

Unreserved • No Minimum Price

REAL ESTATE AUCTION

Saturday, May 15th, 1PM

Held On Site (see map at bottom of page), Sherwood Park, Alberta



Half Moon Lake Resort has been in operation since 1956. This 139 acre resort is now being offered for sale to the public in individual lots.

- ★ 87 RV lots, fully serviced
- ★ 44 RV lots, power only
- ★ 10 RV lots, no services
- ★ 76 RV lot expansion site
- ★ 72 Camp sites
- ★ 10 Lakefront lots
- ★ 2 Houses
- ★ Lakeshore pavilion
- ★ Dude ranch
- ★ Store
- ★ Adjoining 150 acres

Common area includes a trout pond, mini-golf course, baseball diamond, riding and hiking trails, wading pool and beach.

230 recreation properties will be sold to the highest bidder, regardless of price!

REAL ESTATE AUCTIONS



REAL ESTATE AUCTION

This Auction catalog will introduce you to an exciting way to buy recreation property close to Edmonton.

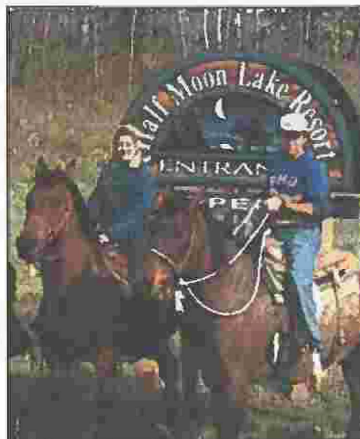
Half Moon Lake Resort, Dude Ranch and Trailer Park, has been in operation since 1956 and offers a complete range of recreational facilities. A subdivision has now been created and lots will be sold individually by public Auction on Saturday, May 15th, on site, 12 miles from Sherwood Park, Alberta.

An unreserved Auction accelerates the process of a Real Estate transaction. An owner will sell out a development in one day instead of up to several years. Time is money. Interest and other costs can create huge savings to be passed on to a buyer. All prices are established by open and competitive bidding. You set the price!

How much will the properties sell for? Estimated Auction prices for regular campsites range from \$3,000.00 to \$7,000.00 and \$7,000.00 to \$20,000.00 for RV sites. Prices at the Auction will be higher or lower. Everything sells regardless of price.

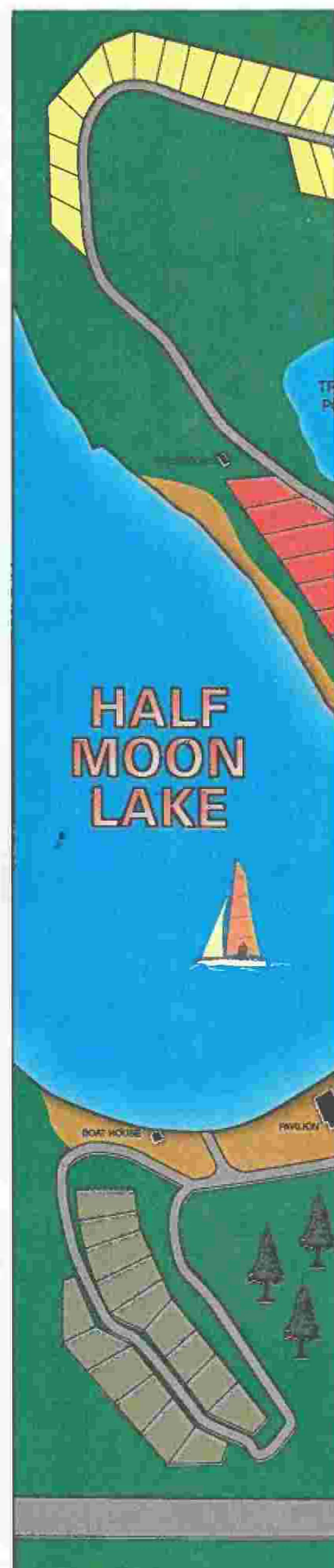
You're invited to attend this Auction, which is an incredible opportunity to invest in prime recreation property at Auction prices.

If you have any questions, or if you would like more information, please call Apple Auction any time.



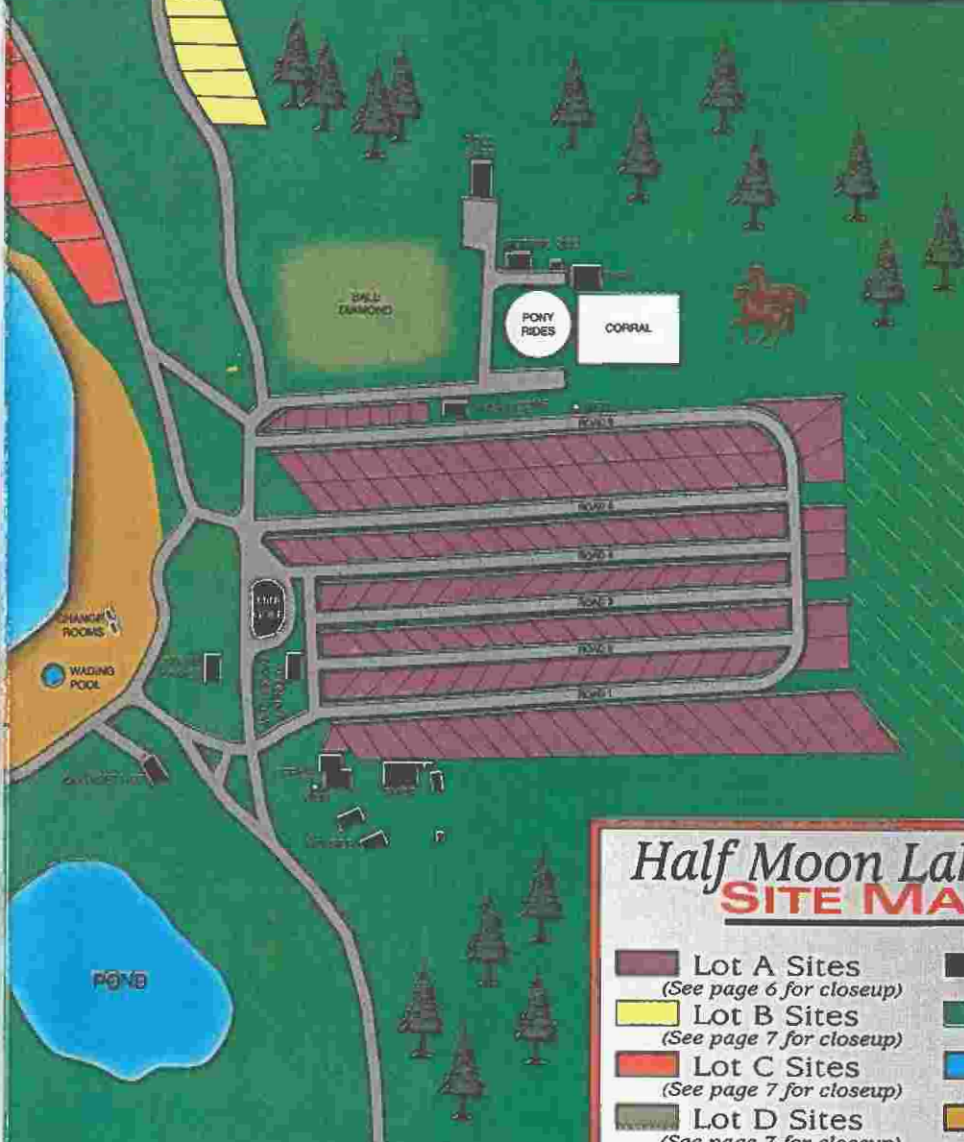
REAL ESTATE AUCTIONS

(250) 861-9088 • (780) 719-5598
Kelowna • Edmonton



↑ ADJOINING
150 ACRES

Riding Trails



YORK LOT
EXPANSION SITE

Half Moon Lake SITE MAP ★ LEGEND

(CLOSEUPS ON FOLLOWING PAGES)

- | | |
|---|---|
| Lot A Sites
(See page 6 for closeup) | Buildings |
| Lot B Sites
(See page 7 for closeup) | RV Site Stage 2
(See page 6 for closeup) |
| Lot C Sites
(See page 7 for closeup) | Water |
| Lot D Sites
(See page 7 for closeup) | Other |
| | Sand |
| | Road |



Entrance

ROAD 520

ROAD 215



COMMON AREAS

Equipment and facilities of Half Moon Resort include a grader for road maintenance, garbage truck, tools, wood shed, propane sales, walking trails, ball diamond, and the items pictured. A home is provided for a resident manager with an adjoining office for general business and rentals for owners. A detailed description is available at the Auction. Income from the Common Areas contributes to the operating costs of the Resort.



Mini Golf



Wading pool and beach



Trout Pond



Washrooms / Laundry / Showers



Office / House and shop



AUCTION SALE ORDER

1 Lot 144, Lot 145 - 2 Houses

Description: Lot sizes are irregular, approximately 5,500 sq. feet each. Each lot is to be sold separately. Lot 144 has a 1 bedroom house, lot 145 has a 2 bedroom house. They are located close to the Resort entrance and to the lake. Both houses are ideal for week-end use or year round living, with some upgrades.

Financing: 75% of purchase price is available, 7.5% interest, 3 year term, 20 year amortization, no qualifying.

Auction Deposit: \$5,000.00 per house.

Owners Fee: \$45.00 per house, per month for property taxes, common areas and resort management.



2 Lot 145, Store

Description: The lot size is 73 feet by 98 feet, more or less. The building is concrete block with a large, attractive sun deck overlooking Half Moon Lake. At 960 square feet, it features air conditioning and a handicapped accessible washroom. There are areas for groceries, sundries, fishing gear and souvenirs. Freezers and refrigerators dispense ice, soft drinks, food and ice cream. Two cash registers handle transactions. All fixtures are included. The store is relatively new and in good condition.

Financing: 75% of purchase price is available, 7.5% interest, 3 year term, 20 year amortization, no qualifying.

Auction Deposit: \$7,500.00

Income: Revenue for 1998 was \$58,732.30. Expenses were \$42,094.96. Gross income was \$16,637.34.

Owners Fee: \$60.00 per month for property taxes, common areas and resort management.





3 Lot 146, Lake Pavilion

Description: The lot size is 100 feet by 126 feet, more or less. The pavilion has large glass windows overlooking Half Moon Lake. It seats 125 and has a platform stage at one end. Tables with umbrellas are located on the beach. Rental boats are included. The attached snack bar sells fast food items and contains a coffee machine, cash register, 2 freezers, 2 refrigerators, a natural gas stove and grill with venting hood, deep fryer and a soft drink dispenser.

Financing: 75% of purchase price is available, 7.5% interest, 3 year term, 20 year amortization, no qualifying.

Auction Deposit: \$7,500.00

Income: This is from the snack bar and boat rentals. Revenue for 1998 was \$20,513.45. Expenses were \$5,385.34. Gross income was \$15,128.11.

Owners Fee: \$60.00 per month for property taxes, common areas and resort management.



4 Lot 148, Dude Ranch

Description: The land is 50.22 acres, more or less. The horse barn is concrete block with power. There is a tack room and metal stalls with wood and concrete floors. A large covered hay shed and a small barn are located near the fenced petting zoo. There is also a chicken house and other small sheds. Wood and steel corrals are provided for horses and there are riding trails throughout the acreage.

Income: This is from horse and pony rentals, hayrides and the petting zoo. Revenue for 1998 was \$43,760.33. Expenses were \$5,762.01. Gross income was \$37,998.32.

Financing: 75% of purchase price is available, 7.5% interest, 3 year term, 20 year amortization, no qualifying. If the horses and tack are purchased privately, financing of the dude ranch can be increased to 90%.

Horses: 38 horses, 38 saddles, tack and related equipment are available to the purchaser for market value. Only the land and buildings are offered for Auction.

Auction Deposit: \$10,000.00

Covenant: The Dude Ranch is to provide horse rentals and/or horse boarding to the owners of the resort.

Owners Fee: \$140.00 per month for property taxes, common areas and resort management.



5 ADJOINING 150 ACRES - Legally described as NE-6-52-21-4

Description: This site borders the Resort to the north and is 150.31 acres, more or less. Approximately 120 acres are cleared with the balance in low areas and bush. The property could be developed to residential acreages, leased to the Resort Dude Ranch (presently they use for trail rides), used as a private estate and recreation, or to invest in as a holding property. The land will be auctioned "unreserved to financing". The buyer is to assume the existing financing. This is a \$300,000.00 mortgage, no qualifying, \$2500.00 per year interest payment, payable annually to April 1, 2001. Thereafter, annual payments continue based on a 3 year term, 15 year amortization at Bank Prime Rate plus 1% and not to exceed 9%. The difference between the sale price and the mortgage amount is to be paid as an auction deposit. Property taxes for 1998 were \$274.16.



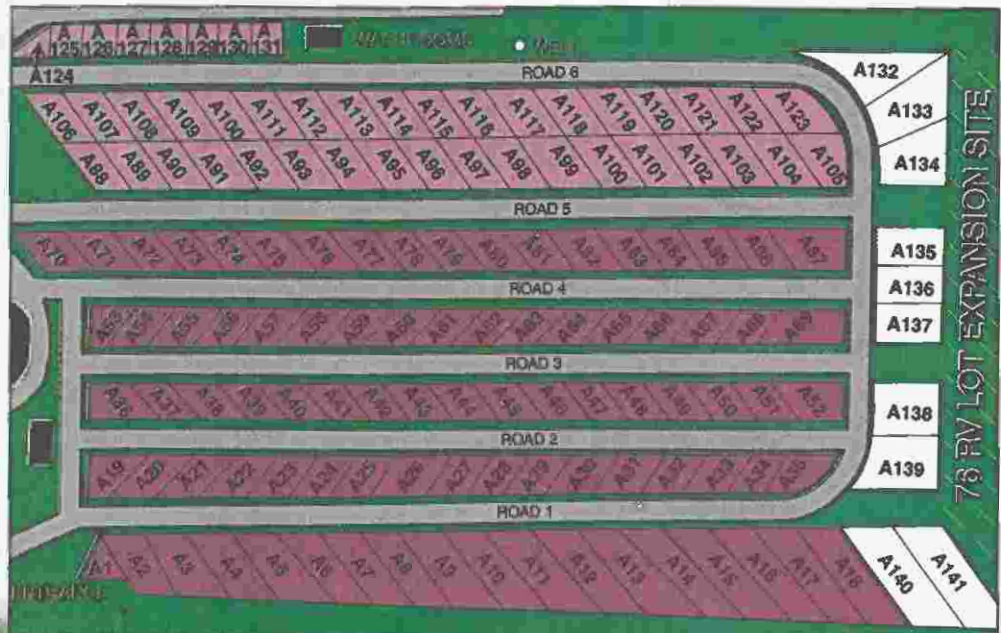
6 LOT A SITES: Lots A1 to A141 - 141 RV Sites

Description: 87 lots are serviced with power, water and sewer (dark color), 44 lots have power only (light color), and 10 lots are unserviced (white). Most lots are drive-through with treed barriers, fire pits and concrete slabs. Lots can be for either personal use or be rented (typically fully serviced sites rent for \$20.00 each per day). RV's and trailers can be parked and used year round.

Lot Sizes: Most lots are 40 by 50 feet. Some are about 100 feet in length.

Auction Deposit: \$3,500.00 per lot.

Owners Fee: \$28.00 for fully serviced lots, \$21.00 for lots with electricity only, \$15.00 for unserviced lots, per month for property taxes, common areas and resort management.



LOT A1 will be sold with a 33 foot Prowler Trailer, 1977 model



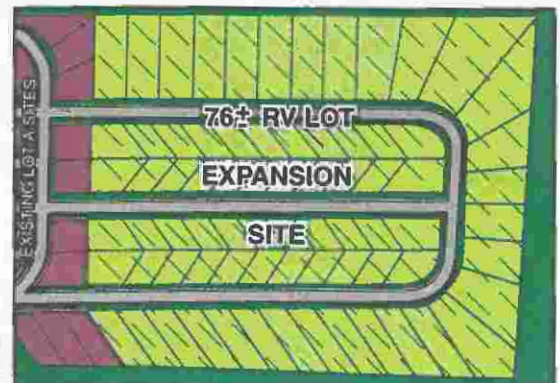
7 Lot 142, 76: RV LOT EXPANSION SITE

Description: The site is 10.1 acres, more or less. These lots can be developed as demand requires or all at once. All services are available. Costs to develop are estimated at \$4000.00 per lot. This is a great opportunity for a developer to invest in a Recreation and Resort property close to Edmonton.

Financing: 75 % of purchase price is available, 7.5 % interest, 3 year term, 20 year amortization, no qualifying.

Auction Deposit: \$10,000.00

Owners Fee: \$290.00 per month for property taxes, common areas and resort management. The Owners Association is expected to levy new owner fees for each lot when developed.





Held on site, 12 miles from Sherwood Park, Alberta

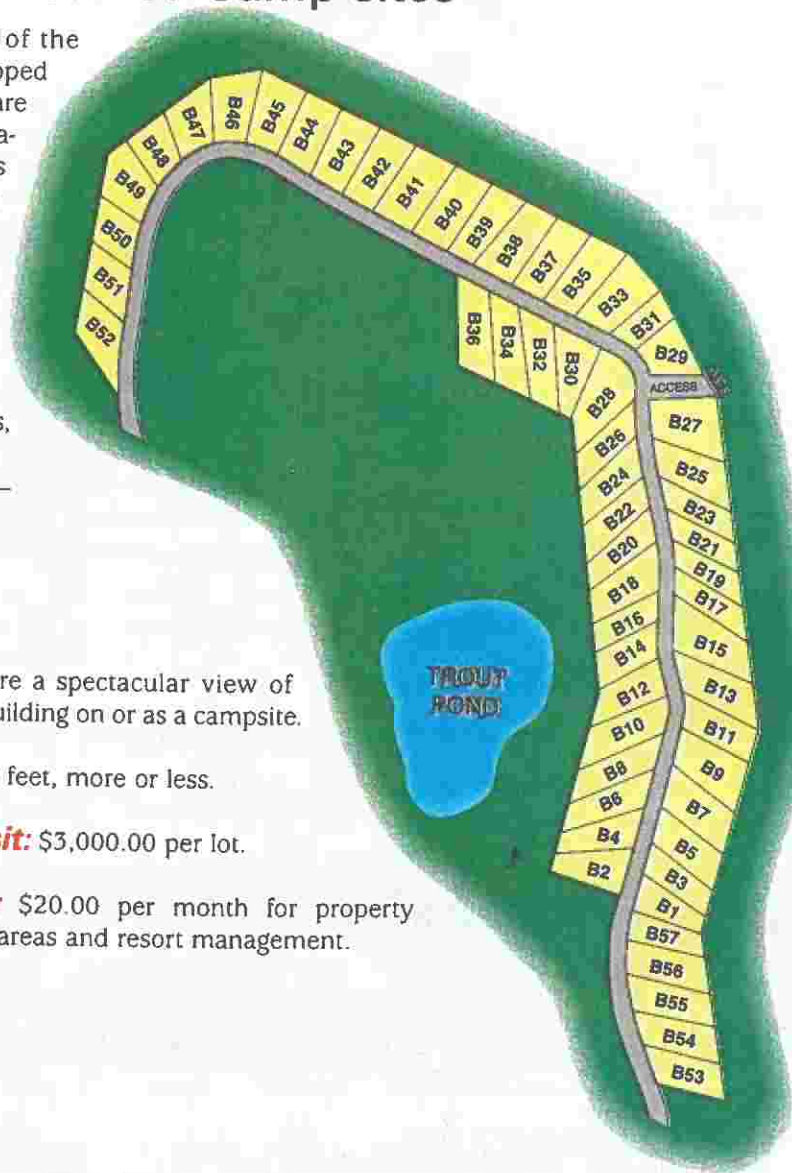
8 LOT B SITES: Lots B1 to B57 - 57 Camp sites

Description: These lots are located at the north end of the Resort, east of Half Moon Lake. Each lot is equipped with a fire pit, picnic table and camp area. The lots are close to open fields, fishing, treed areas and a ball diamond. Typically, a camp site rents for \$15.00 a day. This is for owners wishing to derive income from their investment.

Lot Sizes: 50 by 90 feet, more or less.

Auction Deposit: \$1,000.00 per lot.

Owners Fee: \$11.00 per month for property taxes, common areas and resort management.



9 LOT C SITES: Lots C1 to C10 - 10 Lakefront lots

Description: These lots feature a spectacular view of the lake and are perfect for building on or as a campsite.

Lot Sizes: 60 by 110 feet, more or less.

Auction Deposit: \$3,000.00 per lot.

Owners Fee: \$20.00 per month for property taxes, common areas and resort management.



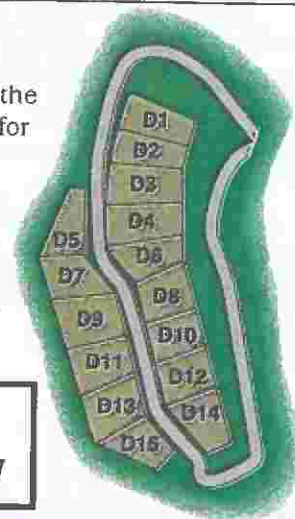
10 Lot D Sites: Lots D1 to D15, 15 Camp Sites

Description: These sites are located at the south end of Half Moon Lake and are close to the Lake Pavilion and public beach. A camp site typically rents for \$15.00 a day. Lots can be for personal use and/or rentals.

Lot Sizes: 60 by 80 feet, more or less.

Auction Deposit: \$1,000.00 per lot.

Owners Fee: \$11.00 per month for property taxes, common areas and resort management.



Half Moon Lake Resort

Plan to attend this Auction for a great investment opportunity in Real Estate!



Auction Terms and Conditions

AUCTION

All properties will be sold to the highest bidder regardless of price.

DEPOSIT

The requested amount is shown with each Auction in the catalog. Most credit cards are accepted. Deposits are non-refundable and are applied to the purchase price on closing.

FINANCING

Some properties have financing available. This is shown with the Auctions in the Catalog. Financing information for the other properties is available from Apple Auction or at the property viewings.

WEATHER

The Auction will be held rain or shine. Covered areas will be provided.

AUCTION FEE

An Auction fee of \$185.00 is to be paid on each transaction.

CLOSING

Adjustments are to be made on or before Monday, May 31, 1999.

CONDUCT OF AUCTION

All aspects of the Auction sale are at the discretion of the Auctioneer. Announcements made at the Auction take precedence over all printed material. Properties are subject to additions or deletions.

HOW TO BUY AT AUCTION

A short workshop will be presented at the beginning of the Auction to familiarize prospective bidders with the Auction process.

AUCTIONEER

Landon Lovig, Certified Real Estate Auctioneer.



Visit our website at
www.appleauction.com

An Auction Sale information office is located at Half Moon Lake. Some lots are available for sale prior to the Auction. Viewing at Half Moon Lake Resort is 4-7PM on weekdays and 11AM to 5PM on Saturday and Sundays, or call to arrange for a convenient time.

For a directional map, please see the front cover.

Resort telephone: (780) 922-3045

Sales line: (780) 719-5598

ATTENTION INVESTORS
Buy several sites for
rental and a
great return!



"We specialize in Real Estate Auctions...it's our only business"



Tel: (250) 861-9088 • Fax: (250) 861-7898
Email: realestate@appleauction.com



PO BOX 20059, TCM, KELOWNA, BC, CANADA V1Y 9H2

MAIL POSTE

Canada Post Corporation / Société canadienne des postes

Postage paid

Bik

Post paid

Nbre

0301853999

Kelowna, B.C.

Unreserved Real Estate

AUCTION

Saturday, May 15th, 1PM

ON SITE, SEE FRONT COVER FOR MAP