

Unreserved • No Minimum

REAL ESTATE AUCTION

Saturday, September 7, 1996, 1:00 pm
**Auction to be held on site in the Club House,
Birchwood Village Greens, Lindale, Alberta**

Year round recreation facilities at the resort

Bridges on Golf Course

Selling 38 Serviced Residential, Resort Lots at Birchwood Village Greens, a Golf Course Resort Development

Club House and indoor pool

UNRESERVED AUCTION

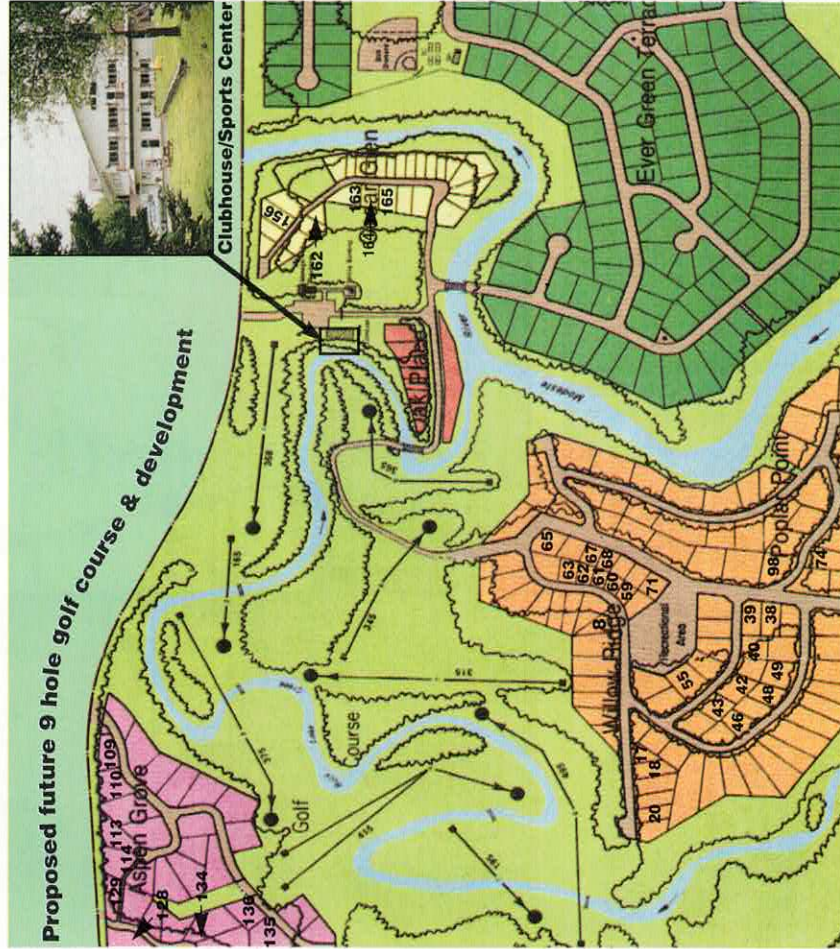
Held on site in the Club House, Birchwood Village Greens, Lindale, Alberta.

General Information:

Birchwood's 640 acres of rambling rivers and woodlands provide a natural setting for this unique Golf and Country Club community. The 38 lots offered by auction are part of the 175 lot development which is a secured residential area within the resort complex. The lots are bare lot condos and the annual condo fee is \$600.00 per lot. Services provided by the Condo Association include security, common area maintenance and garbage pickup. The recreation and golf facilities, forest landscapes and security are some of the many reasons why Birchwood Village Greens is a leader in recreation and residential community living. Birchwood is ideal for your house, cabin or recreational vehicle.

How much can I expect to pay?
\$5,000 \$10,000 \$15,000? More? Less?

Market prices will be determined by the Auction. All lots will sell to the highest bidder regardless of price!



The following is a list of the properties for sale by auction.

Lot No.	Description	Total Lot Area in sq. ft. (approx.) (note 43,560 sq. ft. in 1 acre)	Property Taxes
Willowridge:			
08	Wooded Lot - Slopes at back for privacy, pre-shaped	15,638 ft.	\$97.92
17	Large lot - lots of trees, no power, semi golf course lot	12,868 ft.	\$22.92
18	Large Treed Property - semi golf course, no power	18,309 ft.	\$22.81
20	Excellent property overlooks #6 golf hole, golf course lot, no power		
38	Large open grassy lot - move on-no clearing	12,815 ft.	\$22.81
39	Large open grassy lot - move on-no clearing	14,022 ft.	\$95.62
40	Borders on tree belt - grassy lot - good size	14,741 ft.	\$95.62
42	Well treed good lot - lots of potential	13,499 ft.	\$92.39
43	Large lot in the trees - good level area	14,868 ft.	\$95.62
46	Large lot - aspen & pine trees	13,768 ft.	\$93.08
48	Large lot - good location - trees	11,944 ft.	\$88.36
49	Large lot - good location - trees	13,003 ft.	\$91.13
55	Ample Trees - choice location	18,588 ft.	\$105.40
59	Open grassy location - level	23,735 ft.	\$118.54
60	Open grassy location - level	6,859 ft.	\$71.42
61	Open grassy location - level	6,831 ft.	\$69.35
62	Open grassy location - level	6,268 ft.	\$67.28
63	Open grassy location - level	6,907 ft.	\$69.70
65	Larger grassy lot - level	9,946 ft.	\$80.87
67	Larger grassy lot - level corner location	16,344 ft.	\$99.65
68	Open grassy location - level	7,110 ft.	\$70.39
71	Open grassy location - level	7,634 ft.	\$72.34
74	Open grassy - level - borders - common open area	9,807 ft.	\$80.41
98	Extra large deep lot - trees - real potential	21,823 ft.	\$113.71
	Corner lot - slopes at back - has good level area	19,914 ft.	\$108.75
Aspen Grove			
109	Nice big lot - will have view of 2nd 9 hole course	15,240 ft.	\$96.88
110	Nice lot - will have view of 2nd 9 hole course	17,180 ft.	\$101.83
113	At the end of a cul-d-sac - good lot - well treed	17,174 ft.	\$101.83
114	At the end of a cul-d-sac - backs on small ravine	18,364 ft.	\$104.83
Aspen Hill			
128	Triangular lot - level with some trees	21,110 ft.	\$111.86
129	Nice lot - real potential	14,371 ft.	\$94.69
134	Secluded in trees - narrow front but widens out	20,335 ft.	\$66.13
135	Huge lot, lots of trees - choice location, no services, overlooks 4th fairway	24,077 ft.	\$71.88
136	Extra large lot - small ravine runs down east side, no services, overlooks 4th fairway	18,709 ft.	\$63.59
Cedar Glen			
156	In lots of trees, needs some fill for low spot	12,793 ft.	\$68.09
162	Backs against hill - good potential	7,809 ft.	\$45.62
163	Level grassy lot - backs against hill	9,858 ft.	\$74.19
164	Level grassy lot - backs against hill	9,233 ft.	\$97.80
165	Level grassy lot - backs against hill	10,065 ft.	\$101.60

You're invited...
to attend this Unreserved Auction for an opportunity in Real Estate investment.