

## FOR SALE BY TENDER

Sealed, written tenders for the property will be received by:

MEIGHEN HADDAD LLP  
110-11<sup>th</sup> Street  
Brandon, MB R7A 4J4  
Attention: Joshua R. Dyck

### Property:

#### Title One:

PARCEL I: NW 1/4 32-3-15 WPM EXCEPTING FIRSTLY - THE ELY 495 FEET SECONDLY - ALL THOSE PORTIONS TAKEN FOR THE DIVERSION OF LITTLE PEMBINA RIVER AND MORE PARTICULARLY DESCRIBED IN CERTIFICATE OF TITLE NO. 19869 MLTO THIRDLY - PUBLIC ROAD PLAN NOS. 189 MLTO, 353 MLTO, 745 MLTO AND 858 MLTO FOURTHLY - PUBLIC DRAIN PLAN 1154 MLTO FIFTHLY - WATER CONTROL WORKS PLAN 26197 MLTO  
Exc all mines and minerals

PARCEL II: SW 1/4 5-4-15 WPM EXCEPTING FIRSTLY - THE ELY 495 FEET SECONDLY - ALL THOSE PORTIONS TAKEN FOR THE DIVERSION OF LITTLE PEMBINA RIVER AND MORE PARTICULARLY DESCRIBED IN CERTIFICATE OF TITLE NO. 19869 MLTO THIRDLY - PUBLIC ROAD PLAN NOS. 353 MLTO, 745 MLTO AND 858 MLTO FOURTHLY - PUBLIC DRAIN PLAN 1154 MLTO FIFTHLY - WATER CONTROL WORKS PLAN 26197 MLTO SIXTHLY - PUBLIC ROAD PLAN 39179 MLTO  
Exc all mines and minerals

#### Title Two:

NE 1/4 31-3-15 WPM EXCEPTING THEREOUT - PUBLIC ROAD PLAN 858 MLTO  
Exc All mines and minerals

#### Title Three:

PARCEL A PLAN 25449 MLTO BETWEEN SW 1/4 5-4-15 WPM AND SE 1/4 6-4-15 WPM EXCEPTING THEREOUT - WATER CONTROL WORKS PLAN 26197 MLTO  
Exc all mines and minerals

#### Title Four:

SE 1/4 6-4-15 WPM EXCEPTING THEREOUT: FIRSTLY - THAT PART THEREOF WHICH LIES TO EAST OF A STRAIGHT LINE DRAWN FROM A POINT IN NORTHERN LIMIT OF SAID QUARTER SECTION DISTANT WLY THEREON 11.15 FEET FROM THE NORTH EASTERN CORNER THEREOF TO A POINT IN THE EASTERN LIMIT OF SAID QUARTER SECTION, DISTANT SLY THEREON 74.9 FEET FROM NORTH EASTERN CORNER THEREOF SECONDLY - ALL MINES AND MINERALS AS RESERVED IN THE ORIGINAL GRANT FROM THE CROWN THIRDLY - WATER CONTROL WORKS PLAN 26197 MLTO

The property is situated beside a beautiful 18-hole golf course on the south end of Pelican Lake.

**Conditions of Tender:**

1. Tenders must be received on or before 4:00 p.m. on June 13, 2022.
2. All persons submitting a tender shall rely on their personal knowledge and inspection of the property. The land is tendered on an “as is” basis. The Vendor makes no representation or warranty with regard to the condition, suitable use, size, or zoning for the land.
3. The highest or any tender not necessarily accepted.
4. Each tender must be accompanied by a cheque, payable to Meighen Haddad LLP, representing ten percent (10%) of the tendered purchase price. All unsuccessful bidders shall have their tender cheques returned following the close of tenders.

**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, in the Vendor’s standard form.
2. In addition to the deposit, the balance of the accepted tender is due and payable on the date of closing which shall be June 27, 2022, or evidence provided that the purchase funds shall be available under conditions acceptable to the Vendor. If the balance of the accepted tender is not paid within the set time limit the deposit paid will 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. All mines and minerals will be reserved from any transfer.
5. The 2022 Property Taxes shall be adjusted for as of January 1, 2022. All other taxes including GST and Land Transfer Tax (if applicable) shall be the responsibility of the Purchaser. Each of the Vendor and Purchaser shall be responsible for their own legal fees to complete the sale.

For further information contact Joshua R. Dyck at Meighen Haddad LLP (204-725-8778).