quarter bid on payable to Battle River Law in Trust. Payment will be returned without interest if offer is not accepted.
4. Possession Date: December 11, 2024.
5. Balance of purchase price for the successful offer, plus GST (if applicable), to be paid to Battle River Law in Trust on or before the Possession Date or the deposit will be forfeited.
6. All 2024 rents payable to Vendor (including any amounts in relation to oil revenue received before the Possession Date).
7. All 2024 property taxes payable by Vendor.
8. Successful offeror(s) to enter formal purchase agreement following tender.
9. Land to be sold as one package or as individual quarters (bids on any number of quarters will be considered). The Vendor retains the right to select to sell one or any number of quarters to a package offeror. Package bids must specify price offered for each quarter.
10. SE-26-50-21-W3 has a cemetery located on the land. This cemetery is intended to be subdivided off the land in advance of any sale. Such subdivision shall not impact the number of seeded acres. In the event that the subdivision is not complete prior to possession, the purchaser shall be buying the land subject to this subdivision.
11. Property sold "as is".

For more information contact: Thomas Fransoo, 306-445-6177, thomas@battleriverlaw.ca

Offers must be received no later than 12:00pm on November 4, 2024. All Tenders must be placed in a sealed envelope marked "Do Not Open: Brown Land" to: Battle River Law, #201, 1291 – 102nd Street (Box 905), North Battleford, SK, S9A 2Z3, Attention: Thomas Fransoo.







