

TOWN OF



Outlook

IRRIGATION CAPITAL OF SASKATCHEWAN

**LAND TENDER
INFORMATION PACKAGE**

Approximately 11 Acres

Land to be subdivided West of the River

(NW 16 29 08 W3rd)

Owner: Town of Outlook

Closing: September 22, 2025

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1. TENDER ADVERTISEMENT

Property for Development For Sale by Tender – Town of Outlook

Owner: Town of Outlook

Address: West part of NW 16 29 08 W3, Outlook, SK

Land Description	SAMA Assessed Value	Taxable Assessment	Devlopable Acres
West part of NW 16 29 08 W3	\$22,200	EXEMPT	11

Property Details:

- Approximately 11 acres of developable acres, undeveloped municipal road allowance along west side of parcel
- Total parcel 45 acres, owner willing to subdivide approximately 11 acres, current owner requires access to adjacent Park and waterway within subdivision
- Easement for Raw Water supply may be required across parcel
- Solid Waste Disposal services provided, municipal water and sanitary sewer will not be provided
- Currently Farmland, Rental Agreement Expiring December 31, 2025
- Zoned RA – Acreage Residential District
- 803.77 meters of frontage
- Currently Exempt from Taxes

Conditions:

- 1) Submit bids to the Town of Outlook on or before 12 o'clock noon, Monday, September 22, 2025.
- 2) A cheque for \$100,000 or 25% of the amount (whichever is less) of the bid must accompany the tender purchase form.
- 3) Highest or any tender not necessarily accepted.
- 4) No tenders shall be accepted which are subject to financing as a condition.
- 5) All bids must be accompanied by a proposed development plan (rough sketch is sufficient)
- 6) Every bidder will not necessarily be called for an auction following submission of the bids. Bidders in the proximity of the highest bid may be contacted for further opportunities to increase bids.
- 7) 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.
- 8) The property title will not be turned over to the Purchaser until payment is made in full. The deposit or any payments and improvements, less all applicable fees, shall be retained by the Town if the purchaser fails to pay the balance of the purchase price prior to the expiration of



thirty six months from the date of deposit OR the developer purchaser terminates the purchase after the expiration of the four (4) month period from the date the deposit is accepted.

- 9) The Purchaser will be responsible for all legal costs associated with the purchase and title transfer.
- 10) The Purchaser will share in the costs to subdivide on a 85% to 15%(Town share) basis.
- 11) The Purchaser will be responsible to share the costs of planning for and building a municipal roadway to serve the properties on a 85% to 15%(Town share) basis.

Forward bids and inquiries to:

Kevin Trew, CAO
Town of Outlook
Phone: (306) 867-8663
Email: cao.outlook@sasktel.net



2. 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
West part of NW 16 29 08 W3	\$ _____

2. I/We the undersigned, attach a cheque paid to the order of the “Town of Outlook” in the amount of \$ _____ as a 25% deposit for the above purchase price, and understand that the said cheque will be returned in 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 September 22, 2025 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)

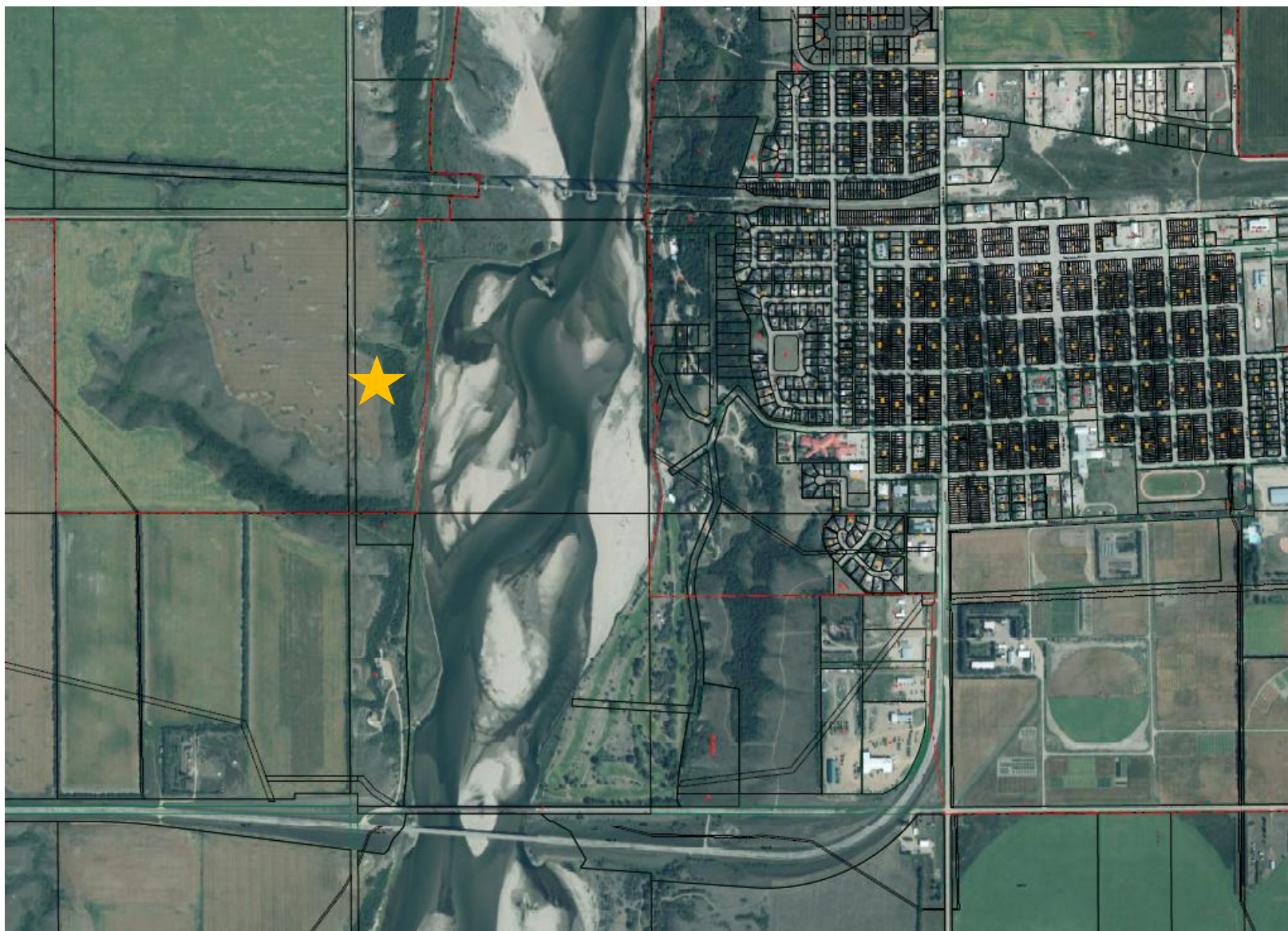
Address
NW 16 29 08 W2, Outlook, SK

Signature of Tenderer

Print Name of Tenderer
Home #: _____
Mobile #: _____
Email: _____



MAP OF OUTLOOK



SAMA REPORT

Municipality Name: TOWN OF OUTLOOK

Assessment ID Number : OUTLO-494925000

riD: 201837390



SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

Civic Address:

Legal Location: Qtr NW Sec 16 Tp 29 Rg 08 W 3 Sup 00

Supplementary: W OF RIVER

Title Acres: 45.00

School Division: 207

Neighbourhood: OUTLO-200

Overall PUSE: 2100

Call Back Year:

Reviewed:

Change Reason:

Year / Frozen ID: 2025/-32560

Predom Code:

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

01-Aug-1996

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
22.00	NG - [NATIVE GRASS]	Soil association 1	BR - [BRADWELL]	Range site	SY: SANDY	\$/ACRE	996.88
		Soil texture 1	FL - [FINE SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	SL - [SANDY LOAM]	Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.40		
				Aum/Quarter	64.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
23	WASTE SLOUGH BUSH

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
Agricultural	\$22,200		1	Non-Arable (Range)	45%	\$0		\$9,990		Exempt
Total of Assessed Values:	\$22,200				Total of Taxable/Exempt Values:	\$0		\$9,990		



PARCEL PICTURE

