



PO Box 8
Elbow, SK S0H 1J0

OFFICE OF THE ADMINISTRATOR

P: 306-854-2277
F: 306-854-2229

FOR SALE BY TENDER – TAX TITLE PROPERTY

The Village of Elbow is offering for sale by public tender the following lands in order to recover all or a portion of the tax arrears owing. 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. By the time the property is eligible for tax sale, the property taxes are at least in their second year of arrears.

- Lot 9 Block 19 Plan 83MJ12246 – 426 King St

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 that you seek independent legal advice.

The properties are sold under the following conditions:

1. The property is sold as it, where is – without warranty. The municipality is not fully aware of the condition of the property.
2. The municipality does not provide a survey or reference plan for any parcel of land subject to tax sale.
3. The onus is on the tenderer to conduct his/her own inspection of the property. The municipality makes no representations as to the quality and/or size of the land or buildings being sold.
4. The purchaser will assume the title transfer costs.
5. The highest bid on each lot will not necessarily be accepted. The municipality reserves the right to consider a bidder that may have a bid on multiple properties over individual bids on a single lot.
6. Possession Date: June 1, 2023. The property will be exempt from taxation for the 2023 year, the purchaser will be responsible for taxes as of January 1, 2024.
7. If the property has water/sewer installed on the property by the purchaser, the purchaser will be responsible for the utility costs as of the date the utilities are in operation.



www.villageofelbow.com
CHALLENGING GRASS GREEN 18 HOLE GOLF COURSE
EXCEPTIONAL MARINA FACILITIES
SAILING – FISHING – HUNTING – CAMPING – HIKING





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8. Once the successful bidder has been notified, they will have 5 business days to complete the transaction by presenting full payment of the bid price.

For further information on the property or to schedule an inspection, contact the Village Office (306) 854-2277. Unannounced inspections of the land/building will not be tolerated, are considered trespassing and will be reported to the RCMP.

All tenders are to be submitted with the best and final offer on or before May 8, 2023 at 10 am to the municipality's auditor. Tenders will be considered at the May 8th meeting of Council at 4 pm.

All tenders will be considered, but none necessarily accepted.

Submit tenders using the supplied bid form to:

VILLAGE OF ELBOW TAX TITLE PROPERTY TENDER

Attn: Carley Wild

Dudley and Co.

2255 13th Ave Suite 200

Regina SK S4P 0V6

E-Mail: carley.wild@dudleyllp.ca Fax: (306) 525-3236

Deadline: May 8, 2023 at 10 a.m.





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Property #1 – Lot 9 Block 19 Plan 83MJ12246 – 426 King St



Roll # 284

Assessment ID/Alternate #: 505022950

Assessment Information: Residential Land Assessed Value \$19,500

Taxable Value \$15,600

Other Information: Vacant Lot, No Services, Lot Size: 19.8 x 33.64 meters

Tax Arrears Value: \$28,879.68



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BID FORM

Name of Bidder: _____

Address: _____

E-Mail Address: _____ Phone # _____

I hereby agree to the following condition of bidding on this tender:

1. The property is sold as is, where is – without warranty. The municipality is not fully aware of the condition of the property.
2. The municipality does not provide a survey or reference plan for any parcel of land subject to tax sale.
3. The onus is on the tenderer to conduct his/her own inspection of the property. The municipality makes no representations as to the quality and/or size of the land or buildings being sold.
4. The purchaser will assume the title transfer costs.
5. The highest bid on each lot will not necessarily be accepted. The municipality reserves the right to consider a bidder that may have bid on multiple properties over individual bids on a single lot.
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Bid Price	Property
	Lot 9 Block 19 Plan 83MJ12246

Bidder's Signature

Submit bids to:

VILLAGE OF ELBOW TAX TITLE PROPERTY TENDER

Attn: Carley Wild

Dudley and Co.

2255 13th Ave Suite 200

Regina SK S4P 0V6

E-Mail: carley.wild@dudleyllp.ca Fax: (306) 525-3236

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