



Town of Stewiacke
295 George Street, Stewiacke, NS
PROPERTY TAX SALE BY SEALED TENDER

Notice is hereby given, in accordance with the Municipal Government Act, Part 6 Section 143(4), that the Town of Stewiacke is inviting sealed tenders for the following property:

1. **AAN# 03196062, Assessed to Carol Anne Maclean, 2023 Assessed Value \$25,300 [Residential Taxable]**
PID # 20154381, 50 St. Andrews Street, land only.
Minimum Bid: \$20,000.00, Redeemable

For a more detailed description of the property, please contact the Town of Stewiacke at 295 George Street, Stewiacke, NS, 902-836-2231.

Tenders shall be submitted in a sealed envelope, addressed to the undersigned and shall be clearly marked on the outside of the envelope "**PROPERTY TAX SALE BY TENDER**". Bidders shall complete the "Tender Form" for the property. The Tender form is available from the Town of Stewiacke by telephone 902-639-2231 or by email rbuchi@stewiacke.net.

Tenders will be accepted until 10:00 am on Wednesday, January 24th, 2024.

Terms: Bidder must meet the minimum bid set per property; bid price includes HST (if applicable) and Certificate of Sale. It is the bidder's responsibility to cover the preparation and costs associated with the Tax Deed. The accepted tender price must be paid within three full business days after being notified of acceptance. Failure to pay the accepted tender price within three full business days will result in the tender being awarded to the next highest bidder above the minimum bid. The Town of Stewiacke will accept cash, money order, debit, certified cheque or lawyer's trust cheque.

Faxed and/or electronically submitted tenders are not acceptable and will be not considered.

Property will be sold "as is where is". Although the Town of Stewiacke has made all reasonable efforts to confirm ownership, it does not guarantee title or boundaries of the aforementioned property. Prospective purchasers are responsible to conduct their own searches and surveys or other investigations.

The Town of Stewiacke wishes to note that the subject property is zoned R2 – General Residential and has an area of approximately 5,600 square feet and street frontage of approximately 84 feet which meets the minimum area and street frontage requirements of the R2 Zone. As such, a new residential development could be constructed on the subject property if it complied with the other general requirements of the R2 – General Residential Zone.

In the event that a survey showed a difference in the above numbers the Land Use By-law has a "grandfather" section as follows:

5.8 Existing Undersized Lots

Notwithstanding anything in this By-law, a vacant lot having less than the minimum frontage or area required by this By-law that was in existence at the effective date of this By-law, may be used for a purpose permitted in the zone in which the lot is located and a building may be erected on the lot provided that the other applicable provisions of this By-law are complied with.

The Town reserves the right to reject any or all tenders, not necessarily accept the highest tender, or to accept any tender which it may consider to be in its best interest. The Town also reserves the right to waive formality, informality or technicality in any tender. Tenders must be received by a qualified bidder. Immediate family or business affiliates of the property owner are not considered a qualified bidder.

Tender Opening: Tenders will be opened Wednesday, January 24th, at 10:00am in the Council Chambers at 295 George Street, Stewiacke, NS. Once opened, tenders will be deferred to the Council for a formal decision and awarding. Formal notice will be given Thursday, January 25th, 2024 and the successful bidder will have until 4:00 pm on Thursday, February 1st, 2024 to pay in full.

Randi Buchi
Manager of Finance



PROPERTY TAX SALE BY SEALED TENDER

INSTRUCTIONS TO BIDDERS

SEALED TENDERS will be received by the undersigned up to **10:00am, Wednesday, January 24th, 2024** for the following:

1. **AAN# 03196062, Assessed to Carol Anne Maclean**, 2023 Assessed Value \$25,300 [Residential Taxable]
PID # 20154381, 50 St. Andrews Street, land only.
Minimum Bid: \$20,000.00, Redeemable

Tender Forms and Specifications: must be obtained from the Finance Department at 295 George Street, Stewiacke, NS B0N 2J0, phone (902) 639-2231 or fax (902)639-2221.

Sealed Bids: Tenders must be sealed and designated **PROPERTY TAX SALE BY TENDER** and returned to the Town of Stewiacke, PO Box 8, 295 George Street, Stewiacke, NS B0N 2J0.

NOTE: FAXED/ELECTRONIC TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED.

The Town of Stewiacke reserves the right to reject any or all tenders or to accept any tender or part thereof considered to be in its best interest.

Randi Buchi
Manager of Finance

Dated: November 27, 2023



TENDER FORM

Property Tax Sale by Sealed Tender

NAME: _____

ADDRESS: _____

TELEPHONE#: _____ FAX #: _____

E-MAIL: _____

ASSESSMENT # _____ BID AMOUNT _____ (INCLUDES HST)

SIGNED: _____ DATE: _____

Summary Instructions for Sealed Tenders

1. One tender form per assessment number must be submitted
2. The Town of Stewiacke makes no representations or warranties to any purchaser regarding the fitness, geophysical or environmental suitability of the land(s) offered for sale for any particular use are being sold on an "as is" basis land.
3. Tax Sales do not always clear up defects in title, the tax deed only conveys the interest of those assessed.
4. Section 144(2) of the NS MGA Purchase of Tax Sale Property by Municipal Employees or the Spouses is not permitted.
5. The successful bidder will be given three full business days after the awarding of the tender to pay amount in full.
6. Faxed/electronic tenders will not be considered.
7. The Town reserves the right to reject any or all tenders, not necessarily accept the highest tender, or to accept any tender which it may consider to be in its best interest.