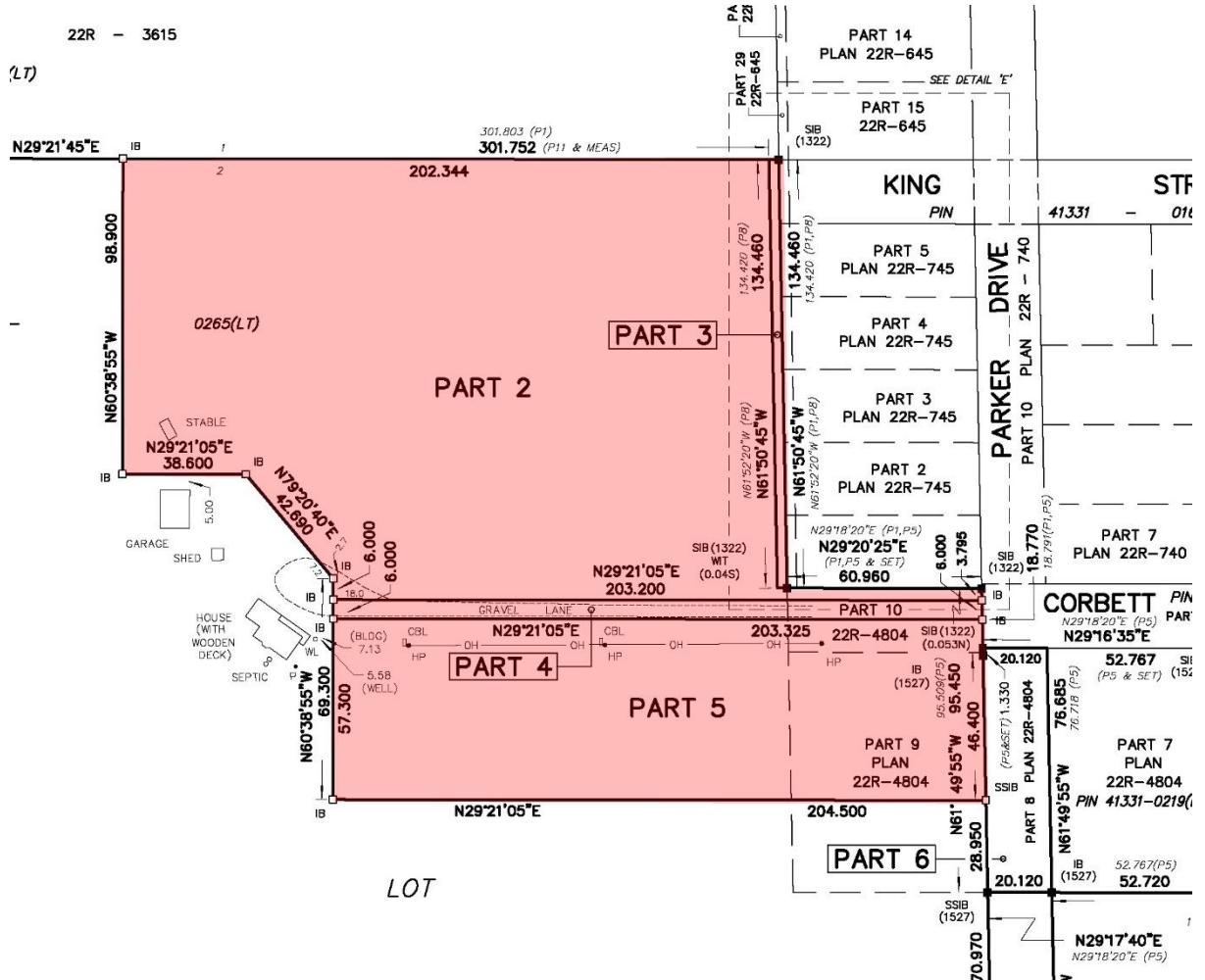
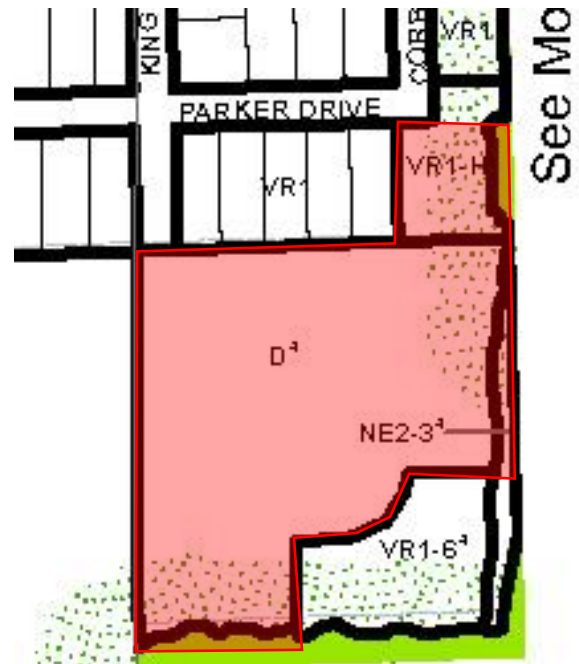




## NOTICE OF SALE OF LAND BY PUBLIC TENDER

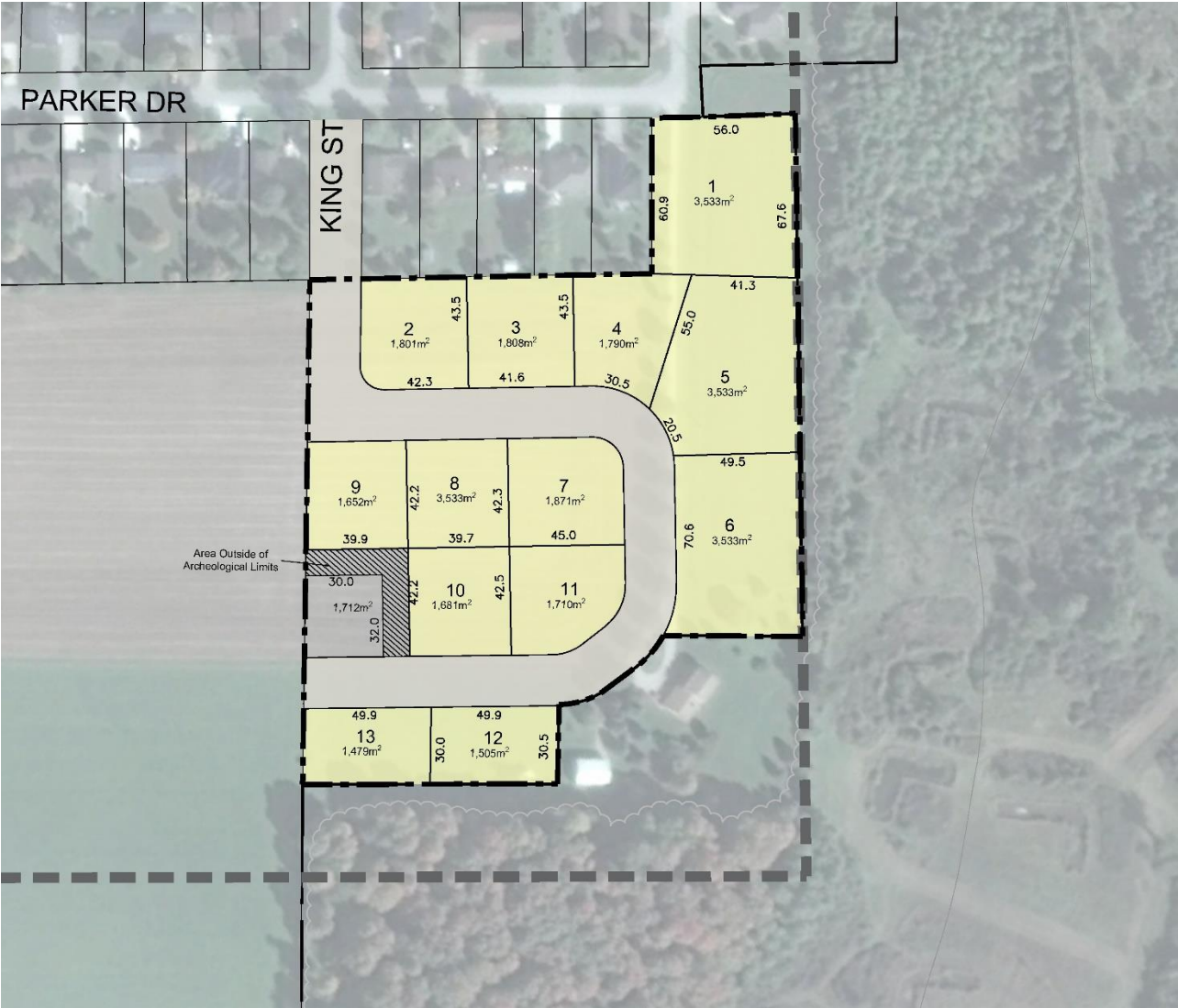
THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

TENDER ID	Lot 4
ROLL NUMBER	N/A
LEGAL DESCRIPTION	MORRIS CON 5 PT LOTS 2 AND 3; RP 22R7118 PARTS 2, 3, 4 and 5
PIN	Part Of 41331-0265 (LT)
DIMENSIONS	<b>Area:</b> 9.9 ac <b>Frontage:</b> 20 m <b>Depth:</b> 204 m (Irregular)
ACCESS	Corbett Drive
ZONING	D, VR1-H, NE2-3, NE2
BUILDING PERMIT AVAILABILITY	Suitable for development through Plan of Subdivision
SERVICING	Municipal Water
EXISTING STRUCTURES	Small Stable approx. 24 m <sup>2</sup>
ADDITIONAL CONDITIONS/NOTES	<p>-Suitable for development through plan of subdivision.</p> <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 a complete draft plan of subdivision application has not been submitted within 2 years of purchase.</p> <p>-Stage 1, 2 and 3 Archeology Study, Hydrogeological Assessment and Environmental Impact Assessment complete and available for review.</p> <p>-A 1,400 m<sup>2</sup> area is subject to an archaeological avoidance area. Avoidance area can be cleared for development by purchaser following additional Stage 4 archeological work.</p> <p>-Subject to easement over existing driveway to provide access to house on neighbouring property until such time as road access is constructed by the developer and assumed by the Municipality.</p> <p>-All service extensions, road networks and other works required for the development of the property shall be the sole responsibility of the purchaser through the plan of subdivision process.</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>\$525,000.00</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.

**Sample Concept Plan – Lot sizes and number for illustration purposes only.  
Not a registered plan of subdivision.**



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