

Purchasing a Town Lot

- Town lots are priced at \$370.00 per front foot and are subject to GST.
- All offers to purchase must be in writing.
- All property is sold on an as is, where is basis.
- A certified cheque in the amount of 10% of the asking price must accompany the offer to purchase.
- If an offer to purchase is accepted by Council, the 10% down payment is non-refundable and payment in full must be received in 90 days.
- Development must begin within 1 year of having made full payment on the property.
- Title will only transfer once development has begun.
- If development does not begin within one year, the purchase price less the 10% deposit will be refunded to you.
- Your development must also comply with the Town's Zoning Bylaws.
- Development subject to applicable permit application and review.

Lots for Sale



Lot 1, Block A, Plan 84R41174	525 Craigeith Avenue S	Lot 5, Block 13, Plan AN4277	356 Blondeau Avenue S
Lot 2, Block A, Plan 84R41174	535 Craigeith Avenue S	Lot 4, Block 13, Plan AN4277	366 Blondeau Avenue S
Lot 3, Block A, Plan 84R41174	545 Craigeith Avenue S	Lot 3, Block 13, Plan AN4277	376 Blondeau Avenue S
Lot 15, Block 19, Plan AO2561	654 Craigeith Avenue S	Lot 1-2, Blok 13, Plan AN4277	386 Blondeau Avenue S
Lot 14, Block 19, Plan AO2561	664 Craigeith Avenue S	Lot 9, Block 2, Plan AN4277	535 Okaneese Avenue S
		Lot 10, Block 2, Plan AN4277	545 Okaneese Avenue S
Lot 4, Block 7, Plan 102395831	468 Segwun Avenue S	Lot 3A, Block 7, Plan AO2561	635 Segwun Avenue S

Lots for Sale



Lot 3, Block 55, Plan AN4277	476 1 st Street	Lot 6, Block 49, Plan AN4277	356 Okaneese Ave. N
Lot 2, Block 55, Plan AN4277	486 1 st Street	Lot 5, Block 49, Plan AN4277	344 Okaneese Ave. N
Lot 1, Block 55, Plan AN4277	496 1 st Street	Lot 4, Block 49, Plan AN4277	334 Okaneese Ave. N.
Lot 16, Block 49, Plan AN4277	345 Craigleith Ave. N.	Lot 9 Block 46, Plan 82R53560	298 Okaneese Ave. N
Lot 20, Block 49, Plan AN4277	303 Craigleith Ave. N.	Lot 12 Block 46A, Plan 76R45070	287 Okaneese Ave. N
Lot 10, Block 49, Plan AN4277	398 Okaneese Ave. N.	Lot 10-15, Block 48, Plan AN4277	367 Okaneese Ave. N
Lot 8, Block 49, Plan AN4277	376 Okaneese Ave. N.	Lot 5, Block 48, Plan AN4277	620 2 nd Street
Lot 7, Block 49, Plan AN4277	366 Okaneese Ave. N	Lot 4, Block 48, Plan AN4277	640 2 nd Street
Lot 3, Block 48, Plan AN4277	660 2 nd Street	Lot 2, Block 48, Plan AN4277	680 2 nd Street
Lot 1, Block 48, Plan AN4277	696 2 nd Street	Lot 11, Block 47, Plan AN4277	297 Blondeau Ave. N.
Lot 12, Block 47, Plan AN4277	287 Blondeau Ave. N.	Lot 13, Block 47, Plan AN4277	277 Blondeau Ave. N.
Lot 14, Block 47, Plan AN4277	267 Blondeau Ave. N.	Lot 15, Block 47, Plan AN4277	255 Blondeau Ave. N.
Lot 16, Block 47, Plan AN4277	245 Blondeau Ave. N.	Lot 5-10, Block 47, Plan AN4277	244 Sioux Ave. N.
Lot 4, Block 47, Plan AN4277	234 Sioux Ave. N.	Lot 9, Block 49, Plan AN4277	388 Okaneese Ave. N.

Available Town Property For Sale

Land Available for Sale	Address	Level of Service	Frontage
Lot 4, Block 19, Alt# 505319700	635 Segwun Ave. S.	Serviced to Property Line	50 X 190
Lot 3-4, Block 7, Alt# 505212150	468 Segwun Ave. S.	Serviced to Property Line	100 X 140
Lot 20, Block 49, Alt# 505293450	303 Craigleith Ave. S.	Serviced to Property Line	50 X 120
Lot 1, Block A, Alt# 505210550	525 Craigleith Ave. S.	Serviced to Property Line	65 X 140
Lot 2, Block A, Alt# 505210625	535 Craigleith Ave. S.	Serviced to Property Line	65.60 X 140
Lot 3, Block A, Alt# 505210725	545 Craigleith Ave. S.	Serviced to Property Line	65.60 X 140
Lot 15, Block 19	654 Craigleith Ave. S.	Serviced to Property Line	50 X 190
Lot 14, Block 19	664 Craigleith Ave. S.	Serviced to Property Line	50 X 190
Lot 10, Block 2, Alt# 505210200	545 Okaneese Ave. S.	Serviced to Property Line	33 X 140
Lot 9, Block 2, Alt # 505210150	535 Okaneese Ave. S.	Serviced to Property Line	40 X 140
Lot 1-2, Block 13, Alt# 505221700	386 Blondeau Ave. S.	Not Serviced, No Mains	100 X 140
Lot 3, Block 13, Alt# 505221800	376 Blondeau Ave. S.	Not Serviced, No Mains	50 X 140
Lot 4, Block 13, Alt# 505221850	366 Blondeau Ave. S.	Not Serviced, No Mains	50 X 140
Lot 5, Block 13, Alt# 505221900	356 Blondeau Ave. S.	Not Serviced, No Mains	61 X 110
Lot 3, Block 55, Alt# 505297300	476 1 st Street	Not Serviced, No Mains	50 X 120
Lot 2, Block 55, Alt# 505297250	486 1 st Street	Not Serviced, No Mains	50 X 120
Lot 1, Block 55, Alt# 505297150	496 1 st Street	Not Serviced, No Mains	108 X 96
Lot 16, Block 49, Alt# 505293250	345 Craigleith Ave. N.	Serviced to Property Line	50 X 120
Lot 20, Block 49, Alt# 505293450	303 Craigleith Ave. N.	Serviced to Property Line	50 X 120

Lot 10, Block 49, Alt# 505292950	398 Okaneese Ave. N	Not Serviced, No Mains	50 X 120
Lot 9, Block 49, Alt# 505292900	388 Okaneese Ave. N.	Not Serviced, No Mains	50 X 120
Lot 8, Block 48, Alt # 505292850	376 Okaneese Ave. N	Not Serviced, No Mains	50 X 120
Lot 10-15, Block 48, Alt# 505292480	367 Okaneese Ave. N	Not Serviced, No Mains	317 X 120
Lot 7, Plan 49, Alt# 505292800	366 Okaneese Ave. N.	Not Serviced, No Mains	50 X 120
Lot 6, Block 49, Alt# 505292750	356 Okaneese Ave. N	Not Serviced, No Mains	50 X 120
Lot 5, Block 49, Alt# 505292700	344 Okaneese Ave. N	Not Serviced, No Mains	50 X 120
Lot 4, Block 49, Alt# 505292650	334 Okaneese Ave. N	Not Serviced, No Mains	50 X 120
Lot 9, Block 46, Alt# 505269300	298 Okaneese Ave. N	Serviced to Property Line	50 X 120
Lot 12, Block 46A, Alt# 505269950	287 Okaneese Ave. N	Serviced to Property Line	50 X 120
Lot 5, Block 48, Alt# 505292400	620 2 nd Street	Serviced to Property Line	50 X 120
Lot 4, Block 48, Alt# 505272350	640 2 nd Street	Serviced to Property Line	50 X 120
Lot 3, Block 48, Alt# 505272300	660 2 nd Street	Serviced to Property Line	50 X 120
Lot 2, Block 48, Alt# 505272250	680 2 nd Street	Serviced to Property Line	50 X 120
Lot 1, Block 48, Alt# 505272200	696 2 nd Street	Serviced to Property Line	60 X 70
Lot 11, Block 47, Alt# 505271700	297 Blondeau Ave. N	Serviced to Property Line	50 X 105
Lot 12, Block 47, Alt# 505271750	287 Blondeau Ave. N	Serviced to Property Line	50 X 105
Lot 13, Block 47, Alt# 505271800	277 Blondeau Ave. N	Serviced to Property Line	50 X105
Lot 14, Block 47, Alt# 505271850	267 Blondeau Ave. N	Serviced to Property Line	50 X 105
Lot 15, Block 47, Alt# 505271900	255 Blondeau Ave. N	Serviced to Property Line	50 X 105
Lot 16, Block 47, Alt# 505271950	245 Blondeau Ave. N	Serviced to Property Line	50 X 105

Lot 4, Block 47, Alt# 505270900	234 Sioux Ave. N	Not Serviced, No Mains	50 X 105
Lot 5-10, Block 47, Alt# 505271100	244 Sioux Ave. N	Not Serviced, No Mains	50 X 300
Lot 101, Block 4, Alt# 505020100	198 Lake Ave	Serviced to Property Line	50 X 150

OFFER TO PURCHASE
(Bare Lands)

I/WE, _____, (herein called the "Purchaser") of _____, having inspected the real property hereinafter described, HEREBY OFFER TO PURCHASE from THE TOWN OF FORT QU'APPELLE (herein called the "Town"), the following described property:

Surface Parcel # _____
Reference Land Description: Lot _____ Block _____ Plan _____ Extension _____

comprising bare lands situate in the Town of Fort Qu'Appelle, Saskatchewan,

subject to the reservations and exceptions appearing in the existing certificate of title, and free and clear of all encumbrances except such encumbrances as are hereafter expressly accepted, for the sum of _____ DOLLARS (\$ _____) plus applicable Goods and Services Tax to be paid as follows:

- (a) \$ _____ (minimum 10%) by certified cheque/cash as the deposit, receipt of which by the Town is hereby acknowledged, to be held in trust, pending completion or other termination of this agreement and to be credited on account of purchase money, on closing.
- (b) \$ _____ balance of cash, by certified cheque/cash to be paid to the Town within 90 days of the date of this Offer.
- (c) \$ _____ Goods and Services Tax, by certified cheque/cash to be paid to the Town within 90 days of the date of this Offer.

The said Offer being subject to the following conditions:

1. Closing date: This contract will be completed upon payment by the Purchaser to the Town of the balance of cash and Goods and Services Tax, as prescribed above, upon which the Town shall arrange to transfer title to the Purchaser and shall provide the Purchaser with vacant possession.
2. Should the Purchaser fail to pay the balance of cash and Goods and Services Tax to the Town, as prescribed above, within 90 days of the date of this Offer, this agreement shall be void at the Town's option whereupon the said deposit shall be forfeited to the Town.
3. The Town will supply title subject only to existing utility easements, if any.

- 4. The Town and Purchases agree to execute promptly, when prepared, any documents required to complete this transaction.
- 5. It is understood and agreed that there are no other representations, warranties, guarantees, promises or agreements other than those contained in this agreement, and I/We hereby agree to purchase the above described property as it stands at the price and terms and subject to the conditions set forth.
- 6. Time shall be of the essence to this agreement.
- 7. This Offer is irrevocable by the Purchaser and open to acceptance by the Town up to one minute before midnight the _____ day of _____, 20_____.
- 8. The Purchaser shall ensure that a residential home is constructed upon the property compliant in all respects with the Town zoning bylaws and applicable residential building standards (the receipt of which by the Purchaser is hereby acknowledged), such construction to be completed within one year of the Purchaser obtaining title.
- 9. Upon acceptance of this Offer within the time prescribed in Paragraph 7, this agreement shall constitute a binding contract of purchase and sale and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.
- 10. If this Offer is not accepted, the entire deposit and any other monies paid, without interest, shall forthwith be returned to the Purchaser.

DATED at _____ Saskatchewan, this _____ day of _____, 20_____.

IN WITNESS whereof I have hereunto set my hand:

SIGNED, SEALED AND DELIVERED)
in the presence of:)
) _____
) Purchaser

Witness)
) _____
) Purchaser
)

ACCEPTANCE

The Town hereby accepts the above Offer together with all conditions contained therein and covenant to carry out the sale on the items and conditions above mentioned.

DATED at Fort Qu'Appelle, Saskatchewan, this _____ day of _____, 20____.

TOWN OF FORT QU'APPELLE

Per:

(seal)