

## **LAND FOR SALE – RM OF ELDON NO. 471**

### **Land Description:**

**Blk/Par B Plan 01B04082 Ext. 1**  
**Surface Parcel #135821617**  
**4.38 acres**

### **Conditions:**

1. For sale by tender subject to the reservations, exceptions and encumbrances contained on the existing certificates of title, but free and clear of any mortgage encumbrances.
2. Mineral title not included.
3. All offers to be in writing in the form provided and accompanied by a certified cheque in the amount of 20% of offer amount payable to **Battle River Law** in Trust. Cheques will be returned without interest if offer is not accepted.
4. Balance of the purchase price of the successful offer, plus GST (if applicable), to be paid to **Battle River Law** in Trust by the Possession Date or the deposit will be forfeited.
5. Highest or any offer not necessarily accepted.
6. Purchaser will be responsible for payment of any applicable GST.
7. Property taxes to be adjusted as of the possession date.
8. Property sold “as is”. Bidders are assumed to rely solely on their own inspection of the land and the title. Land includes abandoned Quonset and small outbuilding, both with dirt/broken concrete floor, missing siding and holes in the roofs.
9. Closing Bid Date: September 2, 2025. Bidders to be advised of successful bid within 10 days of Closing Bid Date.
10. Possession Date: Within 30 days of acceptance.
11. All items on the property to remain with the Purchaser. **All garbage and junk items and tires and debris to be cleaned up and removed from the property by successful bidder within 60 days of the Possession Date.**

**The Form of Offer to Purchase to be used by bidders, as well as pictures of the property, can be found at [www.battleriverlaw.ca](http://www.battleriverlaw.ca) under the tab “Land Tenders”. For more information contact: The RM of Eldon No. 471, 306-893-2391.**

**Offers must be received no later than 12:00pm on September 2, 2025.** All Tenders must be placed in a sealed envelope marked “*Do Not Open: RM of Eldon – Land Tender*” and delivered to: Battle River Law, #201, 1291 – 102<sup>nd</sup> Street (Box 905), North Battleford, SK, S9A 2Z3, Attention: Michelle Spence