



IRRIGATION CAPITAL OF SASKATCHEWAN

**LAND TENDER
INFORMATION PACKAGE**

Saskatchewan Road & Fraser Avenue

Highway Commercial .94 acre Lots

(Plan 65)

Owner: Town of Outlook

Closing: February 2, 2026



TENDER ADVERTISEMENT

Properties for Development For Sale by Tender – Town of Outlook

Owner: Town of Outlook

Address: Saskatchewan Road Commercial Development, Outlook, SK

Land Description	Suggested Retail Price	Services Available	Developable Acres
Lots 5-9 Block 65 Sask Road Frontage	\$376,000	Municipal Water, Sewer, Saskpower, Saskenergy, Sasktel	.94 each
Lots 11-15 Block 65 Fraser Avenue Frontage	\$376,000	*Saskpower, Saskenergy, Sasktel	.94 each

Property Details:

- Approximately 9.4 acres of developable acres, consisting of 10, .94 acre premium lots ideally situated in close proximity of Highway 15
- Currently Farmland, Rental Agreement Expiring December 31, 2025, will be ready for development, spring, 2026
- Zoned C2 – Highway Commercial
- Currently Exempt from Taxes as they are municipally owned, Property Tax Abatements will apply to commercial developments
- * Future Municipal water and sewer may be available if needed



Conditions:

1. Submit bids to the Town of Outlook on or before 12 o'clock noon, Monday, February 2, 2026.
2. A refundable deposit for \$37,600 per lot must accompany the tender purchase form.
3. Highest or any tender not necessarily accepted.
4. All qualified bids must be accompanied by a proposed development plan (rough sketch is sufficient)
5. Every bidder will be called for an auction following submission of the bids.
6. Persons submitting a tender must rely on their own research and inspection of the property to confirm condition, other particulars, and acreage; Land is offered for sale as is and where is. There are no warranties or representations of the Vendors expressed or implied.
7. Award Date - Once the tender/auction process is completed and properties awarded, the bidder will have three (3) months to pay a non-refundable deposit of an additional 30% of the agreed purchase price.
8. Confirmation Date - The 10% deposit or any payments and improvements, less all applicable fees, shall be retained by the Town if the purchaser fails to pay the additional 30% of the purchase price prior to the expiration of three (3) months from the date of award of bid. The process to turn the property title over to the Purchaser will not begin until the additional deposit (30%) is made.
9. Possession Date - The property title will be turned over to the purchaser at payment of 85% of the agreed upon purchase price within 90 days of the confirmation date
10. The final 15% of the purchase price shall be paid at approval of building permit (tax incentives on property are for 2 years (100% in year 1 and 50% in year 2), no other tax incentives will be applied unless there is improvement on the property. Interest on the final 15% owing will be applied at a rate of 2% per month at the end of the initial abatement period
11. The Purchaser will be responsible for all legal costs associated with the purchase and title transfer.

Forward bids and inquiries to:

Kevin Trew, CAO

Email: cao.outlook@sasktel.net

Phone: (306) 867-8663 or Cell (306) 768-7755

OR

Megan Anthony, Dir of Comm Dev

Email: directorcd.outlook@sasktel.net

Phone: (306) 867-9555



TENDER FOR PURCHASE FORM

1. I/We the undersigned, hereby offer and undertake on the acceptance of this tender to purchase on the terms and conditions in the Tender Advertisement.

Legal Land Description	Bid Amount
Lot(s):	\$ _____

2. I/We the undersigned, attach a cheque paid to the order of the “Town of Outlook” in the amount of \$ _____ as a refundable deposit for the above purchase, and understand that the said cheque will be returned if the tender contained herein is not accepted by the Seller.
3. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the Seller to use the same to contact us after the tender deadline of February 2, 2026 at 12 pm (noon) regarding the acceptance/decline of our offer.
4. I/We attach a rough sketch of our proposed development plans to this bid form.

Date

Name of Corporation (if applicable)

Address

Signature of Agent

Print Name of Agent
Home #: _____
Cell #: _____
Email: _____