**Town of Kinistino**

**FOR SALE BY TENDER – TAX TITLE PROPERTY**

The Town of Kinistino is offering for sale by public tender the following land due to tax arrears. The sale of land for tax arrears is governed by *The Tax Enforcement Act*. A municipality may recover unpaid property taxes through the sale of a property.

**115 Ruttle Ave, Kinistino SK**

**Lot 21 Blk/Par 5 Plan 101537827 Ext 13 as described Certificate of Title 157799604, ISC Parcel #146911798.**

**Tenders will be received until July 4, 2025. Email the office or stop in for a package including the required Form A to submit a bid. THIS PACKAGE IS REQUIRED TO SUBMIT A BID TO PURCHASE THE PROPERTY. Tenders to be submitted to the Town of Kinistino office in person or by mail to:**

**Town of Kinistino**

**506 Main Street**

**Po Box 10**

**Kinistino, SK. S0J 1H0**

**Email** [**townofkinistino@sasktel.net**](mailto:townofkinistino@sasktel.net)

**The Town of Kinistino and its council reserves the right to reject any or all bids. Highest bid not necessarily accepted.**

**Bids will be opened and reviewed by Council at the regular meeting on July 10, 2025.**

Tax sales are not typical real estate transactions. The Municipality is generally interested in recovering unpaid taxes and associated costs of obtaining title and property maintenance and is not obligated to obtain fair market value. Prior to considering participating in a tax sale, it is **recommended you seek independent legal advice from a lawyer** licensed to practice in Saskatchewan and in good standing with the Law Society of Saskatchewan.

1. The Municipality is not fully aware of the condition of the property being advertised for sale nor does the Municipality make any representation as to its condition. The Municipality does not provide a survey or reference plan for any parcel of land subject to a tax sale.
2. The Municipality is not required to provide vacant possession of any properties which may be occupied by persons or property and accordingly, the purchaser should contact a lawyer.
3. The onus is on the tenderer to conduct his/her own inquiries into the characteristics and conditions of the property including zoning, access, work orders, natural gas, power, building restriction, title problems, liens, etc., each of which may survive the tax sale. The Municipality makes no representations whatsoever to the quality and/or size of the land being purchased.
4. Properties sold through this sale process are sold without warranty and are sold as is.
5. The Municipality does not always provide access to properties that are subject to a tax sale unless otherwise noted in the tender documents or advertisement for the sale. The Municipality may not have a key to the property/buildings and may not be able to provide one to the purchaser.
6. The Municipality does not provide legal advice in respect of tax sales or any other matters.

Purchaser’s initial(s) \_\_\_\_\_\_\_\_

**TENDER PROCESS**

Tax sales are conducted through a public tender process.

**Tenders must be submitted in a sealed envelope marked “property tender” prior to the specified time using prescribed Form A, Tender to Purchase. All forms accompanying Form A must be initialed and originals submitted prior to submission of tender for review.**

The tender must include a deposit of 10% (ten percent) of the tender amount in the form of a money order, bank draft, or cheque certified by a bank or trust corporation.

Tenders are opened on the date and time advertised.

Following the opening, the Municipality or Municipal Auditor reviews all tenders for legislative and zoning compliance and determines if there are any qualified tenderers.

Rejected tenders are returned by mail to the tenderer along with the deposit and reason for rejection.

The Municipality will notify the selected successful tenderer of the balance to be paid for the tenderer to be declared the successful purchaser.

The balance due must be paid in full within 30 calendar days of the mailing date of the notice.

Upon receiving notification, the selected successful tenderer should immediately retain a lawyer licensed to practice in Saskatchewan and in good standing with the Law Society of Saskatchewan.

If the balance is not paid within 30 days, the tenderer’s deposit is forfeited, and the property is offered for sale in the same manner to the next qualified tenderer.

If there is no successful tenderer, the lands may vest to the Municipality.

The Municipality reserves the right to withdraw any property from the tax sale process at any time prior to the registration of a tax deed without notice.

The Municipality is not required to select any bid that is not enough to cover the amount of all outstanding arrears of taxes, penalties and costs. Highest, or any tender not necessarily accepted.

*Disclaimer: The information contained herein may become out of date as relevant legislation changes. While every effort will be taken to update the information, the Municipality cannot be held responsible for any legal liabilities arising from the use of the information.*

Purchaser’s initial(s) \_\_\_\_\_\_\_\_

FORM A

TENDER TO PURCHASE

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, in the Province of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, make the following offer for purchase by tender of:

**Lot 21 Blk/Par 5 Plan 101537827 Ext 13 as described Certificate of Title 157799604, ISC Parcel #146911798.**

The offer is: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to be paid in full upon acceptance by the Council of the Town of Kinistino within 30 days of July 10, 2025. I agree to pay all legal fees for the transfer of this property if my bid is successful and to follow all conditions that may be imposed by the *Tax Enforcement Act* or any other legislation which applies to this circumstance.

I agree that if the balance is unpaid within the 30 days, my deposit of 10 percent amounting to the sum of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ will be forfeited and the property will be offered for sale in the same manner to the next qualified tenderer.

My deposit accompanies this tender. I acknowledge that my offer will not be accepted if the deposit does not accompany the offer.

I acknowledge the Municipality is not required to select any bid that is not enough to cover the amount of all outstanding arrears of taxes, penalties and costs. Highest, or any tender not necessarily accepted.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_