

Sealed, written tenders to purchase commercial land in the Municipality of Rhineland and described below will be received by:

Gilmour Braul Hiebert Law Office
100-125 Centre Ave
Golden West Plaza
Altona, Manitoba
204-324-6400

PROPERTY ONE: Commercial Shop in Plum Coulee

- Roll 401500.000
- 295 Main Ave, Plum Coulee, Manitoba
- Lot B+C Plan 69887 in the NE 2-3-3W
- Certificate of Title 3184917/4
- Zoned CN – Commercial Neighbourhood Zone

PARCEL TWO: Commercial Shop in Plum Coulee

- Roll 197100.000
- 12068 RD 13NW
- Part of NE 1-3-3W
- Certificate of Title 3052567/4
- Zoned RR – Rural Residential Zone

CONDITIONS OF TENDER:

1. Interested parties must rely on their own inspection and knowledge of the property and not on the above or any other particulars or representations made by or on behalf of the Seller. Each property is sold “as is where is”.
2. Tenders must be received at or before **5:00 pm on June 15, 2023**.
3. Each tender must be accompanied by a **\$5,000.00 deposit cheque** payable to GILMOUR BRAUL HIEBERT LAW OFFICE. Deposit cheques accompanying unsuccessful bids will be returned following completion of a binding offer to purchase with the successful bidder.
4. The Purchaser(s) shall be responsible for payment of GST or shall self-assess for GST.
5. Tenders may be submitted for one or both parcels. Tenders for both parcels must set out the price for each parcel separately and be available for acceptance of each parcel separately.
6. Each property is subject to a minimum bid.
7. Highest or any tender not necessarily accepted.

TERMS AND CONDITIONS OF SALE:

1. The bidder whose tender is accepted will be required to complete an agreement covering terms and conditions of sale with a closing date of **July 12, 2023** (the "Closing Date").
2. In addition to the deposit, the balance of the accepted tender must be paid on or before the Closing Date. If the balance of the accepted tender is not paid within the set time limit, the deposit paid may be forfeited as liquidated damages and not as a penalty.
3. Possession is not authorized until acceptable arrangements for full payment are made following acceptance of tender.
4. Successful bidders will be responsible for real property taxes commencing **January 1, 2023**.

To book an appointment to view or inspect the property, contact the Municipality of Rhineland at (204) 324-7510, attention: Craig Smiley.

For further information about the tendering process, contact:

Loren Braul

Ph: 204-324-6400 Fax: 204-324-8850

loren@gilmourlaw.ca