

**Unreserved • No Minimum**

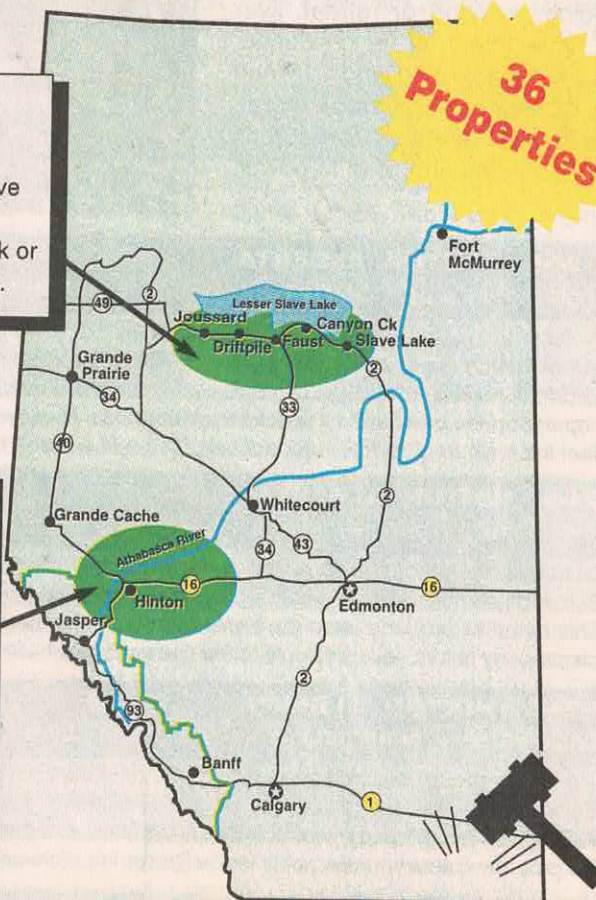
# REAL ESTATE AUCTION

**Thursday, June 6, 1996, 4:00 pm**  
**Auction to be held at The Crestwood Hotel,**  
**Highway 16 West, Hinton, Alberta**

- 160 acres, Faust, Alta.
- 77.4 acres, Jousard, Alta.
- 160 acres, Driftpile, Alta.
- 2 lakefront lots on Lesser Slave Lake, Canyon Creek, Alta.
- 2.74 acres ideal for trailer park or campsite, Canyon Creek, Alta.

30 deeded acreages,  
former C.N. Rail line  
and station grounds  
from 1917.

The properties run  
along the river in the  
Rocky Mountains and  
the view is sensational!  
Ideal for a residence or  
recreation investment.



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

## Recreational and Investment Real Estate Auction

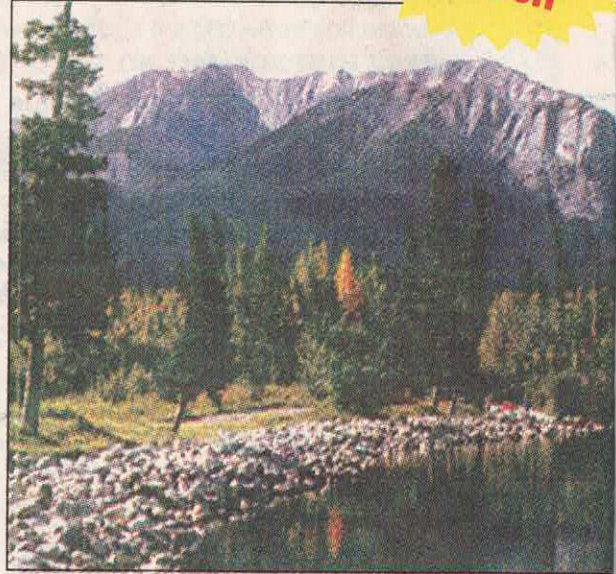
**Thursday, June 6th, 1996, 4:00 p.m.**

Held at the Crestwood Hotel, Highway 16 West, Hinton, Alberta. Our catalogue will introduce you to a variety of properties. Each piece of real estate will be sold by auction to the highest bidder, regardless of price. Please contact us at Apple Auction Corporation any time with questions that you may have.

**Rocky Mountain Auction**

### **HINTON, ALBERTA PROPERTY, General Information:**

There are 30 deeded parcels of virgin land located in the foot hills of the Rocky Mountains. The parcels are former C.N. rail line and station grounds, from 1917. Each property can have a house, cabin and outbuilding built or moved onto them. The properties begin on the outskirts of Hinton, Alberta and extend for 12 miles past Obed Mountain. The properties run along the Athabasca River on the top of the banks and the view of the river and mountains in places is sensational. The potential for these properties may include timber sales, mining, gravel, spring water, camping, hunting, fishing, snowmobiling, horseback riding, a resort or retreat, livestock, future development, investment or a residence. These are excellent acreages! Most adjoining land is owned by the Crown. The winning bidder for each property can apply to Lands and Forests to purchase the 1/4 sections they are on, if desired. Many properties are close to power, gas and telephone service.



### **PROPERTY 1 • NW33-51-24-5 • HINTON, ALBERTA**

**10.73 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 10.73 acres more or less (approx. 100 ft. or 200 ft. in places by 1/2 mile). This property runs along and above the East River Road on the outskirts of Hinton going east, approx. 1 1/2 miles. The property begins on the south side of the road approx. 328 feet up the hill and runs for 1/2 a mile approx. Access is by way of Government Road Allowance on both sides of the property. This is beautiful property on the bank and overlooks the Athabasca River with a view of the Rocky Mountains. There is some timber but would be ideal for a cabin or for recreational use. There is a creek running through the property.

### **PROPERTY 2 • SW4-52-24-5 • HINTON, ALBERTA**

**.01 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing .01 acres more or less. This property runs along and above the East River Road on the outskirts of Hinton going east for approx. 2 miles. The property begins on the south side of the road approx. 320 feet up the hill. Access is by way of Government Road Allowance (66 ft. wide). This beautiful property is on the bank and overlooks the Athabasca River with a view of the Rocky Mountains. Additional value of this property is that you can apply to the Crown to purchase the 1/4 section that this property is within.

### **PROPERTY 3 • NE33-51-24-5 • HINTON, ALBERTA**

**.15 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing .15 acres more or less. This property runs along and above (south of) the East River Road on the outskirts of Hinton going east of the town limits, approx. 2 miles. The property begins on the south side of the road approx. 320 feet up the hill. Access is by way of Government Road Allowance. This beautiful property is on the bank and overlooks the Athabasca River with a view of the Rocky Mountains. Additional value of this property is that you can apply to the Crown to purchase the 1/4 section that this property is within.

### **PROPERTY 4 • SE4-52-24-5 • HINTON, ALBERTA**

**11.56 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 11.56 acres more or less (approx. 150 ft. by 1/2 mile). This property runs along and above (south of) the East River Road on the outskirts of Hinton going east of the town limits approx. 2 miles. The property begins on the south side of the road approx. 320 feet up the hill and runs for 1/2 a mile approx. Access is by way of Government Road Allowance on both sides of the property. This beautiful property is on the bank and overlooks the Athabasca River with a view of the Rocky Mountains.

**PROPERTY 5 • SW3-52-24-5 • HINTON, ALBERTA**

**1.4 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 1.4 acres more or less. This property runs along and above (south of) the East River Road on the outskirts of Hinton going east of the town limits approx. 2 1/2 miles. The property begins on the south side of the road approx. 320 feet up the hill. Access is by way of Government Road Allowance. This beautiful property is on the bank and overlooks the Athabasca River with a view of the Rocky Mountains. The Property is high above Trail Creek on both sides and Trail Creek runs through the property to the Athabasca River.

**PROPERTY 6 • NW3-52-24-5 • HINTON, ALBERTA**

**10.33 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 10.33 acres more or less (approx. 150 ft. wide by 1/2 mile). This property runs along and above (south of) the East River Road on the outskirts of Hinton going east of the town limits approx. 3 miles. The property begins on the south side of the road approx. 320 feet up the hill and runs for approximately a 1/2 mile. Access is by way of Government Road Allowance from parcel 5 or 7. This property is on the bank and overlooks the Athabasca River and has a view of the Rocky Mountains. This Property has utility right of ways and oil company caveats on the title (parcel 5 and 6 may be combined due to access).

**PROPERTY 7 • SW10-52-24-5 • HINTON, ALBERTA**

**12.47 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 12.47 acres more or less (approx. 150 ft. or 250 ft. in places by 1/2 mile). This property runs along and above (south of) the East River Road on the outskirts of Hinton going east of the town limits approx. 3 1/2 miles. The property begins on the south side of the road approx. 320 feet up the hill and runs for 1/2 a mile approx. and ends on the East River Road. Access is from East River Road. This property is on the bank and overlooks the Athabasca River and has a view of the Rocky Mountains.

**PROPERTY 8 • SW14-52-24-5 • HINTON, ALBERTA**

**11.42 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 11.42 acres more or less (approx. 150 ft. by 1/2 mile). This property runs along and below(north of) the East River Road on the outskirts of Hinton going east of the town limits approx. 4 miles. The property begins on the south side of the East River Road and runs for approx. 1/2 mile. Access is from East River Road. This beautiful property is premium river view front property on the bank and overlooks the Athabasca River and has a view of the Rocky Mountains. This property, as all the others, is surrounded by only crown land and is also deeded property.

**PROPERTY 9 • NW14-52-24-5 • HINTON, ALBERTA**

**.06 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing .06 acres more or less. This property runs near and below the East River Road on the outskirts of Hinton going east. Access is by way of Government Road Allowance and lease. This beautiful property is next to the Athabasca River and has a view of the Rocky Mountains and river. Additional value of this property is that you can apply to the Crown to purchase the 1/4 section that this property is within. This property should be sold with parcel 8 due to access.

**PROPERTY 10 • SE14-52-24-5 • HINTON, ALBERTA**

**1.28 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 1.28 acres more or less. This property runs near and below the East River Road on the outskirts of Hinton going east from the town limits approx. 4 1/2 miles. The property begins on the north side of the road approx. 700 yards north of the road and east for approx 150 yards. Access is by way of Government Road Allowance and lease. This beautiful property is next to the Athabasca River with a view of the Rocky Mountains. The value of this property is that you can apply to the Crown to purchase the 1/4 section that this property is within. This property should be sold with parcel 11 due to access.

**PROPERTY 11 • NE14-52-24-5 • HINTON, ALBERTA**

**7.87 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 7.87 acres more or less (approx. 150 ft. by 1/2 mile). This property runs up to Carldale east from the town limits on the East River Road approx. 5 miles. The property begins on the north side of the road approx. 850 yards north of the road and east for approx 600 yards. Access is by way of Government Road Allowance. This beautiful property is near the Athabasca River and immediately behind the Hamlet of Carldale with a view of the Rocky Mountains.

**PROPERTY 12 • NW13-52-24-5 • HINTON, ALBERTA**

**9.38 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 9.38 acres more or less (approx. 150 ft. by 1/2 mile). This property is directly through Carldale Estates and is approx. 100 yards behind the road in Carldale. Carldale is on the East River Road approx. 5 miles east of Hinton. Access is by way of Government Road Allowance. This beautiful property is near the Athabasca River and immediately behind the Hamlet of Carldale with a view of the Rocky Mountains. Cache Creek runs through the property to the Athabasca River.

**PROPERTY 13 & 14 • NE13-52-24-5 • HINTON, ALBERTA**

**11.5 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 11.5 acres more or less (approx. 150 ft. or 300 ft. in places by 1/2 mile). This property begins directly east of Carldale Estates (approximately 1/2 mile north of East River Road). Carldale is on the East River Road approx. 5 1/2 miles east of Hinton. Access is by way of a Government Road Allowance. This property is near the Athabasca River and behind Carldale, near Highway 16 and overlooks the Rocky Mountains. This property has two separate titles.

**PROPERTY 15 & 16 • NW18-52-23-5 • HINTON, ALBERTA**

**15.92 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 15.92 acres more or less (approx. 300 ft. by 1/2 mile). This property begins east of Carldale Estates (approx. 1/2 mile north of East River Road) and runs for approx. 1/2 mile east of Carldale. It begins approx. 1/2 mile east of Carldale and ends approx. 1 mile from Carldale. Carldale is on the East River Road approx. 5 1/2 miles east of Hinton. Access is by way of a Government Road Allowance. This property is near the Athabasca River and near Highway 16 and overlooks the Rocky Mountains. This property has two separate titles.

**PROPERTY 17 • SW19-52-23-5 • HINTON, ALBERTA**

**3.91 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 3.91 acres more or less. Sandstone Creek runs through the property. This property runs near Highway 16 and should be sold with parcel 15 & 16 or 18 due to access. This property is approx. 6 miles east of Hinton on Hwy. 16 and approx. 3/4 of a mile north behind East River Road in section 19. This property is near the Athabasca River and views the scenic Rocky Mountains. Access is by way of Government Road Allowance and lease. Like the other properties you can apply to the Crown to purchase the 1/4 section that this property is within.

**PROPERTY 18 • SE19-52-23-5 • HINTON, ALBERTA**

**5.61 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 5.61 acres more or less. This property is approx. 6 1/2 miles east of Hinton on Hwy. 16 and approx. 1 mile north of Hwy. 16 in section 19. It runs for approx. 1/2 mile east. This beautiful property is near the Athabasca River and views the scenic Rocky Mountains. Access is by way of Government Road Allowance and lease.

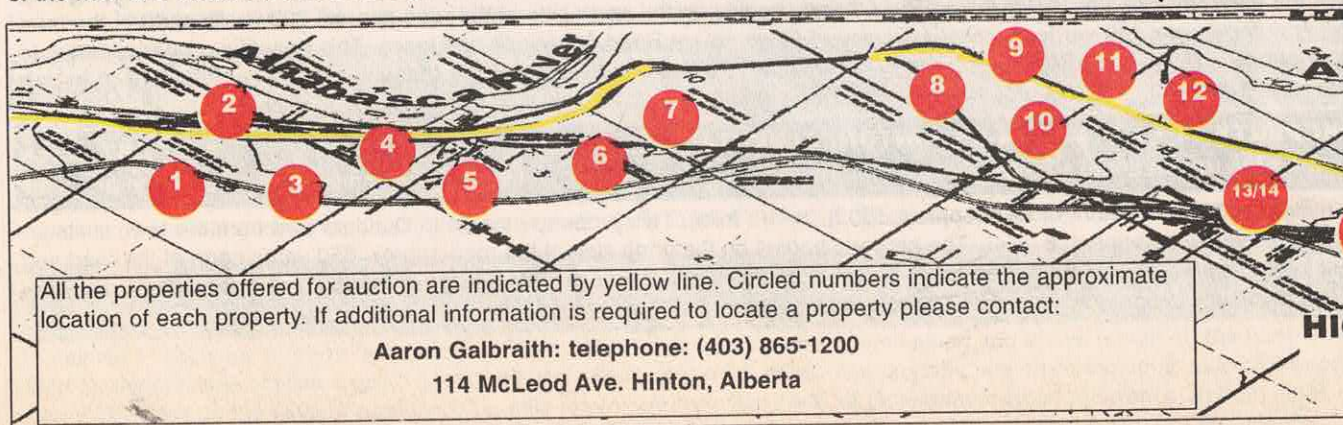
**PROPERTY 19 • NE19-52-23-5 • HINTON, ALBERTA**

**2.72 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 2.72 acres more or less. This property runs near Highway 16. It begins immediately east of parcel 18 from Government Road Allowance. This beautiful property is in the same 1/4 section as the Athabasca River and is on the top banks of the river and views the scenic Rocky Mountains. Access is by way of Government Road Allowance.



**PROPERTY 20 • NW20-52-23-5 • HINTON, ALBERTA**

**7.50 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 7.50 acres more or less (approx. 100 ft. by 1/2 mile). This property runs near Highway 16 and the Athabasca River and views the scenic Rocky Mountains. It begins immediately east of parcel 19 from Government Road Allowance This parcel runs for approx. 1/2 mile. Access is by way of Government Road Allowance.

**PROPERTY 21 • NE20-52-23-5 • HINTON, ALBERTA**

**.12 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing .12 acres more or less. This property runs near Highway 16 and the Athabasca River and views the scenic Rocky Mountains. It begins immediately east of parcel 20 west of Government Road Allowance and access is by way of Government Road Allowance. You can apply to the Crown to purchase the 1/4 section that this property is within.

**PROPERTY 22 • SW29-52-23-5 • HINTON, ALBERTA**

**.01 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing .01 acres more or less. This property runs near Highway 16 and the Athabasca River and views the scenic Rocky Mountains. It begins immediately east of parcel 21 east of Government Road Allowance and access is by way of Government Road Allowance. The value of this property is that you can apply to the Crown to purchase the 1/4 section that this property is within.

**PROPERTY 23 • SE34-52-23-5 • HINTON, ALBERTA**

**10.14 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 10.14 acres more or less (approximately 99 ft. or 300 ft. in places by 1/2 mile). This property runs near Highway 16 and the Athabasca River and views the scenic Rocky Mountains. It begins approx. 9 1/2 miles east of Hinton and approx. 1 1/4 miles north of Hwy. 16 and runs east approx. 1/2 mile to the Government Road Allowance beside the CNR tracks. Access is by way of Government Road Allowance. Camp Creek runs through this property.

**PROPERTY 24 • SW35-52-23-5 • HINTON, ALBERTA**

**8.68 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 8.68 acres more or less (approximately 99 ft. or 300 ft. in places by 1/2 mile). This property runs near Highway 16 and the Athabasca River and views the scenic Rocky Mountains. It begins approx. 10 miles east of Hinton and approx. 1 1/4 miles north of Hwy. 16 and runs east approx. 1/4 mile from the Government Road Allowance beside the CNR tracks. Access is by way of Government Road Allowance. Camp Creek runs through this property.

**PROPERTY 25 • NW35-52-23-5 • HINTON, ALBERTA**

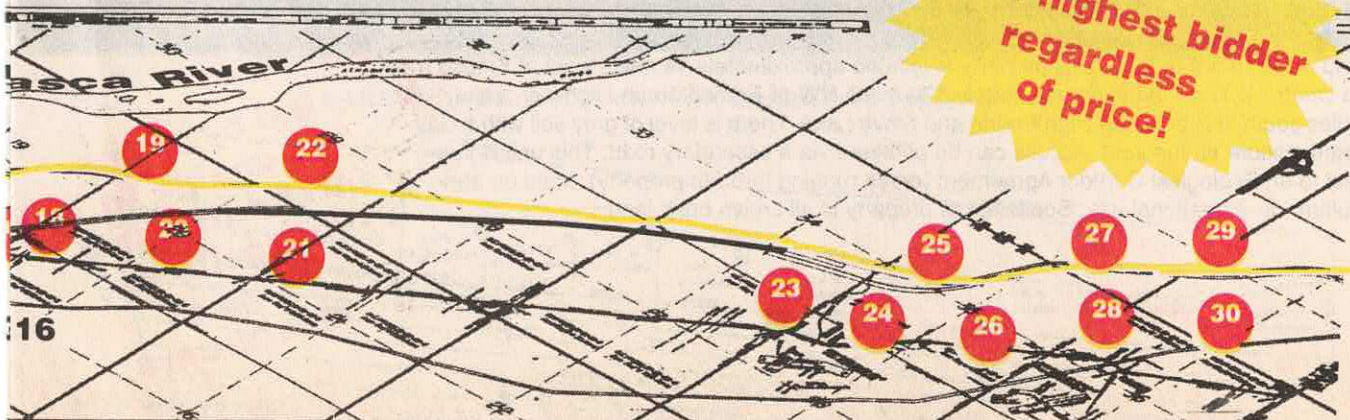
**10.36 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 10.36 acres more or less. This property should be sold with parcel 26 due to access. See property 26 for directions.

**All properties  
will sell  
to the highest bidder  
regardless  
of price!**



**PROPERTY 12 • NW13-52-24-5 • HINTON, ALBERTA**

**9.38 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 9.38 acres more or less (approx. 150 ft. by 1/2 mile). This property is directly through Carldale Estates and is approx. 100 yards behind the road in Carldale. Carldale is on the East River Road approx. 5 miles east of Hinton. Access is by way of Government Road Allowance. This beautiful property is near the Athabasca River and immediately behind the Hamlet of Carldale with a view of the Rocky Mountains. Cache Creek runs through the property to the Athabasca River.

**PROPERTY 13 & 14 • NE13-52-24-5 • HINTON, ALBERTA**

**11.5 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 11.5 acres more or less (approx. 150 ft. or 300 ft. in places by 1/2 mile). This property begins directly east of Carldale Estates (approximately 1/2 mile north of East River Road). Carldale is on the East River Road approx. 5 1/2 miles east of Hinton. Access is by way of a Government Road Allowance. This property is near the Athabasca River and behind Carldale, near Highway 16 and overlooks the Rocky Mountains. This property has two separate titles.

**PROPERTY 15 & 16 • NW18-52-23-5 • HINTON, ALBERTA**

**15.92 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 15.92 acres more or less (approx. 300 ft. by 1/2 mile). This property begins east of Carldale Estates (approx. 1/2 mile north of East River Road) and runs for approx. 1/2 mile east of Carldale. It begins approx. 1/2 mile east of Carldale and ends approx. 1 mile from Carldale. Carldale is on the East River Road approx. 5 1/2 miles east of Hinton. Access is by way of a Government Road Allowance. This property is near the Athabasca River and near Highway 16 and overlooks the Rocky Mountains. This property has two separate titles.

**PROPERTY 17 • SW19-52-23-5 • HINTON, ALBERTA**

**3.91 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 3.91 acres more or less. Sandstone Creek runs through the property. This property runs near Highway 16 and should be sold with parcel 15 & 16 or 18 due to access. This property is approx. 6 miles east of Hinton on Hwy. 16 and approx. 3/4 of a mile north behind East River Road in section 19. This property is near the Athabasca River and views the scenic Rocky Mountains. Access is by way of Government Road Allowance and lease. Like the other properties you can apply to the Crown to purchase the 1/4 section that this property is within.

**PROPERTY 18 • SE19-52-23-5 • HINTON, ALBERTA**

**5.61 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 5.61 acres more or less. This property is approx. 6 1/2 miles east of Hinton on Hwy. 16 and approx. 1 mile north of Hwy. 16 in section 19. It runs for approx. 1/2 mile east. This beautiful property is near the Athabasca River and views the scenic Rocky Mountains. Access is by way of Government Road Allowance and lease.

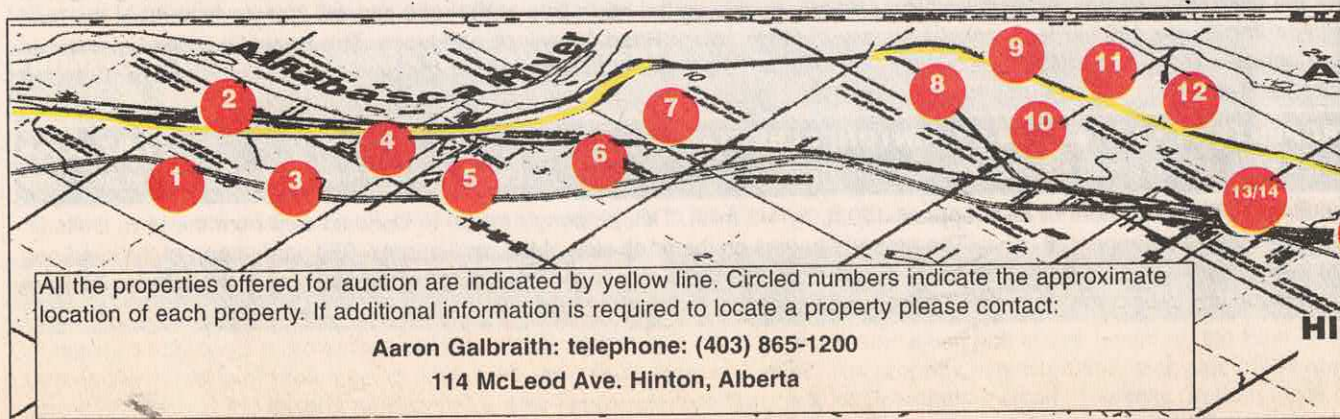
**PROPERTY 19 • NE19-52-23-5 • HINTON, ALBERTA**

**2.72 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 2.72 acres more or less. This property runs near Highway 16. It begins immediately east of parcel 18 from Government Road Allowance. This beautiful property is in the same 1/4 section as the Athabasca River and is on the top banks of the river and views the scenic Rocky Mountains. Access is by way of Government Road Allowance.



**PROPERTY 26 • NE25-52-23-5 • HINTON, ALBERTA**

**.59 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 59 acres more or less. This property runs near Highway 16 and the Athabasca River and views the scenic Rocky Mountains. It begins approx. 10 1/4 miles east of Hinton and approx. 1 1/4 miles north of Hwy. 16 and runs east approx. 1/2 mile to the Government Road Allowance beside the CNR tracks. Access is by way of Government Road Allowance. There are two small creeks on this property.

**PROPERTY 27 • SE2-53-23-5 • HINTON, ALBERTA**

**6.20 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 6.20 acres more or less (approx. 100 ft. by 1/2 mile). This property runs near Highway 16 and the Athabasca River and views the scenic Rocky Mountains. The Property begins approx. 11 miles east of Hinton and approx. 1 1/4 miles north of Hwy. 16 and runs east approx. 1/2 mile from the Government Road Allowance to the Government Road Allowance beside the CNR tracks. Access is by way of Government Road Allowance on both sides.

**PROPERTY 28 • SW1-53-23-5 • HINTON, ALBERTA**

**2.25 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 2.25 acres more or less. This property runs near Highway 16 and the Athabasca River and views the scenic Rocky Mountains. This property begins approx. 11 1/2 miles east of Hinton and approx. 3/4 miles north of Hwy. 16 and runs east approx. 1/4 mile from the Government Road Allowance beside the CNR tracks. Access is by way of Government Road Allowance. This property has a small creek on it.

**PROPERTY 29 • NW1-53-23-5 • HINTON, ALBERTA**

**6.19 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 6.19 acres more or less. This property runs near Highway 16 and the Athabasca River and views the scenic Rocky Mountains. This property begins approx. 11 1/2 miles east of Hinton and approx. 3/4 miles north of Hwy. 16 and runs east approx. 1/2 mile beside the CNR tracks. This property should be sold in conjunction with parcel 28 or parcel 30 due to access.

**PROPERTY 30 • NE1-53-23-5 • HINTON, ALBERTA**

**6.07 acres**

Zoned FMA (green zone) • Single Family is permitted use.

Level 1 environmental study done; no problems

Containing 6.07 acres more or less. This property runs near Highway 16 and the Athabasca River and views the scenic Rocky Mountains. This Property begins approx. 12 miles east of Hinton and approx. 1/4 mile north of Hwy. 16 and runs east approx. 1/2 mile beside the CNR tracks to the Government Road Allowance. Access is by way of Government Road Allowance.

**PROPERTY 31 • JOUSSARD, ALBERTA • Pt. SE5-74-13-5**

**77.4 acres**

An environmental study is not required and has not been done as the property was in its raw and natural state.

77.4 acres, more or less. This property is located approximately 1 mile south of Lesser Slave Lake. This land consists of level grey soil with a clay loam mixture. The land has aspen trees on it. Access is obtained via a secondary road running beside it. There is a caveat for a pipeline agreement on the property. The Land runs for 1/2 mile along Highway 2 and is approximately 160 miles NW of Edmonton, on Highway 2. Joussard is located between Slave Lake and High Prairie on Lesser Slave Lake. Property is approximately 1 1/2 miles south of Lesser Slave Lake. Ideal for agriculture or recreational use.

**PROPERTY 32 • DRIFTPILE, ALBERTA • SW 15-73-12-5**

**160 acres**

An environmental study is not required and has not been done as the property was in its raw and natural state.

160 acres, more or less. This property is located approximately 14 miles west of Kinuso (next to Driftpile). This land is approximately 170 miles NW of Edmonton on Highway 2 and 1 1/2 miles south. It is between High Prairie and Slave Lake. There is level of grey soil with a clay loam mixture on the land. Access can be obtained via a secondary road. This unit is subject to an Ecological Corridor Agreement (creek running through property). Ideal for agriculture or recreational use. Southside of property is all crown bush land.

**Bid by phone  
if unable to  
attend this sale.  
Deposits by  
Visa or  
Mastercard**

**PROPERTY 33 • FAUST, ALBERTA • SE 2-11-73-5**

**160 acres**

An environmental study is not required and has not been done as the property was in its raw and natural state.

160 acres, more or less. This property is located approximately 3 miles southeast of Faust and is about 3 miles from Lesser Slave Lake. This land is approximately 160 miles NW of Edmonton, 1 1/2 miles south of Highway 2. Located between High Prairie and Slave Lake. This land consists of level grey soil with a clay loam mixture. It is covered by aspen and the spruce has been logged out. The South side of the property has a creek running down it. Access to the property is by a government road allowance on the southside of the property, off of an oil field road. The buyer is responsible for road access on the road allowance (approx. 1,968 feet. Ideal for agriculture or recreation use. The Southside of the property is surrounded by crown bush land.

**PROPERTY 34 • LOT 10 • NW36-73-8-5• Subdivision Plan 95-D-046**

**1 acre**

**CANYON CREEK, ALBERTA ON LESSER SLAVE LAKE**

Level 1 environmental study done; no problems

The lot will be registered when the road work is completed. Expected before closing. One acre of prime serviced lakefront property on the top of the bank of Lesser Slave Lake sloping gradually down towards the lakeshore, in the town of Canyon Creek. Municipal Services include town water, gas, power, phone, and roads. Approximate size is 98 feet deep and 410 feet of frontage. There is a mature stand of trees on the lot. In the town of Canyon Creek there is a full service hotel and a large marina both of which are close to this property. Campsites are also close by.

**PROPERTY 35• LOT 9 • NW36-73-8-5• Subdivision Plan 95-D-046**

**1 acre**

**CANYON CREEK, ALBERTA ON LESSER SLAVE LAKE**

Level 1 environmental study done; no problems

The lot will be registered when the road work is completed. Expected before closing. One acre of prime serviced lakefront property on the top of the bank of Lesser Slave Lake sloping gradually down towards the lakeshore, in the town of Canyon Creek. Municipal Services include town water, gas, power, phone, and roads. Approximate size is 115 feet deep and 374 feet of frontage. There is a mature stand of trees on the lot. In the town of Canyon Creek there is a full service hotel and a large marina both of which are close to this property. Campsites are also close by.

**PROPERTY 36• LOT 12 • NW36-73-8-5• Subdivision Plan 95-D-046**

**2.75 acres**

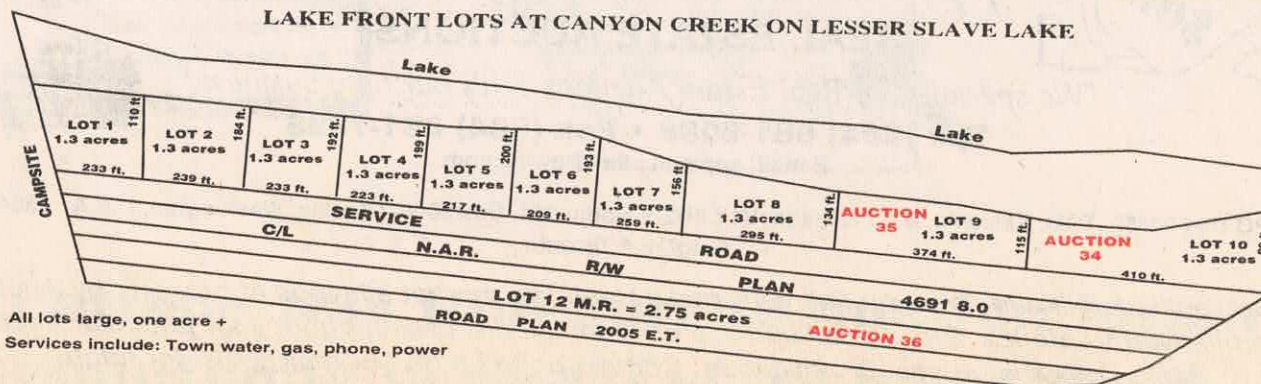
**CANYON CREEK, ALBERTA ON LESSER SLAVE LAKE**

Level 1 environmental study done; no problems

2.75 acres, more or less of lakeview property directly behind the lakefront properties No. 34 and 35. This property consists of a large mature stand of trees in a strip along the old Peace River Highway and is approximately 2,625 feet by 99 feet. Services are available to this property. Ideal location for public trailer park or campsite or other recreational use. In the town of Canyon Creek there is a full service hotel and a large marina both of which are close to this property. Campsites are also close by.



**LAKE FRONT LOTS AT CANYON CREEK ON LESSER SLAVE LAKE**



All lots large, one acre +  
Services include: Town water, gas, phone, power

# Auction Terms, Procedures and Conditions

## UNRESERVED, NO MINIMUM PRICE:

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. Cheques should be made payable to the law firm Johnson McClelland 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 buyers.

## FINANCING:

The Vendor will consider carrying a first mortgage of 50% of the sale price on selected properties. Please contact Apple Auction Corporation for details.

## CLOSING:

All adjustments are to be done to the closing date, on or before Friday, noon (Alberta time), June 28, 1996. All costs associated with the closing including registration fees, legals and applicable taxes are to be paid by the purchaser. In addition, 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.

## CONDUCT OF THE AUCTION SALE:

All aspects of conduct of the auction sales are at the direction and discretion of the auctioneer. A brief break is expected during each sale to allow for questions and considerations from prospective purchasers. 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 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. Please contact Apple Auction Corporation for arrangements.

## REFRESHMENTS:

Complimentary coffee, tea, wine and snacks are offered at our auctions for your enjoyment.

## AUCTION SITE:

Crestwood Hotel, Hinton, Alberta

Tele: (403) 865-4001 • Fax: (403) 865-8886

Auctioneer: Landon W. Lovig



*Apple Auction Corporation*  
**REAL ESTATE AUCTIONS**

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

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*We would also 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. Contact us to be on our mailing list for future Real Estate Auction Sale information.*