

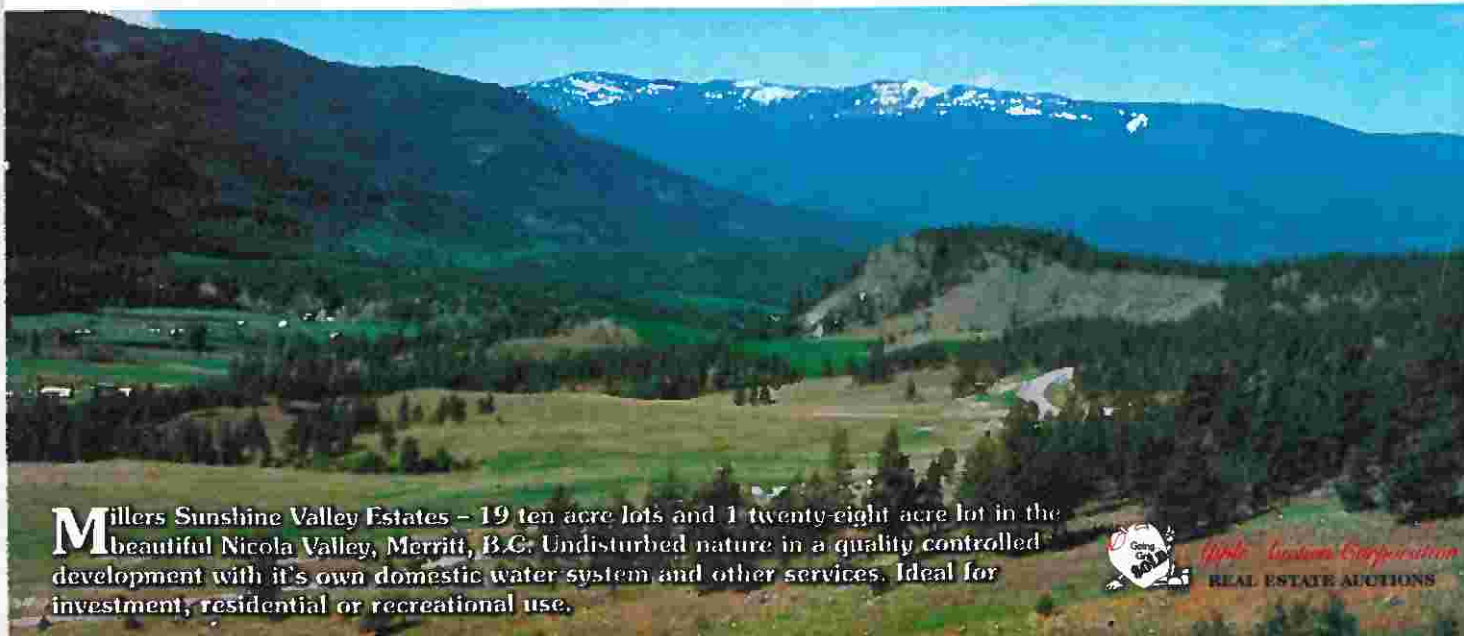
Unreserved Real Estate AUCTION

Saturday, October 18th, 1:00 pm

Auction is being held on site, 8 miles from Merritt, BC



- Financing available: no qualifying, up to 85% of purchase price. 5.75% interest. 2 year term. 25 year amortization.
- The Auction is being held on site, rain or shine. Covered areas provided.
- The entire sale proceeds from one lot, 28 acres, will be donated to the Crohn's & Colitis Foundation of Canada.
- This is an outstanding opportunity to buy property at your price in an active market area where little product is available.



Millers Sunshine Valley Estates – 19 ten acre lots and 1 twenty-eight acre lot in the beautiful Nicola Valley, Merritt, B.C. Undisturbed nature in a quality controlled development with it's own domestic water system and other services. Ideal for investment, residential or recreational use.



Apple Auction Corporation
REAL ESTATE AUCTIONS

Unreserved Real Estate Auction, Merritt, BC

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Millers Sunshine Valley Estates is a well planned rural community nestled in the Nicola Valley, 8 miles west of Merritt, BC. This area is known for it's natural beauty in a fresh country setting and for it's extra ordinary amount of sunshine (more than 2,000 hours per year). The Nicola Valley is a fisherman's paradise. Eight different types of fish are in 150 crystal clear lakes and streams. Stroll through natural woodlands and watch the blue birds or enjoy the look of a curious deer. Enjoy summer or winter recreation in the country, just 8 miles from major services and shopping. Each property offered for Auction has modern conveniences in a private country environment.

MILLERS SUNSHINE VALLEY ESTATES: There are 45 lots within the subdivision and 8 houses are under construction or built. There are 20 lots remaining to be sold. These will be sold to the highest bidder by public Auction.

LOCATION: 8 miles West of Merritt, BC on Highway 8, on the north side of the road. From Vancouver it is about a 2.5 hour drive and is approximately 1.5 hours from Kelowna or Abbotsford (major airports/Westjet flights).

MERRITT, BC: This growing center is closer to other centers now that all 3 phases of the Coquihalla Highway are completed. The current population is approximately 7,800 with a trading area of 16,000. Please contact Apple Auction Corporation for a complimentary copy of "Your Guide to Merritt" which provides detailed information and illustrations of Merritt and area.

SERVICES:

- Roads are high quality, gravel, built to highway specifications and are regularly maintained by the Government Road Services.
- Power is available to the property line.
- Telephone is available to the property line.
- The development is not served by natural gas at the present time.
- Water is provided by a Government approved Community Domestic Water System which supplies water to the lots in the subdivision.
- Sewage is by septic tank and field at the cost of the purchaser.



DEVELOPMENT CONTROL: Single or double wide trailers or modular homes are not permitted. Homes are to be constructed of reasonable design and are to be similar in quality to existing houses within the development.

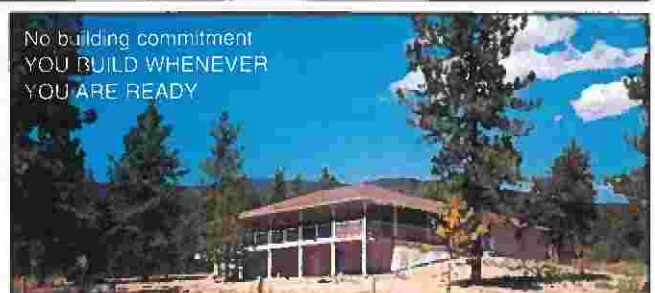
BUILDING COMMITMENT: There is no building time limits. You may build whenever you like.

FINANCING: Up to 85% of the purchase price is available as an agreement for sale from the Vendor. The interest rate is 5.75%, 2 year term, 25 year amortization. Purchasers are not required to qualify.

PRICE EXPECTATIONS: Market value is in the \$100,000.00 range for the 10 acre lots and likely twice that for the 28 acre lot. However, there is no minimum price and each lot will sell to the highest bidder regardless of price.

DONATION: The entire proceeds from the sale of Lot number 45 which is 28 acres, will be donated to the Crohn's & Colitis Foundation of Canada. Financing is not available from the vendor for this property only. Dean and Lorraine Miller are the principals of Miller Ranches Ltd., owner of the property being auctioned. They lost a daughter to the Crohn's & Colitis disease and are very aggressive with their support to the foundation. Apple Auction Corporation is also donating their fee and services. Crohn's & Colitis affects thousands of people in Canada. At present there is no cure for this disease and funds are required for medical research. Dean and Lorraine thank you for your anticipated interest in this property!

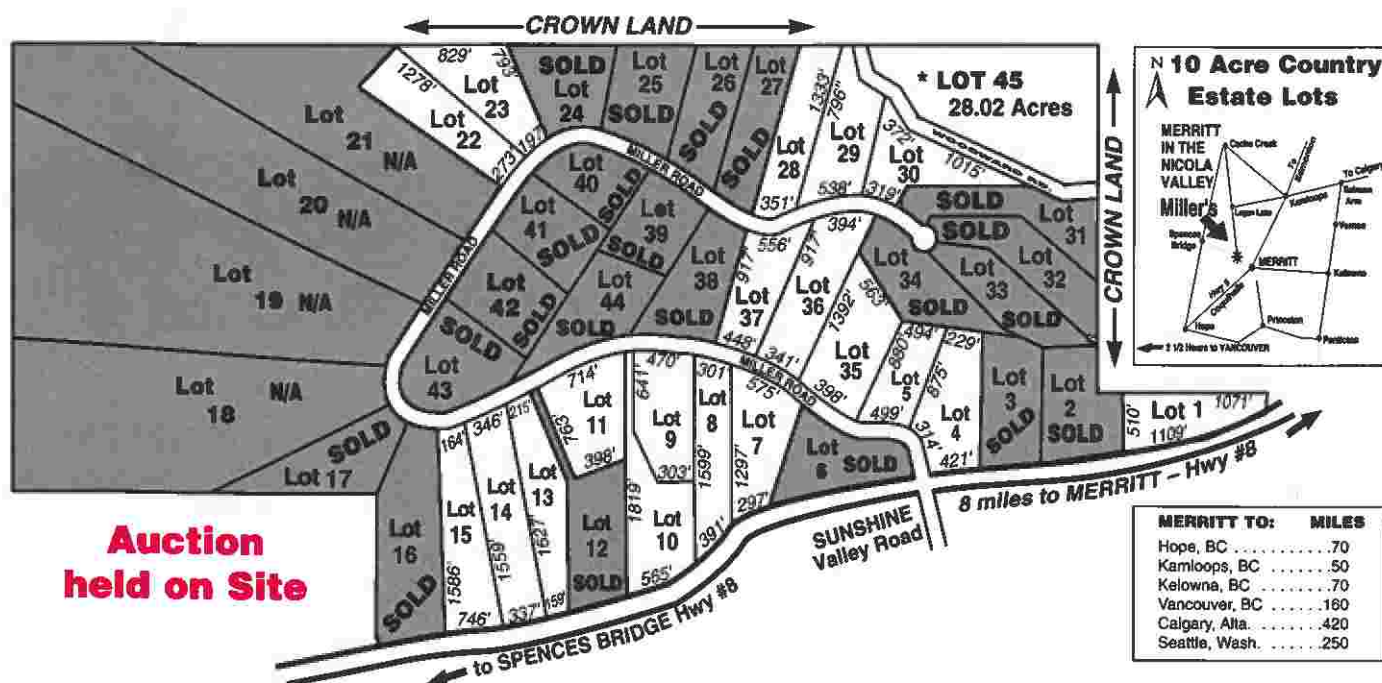
Complimentary Country Style Cook Out begins at Noon. Rain or Shine!



No building commitment
YOU BUILD WHENEVER
YOU ARE READY

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Lot No.	Plan	Acres	Taxes	Description
1	KAP50821 KDYD	9.93	\$451.56	A highway frontage access lot. Nicely treed, private hide away or view building site and bordered by Crown Land.
4	KAP50821 KDYD	9.90	\$451.56	Easy access corner lot on Miller Road & #8 HWY. Part flat, part hilly, with a building site with a view.
5	KAP50821 KDYD	9.90	\$531.71	A gently sloped lot with an excellent view building site.
7	KAP50821 KDYD	9.90	\$451.56	Excellent open acreage. Good Valley view. Access from Miller Road. South side of lot borders onto HWY #8.
8	KAP50821 KDYD	9.90	\$451.56	An excellent view lot with some trees. Similar to lot #7.
9	KAP50821 KDYD	9.90	\$451.56	Rectangular lot 470' frontage x 958' deep. An open lot with a panoramic valley view. Does not go to HWY #8.
10	KAP50821 KDYD	10.87	\$451.56	Spectacular panhandle lot with 66' access way to Miller Road. Valley view, open with some trees on the south side.
11	KAP50821 KDYD	9.90	\$451.56	Open pie-shaped view lot with excellent building site. Very easy access with a 700' plus frontage on Miller Road.
13	KAP50821 KDYD	9.90	\$451.56	An unusual shaped lot with a depth of 1627' from Miller Road. to HWY #8. Gently sloped with some trees and a nice view.
14	KAP50821 KDYD	9.90	\$451.56	A rectangular lot with some trees and an excellent view.
15	KAP50821 KDYD	10.27	\$451.56	A 1588' deep lot with park like trees and open area. Fabulous building site.
22	KAP50821 KDYD	9.90	\$478.56	A very economically priced lot with an easy flat access area and a nicely sloped, treed building site.
23	KAP50821 KDYD	9.90	\$478.56	A pie shaped acreage, similar to lot #22 and bordered by Crown Land.
28	KAP50821 KDYD	9.90	\$638.08	Another triple AAA property, bordered by Crown Land.
29	KAP50821 KDYD	9.90	\$638.08	Exceptional view lot with access way from Miller Road. There is also access to Crown Land to the north.
30	KAP50821 KDYD	9.90	\$638.08	Fantastic view property with access from Miller Road. Northside borders on Woodward Road.
35	KAP50821 KDYD	9.88	\$557.90	Another open Hillside property with a marvelous valley view and a good building site.
36	KAP50821 KDYD	9.90	\$531.71	A magnificent panoramic view lot with excellent building site and access from the top of Miller Road.
37	KAP50821 KDYD	9.90	\$584.90	A 917' deep spectacular view lot with trees and excellent building site. Good access from the top of Miller Road.
45	KAP50821 KDYD	28.02	\$682.25	A 28 acre property ideally suited for TOTAL PRIVACY. Access from Woodward Rd. This lot is not serviced by the Community Domestic Water System. The property is bordered by Crown Land.

Auction Terms, Procedures and Conditions

UNRESERVED, NO MINIMUM: All properties will sell to the highest bidder regardless of price.

LENGTH OF AUCTION: One property will be auctioned approximately every three minutes. The total sale time for the auction should be less than two hours.

AUCTION SALE DOCUMENTATION: A contract is created when the Auctioneer announces that a property is sold. Standard real estate agreements will then be executed by both the successful bidder and vendor. When executed, this is also a binding contract to each party and will be forwarded to the appropriate law firm for formal documentation.

DEPOSIT: 10% of the purchase price is required at the time of each sale. \$5,000.00 is payable by bank draft and the balance by cheque made payable to the vendor's law firm, Morelli Chertkow, in trust. This amount is non-refundable and is applied to the purchase price at time of closing. Total or partial deposits can be made by charge card if desired. This is of particular use for telephone/internet buyers.

FINANCING: The Vendor will carry by an agreement for sale up to 85% of the sale price on all properties except for Lot 45; at 5.75%, 2 years, 25 year amortization, no qualifying.

CLOSING: All adjustments are to be done to the closing date, on or before Friday, noon (B.C. time), October 31, 1997 except for Lot No. 45 which is to close Friday, November 28, 1997. All costs associated with the closing including registration fees, legal and applicable taxes are to be paid by the purchaser. An auction administration fee of \$185.00 is to be paid on each property transaction by the purchaser.

PROPERTY CONDITION: Each property is being sold "as is" with no warranties, guarantees or representations. The property

information contained in this brochure and conveyed otherwise, has been obtained from reliable sources, believed to be accurate, but is not guaranteed. It is recommended that purchasers inspect the properties and related information. Consolidated Disclosure Statements are available at the sale site.

CONDUCT OF THE AUCTION SALE: All aspects of conduct of the auction sales are at the direction and discretion of the auctioneer. Announcements made from the auctioneer at the time of sale shall take precedence over all printed materials. The listed properties are subject to additions or deletions.

HOW TO BUY BY AUCTION: Information will be presented at the beginning of the auction to familiarize prospective bidders with the auction process. This brief workshop will be helpful to both novice and experienced auction goers.

ABSENTEE BIDS/TELEPHONE/INTERNET BIDS: If unable to attend the sale, you may provide instructions to appoint an agent to bid on your behalf or you may attend the auction by telephone or by internet. Please contact Apple Auction Corporation for arrangements.

REFRESHMENTS: Complimentary beverages and food are offered for your enjoyment starting at noon.

VIEWING AND PROPERTY INFORMATION: Please visit Millers Sunshine Valley Estates any time or contact the Vendor for additional information.

VENDOR: Millers Ranches Ltd.
Tel/Fax: (250) 378-4848

AUCTIONEERS: Landon W. Lovig,
Certified Real Estate Auctioneer
Brian Lovig, Sales and Ring

REAL ESTATE AUCTIONS

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

Tel: (250) 861-9088 • Fax (250) 861-7898

E-mail: apple-auction@awinc.com

Head Office: PO Box 20059, TCM, Kelowna, BC, Canada, V1Y 9H2 • Project Offices located in Edmonton, Toronto and other centers.



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Saturday, October 18, 1:00 pm**

ARE YOU ON OUR MAILING LIST?

Please call 1-800-883-8699 to receive all future Real Estate Auction Sale Information or for spelling, address or other changes as required.

An Auction sale is a powerful, innovative and aggressive approach to the sale of real estate. We would like to help you sell your real estate. We market all types of property by Auction across North America. Please call us for a confidential discussion about your potential Auction sale.

There is no cost or obligation

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