

LAND FOR SALE – ORGANIZED HAMLET OF LITTLE FISHING LAKE

Land Description:

**Lot 13 Blk/Par 2 Plan 60B093202 Ext. 0
Surface Parcel #130129354**

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 titles 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 titles.
9. Possession date: Within 30 days of acceptance.
10. Lot includes abandoned cabin.
11. Successful offeror(s) to enter formal purchase agreement following tender.
12. Minimum Bid: \$60,000.00

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 under the tab “Land Tenders”. For more information contact: The R.M. of Loon Lake No. 561, 306-837-2076.

Offers must be received no later than 12:00pm on February 7, 2025. All Tenders must be placed in a sealed envelope marked “*Do Not Open: Organized Hamlet of Little Fishing Lake – Land Tender*” and delivered to: Battle River Law, #201, 1291 – 102nd Street (Box 905), North Battleford, SK, S9A 2Z3, Attention: Michelle Spence