



**FORM 6
SALE OF LAND BY PUBLIC TENDER**

Municipal Act, 2001
Ontario Regulation 181/03, Municipal Tax Sale Rules

SALE OF LAND BY PUBLIC TENDER

THE CORPORATION OF THE TOWN OF FORT FRANCES

Take Notice that tenders are invited for the purchase of the lands described below and will be received until 3:00 p.m. local time on May 11, 2022, at the Town of Fort Frances Civic Centre, 320 Portage Avenue, Fort Frances Ontario.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Town of Fort Frances Civic Centre, 320 Portage Avenue, Fort Frances.

Description of Lands:

1. Roll No. 59 12 020 006 17000 0000; 1009 Crowe Ave., Fort Frances; PIN 56018-1836 (LT); PCL BLK 30-3 SEC SM33; PT BLK 30 PL SM33 MCIRVINE AS IN SLT47417; FORT FRANCES; File No. 20-02
According to the last returned assessment roll, the assessed value of the land is \$45,500

Minimum tender amount: \$11,595.91

2. Roll No. 59 12 020 008 04700 0000; 229 Third St. E, Fort Frances; PIN 56018-1784(LT); PCL 5-1 SEC SM47; LT 6 PL SM47 MCIRVINE EXCEPT THE W 3 FT IN PERPENDICULAR WIDTH; FORT FRANCES; File No. 20-05

According to the last returned assessment roll, the assessed value of the land is \$119,000

Minimum tender amount: \$19,528.59

Tenders must be submitted in the prescribed form and must be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/ money order payable to the municipality.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. The assessed value, according to the last returned assessment roll, may or may not be representative of the current market value of the property.

Transfers of properties that contain at least one and not more than six single family residences and are transferred to non-residents of Canada or foreign entities, are subject to the Province's Non-Resident Speculation Tax (NRST).

This sale is governed by the *Municipal Act, 2001* and the Municipal Tax Sales Rules made under that Act. The successful purchaser will be required to pay the amount tendered plus accumulated taxes and any taxes that may be applicable, such as a land transfer tax and HST.

The municipality has no obligation to provide vacant possession to the successful purchaser.

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the listing for the Ministry of Municipal Affairs.

For further information regarding this sale contact:

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