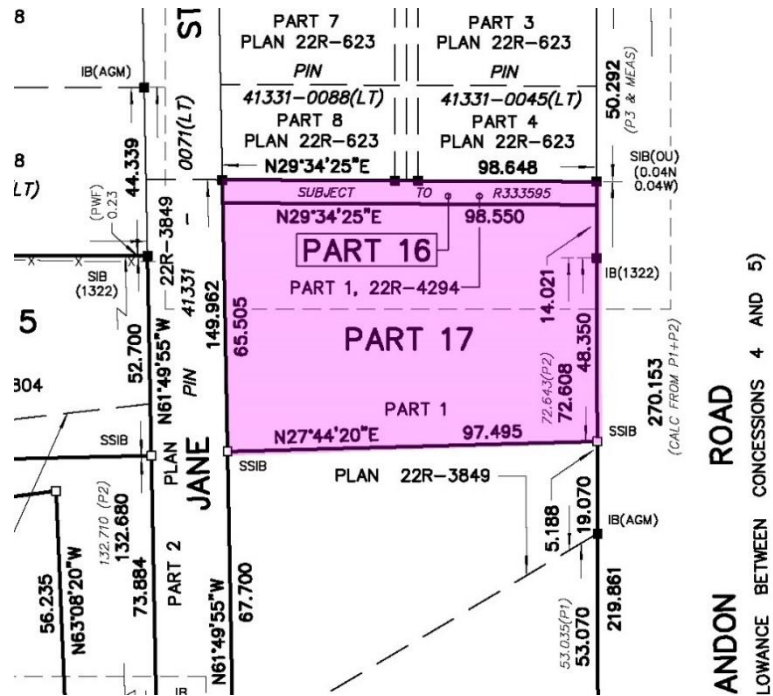
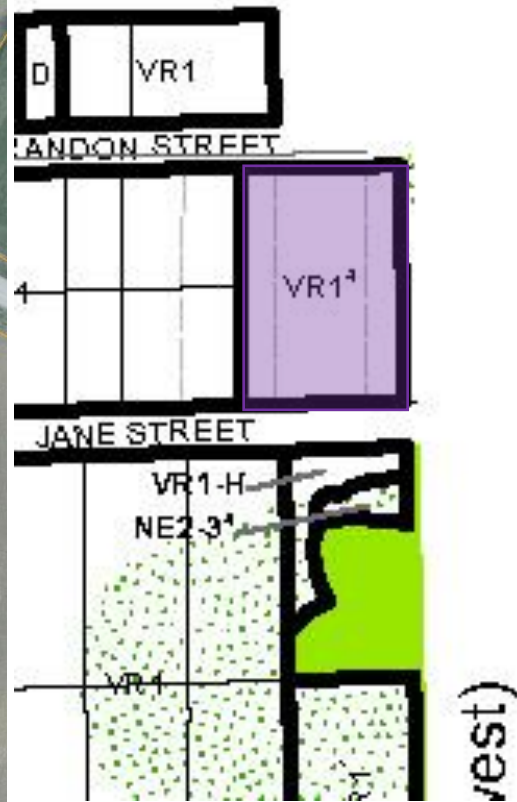




# NOTICE OF SALE OF LAND BY PUBLIC TENDER

THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

TENDER ID	Lot 1
ROLL NUMBER	N/A
LEGAL DESCRIPTION	MORRIS CON 5 PT LOTS 2 AND 3;RP 22R7118 PARTS 16 AND 17 SUBJECT TO EASEMENT R333595
PIN	Part Of 41331-0265 (LT)
DIMENSIONS	<b>Area:</b> 1.75 ac <b>Frontage:</b> 71.5 m <b>Depth:</b> 98 m
ACCESS	Jane Street
ZONING	VR 1
BUILDING PERMIT AVAILABILITY	Building permit may be issued subject to current zoning provisions
SERVICING	Municipal water
EXISTING STRUCTURES	None
ADDITIONAL CONDITIONS/NOTES	<p>-An agreement will be required between the purchaser and the Municipality establishing the Municipality's right to repurchase the property at the sale price if construction of a dwelling has not begun within 3 years of purchase.</p> <p>-Hydrogeology study supportive of up to 1.98 residential units on conventional class 4 septic systems.</p> <p>-Due to its proximity to the adjacent farm, odour levels on this property may occasionally cause concern to some individuals.</p> <p>-Subject to easement over Part 16 in favour of the Municipality registered as R333595 for existing Municipal Water and Storm Sewer infrastructure.</p> <p>-Stage 1 and 2 Archeology Study, Hydrogeological Assessment and Environmental Impact Assessment complete and available for review.</p> <p>-No access permitted from Brandon Road.</p> <p>-Cost of extending water service to lot line to be borne by the Municipality, installation anticipated in summer 2022.</p> <p>-All other service extensions are the sole responsibility of the purchaser.</p> <p>-Currently planted with corn, scheduled to be harvested by tenant farmer in the fall 2022.</p>
<b>MINIMUM TENDER AMOUNT</b>	<b>\$250,000.00</b>



Maps and pictures are provided as a courtesy only and the municipality makes no warranties as to the accuracy of this information. Boundaries on aerial photos may be skewed.