



PUBLISHED RESERVE: \$157,500

LAST ASKING: First Time Offered

SIZE:	Lot	Size	Lot	Size
	32	6,692± square feet	53	3,601± square feet
	47	3,789± square feet	54	3,613± square feet
	48	3,576± square feet	55	3,625± square feet
	49	3,541± square feet	56	3,637± square feet
	50	3,535± square feet		

ZONING: R - Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These nine home sites are located in the 64-lot Northgate Subdivision in Independence, Oregon, developed by Quail Homes. Independence is located in the heart of the Willamette Valley, approximately ten miles west of Salem. The Northgate Subdivision has the 4± acre John Paff Neighborhood Park with basketball courts, play area and covered pavilion located at the corner of Hoffman and Gun Club Roads. There are 37± acres of designated open space and on-site parking area for boats and recreation vehicles. There is excellent access to shopping and within walking distance to the Mid-Valley Christian Academy. Lot sizes in the offering range from 3,535± square feet to 3,789± square feet, with Lot #32 at 6,692± square feet. All utilities are available.

LOCATION: Northgate Phase 6 – A replat of a portion of Parcel 1, Partition Plat No. 1991-044, situated in the NW ¼ of the SE ¼ of Section 20 and in the SW ¼ of the NE ¼ of Section 20, Township 8 South, Range 4 West, Independence, Oregon. Lots 32, 47, 48, 49, 50, 53, 54, 55, and 56.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, NOVEMBER 20, 2013