

Farmland for Sale by Tender

in the Rural Municipality of Morris

Sealed tenders in writing for the purchase of the following property will be received by:

Bruce D. Gregory Law Corporation

Property:

The property legally described as:

THE SW ¼ OF SECTION 29-5-1 WPM EXCEPTING:

FIRSTLY – ALL THAT PORTION TAKEN FOR RIGHT-

OF-WAY OF PUBLIC DRAIN PLAN NO. 671 MLTO

SECONDLY- ALL MINES AND MINERALS AS

RESERVED IN THE ORIGINAL GRANT FROM THE

CROWN

THIRDLY- PUBLIC DRAIN PLAN NO. 326 MLTO

FOURTHLY – WATER CONTROL WORKS PLAN

NO. 888 MLTO

comprising approximately 126.52 acres of Land (the "Property")

Terms and Conditions of Tender of Sale:

1. Tenders to be received on or before 4 PM on May 15th, 2019.
2. Possession will be June 1, 2019.
3. Each tender must be accompanied by a \$20,000.00 deposit cheque payable to: Bruce D. Gregory Law Corporation. (Deposit cheques accompanying unacceptable bids will be returned.)
4. The balance of the purchase price is payable on June 1st, 2019.
5. Real Property Taxes will be adjusted as of January 1, 2019.
6. Title to the Property will be transferred free and clear of all registered mortgages, encumbrances and leases, except: Caveat No. 21557/4 – Manitoba Power Commission
7. The purchase price shall include the soy bean crop to be seeded to the Property by June 10th 2019.
8. The purchase price shall include one 4000 bushel hopper bin situate on the Property.
9. Tender(s) are binding upon acceptance and are not subject to any conditions precedent.
10. If the balance of the purchase price is not paid by June 1st, 2019, or other satisfactory arrangements are not in place, the deposit shall be forfeited to the Vendors as liquidated damages and not as penalty.
11. The Purchaser shall rely entirely upon his/her personal inspection and knowledge of the Property, independent of the representations made by the Vendors or the Solicitor and Agent of the Vendors.
12. The Property will be sold "as is" and the Purchaser is solely responsible to determine the value and condition of the Property, land quality, property use, environmental condition and any other information pertaining to the Property.
13. The Purchaser will pay any applicable GST, or provide an acceptable undertaking to self-assess GST and to indemnify the Vendors.
14. The successful Purchaser (if any) will within 7 days of being advised that he/she is a successful bidder, execute an agreement to complete the purchase according to the above conditions as well as providing evidence that the balance of the purchase price will be available under conditions acceptable to the Vendors by June 1st 2019.
15. The sale is not subject to a "right of first refusal".
16. Highest or any tender not necessarily accepted. The Vendors are not obligated to sell the Property, or to accept any Tender.

For further information contact:

Bruce D. Gregory

Bruce D. Gregory Law Corporation

164 Boyne Ave West Box 811

Morris, MB R0G 1K0

Telephone: 204 746-2179

Fax: 204 746-2885

Email: info@bdglaw.ca