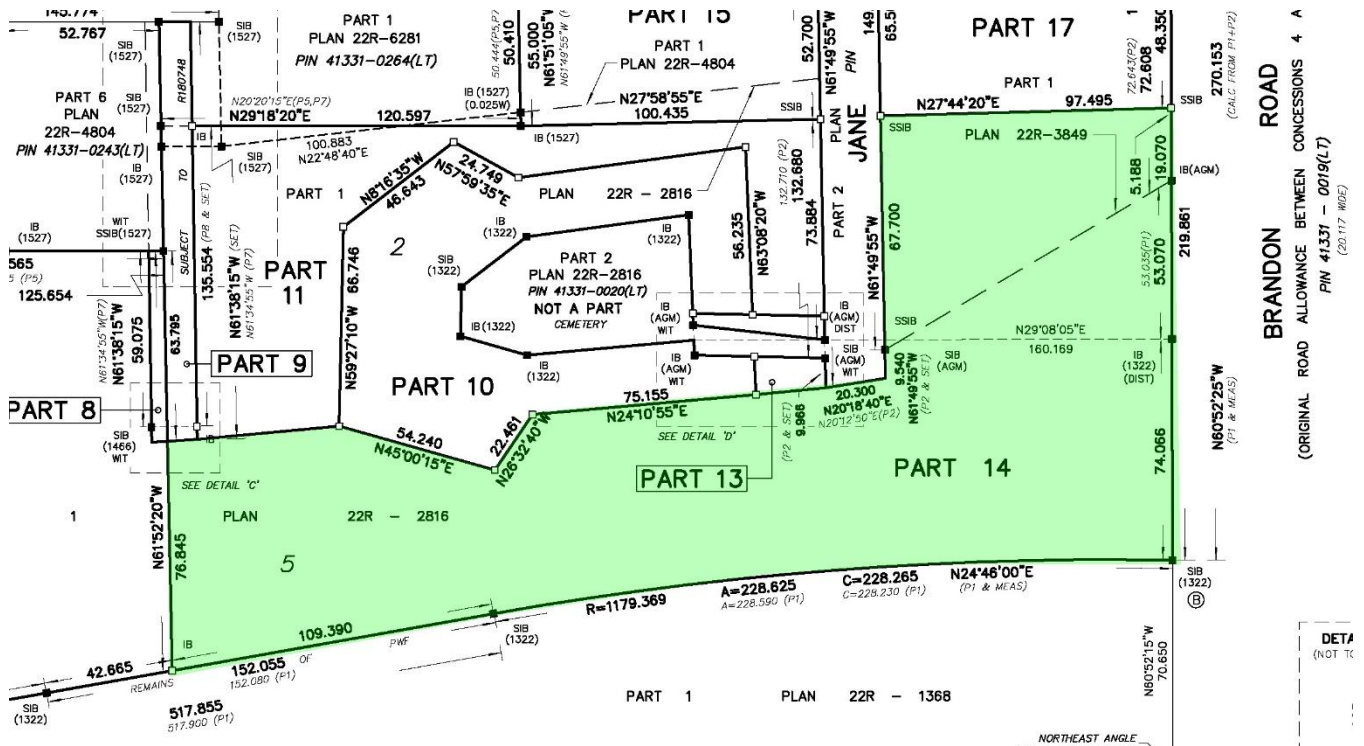




# NOTICE OF SALE OF LAND BY PUBLIC TENDER

THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

TENDER ID	Lot 3
ROLL NUMBER	N/A
LEGAL DESCRIPTION	MORRIS CON 5 PT LOTS 2 AND 3;RP 22R7118 PART 14
PIN	Part Of 41331-0265 (LT)
DIMENSIONS	<b>Area:</b> 7.5 ac <b>Frontage:</b> 146 m <b>Depth:</b> 339 m (Irregular)
ACCESS	Brandon Road, Jane Street
ZONING	AG1, NE2
BUILDING PERMIT AVAILABILITY	Residential building permit currently unavailable subject to further review.
SERVICING	None
EXISTING STRUCTURES	None
ADDITIONAL CONDITIONS/NOTES	<p>-Approximately 1.25 ac of workable AG1 land west of Municipal Drain, 3.5 ac of workable AG1 land to East of Municipal Drain, balance of land is NE2.</p> <p>-Assessed into the Coultres Municipal Drain</p> <p>-Residential building permit currently unavailable subject to further review.</p> <p>-Access to portion east of municipal drain from Brandon only, access to portion west of municipal drain from Jane only.</p> <p>-Due to its proximity to the adjacent farms, odour levels on this property may occasionally cause concern to some individuals.</p> <p>-Stage 1 and 2 Archeology Study, Hydrogeological Assessment and Environmental Impact Assessment complete and available for review.</p> <p>-All service extensions are the sole responsibility of the purchaser.</p> <p>-A portion is currently planted with corn, scheduled to be harvested by tenant farmer in the fall of 2022.</p>
<b>MINIMUM TENDER AMOUNT</b>	<b>\$150,000.00</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.