

Sale of Land by Public Tender

Tender Number: RFT 2023 CL-01

TAKE NOTICE that the Corporation of the Township of Mapleton (the “Township”) is inviting offers for the purchase of surplus lands described below and will accept offers until **4:00 p.m. on August 16, 2023**, at the Mapleton Township Office, 7275 Side Rd 16, Drayton, ON N0G 1P0.

Description of Lands:

Municipal Address: 41 Adam Brown Street, Moorefield.

Legal Description: LT 5 SURVEY MOORE'S MARYBOROUGH; LT 6 SURVEY MOORE'S MARYBOROUGH EXCEPT RON93359; MAPLETON (PIN: 71472-0190 (LT)).

Tender Details:

Minimum Tender: One Hundred and Sixty Thousand Dollars (\$160,000.00), exclusive of any applicable HST.

Minimum Deposit: Sixteen Thousand Dollars (\$16,000.00).

This sale is governed by The Corporation of the Township of Mapleton’s Policy #9.1, “Disposal of Surplus Lands”. In accordance with Policy 9.1, Township Council has, by By-law 2023-28, declared the lands surplus. Township Council has obtained two appraisals of the fair market value of the lands, which can be made available for inspection upon request.

Tenders MUST BE submitted on the prescribed form of tender and must be accompanied by a deposit in the form of a bank draft or cheque certified by a bank or trust corporation, payable to the Corporation of the Township of Mapleton and representing at least Sixteen Thousand Dollars (\$16,000.00). **Tenders MUST BE submitted** in sealed envelopes addressed to the Corporation of the Township of Mapleton and clearly marked “Tender for Surplus Land” and must include the **tender number** on the envelope.

The Township makes no representation regarding the title to or any other matters relating to the land. Surplus land is sold “as is, where is”. Information regarding the zoning of the lands can be obtained from the municipal office. Offerors are solely responsible for their own due diligence. If an offeror requires diligence conditions, they should insert such conditions in the designated location on the prescribed form of tender or attach a separate schedule with said form.

In addition to the purchase price, the successful purchaser shall be responsible for any and all costs incurred by or on behalf of the Township, or otherwise required to dispose of the property. These costs include, but are not limited to: appraisal fees, advertising, encumbrances, legal fees and disbursements, registrations, survey costs (if applicable), and land transfer costs. If this sale is subject to Harmonized Sales Tax (HST), such HST shall be in addition to and not included in the tender amount purchase price. HST shall be collected and remitted in accordance with applicable legislation.

The Township shall not be required to accept the highest offer, or any offer. Offers will be reviewed by municipal staff and legal counsel who will make recommendations to Council. If there are no offers which the Township wishes to accept, the Township may at its discretion sell the lands or market the lands for sale by any alternative method, or keep the lands. The Township reserves the right to consider offers and receive legal and staff advice regarding offers in closed Council. Nothing herein is intended to operate, nor shall have the effect of operating, in any way to fetter Township Council in the exercise of any of Council’s discretionary powers, duties or authorities.

The prescribed form of tender does not operate as an agreement of purchase and sale. The successful tenderer will be required to enter into the Township’s standard form agreement of purchase and sale, which is subject to the approval of Township Council.

Tender packages can be found on our website at <https://mapleton.ca/business/bids-and-tenders>.

For further information regarding this sale and a copy of the Prescribed Form of Tender, contact:

Larry Wheeler
Municipal Clerk
lwheeler@mapleton.ca

Tender to Purchase Surplus Land
Tender Number: RFT 2023 CL-01

To: The Corporation of the Township of Mapleton
Address: 7275 Side Rd 16, Drayton, ON N0G 1P0
Telephone: 519-638-3313 x045
Contact Email: lwheeler@mapleton.ca

Re: Sale of Surplus Land – 41 Adam Brown Street, Moorefield

Legal Description of Surplus Land: LT 5 SURVEY MOORE'S MARYBOROUGH; LT 6 SURVEY MOORE'S MARYBOROUGH EXCEPT RON93359; MAPLETON (PIN: 71472-0190 (LT)).

Property Roll No.: 2332000011103000000

1. I/We hereby tender to purchase the land described above, for the amount of \$_____, plus, the HST, in accordance with the terms and conditions of the Township's Policy 9.1 "Disposal of Surplus Lands".
2. It is understood that this tender must be received by the above office no later than **4:00 p.m. on August 16, 2023.**
3. Enclosed is a deposit for the sum of \$_____ in the form of a certified cheque, bank draft, or money order in favour of the Corporation of the Township of Mapleton, being greater than or equal to the minimum deposit of Sixteen Thousand Dollars (\$16,000.00). This amount will be forfeited if the successful tenderer(s) do(es) not pay the balance of the tendered amount, any land transfer tax, applicable costs and the HST, within thirty (30) days of the Township providing notice of successful tender.
4. In addition to the purchase price, the tenderer(s) acknowledge(s) that the successful purchaser shall be responsible for any and all costs incurred by or on behalf of the Township, or otherwise required to dispose of the property. These costs include, but are not limited to: appraisal fees, advertising, encumbrances, legal fees and disbursements, registrations, survey costs (if applicable), and land transfer costs. If this sale is subject to Harmonized Sales Tax (HST), such HST shall be in addition to and not included in the tender amount purchase price. HST shall be collected and remitted in accordance with applicable legislation
5. I/We understand that the highest, or any tender, may not necessarily be accepted.
6. I/We acknowledge and understand that conditions may be placed on the acceptance of my offer by the Council of the Township of Mapleton.
7. I/We acknowledge and understand that the surplus lands are being purchased on an "as-is" "where-is" basis, and further that acceptance of this offer to purchase does not guarantee that any subsequent planning applications will be approved by the Township.
8. I/We have the following conditions of purchase (please list any applicable conditions below):

9. I/We understand that if I/we am/are selected as the successful tenderer, that I/we will be required to enter into the Township's standard form agreement of purchase and sale, which is subject to the approval of Township Council.

10. I/We understand and agree that nothing herein is intended to operate, nor shall have the effect of operating, in any way to fetter Township Council in the exercise of any of Council's discretionary powers, duties or authorities.

I/We hereby submit this sealed bid to the Township at the address listed above.

Dated this ____ day of _____, 2023.

Name of Tenderer(s)
Signature of Tenderer(s)
Address of Tenderer(s)
Telephone Number(s)
Email(s)

Property Information

The following information pertaining to the surplus lands municipally identified as 41 Adam Brown Street is included for information purposes only and the Township makes no representations or warranties as to the accuracy of this information.

Municipality	The Corporation of the Township of Mapleton
Roll Number	2332000011103000000
Minimum Bid Amount	\$160,000.00 + HST
Type of property	Vacant land
Municipal Address	41 Adam Brown Street, Moorefield
Nearest intersection	Maudsley Street and Adam Brown Street
Property Identification Number	71472-0190(LT)
Legal description	LT 5 SURVEY MOORE'S MARYBOROUGH; LT 6 SURVEY MOORE'S MARYBOROUGH EXCEPT RON93359; MAPLETON
Is the property accessible by a public or private road or a right-of-way?	Accessible by Adam Brown Street.
Is there a house on the property?	No
Is there some other structure on the property?	No
Zoning	R1C – Low Density Residential

Depiction of Surplus Lands

The following depiction of the surplus lands municipally identified as 41 Adam Brown Street is included for information purposes only and the Township makes no representations or warranties as to the accuracy of this information.

