

TENDER File #WCLA-16-13237-1051 - Instructions to Bidders:

1. Offers must be consistent with these Instructions to Bidders and must be submitted on the prescribed Offer to Purchase form. Forms are attached to the webpage listing this property [Province of Manitoba | central - Sales](#) . Forms may also be obtained by contacting **Real Estate Services Branch, Room 308 - 25 Tupper Street North, Portage la Prairie, MB R1N 3K1, Attn: Disposal and Acquisition Officer**, or by email: resdinfo@gov.mb.ca, or telephone 1-204-239-3510, toll free: 1-866-210-9589.
2. Interested persons are invited to fill in and sign an Offer to Purchase the subject property, **including the amount you are offering to pay as the Purchase Price**. All sections of the prescribed Offer to Purchase form (the "Offer") must be completed by the Bidder.
3. Offers that delete or amend any of the terms and conditions contained in the prescribed form, or that contain terms and conditions additional to those contained in the prescribed form, will not be accepted.
4. **All Land and Buildings are being sold "as is, where is", and it is the responsibility of the Bidder to satisfy itself concerning the condition of the Property, and to conduct such searches, tests and inspections of the Property as the Buyer may consider advisable. Manitoba makes no representations or warranties whatsoever in this respect.**
5. **NOTE:** *an Environmental Site Assessment ("ESA") was completed on the House, and trace amounts of mould were detected. **The mould has been removed, and subsequent testing has shown that there is no longer any mould present.** The Buyer will be asked to acknowledge that they have been provided with the ESA and remediation results for the House, and to agree to indemnify Manitoba from any future claims related to mould contamination. The Buyer is encouraged to have their own mould testing conducted, at their expense, after their Offer is submitted, and during the Due Diligence period.*
6. **NOTE:** *The Property has been vacant for several months, and the water (source: artesian well) has been shut off. The Buyer will be responsible for having the water turned on at the Property, including any required water line, appliance hook-up, and other inspections and repairs, as may be necessary after a period of non-use.*
7. **NOTE:** *The 1.45 ac. Property currently has a **disposal field** for the treatment and disposal of wastewater effluent. Manitoba Onsite Wastewater Management Systems Regulation M.R. 83/2003 s.6(3) sets out that the parcel of land on which a disposal field is situated to be at least 2 ac. in area. The Buyer will be responsible for any septic system upgrades, if required by Manitoba Environment and Climate Change.*

8. The signed Offer is to be provided to **Attn: Disposal and Acquisition Officer
Real Estate Services Branch
Room 308 - 25 Tupper Street North
Portage la Prairie MB R1N 3K1**
in a sealed envelope marked “**TENDER File #WCLA-16-13237-1051**”.
9. A deposit (**certified cheque, bank draft or solicitor’s trust cheque**) made **payable to The Minister of Finance** in an amount of 10% of the total purchase price must accompany the Offer to Purchase.
10. ALL OFFERS MUST BE RECEIVED AT REAL ESTATE SERVICES BRANCH BY NO LATER THAN **1:00 PM, ON TUESDAY, MARCH 31, 2026** (the Tender Closing Date).
11. After the Tender Closing Date, Real Estate Services Branch will begin opening and evaluating all Offers received in good order, and then furthering the Tender results to the Department of Transportation and Infrastructure, with our recommendation.
12. If a satisfactory Offer is not received, Real Estate Services Branch may consider an Offer submitted after the Tender Closing Date. An Offer submitted after the Tender Closing Date is subject to all of the same conditions set out herein, and as set out in the prescribed Offer to Purchase form.
13. The Bidder, by submitting an Offer for this Tender, agrees that this Tender is subject to the following conditions, in addition to any other terms and conditions set out herein:
 - a) The receipt of Offers for this Tender by Manitoba and the opening of an Offer does not constitute acceptance of the Offer;
 - b) The Offer shall not be deemed in any way to be a unilateral contract; it is an offer by the Bidder to Manitoba to carry out the provisions as are set out in this Tender which may be accepted or rejected by Manitoba at Manitoba’s sole discretion;
 - c) The acceptance of an Offer by Manitoba may only be made upon the written acceptance by Manitoba of all or any part of the Offer and delivered to the Bidder;
 - d) Manitoba in its sole discretion may reject or accept all or any part of this Tender or any of the Offers submitted under this advertisement;
 - e) Manitoba is under no obligation to accept the highest or any Offer submitted.
14. The successful bidder will be notified that their Offer to Purchase is being put forward for executive government approvals. The non-satisfactory bidders will be notified and their deposit cheque will be returned.