

## For Sale by Progressive Tender

### Lake Cabin at Little Fishing Lake

#### In the Saskatchewan Rural Municipality of Loon Lake

We are pleased to present for sale the following cabin and lot located within the Organized Hamlet of Little Fishing Lake in the RM of Loon Lake:

**#11 Willow Avenue (Lot 8, Block 1, Plan 60B09302):** 66' x 120' corner lot with 1984 1½ storey cabin, approximately 1,300 sq ft above grade. Well cared for one-owner property with metal roof and wood siding. Main level has the master bedroom, 3pc bathroom, open kitchen/dining/living room, flex utility room with full laundry, plus sun porch. Two bedrooms in the loft area. Electric heat supplemented by wood burning appliance. New vinyl plank flooring. Comes with refrigerator, stove, washer, dryer, and countertop microwave. Balance of furniture available by private treaty. Storage shed and boat house included. Sandpoint well. Septic holding tank. Space for additional development on lot. Just one block from lakeshore and boat launch. 2023 property taxes \$1,850.

Viewing of home available by appointment; please call Darrel Hardes 780.808.8236. Diligence conditions will be considered, but bidders should be financially pre-approved and have any appraisal for value completed before submitting their initial offer.

**Initial offers must be submitted by Noon MST, Tuesday September 17, 2024;** steps are detailed on the reverse of this document. Full information on the offering including maps, photos, and printable bid documents is available at [www.hardestender.ca](http://www.hardestender.ca)

For additional details or inquiries, contact Grant or Vern with The McClelland Group, RE/MAX of Lloydminster, (780) 808-2700 or email [grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)



## Progressive Tender Steps:

### Step 1: Submit Bid Document

- Download the Bid Document from the [www.hardestender.ca](http://www.hardestender.ca) website, pick up a copy at the RE/MAX office, or ask for one to be emailed to you.
- Fill out the required details.
- **Obtain a bank draft for \$5,000.00** made payable to "RE/MAX of Lloydminster in Trust."
- Place both items in a sealed envelope and label it "Hards Tender."
- Deliver the envelope to RE/MAX of Lloydminster at 5726 – 44th Street, Lloydminster, AB T9V 0B6 by **Noon MST, Tuesday September 17, 2024**. Attention: McClelland Group.

### Step 2: Round Table Activity

- After the initial offers for each parcel are opened, the Broker will contact each Bidder and inform them of the amount of the highest bid. Bidders will have until noon the following business day to submit a revised offer by phone, email, or text if they wish.

### Step 3: Final Offer

- This "round table" process continues for each parcel daily until every Bidder declares their Final Offer.
- If a Bidder doesn't respond within the time limit or increase their bid by a minimum amount of 2% over the previous round's highest offer, their last bid will automatically be declared as their Final Offer.
- Matching bids during progression rounds are discouraged.

### Step 4: Confidentiality

- All Bidder names are kept confidential and only revealed to the Seller with the bid history when the progression rounds conclude. Bid history is the sole possession of the Seller.

### Step 5: Finalizing Purchase

- The Seller reserves the right to reject any or all offers, engage in further negotiations on price or terms, and may award the sale of the subject property to the buyer of their choice.
- The successful Bidder must complete a Purchase Contract with the Broker within two business days of acceptance; a draft of which is available on the website.
- Deposit is to be increased to 5% of sale price upon removal of conditions.
- Bidder's proposed completion date for possession is October 11, 2024 unless otherwise agreed.

### Step 6: Diligence Activity, Legal and Accounting Costs

- Property is sold "as is". Bidders are encouraged to conduct their own diligence including appraisal for value, home inspection, water quality and quantity, or survey / real property reports.
- Each party is responsible for their own legal and accounting costs. There is no buyer transaction fee.

### Step 7: Notification

- All Bidders will be notified about the outcome once a Purchase Contract is completed between the successful Buyer and Seller. Deposits from unsuccessful Bidders will be released in a timely manner by the Broker once the Purchase Contract is in place.

***The McClelland Group, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offers a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan. Call us today and start the conversation!***

**Grant McClelland – Direct (780) 871-4221 Email: [grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)**

**Vern McClelland - Direct (306) 821-0611 Email: [vernmcclelland@remax.net](mailto:vernmcclelland@remax.net)**

# Province of Saskatchewan Land Titles Registry Title

**Title #:** 134471033**As of:** 11 Jun 2024 14:04:39**Title Status:** Active**Last Amendment Date:** 03 Oct 2007 12:39:34.880**Parcel Type:** Surface**Issued:** 03 Oct 2007 12:39:34.303**Parcel Value:** \$70,400.00 CAD**Title Value:** \$70,400.00 CAD**Municipality:** ORGANIZED HAMLET OF LITTLE FISHING LAKE**Converted Title:** 85B12674**Previous Title and/or Abstract #:** 119936986

Michelle Ann Harland, Leonard Hardes, Adella Hardes, Judy Hougham and Darrel Hardes are the registered owners, as joint tenants, of Surface Parcel #130129589

Reference Land Description: Lot 8 Blk/Par 1 Plan No 60B09302 Extension 0  
As described on Certificate of Title 85B12674.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

None

**Addresses for Service:**

Name	Address
<b>Owner:</b> Michelle Ann Harland Client #: 111044977	Box 98 Frenchman Butte, Saskatchewan, Canada S0M 0W0
<b>Owner:</b> Leonard Hardes Client #: 111563298	Box 242 Paradise Hill, Saskatchewan, Canada S0M 2G0
<b>Owner:</b> Adella Hardes Client #: 111563300	Box 242 Paradise Hill, Saskatchewan, Canada S0M 2G0
<b>Owner:</b> Judy Hougham Client #: 111831533	N/A Frenchman Butte, Saskatchewan, Canada S0M 0W0
<b>Owner:</b> Darrel Hardes Client #: 121730206	2401 - 58 A Ave Crt Lloydminster, Alberta, Canada T9V 2Z7

**Notes:**

Parcel Class Code: Parcel (Generic)

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Municipality Name: **ORGANIZED RESORT HAMLET OF LITTLE**

Assessment ID Number : **561LF-505000350**

PID: **203641626**



Civic Address: 11 Willow Ave

Legal Location: Lot 8 Block 1 Plan 60B09302 Sup

Supplementary:

Title Acres:

School Division: 203

Neighbourhood: 561LF-201

Overall PUSE: 1410

Reviewed: 21-Apr-2010

Change Reason: Maintenance

Year / Frozen ID: 2024/-32560

Predom Code: SR001 Seasonal Dwelling

Method in Use: C.A.M.A. - Cost

Call Back Year:



**URBAN LAND**

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/ 1	Residential Land	Rectangular Width(ft) 66.20 Side 1 (ft) 120.00 Side 2 (ft) Area/Units 7,944.00	Prime Rate: \$15.07 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 8,000.00 Land Size Multiplier: 180 Adjustment reason:	1	S	Taxable

**RESIDENTIAL IMPROVEMENTS SUMMARY**

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4093106 0	4 - Average	(1.0) - Average	40	0	1.05	1	S	Taxable
<b>Area Code(s):</b>		<b>Base Area (sq.ft)</b>	<b>Year Built</b>	<b>Unfin%</b>	<b>Dimensions</b>			
SC - 1 1/2 Storey		312	1984		12.0 X 26.0			
SC - 1 Storey		468	1984		16.0 X 26.0 + 52.0			
Shed		231	1984		21.0 X 11.0			
Deck		248	1984		20.0 X 6.0 + 16.0 X 8.0			

**RESIDENTIAL IMPROVEMENTS Details**

Section: SC - 1 Storey Building ID: 4093106.0 Section Area: 468

Quality: 4 - Average

Res Effective Rate: Structure Rate

Res Wall Height : 08 ft

Municipality Name: **ORGANIZED RESORT HAMLET OF LITTLE** Assessment ID Number : **561LF-505000350** PID: **203641626**

Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :
Plumbing Fixture Default: Average (6 Fixtures)	Plumbing Fixture Adj: -1	Number of Fireplaces : 1
Basement Rate:	Basement Height:	Basement Room Rate :
Percent of Basement Area:	Att/B-In Garage Rate:	Garage Finish Rate :
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate : Shed
Porch/Closed Ver Rate:	Deck Rate: Deck	

**Section: SC - 1 1/2 Storey Building ID: 4093106.0 Section Area: 312**

Quality: 4 - Average	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :
Plumbing Fixture Default: Average (6 Fixtures)	Plumbing Fixture Adj: -1	Number of Fireplaces : 1
Basement Rate:	Basement Height:	Basement Room Rate :
Percent of Basement Area:	Att/B-In Garage Rate:	Garage Finish Rate :
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate : Shed
Porch/Closed Ver Rate:	Deck Rate: Deck	

**Section: Shed Building ID: 4093106.0 Section Area: 231**

Shed Rate: Shed		
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**Section: Deck Building ID: 4093106.0 Section Area: 248**

Deck Rate: Deck		
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**Assessed & Taxable/Exempt Values (Summary)**

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Improvement	\$79,600		1	Seasonal Residential	80%	\$63,680				Taxable

**Property Report**

Print Date: 11-Jun-2024

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**Municipality Name: ORGANIZED RESORT HAMLET OF LITTLE**      **Assessment ID Number : 561LF-505000350**      **PID: 203641626**

Non-Agricultural      \$119,700      1      Seasonal Residential      80%      \$95,760      Taxable

Total of Assessed Values:      \$199,300      Total of Taxable/Exempt Values:      \$159,440



**Bid Document**  
**Darrel Hardes, Shelly Harland, and Judy Hougham**

Name of Bidder: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Contact Name if Company: \_\_\_\_\_

Residence Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Cellular Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_@\_\_\_\_\_

**My opening offer for Lot 8, Block 1, Plan 60B09302 is \$** \_\_\_\_\_

*Conditions (if any)* \_\_\_\_\_

**Enclosed is a bank draft or certified cheque for \$5,000.00 payable to RE/MAX of Lloydminster representing my initial deposit.**

*I hereby submit my initial proposal to purchase the identified lands along with any subsequent amendments I may make during the progression rounds, subject to the terms and conditions listed on the tender website which I have read and understood.*

*I specifically acknowledge the right of the Seller to 1) not accept any or all offers received, 2) further negotiate price, terms, or conditions, and 3) award the sale of the subject property to the Buyer of their choice.*

*If my final proposal is accepted, I agree to submit an offer to purchase within two business days of acceptance.*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature*

Bid is to be mailed or delivered by **Noon MST Tuesday September 17, 2024** to the offices of:

RE/MAX of Lloydminster  
5726 – 44<sup>th</sup> Street  
Lloydminster, AB  
T9V 0B6

Attention: McClelland Group