



# SPRING 2016 AUCTION

*No Starting Bids and No Hidden Reserves!*

**OREGON • WASHINGTON • CALIFORNIA**

**60 PROPERTIES TO BE SOLD FOR BANKS, CORPORATIONS, A BANKRUPTCY TRUSTEE, OREGON DEPARTMENT OF STATE LANDS, A PUBLIC AGENCY AND A NON-PROFIT ORGANIZATION**

**Five Properties to be Sold with No Minimum Bid – to the High Bidder!**

## *ECOLA POINT AT CANNON BEACH*



### **Coastal Tree Farm with Two Potential Oceanview Home Sites**

- 340± acre tree farm next to Ecola State Park at Cannon Beach, within 90-minute drive of Portland, OR
- Estimated 4.5 million board feet of 70 year-old spruce and 208± acres of well-stocked reproduction projected to generate 3.9 million board feet in 18 years, providing near-term cash flow and long-term asset growth. Available in bulk at \$3,825,000, or in parcels of 156± acres at \$1,850,000 and 184± acres at \$1,975,000



## *YAKIMA VALLEY WINERY AND VINEYARD*



- **Bank-owned** vineyard and former winery on 12.4± acres near Outlook, WA
- Two residences, wine tasting room, and two production facilities, with equipment
- 11.94± acres of vineyards planted in late 1980s and 1990s with Pinot gris, Sauvignon blanc, Viognier, Chenin blanc, Marsanne, Sangiovese, Syrah, Nebiolo and Cabernet Sauvignon varietals that currently produce 19.93 tons of grapes



Professional manager on-site  
Price reduced to \$625,000!

Auction Conducted By:

# **Realty Marketing/Northwest**

522 S.W. 5th Avenue, Suite 725, Portland, Oregon 97204

Washington Auction License #1917



# SPRING 2016 AUCTION

## COMMERCIAL BUILDINGS UNDER \$137,500

Shedd, OR



- **Bank-owned**, historic former Methodist church in Shedd, OR, within 35-minute drive of Eugene. 4,828± square foot building with potential for live/work or artist studio, being offered with **bank-financing**. \$117,500

Klamath Falls, OR



- **Bank-owned**, two-story, 4,344± square foot building with three bedroom, two bathroom apartment, 2,000± square foot shop and garage, near community college in Centralia, WA. \$75,000

- 2,316± square foot building on 27,442± square foot site,

along Highway 20N in Hines, OR, to be sold with **No Minimum Bid!**

- 9,000± square foot, two-story building along Main Street, next to restoration of theater and saloon in Athena, OR. \$95,000

- **Bank-owned** 2,500± square foot, two-story office building on 5,405± square foot site, near downtown Klamath Falls, OR. \$90,000

- Former 9,550± square foot former Wells Fargo Bank branch, with walk-in vault, second level mezzanine, and full basement with additional vault, in downtown Pendleton, OR. \$135,000

Pendleton, OR



## WILLAMETTE VALLEY EQUESTRIAN FACILITY BY I-5 EXIT 216, NEAR EUGENE, OREGON



- **Bank-owned** equestrian facility, on 20± acres, that can accommodate 44 horses. Improvements include a 21,024± square foot horse arena with apartment, six-stall barn, hay sheds, shop, and residence. Property has water rights and is fenced and cross fenced. **Bank-financing** available. \$520,000

Apartment  
above arena





# SPRING 2016 AUCTION

## DEVELOPMENT SITES

Colville, WA



Near Cameron Park, CA

St. Helens, OR

- 2.4± acre residential development site, near downtown Roseburg, OR, being offered by bankruptcy trustee. **\$20,000**
- Highway 395 development site, containing 37,718± square feet, in Colville, WA. **\$135,000**
- 6.6± acre apartment and 6.34± acre mixed-use sites, along Highway 30 in St. Helens, OR. **\$1,225,000 and \$1,625,000 with Seller financing**

- **Bank-owned**, infill development site in South Lake Tahoe, CA and 12.86± acre development site along Highway 50 near Cameron Park, CA. **\$100,000 and \$500,000**

## HOME SITES AND THREE BEDROOM HOME



Snoqualmie Valley, WA



The Capes, OR

- **Bank-owned**, 10± acre Snoqualmie Valley residential home site near Lake Joy, within 30-minute drive of Bellevue, WA. **\$135,000**
- Home site at The Capes – oceanfront gated community within 90-minute drive of Portland, OR, to be sold with **No Minimum Bid!**
- Two-lot home site package on northern Oregon coast, in Holly Heights Subdivision, zoned for townhome and single family, within 90-minute drive of Portland, OR. **\$68,000**
- 3 bedroom, 1.5 bath home in Vancouver, WA **\$147,500**



Packwood, WA

## INDUSTRIAL PROPERTY

- Highway 12 industrial development property on 132± acres, with over 269,000 square feet of improvements, at gateway to Mt. Rainier National Park, within one hour of I-5 in Packwood, WA. Four all-steel buildings of up to 90,000 square feet in size, 10,000± square foot office building, two shops, and 55± acres of unimproved land – available in five individual parcels from 4.67± to 55.5± acres, with prices from \$60,000 to \$795,000. **Bulk price reduced to \$1,760,000, or less than \$6.75 per foot for the buildings!**

- **Bank-owned**, 37± acre industrial property with 112,000± square feet of former manufacturing and storage improvements, by I-5 Exit 176 at Saginaw, near Eugene, OR. **\$1,200,000**

- **Bank-owned**, 38± acre quarry with estimated basalt bedrock reserve of 6.6 million tons which meet Oregon Department of Transportation specifications for road construction, located in southern Oregon. **\$550,000**



Saginaw, OR





# SPRING 2016 AUCTION

## OREGON DEPARTMENT OF STATE LANDS

Wheeler County, OR



- Seven parcels, located in Gilliam, Wheeler, and Grant Counties, ranging in size from 35± to 41± acres. **Prices start at \$4,800**



## UPPER KLAMATH BASIN RECREATION, TIMBER AND HUNTING TRACTS

Sycan River



- Eleven tracts of ponderosa pine, ranging in size from 20± to 412± acres. Some tracts have meadows and creeks, and river frontage. Located along Highway 97 near Agency Lake and Kla-Mo-Ya Casino, in the Sprague River Valley, and on the Sycan River. **Prices start at \$12,500**

## GREENGOLD TIMBER TRACTS FROM 40± TO 765± ACRES

Lane County, OR



- Four tracts in Lane and Lincoln Counties, OR, ranging in size from 40± to 765± acres, with well-stocked reproduction and merch. **\$90,000 to \$1,450,000**
- 260± acre tract in Multnomah County, OR, with well-stocked reproduction, pre-merch and residual timber, and potential view home site, within 20-minute drive of Sunset Highway. **\$875,000**
- Two tracts of 142± and 246± acres along Columbia River Gorge in Hood River County, OR and Skamania County, WA, with private lake, river frontage, reproduction and merch. **\$785,000 and \$430,000**



Multnomah County, OR

Hood River, OR







# SPRING 2016 AUCTION

## Table of Properties

#	Description	Location	Published Reserve
<b>Oral Auction – Saturday, May 14, 2016, Sheraton Portland Airport Hotel</b>			
1	Home Site at The Capes – The Capes #5, Lot 170	Oceanside, OR	No Minimum Bid
2	Two Holly Heights Home Sites – 4859 Holly Heights Avenue	Netarts, OR	\$68,000
3	40± acre Timber Tract by Brian Booth State Park	Lincoln County, OR	\$90,000
4	Historic Church - 30090 Highway 99 E	Shedd, OR	\$117,500
5	51± acre Mercer Lake Timber Tract	Lane County, OR	\$275,000
6	99± acre Duncan Inlet Timber and Recreation Tract, along Siuslaw River	Lane County, OR	\$138,500
7	2.44± acre Residential Development Site	Roseburg, OR	\$20,000
8	2,500± s.f. Office Building – 189 E. Main Street	Klamath Falls, OR	\$90,000
9	27± acre Highway 97 Property near Upper Klamath Lake	Klamath County, OR	\$12,500
10	48± acre Dams Canyon Recreation and Timber Tract, near Sprague River	Klamath County, OR	\$22,500
11	9,550± s.f. Former Bank Branch with Walk-In Vault – 256 S. Main	Pendleton, OR	\$135,000
12	9,000± s.f. Commercial Building – 259 E. Main Street	Athena, OR	\$95,000
13	Former Restaurant by Valley Golf Club – 306 Hwy 20 N	Hines, OR	No Minimum Bid
14	5.4± acre East Fork Lewis River Home Site	Clark County, WA	\$80,000
15	Building with 3 Bdrm, 2 Bath Apartment, Shop and Garage – 108 S. Washington St.	Centralia, WA	\$75,000
16	Three Bedroom, 1.5 Bath Home – 6309 NE 140th Avenue	Vancouver, WA	\$147,500
<b>Sealed Bid Auction – May 26 and June 8, 2016</b>			
100	150± acre Ecola Point at Cannon Beach Tract	Cannon Beach, OR	\$1,850,000 <sup>1</sup>
101	185± acre Ecola Point at Cannon Beach Tract	Cannon Beach, OR	\$1,975,000 <sup>1</sup>
102	260± acre Johnson Road Timber Tract	Multnomah County, OR	\$875,000
103	142± acre Middle Fork Hood River Timber Tract	Hood River County, OR	\$785,000
104	20± acre Equestrian Facility with arena, barns and home – 27377 Falk Road	Halsey, OR	\$520,000
105	765± acre Pioneer Mountain Loop Timber Tract	Lincoln County, OR	\$1,450,000
106	37± acre Industrial Site with 112,000± s.f. of former Manufacturing and Storage – 32941 E. Saginaw Road	Saginaw, OR	\$1,200,000
107	38± acre Cabin Canyon Quarry – 161 W. Fork Trail Creek Rd.	Trail, OR	\$550,000
108	412± acre Highway 97 Timber and Recreation Tract*	Klamath County, OR	\$185,500
109	121± acre Sycan River Recreation and Timber Tract*	Klamath County, OR	\$60,500
110	20± acre Sprague River Valley Tract*	Klamath County, OR	No Minimum Bid <sup>2</sup>
111	149± acre Sprague River Valley Tract*	Klamath County, OR	\$69,500 <sup>2</sup>
112	259± acre Sprague River Valley Tract*	Klamath County, OR	\$105,500 <sup>2</sup>
113	148± acre Cherry Creek Timber and Recreation Tract*	Klamath County, OR	\$77,500
114	40± acre Sprague River Road Timber and Recreation Tract*	Klamath County, OR	\$21,000 <sup>3</sup>
115	40± acre Sprague River Road Timber and Recreation Tract*	Klamath County, OR	\$20,000 <sup>3</sup>
116	20± acre Sprague River Road Timber and Recreation Tract*	Klamath County, OR	No Minimum Bid <sup>3</sup>
117	35.5± acre Portuguese Canyon Recreation Tract	Grant County, OR	\$11,500
118	40± acre Long Hollow Recreation Tract	Gilliam County, OR	\$4,800
119	40± acre Thirty Miles Creek Falls Recreation Tract	Gilliam County, OR	\$4,800
120	41.6± acre Thirty Mile Creek North Recreation Tract	Gilliam County, OR	\$5,000
121	41.6± acre Thirty Mile Creek South Recreation Tract	Gilliam County, OR	\$5,000
122	40.5± acre Fopiano Creek Recreation Tract	Wheeler County, OR	\$15,100
123	40± acre Old Mill Canyon Recreation Tract	Wheeler County, OR	\$15,000
124	Winery and Vineyard with Two Homes	Yakima County, WA	\$625,000
125	Highway 395 Development Site – 750 N. Highway 395	Colville, WA	\$115,000 <sup>4</sup>
126	Eighth Street Development Site	Colville, WA	\$20,000 <sup>4</sup>
127	10± acre Home Site near Joy Lake	Carnation, WA	\$135,000
128	WITHDRAWN		
129	55.5± acre Highway 12 Development Site	Packwood, WA	\$250,000 <sup>5</sup>
130	27.3± acre Highway 12 Development Site with 167,400± s.f. of Improvements	Packwood, WA	\$655,000 <sup>5</sup>
131	28.7± acre Highway 12 Development Site with 90,000± s.f. Building	Packwood, WA	\$795,000 <sup>5</sup>



# SPRING 2016 AUCTION

## Table of Properties, continued

#	Description	Location	Published Reserve
132	4.6± acre Highway 12 Development Site with 7,000± s.f. Shop	Packwood, WA	No Minimum Bid <sup>5</sup>
133	15.8± acre Highway 12 Development Site with 7,500± s.f. Shop	Packwood, WA	\$60,000 <sup>5</sup>
134	Five East Fork Lewis River Home Sites	Clark County, WA	\$375,000
135	26± acre Residential Development Tract	Clark County, WA	\$300,000
136	246± acre Kidney Lake Timber Tract	Skamania County, WA	\$430,000
137	12.86± acre Highway 50 Commercial Development Site	Shingle Springs, CA	\$500,000
138	29,155± s.f. Infill Development Site – 1189/1201 Emerald Bay Road	South Lake Tahoe, CA	\$100,000
139	Ten-Room Former Bed & Breakfast	Crescent Mills, CA	SOLD
140	6.6± acre Apartment Site	St. Helens, OR	\$1,225,000 <sup>6</sup>
141	6.34± acre Mixed-Use Site along Highway 30	St. Helens, OR	\$1,625,000 <sup>6</sup>

<sup>1</sup> Sales of Auction Properties 100 and 101 are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$3,825,000

<sup>2</sup> Sales of Auction Properties 110, 111, and 112 are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$175,000

<sup>3</sup> Sales of Auction Properties 114, 115, and 116 are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$41,000

<sup>4</sup> Sales of Auction Properties 125 and 126 are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$135,000

<sup>5</sup> Sales of Auction Properties 129, 130, 131, 132, and 133 are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$1,760,000

<sup>6</sup> Sales of Auction Properties 140 and 141 are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$2,850,000

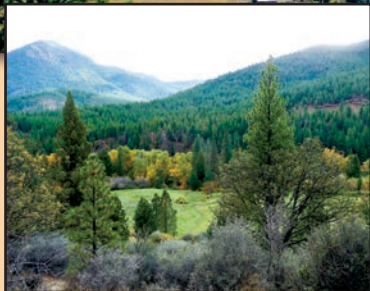
\*Bids due June 8, 2016

### ADDITIONAL BANK-OWNED PROPERTY AVAILABLE APRIL 12

#### ADVANCE NOTICE

#### Northern California Historic Scott River Valley

50,510± Acre Timber, Ranch, Recreation, and Conservation Portfolio within 90-Minute drive of Rogue Valley International – Medford Airport



Preferred Lender:



- Managed as tree farm for over 80 years, with estimated 350 million board feet of primarily Douglas-fir, white fir, red fir and ponderosa pine
- Strategic location to nearby log markets in Yreka, Weed and Anderson, California and Medford, Rogue River, and Grants Pass, Oregon
- Offered in its entirety, and in nineteen tracts, ranging in size from 23± to 31,425± acres
- Over 360 miles of streams, with South Scott River frontage

**Portfolio Reserve Price: \$542 per Acre\***

**Prices for individual tracts range from \$20,000 to \$18,960,000  
Five to be sold with No Minimum Bid!**

**Sealed Bids due June 22, 2016**

Catalog #1601 and Data Site available April 29, 2016

\*Sales of individual properties are subject to combined bids in the aggregate to equal, or exceed, the bulk Published Reserve Price of \$27,400,000

**Oral Auction May 14, 2016**

**Sealed Bids Due May 26 and June 8, 2016**

Broker Cooperation Invited • Seller Financing Available on Some Properties

**Call Now for Free Color Catalog #1602**

# 1-800-845-3524

Auction conducted in affiliation with:

DTZ  
Pacific Real Estate Investments

Windermere Real Estate - Klamath Falls  
Windermere Western View Properties

Auction Conducted By:

## Realty Marketing/Northwest

522 S.W. 5th Avenue, Suite 725, Portland, Oregon 97204

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