

TOWN OF



Outlook

IRRIGATION CAPITAL OF SASKATCHEWAN

**LAND TENDER
INFORMATION PACKAGE**

Mann Street

Residential Lots of Varying Sizes and Zoning Districts

(Plans 1 and 72)

Owner: Town of Outlook

Closing: April 30, 2026



TENDER ADVERTISEMENT

Properties for Development For Sale by Tender – Town of Outlook

Owner: Town of Outlook

Address: Mann Street and Fraser Avenue Residential Development, Outlook, SK

Land Description	Zoning District	Suggested Retail Price	Services Available	Lot Size
Lots 4-8 Block 72 Mann Street Frontage (5 Lots)	R3 – Modular home residential	\$47,500	Municipal Water, Sewer to property line, Saskpower, Saskenergy, Sasktel to be installed	55 m2 or 595 ft2 each
Lots 9-14 Block 72 and Lots 34-40 Block 51 (13 Lots)	R2 – Medium Density Residential	\$120,000	Municipal Water, Sewer to property line, Saskpower, Saskenergy, Sasktel to be installed to curbstop	Various sizes minimum frontage 22.79 meters (77.4 feet) to 29.14 meters (95.6 feet)
Lots 15-21 Block 72 and Lots 41-46 Block 51 (13 Lots)	R1 – Low Density Residential	\$107,000	Municipal Water, Sewer to property line, Saskpower, Saskenergy, Sasktel to be installed	Various sizes minimum frontage 19.23 meters (63 feet) to 20.6 meters (67.5 feet)

Property Details:

- Approximately 11 acres of residential lots, consisting of 31 residential lots located close to all amenities
- Currently Farmland, Town will develop in 2026-2027 for building starts in late summer 2027
- 13 lots zoned R1, 13 lots zoned R2, 5 lots zoned R3
- Currently Exempt from Taxes as they are municipally owned, Property Tax Abatements will apply to residential developments



Conditions:

1. Submit bids to the Town of Outlook on or before 12 o'clock noon, Thursday, April 30, 2026.
2. A refundable deposit for 10% of the bid 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. Once the tender/auction process is completed and properties awarded, the bidder will have six (6) months to pay a non-refundable deposit of 30% of the agreed purchase price.
8. The original 10% deposit or any payments and improvements, less all applicable fees, shall be retained by the Town if the purchaser fails to pay the 30% non-refundable deposit or opt out prior to the expiration of six (6) months from the date of award of bid.
9. Once the non-refundable 30% deposit is made, the land will be held for a maximum of twelve (12) months without a development or building permit application. Failure to submit both a development and building permit application within that period will forfeit the deposit and the lot will return to the Town's inventory. A minimum of 75% of the purchase price will be paid prior to the development or building permit applications being considered.
10. The property title will not be turned over to the Purchaser until the building permit is approved and full payment for the lot is made.
11. The Purchaser will be responsible for all legal costs associated with the purchase and title transfer.
12. The Purchaser will be responsible for getting utility services into the lots.

Forward bids and inquiries to:

Kevin Trew, CAO

OR

Megan Anthony, Dir of Comm Dev

Email: cao.outlook@sasktel.net

Email: directorcd.outlook@sasktel.net

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

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 April 30, 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: _____