



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

PUBLISHED RESERVE: \$150,000

APPRAISED VALUE: \$250,000

SIZE: 2.41± Acres

ZONING: RC – Rural Commercial

PROPERTY INSPECTION:

Date	Time
Sunday, October 20	1:30 p.m. to 3:30 p.m.
Saturday, November 2	1:30 p.m. to 3:30 p.m.

FINANCING: None – All Cash

DESCRIPTION: This former gas station with 1,512± square foot mini-market and three bedroom, two bath manufactured home is located 9± miles southeast of Cottage Grove, near Cottage Grove Lake, along London Road. There is also a 432± square foot storage building, and several sheds. The gas pumping improvements consist of a two-hose fuel dispenser situated under a 4' x 12' wood-frame and plastic-covered patio. The fuel tanks consist of a 2000 gallon above-ground steel tank, split into two 1000 gallon tanks.

The mini-market was built in 1965 and the 1,152± square foot manufactured home was built in 1981.

The property has an irregular shape, and has frontage along the Coast Fork of the Willamette River.

The RC – Rural Commercial – zoning allows services for tourists and travelers, providing opportunity to re-develop the property into an RV Park or other uses, in order to take advantage of its location near Cottage Grove Lake, which is managed by the US Army Corps of Engineers and has five parks, with two campgrounds, at two locations. RV sites do not have utilities.

There is on-site septic system and well. Please refer to the Supplemental Information Package with Bid Documents for the 2012 Phase I Environmental Assessment.

LOCATION: 73984 London Road, Cottage Grove, Oregon. Map # 22-03-08-00, Tax Lot 2103,

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