

FARM LAND FOR SALE BY TENDER

Sealed tenders in writing for the sale of the property below-described in the **Municipality of Victoria** will be received as follows:

McCULLOCH MOONEY JOHNSTON SELBY LLP
175 Broadway Street, Box 450
Treherne, MB R0G 2V0
(Attention: Chris H. Bowler)

PROPERTY FOR SALE:

Parcel 1: Title No. 2995528/4 (Approximately 161.34 total acres, 100.00 cultivated)

THE SE 1/4 OF SECTION 31-8-10 WPM

Parcel 2: Title No. 2760092/4 (Approximately 149.93 total acres, 149.93 cultivated)

THE SW 1/4 OF SECTION 29-8-10 WPM EXC FIRSTLY: THE NLY 705 FEET PERP OF THE WLY 622 FEET PERP AND SECONDLY: ALL MINES AND MINERALS AS SET FORTH IN THE ORIGINAL GRANT FROM THE CROWN

Parcel 3: Title No. 1918653/4 (Approximately 161.74 total acres, 161.00 cultivated)

SW 32-8-10 WPM

Parcel 4: Title No. 1700003/4 (Approximately 160.72 total acres, 95 cultivated)

NW 1/4 30-8-10 WPM

Parcel 5: Title No. 3061475/4 (Approximately 160.00 total acres, 160 cultivated)

THE NW 1/4 OF SECTION 29-8-10 WPM

Approximately 783.73 total acres, 665.93 cultivated.

CONDITIONS OF TENDER:

1. Interested parties must rely on their own inspection and knowledge of the property.
2. Tenders must be delivered to McCulloch Mooney Johnston Selby LLP before 3:00 p.m. on Friday, December 4, 2020.
3. Tenders must be accompanied by a \$10,000.00 cheque payable to McCulloch Mooney Johnston Selby LLP or MMJS as a deposit (deposit cheques accompanying unacceptable bids will be returned).
4. Highest or any tender not necessarily accepted.
5. The Land is not subject to any first right of refusal.

TERMS AND CONDITIONS OF SALE:

1. The bidder(s) whose tender is accepted will be required to complete an agreement covering the terms and conditions of the sale.
2. In addition to the deposit, the balance of the accepted tender must be paid on or before the date of closing, being January 8, 2021 or, evidence that the purchase funds will be available under conditions acceptable to the Vendor must be provided. If the balance of the accepted tender is not paid within the set time limit, the deposit may be forfeited as liquidated damages and not as a penalty.
3. The successful bidder(s) will be responsible for real property taxes commencing January 1, 2021.
4. The purchaser(s) shall be responsible for payment of GST or shall self-assess for GST.

Please mark envelope TENDER FOR RM VICTORIA

For further information, contact Chris H. Bowler at:

Ph: 204-723-2777

Fax: 204-723-2416

email: chris@mmjlaw.com