

2025 Tax Sale Information and Rules

The information contained herein is general in nature and prospective purchasers are encouraged to do an on-site visit for specific details. The municipality makes no representation regarding the title or any other matters relating to the land(s).

Township of Dawson Property **Tax Rate is 1.223181%**

1. W1/2 W1/2 of NE1/4 Sec 2 Blue 40 ac. PIN 56053-0098. The property is vacant and fronts on Woods Road. Assessed value \$15,900.
2. NW1/4 of NW1/4 Sec 24 Blue 40.5 acres. PIN 56053-0080, The properties are vacant and do not have an opened road access. Assessed value \$8,200.
3. NW1/4 SE1/4 Sec 25 Blue 40.5 acres. PIN 56053-0058. The property is vacant and does not have opened road access. Assessed value \$8,200.
4. W1/2 S1/2 Lt 8 Con 4 Spohn 80.75 acres. PIN 56059-0050. The property is vacant and does not have opened road access. Assessed value \$9,200.
5. SE1/4 NE1/4 Sec 11 PL SM75 40.00 acres. PIN 56058-0294. The property is vacant and does not have opened road access. Assessed Value \$8,200.
6. E1/2 NW1/4 Sec 19 PL SM75 81.0 acres. PIN 56058-0363. The property is vacant and does not have opened road access. Assessed Value \$9,000.
7. NW1/4 SE1/4 Sec 35 PL75 40.5 acres. PIN 56056-0437. The property is vacant and does not have opened road access. Assessed Value \$8,200.
8. N1/2 S1/2 SE1/4 Sec 10 Curran 40.5 acres. PIN 56057-0025. The property is vacant and fronts on Government Road. Assessed Value \$15,900

Property Number Township of Lake of the Woods Property **Tax Rate is .687000%**

1. Lt 23 PL SM283 0.77 ac. PIN 56062-0019 The property is assessed with a cottage and fronts on Otilie Road. Assessed value \$88,000.
2. SW1/4 N1/2 Lt 2 Con 6 McCrosson 40.45 ac. PIN 56060-0181 The property is vacant and fronts on Hwy 621. Assessed value \$18,300.

Tender Rules (Tenders will be opened at 3pm July 18th 2025 at the Municipal Office)

1. Tenders shall be on Form 7
2. Typewritten or legibly handwritten in ink.
3. Be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a money order or by way of a bank draft or a cheque certified by a bank or trust company.
4. Submitted in a sealed envelope which indicates on it that it is a tax sale and provides a short description or municipal address of the land sufficient to permit the treasurer to identify the parcel of land to which the tender relates.
5. Addressed to the treasurer.
6. A tender shall relate to only on parcel of land.
7. Tenders will be rejected if
 - a) is not equal to or greater than the minimum tender amount as shown in the advertisement
 - b) does not comply with Items 1 to 6
 - c) includes any term or condition not provided for in the Regulations or
 - d) has been withdrawn as set out in the Regulations.
8. All but the two highest tenders are to be rejected, the rejected tenders shall be returned to the tenderer together with the deposit, along with a statement of reason of rejection.
9. The successful tender has 14 days from the mailing of notice, to pay the balance of the amount tendered, the applicable land transfer tax and accumulated taxes to the treasurer, the sale may be subject to HST which the purchaser is responsible for. If not paid within the 14 days the tender deposit is forfeited to the municipality.
10. If the highest tender is not completed within the 14 days then the second highest tenderer has 14 days from the mailing of notice, to pay the balance of the amount tendered, the applicable land transfer tax and accumulated taxes to the treasurer. If not paid within the 14 days the tender deposit is forfeited to the municipality.
11. The tax sale may be cancelled at any time prior to the registration of the land transfer documents.
12. **In addition the successful purchaser is responsible for all legal costs associated with the transfer of the property.** And the municipality does not provide legal advice on the transfer documents and or Land Transfer Tax Affidavit.