

**RM/
NW**

MARKET MAKERS
IN REAL ESTATE

AUCTION



**COMMERCIAL, RESIDENTIAL, INDUSTRIAL, FARM,
DAIRY, TIMBER, RECREATION, INVESTMENT,
INCOME AND DEVELOPMENT PROPERTIES IN
OREGON, WASHINGTON, IDAHO AND CALIFORNIA**

ORAL AUCTION: NOVEMBER 16, 2013

SEALED BIDS DUE: NOVEMBER 20, 2013



MARKET MAKERS
IN REAL ESTATE

AUCTION ADVANCE NOTICE

Eastern Oregon Land Portfolio – 18,749± Acres

**Timber, Elk Hunting and Recreation Property located by
North Fork John Day River and Bridge Creek State Wildlife Area**

#100 - DESOLATION CREEK – 13,440± ACRES

Grant County, Oregon



Ten miles of Desolation Creek located on the property

#200 - WILKINS CREEK – 5,309± ACRES

Umatilla County, Oregon



Ridgetop with meadow and stock ponds, located along southwest section of Wilkins Creek property

Catalog #1308 Available October 10, 2013

CELEBRATING 28 YEARS IN 2013!

Introduction

We are pleased to present our 2013 Fall Auction Catalog, with over 85 properties located in Oregon, Washington, Idaho and California being sold by banks, corporations, builders, foundation and a public agency. Realty Marketing/Northwest has been conducting these regularly-scheduled Spring and Fall Auctions since 1987.

These properties are to be sold using Published Reserve prices and No Minimum Bid prices. Six properties will be sold with No Minimum Bid prices to the high bidder.

No properties are offered with Starting Bids, Hidden Reserves, or Buyers' Premiums.

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Cover Photos, clockwise from upper left photograph

Front: Auction Property #100, Auction Property #161, Auction Property #164, Auction Property #5

Back: Auction Property #162, Auction Property #151, Auction Property #101, Auction Property #112

Aerial Photography by Bergman Photographic Services, Inc.
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TABLE OF PROPERTIES

Oral Auction – November 16, 2013
Sheraton Hotel at Portland Airport

#	Description	Location	Published Reserve
1	Three Bedroom, Two Bathroom Home 49545 McKenzie River Highway	Vida, OR	\$115,000
2	McKenzie Riverfront Lot 49594 McKenzie River Highway	Vida, OR	\$99,500
3	40± Acre Timber Tract	Linn County, OR	\$39,500
4	160± Acre Mt. Horeb Timber Tract	Marion County, OR	\$175,000
5	32± Acre Pioneer Road Timber Tract with Home Site	Polk County, OR	\$225,000
6	37± Acre Umpqua River Timber Tract	Douglas County, OR	No Minimum Bid
7	1.45± Acre Commercial Site	Redmond, OR	\$60,000
8	38± Acre Millican Valley Recreation Tract	Deschutes, County	No Minimum Bid
9	Lakeshore Residential Parcels by Upper Klamath Lake	Klamath Falls, OR	No Minimum Bid
10	Hanks Street Multi-Family Site By Harbor Links Golf Course	Klamath Falls, OR	\$48,500
11	23,800± S.F. Multi-Family Site	Klamath Falls, OR	\$15,000
12	Snowy Butte Meadows Subdivision Lot	Central Point, OR	\$16,500
13	38± Acre New Washington Road Timber Tract	Pacific County, WA	\$163,500
14	Chambers Lake Home Site	Olympia, WA	No Minimum Bid
15	40± Acre Timber / Recreation Tract	Pierce County, WA	No Minimum Bid
16	160± Timber Tract with approved FPA	Whatcom County, WA	\$265,000

Sealed Bid Auction – Bids Due November 20, 2013

#	Description	Location	Published Reserve
100	The Greens at Redmond 18-Hole Executive Golf Course 2575 SW Greens Blvd.	Redmond, OR	\$1,125,000
101	Austin Hot Springs – 151± Acre Timber and Recreation Tract, along Clackamas River	Clackamas County, OR	\$475,000
102	3 Bedroom, 1 Bathroom Home with 1.2± Acre In-fill Development Site 5915 SE Willow Lane	Milwaukie, OR	\$265,000
103	Restored 5,361± S.F. 1890 Swiss Chalet on 1.56± Acres and Potential for Additional Home Site in Dunthorpe Neighborhood 10643 SW Riverside Drive	Portland, OR	\$985,000
104	18± Acre I-5 Development Site	Aurora, OR	SOLD
105	Old Town Mixed-Use Development Site 15919/15931 SW First Street	Sherwood, OR	\$175,000
106	Industrial Development Site 15104 SW Oregon Street	Sherwood, OR	\$525,000
107	Mixed-Use Development Site Parcel A – 1.25± Acres Parcel B – 5.05± Acres Parcel C – 5± Acres	St. Helens, OR	\$1,075,000 No Minimum Bid ^a \$450,000 ^a \$625,000 ^a
108	148± Acre Cole Farm with Nestucca River Frontage and Timber	Tillamook County, OR	\$525,000
109	75± Acre Dairy with 28,800± S.F. Dairy Complex 130 Fraser Road	Tillamook County, OR	\$495,000
110	16,117± S.F. Highway 101 Commercial Site	Seaside, OR	\$99,500
111	16,455± S.F. Office Building by County Offices and Historic District 422 NE Fifth Street	McMinnville, OR	\$550,000
112	9-Lot Package in Northgate Subdivision	Independence, OR	\$157,500
113- 149	37 Subdivision Lots at Thomas Creek Estates	Scio, OR	Lots start at \$24,700
150	7,650± S.F. Commercial Building with Development Site in Historic District 430 Third Avenue Parcel A – Office Building Parcel B – Development Site	Albany, OR	\$285,000 \$250,000 ^b \$35,000 ^b
151	Two Industrial Buildings which total 19,736± S.F. and have Lease Income, on 4.64± Acres, 34015 Excor Road Parcel A – Building on 1.54± Acres Parcel B – Building on 3.1± Acres	Albany, OR	\$1,300,000 \$725,000 ^c \$575,000 ^c

#	Description	Location	Published Reserve
152	WITHDRAWN		
153	Leased Building plus Warehouse Parcel A - 6,870± S.F. Building on 10,000± S.F. Site Parcel B - 780 SF Warehouse on 10,000± S.F. Site	Junction City, OR	\$250,000 \$215,000 ^d \$35,000 ^d
154	Former Mini-Mart and Gas Station on 2.41± Acre Site 73984 London Road	Lane County, OR	\$150,000
155	1,770± S.F. Home on 1.6± Acre Site, 593 Crowson Road	Ashland, OR	\$219,600
156	810± Acre Hidden Valley Recreation Tract	Klamath County, OR	\$199,500
157	160± Acre Cherry Orchard with Improvements Parcel A – 67± Acres with 27.6± Acres planted Parcel B – 93.2± Acres with 81.2± Acres planted plus Receiving /Brine Sheds	Cove, OR	\$760,000 \$265,000 ^e \$495,000 ^e
158	10 Heritage Plaza Subdivision Lots	The Dalles, OR	Lots start at \$19,500
159	1,056± S.F. Office Building 115 N. Clark Street	Rigby, ID	\$65,000
160	2.35± Acre Commercial Development Site	Cascade, ID	\$135,000
161	82± Acre Stronghold Tree Farm with Home, Barn, and Timber Parcel A – Home/Shop/Barn Parcel B – Timber Tract Parcel C – Potential Home Site	Skamokawa, WA	\$865,000 \$430,000 ^f \$390,000 ^f \$45,000 ^f
162	2.53± Acre Commercial Development Site	Poulsbo, WA	\$330,000
163	100± Acre Glass Mt. Recreation Tract with Unpatented Mining Claims	Siskiyou County, CA	No Minimum Bid
164	156,300± S.F. Former Food Processing/Distribution and Cold Storage Facility with 6.57± Acre Site 217 Daly Avenue	Modesto, CA	\$3,400,000
165	5.9± Acre Mixed-Use Development Site	Windsor, CA	\$1,450,000

a Sale of A, B and C is subject to combined total accepted bids on all parcels in the aggregate to equal, or exceed, \$1,075,000

b Sale of A and B is subject to combined total accepted bids on all parcels in the aggregate to equal, or exceed, \$285,000

c Sale of A and B is subject to combined total accepted bids on all parcels in the aggregate to equal, or exceed, \$1,300,000

d Sale of A and B is subject to combined total accepted bids on all parcels in the aggregate to equal, or exceed, \$250,000

e Sale of A and B is subject to combined total accepted bids on all parcels in the aggregate to equal, or exceed, \$760,000

f Sale of A, B and C is subject to combined total accepted bids on all parcels in the aggregate to equal, or exceed, \$865,000

Late Addition Auction #1308

Eastern Oregon Timber, Hunting, and Recreation Properties
being sold by Hood River County – 18,749± Acres

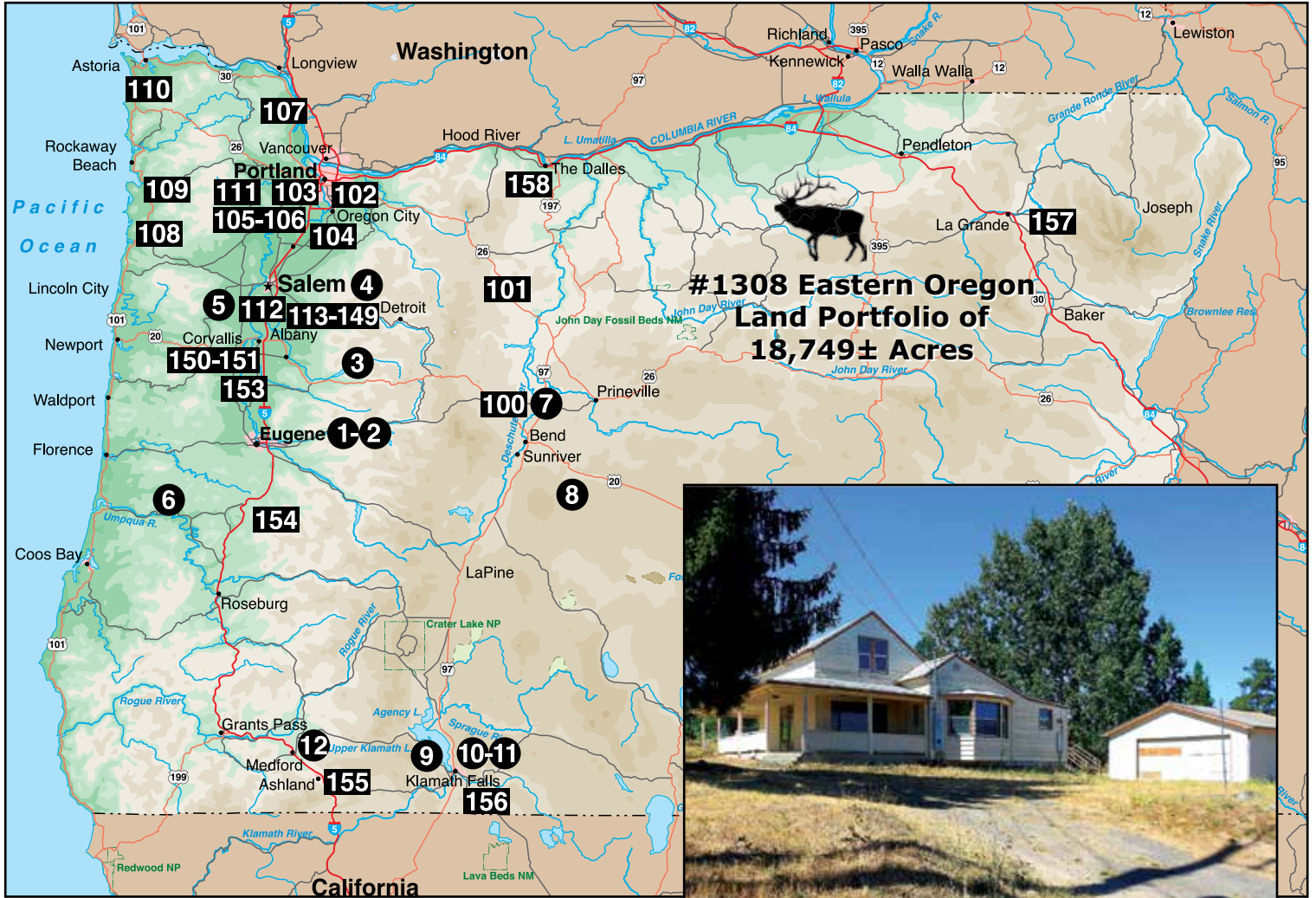
Located near North Fork John Day River and Bridge Creek State Wildlife Area

SEALED BIDS DUE DECEMBER 4, 2013

#100 Desolation Creek – Grant County, Oregon 13,440± Acres

#200 Wilkins Creek – Umatilla County, Oregon 5,309± Acres

Oregon Auction Property Locations



#155 - Home on 1.6± acre development site, in Ashland



#151 - 19,736± S. F. of industrial buildings, 50% leased, on 4.6± acres near Corvallis and I-5



#101 - Austin Hot Springs - 151± acre timber and recreation tract along Clackamas River, in Mt. Hood National Forest

Washington Auction Property Locations



#15 - 40± acre timber tract near Spanaway, to be sold with No Minimum Bid



#14 - Home Site in Olympia, to be sold with No Minimum Bid



#161 - 82± acre Stronghold Tree Farm with home, barn, shop and 1± million board feet, near historic Columbia Riverfront town of Skamokawa

California & Idaho Auction Property Locations

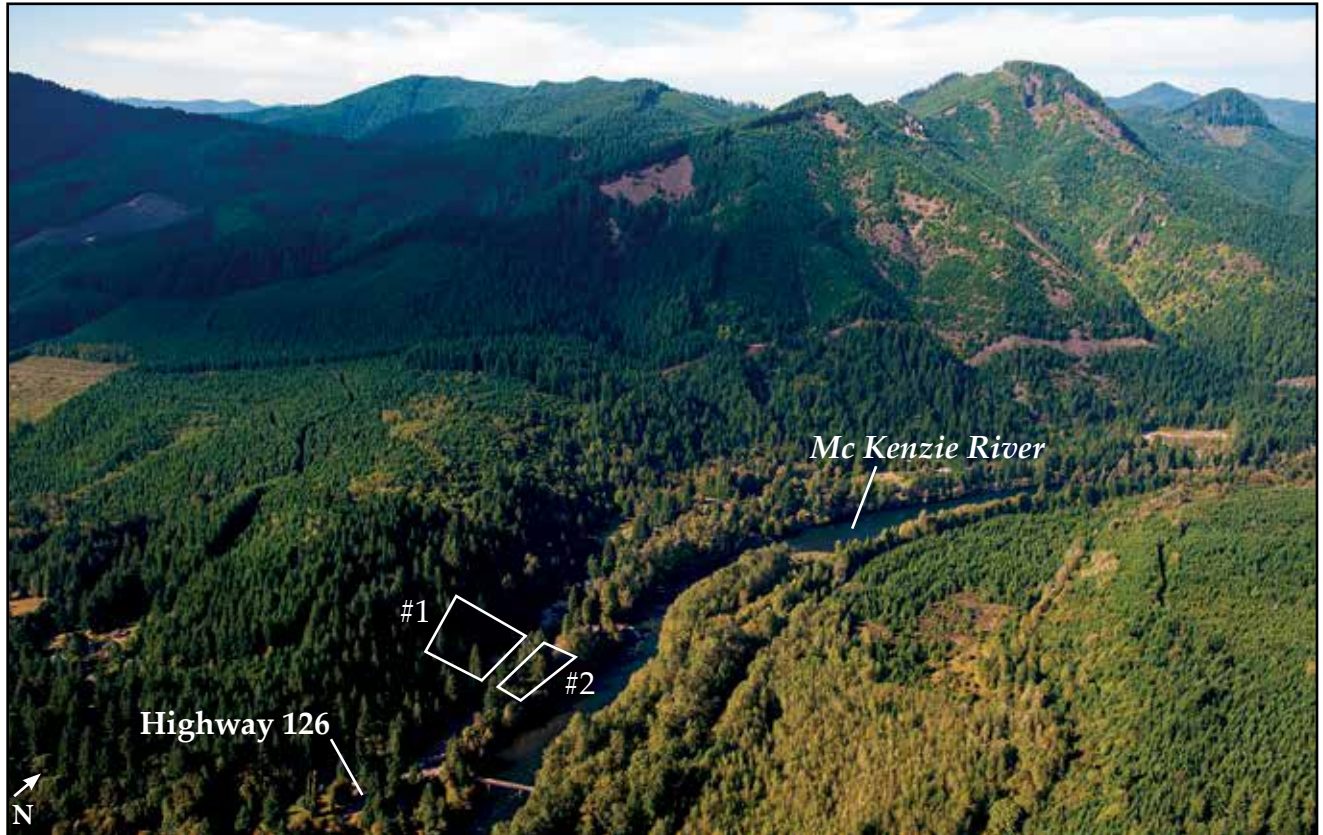


#159 - Office building in Rigby, Idaho



#164 - 156,300± S. F. former food processing, cold storage and distribution facility in Modesto, CA





PUBLISHED RESERVE: \$115,000

LAST ASKING: \$150,000

SIZE: 1,300± Square Foot Home on 1.13± Acre Lot

ZONING: RR2 - Rural Residential

PROPERTY INSPECTION:

Date	Time
Sunday, October 20	10 a.m. to 12 p.m.
Saturday, November 2	10 a.m. to 12 p.m.

FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years.

DESCRIPTION: This three bedroom, two bathroom, 1,300± square foot manufactured home is in excellent condition, and has views of the McKenzie River. Eugene is a forty-minute drive west. The home is heated by both a forced air electric furnace and a wood stove. A shared water system with approximately six other homes provides spring water. Power is by Lane Electric Co-Op. On-site septic system has a drain field shared with the lot across Highway 126. Stove, refrigerator, washer and dryer are included. The property was recently rented at \$850 per month.



LOCATION: 49545 McKenzie Highway, Vida, Oregon, 97488. Lane County Map/Tax Lot #17-35-02-30-1100. Take Highway 126 East just past mile post 35 to property on the left.

PUBLISHED RESERVE: \$99,500

LAST ASKING: \$149,500

SIZE: .26± Acre

ZONING: RR2 - Rural Residential

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years.

DESCRIPTION: This lot has 165± feet of McKenzie River frontage and is ready for a home or cabin to be developed. It is located across from Auction Property #1. Lane County has approved all building requirements, including septic, building footprint and required river frontage setbacks. Submission of construction plans is required in order to receive the building permit. The building footprint is 27 x 60 feet, but will require some modification, according to Lane County.

Power is to the property and septic system would require a lateral bore under Highway 126, McKenzie River Highway, to a shared drain field across the highway. Copies of the Lane County approvals are in the Supplemental Information Package.

LOCATION: 49544 McKenzie Highway, Vida, Oregon, 97488. Lane County Map/Tax Lot #17-35-02-30-1500. Proceed east on Highway 126, and just past mile post 35 the property is on the right.



165± feet of McKenzie River frontage



Kitchen and living room with deck - Auction #1 is located across from riverfront lot



PUBLISHED RESERVE: \$39,500

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 2,000± to 3,000± Feet

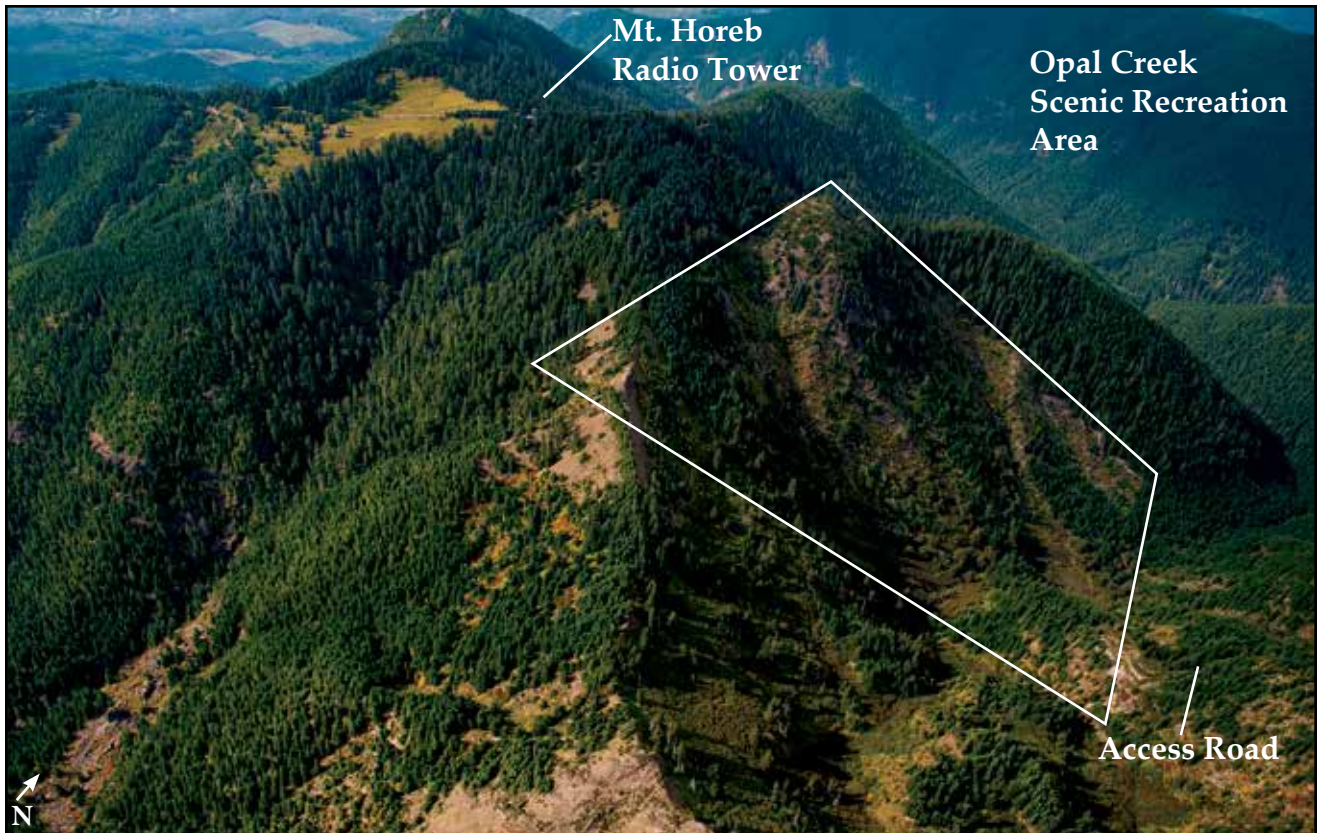
ZONING: FCM – Forest Conservation Management

PROPERTY INSPECTION: At Any Time – See Supplemental Information Package for Map and Directions

FINANCING: None – All Cash

DESCRIPTION: This 40± acre timber tract is located 1.5± miles east of Green Peter Lake, a recreation reservoir operated by US Army Corps of Engineers, ten miles northeast of Sweet Home and Highway 20. The property has steep, north facing slopes and 24± year old Douglas-fir reproduction. There is access to the southwest corner from T-100 Road. The tract is near a ridge top between Tally Creek Drainage and Green Peter Lake.

LOCATION: Township 12 South, Range 4 East, Section 30, Tax Lot 3300



PUBLISHED RESERVE: \$175,000

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 3,400± to 4,200± Feet

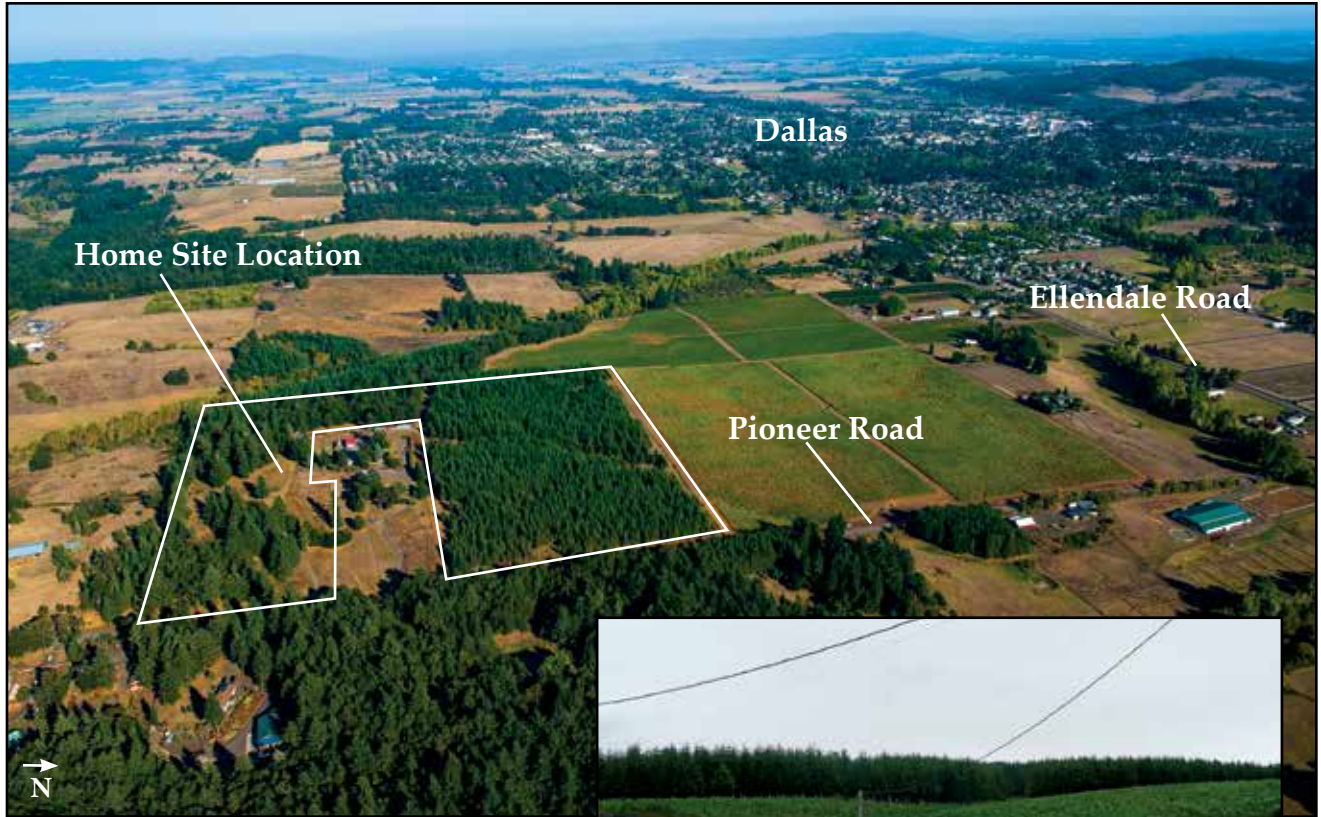
ZONING: TC -- Timber Conservation

PROPERTY INSPECTION: At Any Time – See Supplemental Information Package

FINANCING: None – All Cash

DESCRIPTION: This 160± acre timber tract is adjacent to both the Willamette National Forest Opal Creek Scenic Recreation Area to the north, and the Santiam State Forest to the east. It is located along the east-facing slopes of Mt. Horeb, and there is access to the southeast corner through the Santiam State Forest from a mainline logging road from Niagra and Highway 22. An estimated 1,200 feet of the existing logging road will require reconstruction. Please see Supplemental Information Package for details. There is an estimated 100 acres of 25- to 45-year-old Douglas-fir, hemlock, noble and silver fir, providing opportunity for pre-commercial thinning and some near-term income. There are 15± acres of residual Douglas and noble fir. The balance of the tract contains 29± acres of brush and residual alder, plus there are 16± acres classified as non-commercial forestland in the northwest section.

LOCATION: Township 9 South, Range 4 East, Northwest Quarter Section 16, Tax Lot 1800, Marion County, Oregon.



PUBLISHED RESERVE: \$225,000

LAST ASKING: \$325,000

SIZE: 32± Acres

ZONING: FF – Farm Forest

PROPERTY INSPECTION: At Any Time

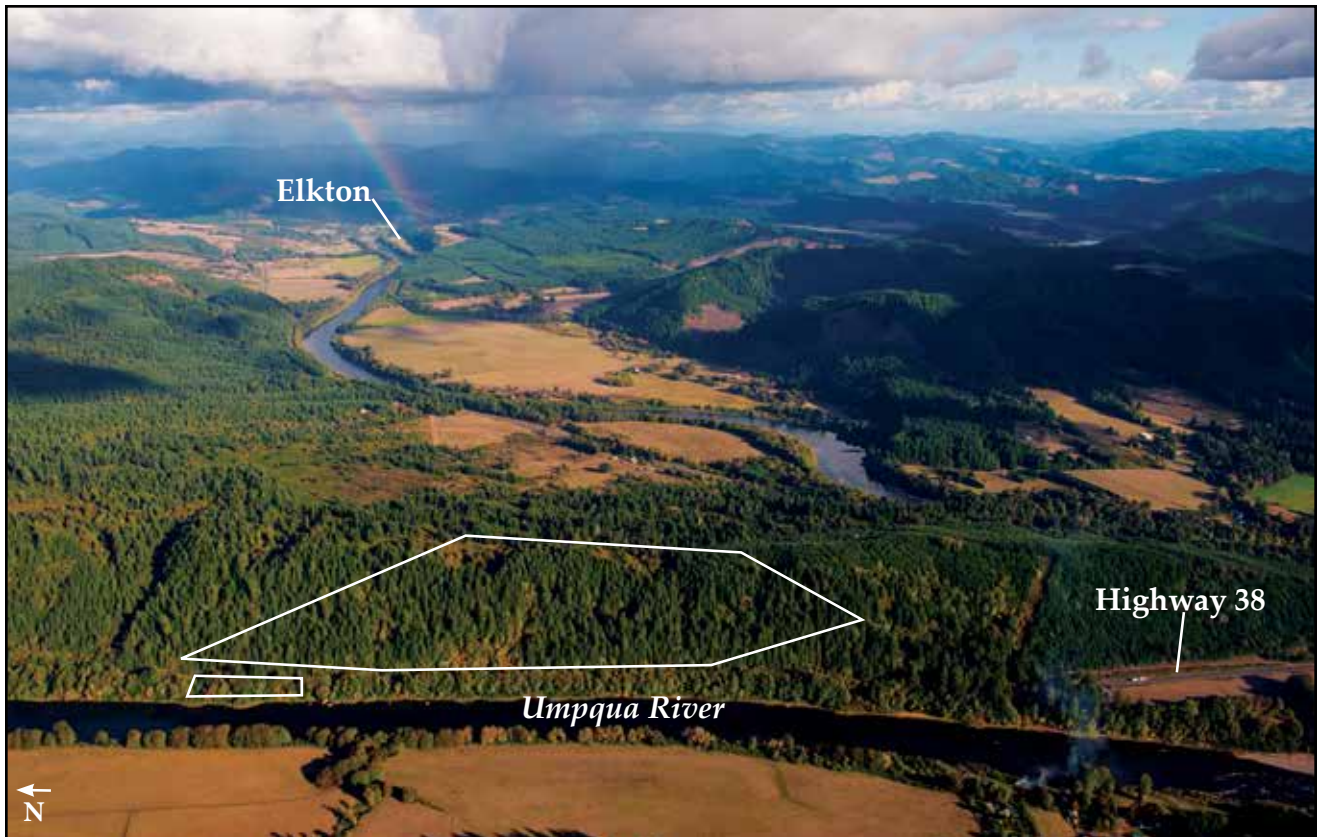
FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 32± acre parcel is located 2± miles outside Dallas, Oregon along Pioneer Road, and is adjacent to a vineyard. The property has 10± acres of residual oak and fir, and 16± acres of 15-year-old Douglas-fir reproduction. The property has a well, and has Site Approval from Polk County for a forest dwelling. The Site Approval expires in July 2016, but may be extended. Please see Supplemental Information Package for copy of Site Approval. There is a view of Mt. Hood from the property, and potential for development of a small vineyard, plus area for a horse barn and corral. Salem and I-5 are a twenty-minute drive east of the property.

LOCATION: Township 37 South, Range 5 West, Section 30, Tax Lots 1300 and 1303, Polk County, Oregon. From Dallas, take Ellendale Road west 1.5± miles to Pioneer Road. Turn right and proceed .5± mile to the property, which will be on the right.



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: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 37± Acres

ELEVATION: 200± to 400± Feet

ZONING: FG – Exclusive Farm Use/Grazing

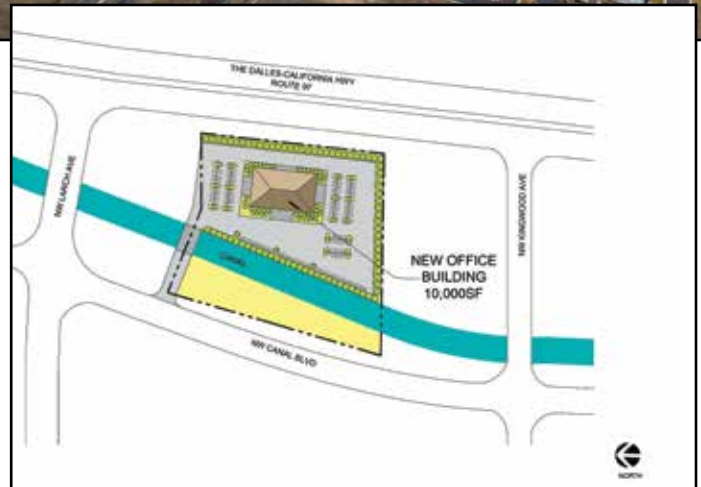
PROPERTY INSPECTION: At Any Time. Please see Supplemental Information Package.

FINANCING: None – All Cash

DESCRIPTION: This 37± acre timber tract is located along the Umpqua River Valley, between Elkton and Scottsburg, near the Bunch Bar Wayside. It is mostly a steep slope with ridge top, and has an estimated 200± MBF of Douglas-fir timber that could be harvested. There is frontage along Highway 38, with a small non-contiguous parcel along the Umpqua River.

The property was partially logged, and has been replanted. The prior owner had obtained temporary access for logging from an adjoining property.

LOCATION: Township 22 South, Range 8 West, Section 16, Tax Lot 500, Douglas County, Oregon. From Elkton, proceed west on Highway 38. The property's southwest boundary starts about 1,000 feet past the turn-off to the Bunch Bar Wayside.



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: \$60,000

LAST ASKING: \$99,500

SIZE: 1.45± Acres

ZONING: C3 - Special Service Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

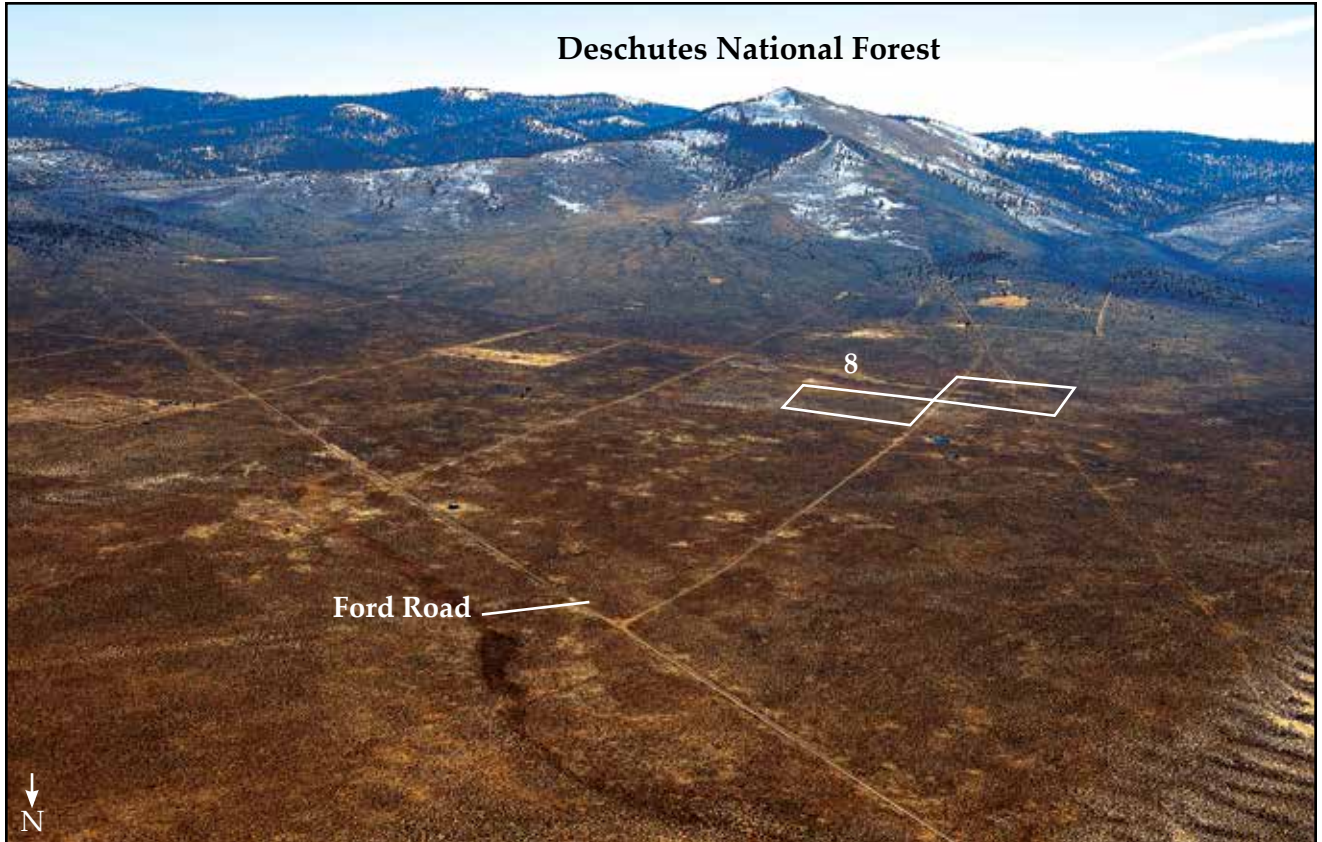
DESCRIPTION: This 1.45± acre commercial property is located on the east side of Canal Blvd. across from St. Charles Medical Center in Redmond, and has excellent exposure from Highway 97. The property has access from Canal Blvd. by way of a two-lane bridge over the COID (Central Oregon Irrigation District) Canal, at the northwest side of the property. The access bridge is directly across from St. Charles Medical Center.

The site contains approximately 62,990± square feet, of which 18,580± square feet are impacted by the canal and easement, resulting in a net buildable area of 44,410± square feet. The land lying within the easement may be used for parking and landscaping as long as it does not disrupt the flow, maintenance, or access to the canal.

The C3 zoning allows for a variety of commercial uses, including medical services, convalescent homes, nursing facilities and multi-family residential for 55 years and older. Utilities are available to the site.

Auction conducted in affiliation with RE/MAX Key Properties

LOCATION: Township 15 South, Range 13 East, Section 10 B, Tax Lot 304.



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: \$12,500

SIZE: 30± Acres

ZONING: EFU/WA

ELEVATION: 4500± Feet

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 30± acre recreation tract is located 25± miles southeast of Bend on the Millican Valley floor, at an elevation of 4,200± feet, between Horse Ridge and Pine Mountain, with good access to the Millican Valley OHV Area, managed by the Prineville District of the U.S. Bureau of Land Management.

The property is located 1.5± miles southwest of Millican at Highway 20 and just south of Ford Road.

This area of Millican Valley was subdivided into 5± to 10± acres tracts, but the zoning will not allow any residential use. The parcels may be used for recreation, but there is no developed road system, and OHV or 4-wheel drive is required. Please see Supplemental Information Package for zoning, preliminary title reports and maps.

LOCATION: Township 20 South, Range 15 East, Section 9, Tax Lot 6200, 800, and 5400.



PUBLISHED RESERVE: No Minimum Bid

KLAMATH COUNTY RMV: \$70,780

SIZE: 2.7± Acres

ZONING: RS – Suburban Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These are two parcels, both located along Lake Shore Drive, which overlook Upper Klamath Lake. Tax Lot 1800 is 440± feet by 260± feet, or 2.6± acres, and is primarily a steep slope, providing opportunity for development of a home site with view of Upper Klamath Lake. Tax Lot 700 is a small parcel that has an estimated 100 feet of Upper Klamath Lake frontage and may be used as access to Upper Klamath Lake.

There is water available to tax lot 1800, but on-site septic will be required for home-site development. The two properties are being sold as a package, and they have excellent access west to Running Y Ranch Resort and east to downtown Klamath Falls and Highway 97.

LOCATION: Lake Shore Drive, Klamath Falls. Township 38 South, Range 8 East, Southeast ¼ of Northwest ¼ of Section 25, Tax Lots 1800 and 700.



PUBLISHED RESERVE: \$48,500

KLAMATH COUNTY RMV: \$81,000

SIZE: 44,800± Square Feet

ZONING: A - Apartment Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 44,800± square foot development site is located along Hanks Street at the corner of Crater and Keno Streets, in Klamath Falls. Klamath Lake is located a few blocks west of the site and the Harbor Links Golf Course, an 18-hole public golf course, is located across the street. Oregon Institute of Technology is located approximately 1.5 miles east of the property. The Apartment Residential zoning designation allows for development of duplex, fourplex and apartments. Please see Supplemental Information Package for zoning information.

LOCATION: Township 38 South, Range 9 East, Section 19, Tax Lots 1000 and 300, Klamath County, Oregon.



PUBLISHED RESERVE: \$15,000

LAST ASKING: \$25,000

SIZE: 23,800± Square Feet

ZONING: MD - Medium Density Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 23,800± square foot residential development parcel is located at the northeast corner of Modoc and Trinity Streets, in a residential neighborhood within Klamath Falls near Auction Property #10.

The property has some slope along the northwestern one-quarter of the site. The property's Medium Density Residential zoning allows for a variety of residential uses including single family and duplexes, as well as tri-plexes and four-plexes under conditional uses. The zoning requires a minimum lot size of 5,000 square feet for single family and duplexes.

All utilities are available to the site.

LOCATION: Intersection of Modoc Street and Trinity Street - Klamath Falls, Oregon, APN 38-09-29BC. Tax Lot 4200.



PUBLISHED RESERVE: \$16,500

JACKSON COUNTY RMV: \$33,750

SIZE: .12± Acre

ZONING: R-1-6

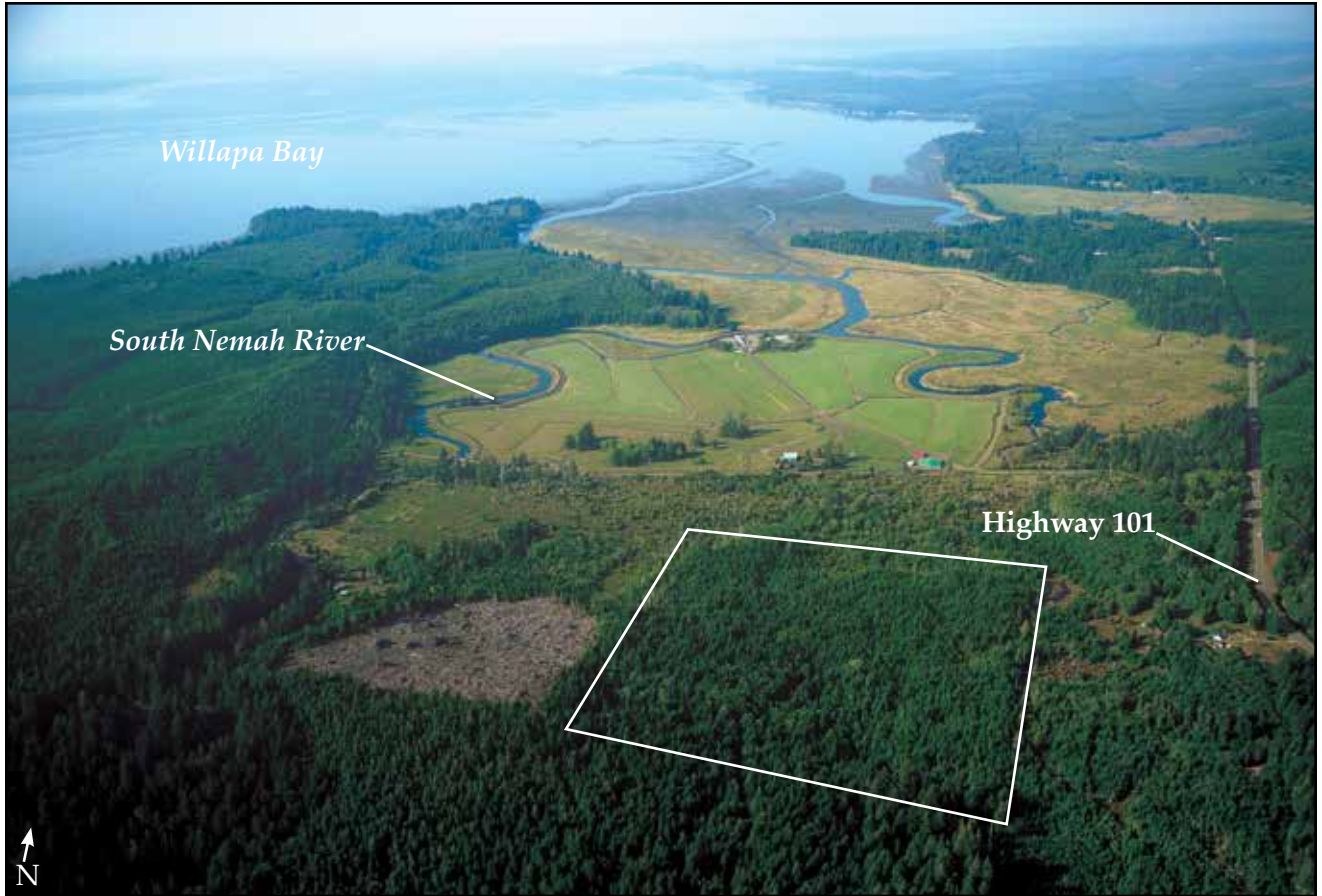
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This residential home site is located at the corner of Rita Way and Snowy Butte Lane in Central Point, approximately six miles north of Medford. The site is .12± acre, and is in the Snowy Butte Meadows Subdivision. Richardson Elementary School is approximately one half mile from the property, Scenic Middle School is one and a half miles, and Crater High School is one mile away.

2012 taxes were \$554 and all utilities are available to the site.

LOCATION: 602 Rita Way, Central Point, Oregon, 97502. Map and Tax Lot # 372W10DA6401



PUBLISHED RESERVE: \$163,500

LAST ASKING: \$172,500

SIZE: 38.17± Acres

ELEVATION: 100± Feet

ZONING: Transitional Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 38.17 ± Acre Timber and Recreation Tract is located in south Pacific County. The property lies just south of New Washington Road (Lynn Point Road) and is accessed by existing forest roads from US Highway 101 to the south property line. There is no legal access to the property. In the past, access has been granted by Road Use Permit. The property has flat topography and is well-stocked with 442± MBF of mature Sitka spruce between 35 and 40 years old. The transitional forest designation allows for a single family residence for each lot of record.

LOCATION: Township 12 North, Range 10 West, Section 27, Tax Lot 12102750009

From South Bend, follow Highway 101 West and South approximately 20 miles to New Washington Road (Lynn Point Road). Continue approximately ½ mile to locked gate on right. Access to the property is by foot from here.



PUBLISHED RESERVE: No Minimum Bid

ASSESSED VALUE: \$41,600

SIZE: 10,890± Square Feet

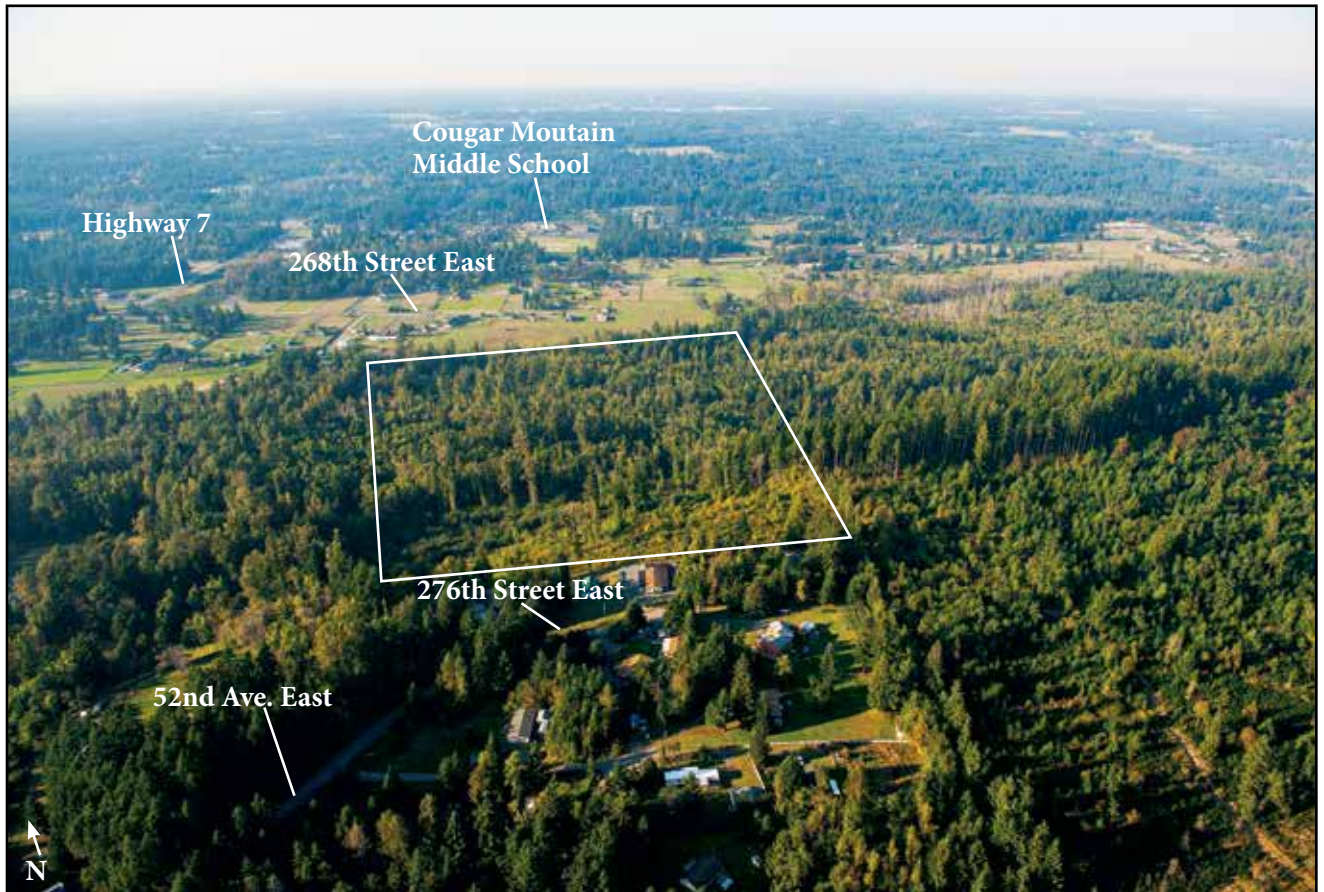
ZONING: Residential (R 6-12)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 10,890± square foot Residential Lot is located in East Olympia in the Chambers Lake area. Located five minutes south of I-5 and between the Pacific Avenue and Henderson Boulevard exits, the property provides easy access to both north and south bound lanes of the interstate. Boulevard Road separates the property into two parcels. The east side parcel is suitable for development. The property has wet areas resulting from a drainage culvert directing seasonal water flow onto the property which will require diversion for development of a home site. The zoning designation allows for 6-12 units per acre, subject to City of Olympia approval. All utilities are available to the property.

LOCATION: From I-5, take the Pacific Avenue exit and follow Pacific Avenue west to Boulevard Road SE. Follow Boulevard Road south past 15th Ave SE to the property. Thurston County Tax Parcel Number 67500101300



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: \$60,000

SIZE: 40 ± Acres

ELEVATION: 44 ± Feet

ZONING: Rural Sensitive Resource

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 40± acre timber and recreation tract is located south of Spanaway along Highway 7, in Pierce County. Approximately 15 acres at the south end of the property was logged 5-6 years ago and was not replanted. Muck Creek runs through the northern portion of the property, with remaining timber located on both sides of the creek. There is no legal access to the property but physical access to the southwest corner is by foot along an existing dirt road. Low density residential development is allowed within the Rural Sensitive Resource designation. Water and septic service would require private on site systems. Power will require extension.

LOCATION: The northeast quarter of the northeast quarter of Section 36, Township 18 North, Range 3 East, Tax Lots 0318361016 and 0318361015.



PUBLISHED RESERVE: \$265,000

LAST ASKING: FIRST TIME OFFERED WITH APPROVED FOREST PRACTICE APPLICATION

SIZE: 160± Acres

ELEVATION: 800± feet to 2,000± feet

ZONING: Commercial Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 160± acre Timber Tract is located near the Whatcom County communities of Deming and Nooksack on the west facing slopes of Sumas Mountain. An estimated 65 acres of the property was harvested in 1999 and replanted with Douglas-fir approximately 10 years ago. Dale Creek passes through the north portion of the property. Areas of merchantable timber are located north and south of Dale Creek in the northwest portion of the property as well as at the east end of the property. A Forest Practice Application (FPA) was approved on 8/8/2013 to log approximately 30 acres with an estimated volume of 600 MBF on that portion of the tract lying south of Dale Creek.

Access to the property is from Ocean Road by use of a private easement.

LOCATION: Township 39 North, Range 4 East, Section 11, Whatcom County Tax Parcel Number 3904104154060000

SEALED SBID OFFERINGS

Sellers of these properties want to make them available to our entire list of buyers. Due to location, unique circumstances surrounding the land, improvements, and many potential uses of the properties, they have decided to evaluate offers by Sealed Bid.

Sellers will evaluate each offer on its individual merit, and will accept the offer that is at, or above, the Published Reserve Price which best meets the terms and conditions of the Auction.

Should the bids fail to reach the Published Reserve Price, the Seller retains the right to accept a particular offer, reject all offers, or counter the offer that most closely meets requirements.

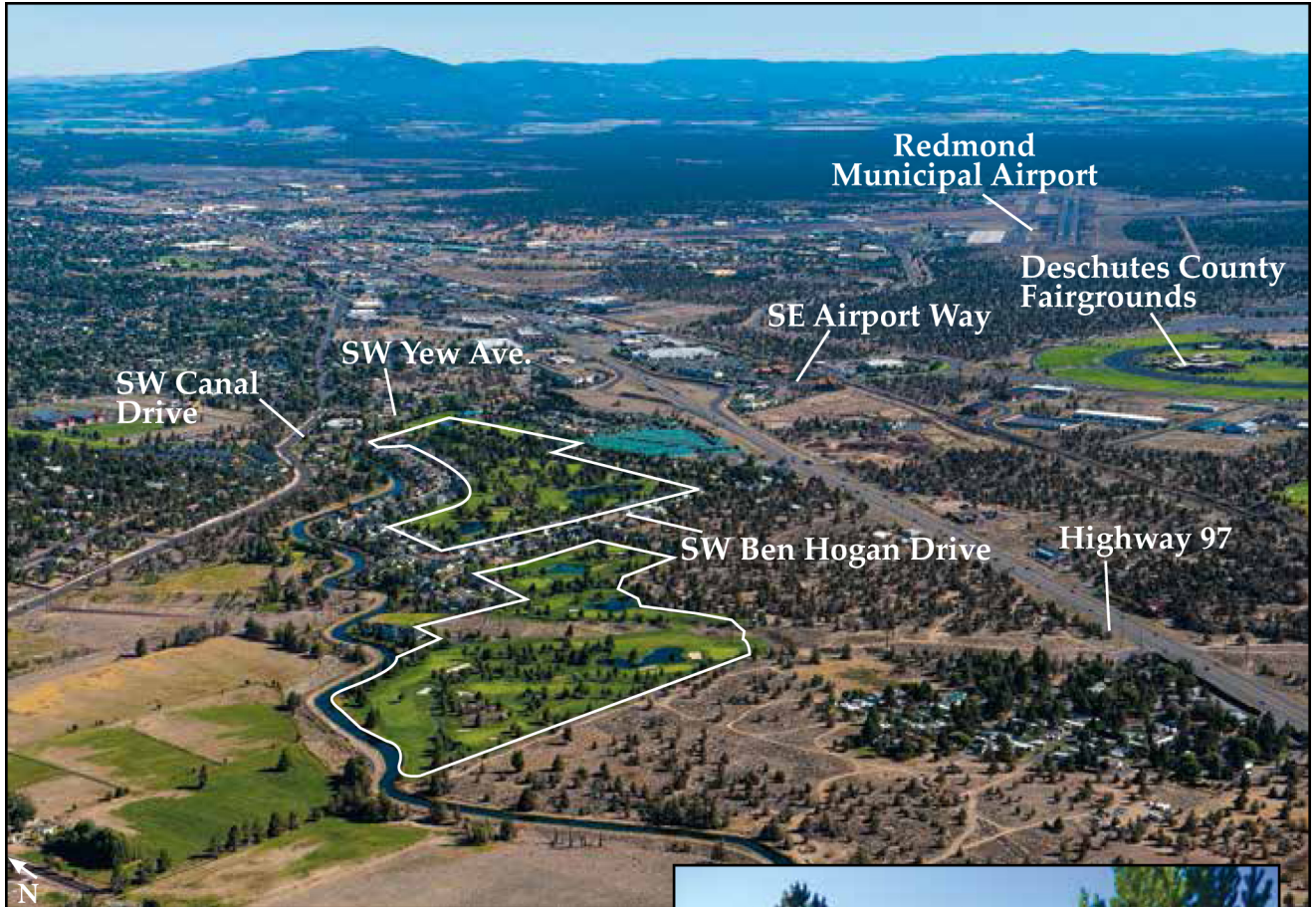
All Sealed Bids must be accompanied by Certified Funds for ten percent (10%) of the bid price as an earnest money deposit. Within three (3) business days of acceptance of a bid, earnest money deposit must be increased to ten percent (10%) of the accepted bid price. Checks should be made payable to the Realty Marketing/Northwest Client Trust Account. Due diligence should be completed prior to bid submissions. Bidders will be notified of acceptance or rejection of bids no later than five business days after the bid submission deadline. Escrows will close within 30-45 days of the date of the bid acceptance.

OREGON

WASHINGTON

CALIFORNIA

IDAHO



PUBLISHED RESERVE: \$1,125,000

LAST ASKING: \$3,150,000

SIZE: 64± Acres with Clubhouse, Driving Range Building, Maintenance Yard and all Personal Property and Equipment

ZONING: R4 – General Residential and UH – Urban Holding

PROPERTY INSPECTION: By Appointment Only – Call Auction Information Office to Arrange

FINANCING: None – All Cash



DESCRIPTION: The Greens at Redmond is an 18-hole operating executive golf course, designed by Robert Muir Graves. Its location is strategic to both central Oregon's major resort market, and a growing year-round retirement community. The course has excellent access to Highway 97 and to the Redmond-Bend Airport. Bend is a 20-minute drive south from The Greens at Redmond.

The course opened in 1996. It was expanded in 2004. The course is a par 58, 18 hole golf course, designed around a new addition to The Greens at Redmond residential community. It has three sets of tees extending 3,131 yards. It is popular for year-round play, and is central Oregon's only 18-hole executive golf course. It has spectacular views of the Cascades, with man-made lakes, canals, fountains, sand bunkers and large greens. The course is planted with Bluegrass and Poa annua on the fairways, tees and the rough. Water rights are from Central Oregon Irrigation for the entire golf course, and there are two on-site back-up wells. The USGA course rating has a slope of 56.8/93 for men and 57.9/98 for women.

[Click Here to Request a Supplemental Information Package](#)



The Greens at Redmond is being offered for sale at auction by a court-appointed receiver who has ordered over a \$2 million price reduction to \$1,125,000 as an incentive for accelerating an “as is,” all cash sale, with closing by year- end.

The offering includes 64 acres, a 3,760± square foot clubhouse, heated driving range building and maintenance yard, along with personal property and equipment to operate and maintain the course. Please see Supplemental Information Package for inventory.

The Clubhouse has private banquet meeting rooms that can accommodate up to 100 occupants, and an outdoor gazebo for special events. Daily rates for 18 holes are \$28, and annual memberships are \$600 for an individual, and \$1,000 for a couple. An annual electric cart pass is \$400.

The Greens at Redmond has a history of generating gross revenues during 2010-2012 in the range of \$425,000 to \$450,000 from rounds of golf, sales of annual golf memberships, golf cart rentals, food and beverage, and other income sources.

Total number of rounds was 16,807 for the period September 2012 to August 2013. Additional information on the operations is available in the Supplemental Information Package. The property is being managed by an on-site PGA golf professional.



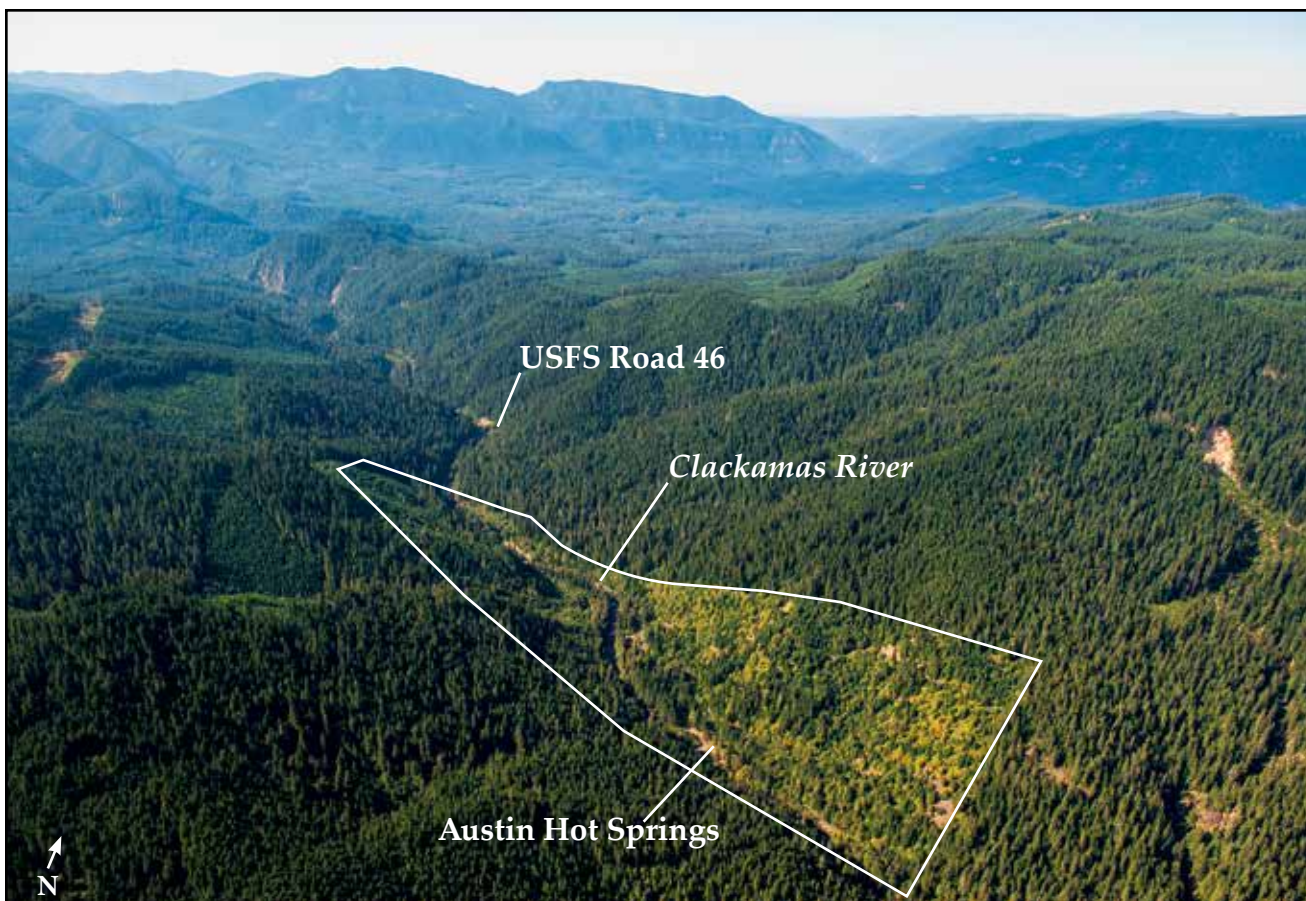


Clubhouse with banquet facilities for one hundred guests

Acquisition of The Greens at Redmond provides significant income investment opportunity for a new owner through participation in the recovery of central Oregon's resort and housing economy, and generation of an increase in golf course revenues.

LOCATION: 2575 SW Greens Blvd, Redmond, Oregon, 97756. From Highway 97, take Airport/Yew Avenue exit and proceed west on Yew Avenue, and then take a left onto SW 25th Place. Then right on SW Greens Blvd at golf course entrance. The Clubhouse is on the left.

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



PUBLISHED RESERVE: \$475,000

LAST ASKING: \$900,000

SIZE: 151± Acres

ELEVATION: 1,640± to 2,630± Feet

ZONING: TBR – Timber District

PROPERTY INSPECTION: At Any Time (Use Caution – Artesian Hot Springs along Clackamas River Frontage)

FINANCING: None – All Cash

DESCRIPTION: Austin Hot Springs is a 151± acre rare private in-holding, located within the Mt. Hood National Forest, 32± miles east of Estacada and along U.S. Forest Service Road 46, five miles past the Ripplebrook Ranger Station. Portland is a 75 minute drive from Austin Hot Springs. The property is located along a section of the Clackamas Wild and Scenic River, and contains over one-quarter mile of river frontage on both sides of the Clackamas River. The artesian hot springs are along both sides of the river, with temperatures of up to 185 degrees. A prior owner had reportedly drilled a well 1,500± feet deep for potential geothermal power generation, but the water temperature was not above the required 250 degrees.

Austin Hot Springs had been operated by Portland General Electric (PGE) as a campground and recreation area until it sold in the 1980s. It had been proposed by a prior owner to be a seasonal river front hot springs resort with lodge, cabins, RV spaces and tent camping, to be developed along the bench above the river, along USFS Road 46, which is typically open from May to November. There have been no plans submitted to Clackamas County.

This portion of the Clackamas River supports runs of Coho and spring and fall Chinook salmon, summer



and winter steelhead. There are many popular campgrounds (Riverside, River Ford and Two Rivers) near the property.

Austin Preservation, associated with the Northwest Forest Conservancy, has been interested in the acquisition of Austin Hot Springs so that it could be protected, restored and used for sustainable recreation. Currently, although the property is posted as being private, it is used by the public for camping and hot springs recreation.

The property has approximately 117 acres of timberland not impacted by the riparian area along the river front. That timberland contains primarily 15 to 25 year old pre-merchantable Douglas-fir, hemlock and red alder, including 17± acres of 70-year-old red cedar and hemlock. 59± acres located north of USFS Road 46 have access from a gated logging road. The balance of the timber land is located south of the river and has access from a USFS logging road. Slopes are very steep, and a logging road will need to be reconstructed in order to harvest the timber. Please see Supplemental Information Package for type report from Stuntzner Engineering and Forestry.

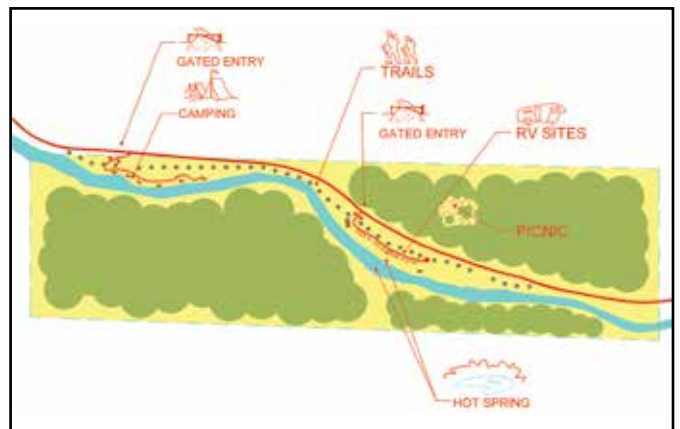
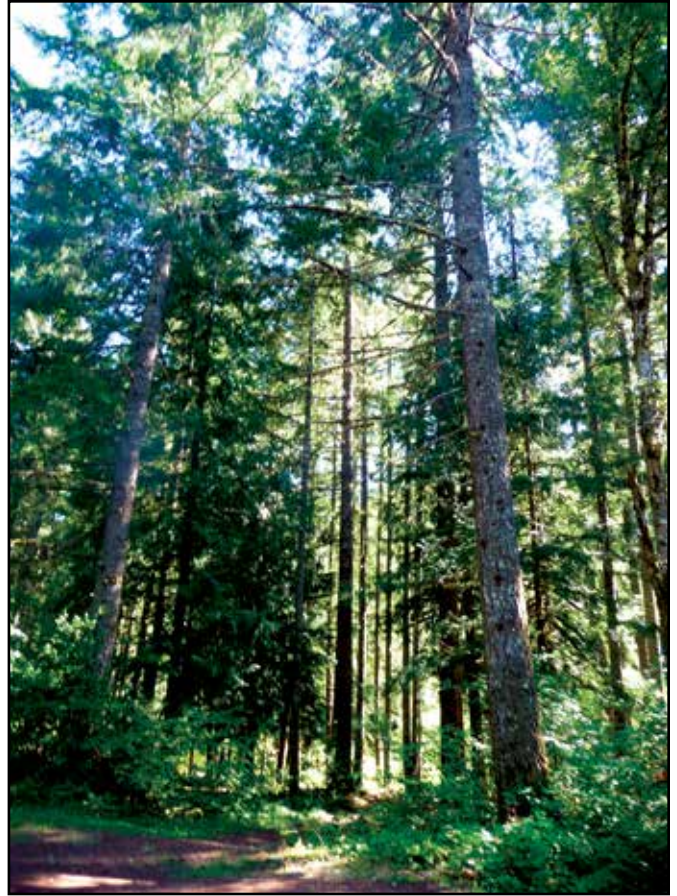
Acquisition of Austin Hot Springs could provide opportunity for a potential exchange property with the U.S. Forest Service, or for development of a private retreat, camp, or commercial campground with RV and overnight sites, subject to a conditional use permit. The 117± acres of timberland could provide both short-term cash flow and long-term asset growth.

In addition, some conservation value might be obtained by providing a conservation easement which restricts development of recreation uses allowed either as a permitted or conditional use, under the zoning.

Bagby Hot Springs, managed by the U.S. Forest Service, is located 10± miles southwest of Austin Hot Springs, and contains two bath houses that are maintained by Friends of Bagby Springs. Camping is not permitted at Bagby Hot Springs.

LOCATION: Township 6 South, Range 7 East, Section 30, Tax Lot 3100 and Township 6 South, Range 6 East, Section 25, Tax Lot 2600. From Estacada, take Highway 224 27± miles to Ripplebrook Ranger Station, and then take USFS Road 46 5± miles to the Austin Hot Springs property. Please park alongside the road during inspection.

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



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: \$265,000

LAST ASKING: First Time Offered

SIZE: 1.02± Acres

ZONING: R10 – Urban Low-Density Residential

PROPERTY INSPECTION: Please Do Not Disturb Resident

Date	Time
Saturday, October 19	10 a.m. to 12 p.m.
Saturday, November 2	12 p.m. to 2 p.m.
Sunday, November 17	12 p.m. to 2 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 1.02± acre site contains a 2,500± square foot occupied three bedroom, one bathroom home. Also, there is a 1,600± square foot section which is the original 1938 home that the Seller had planned to renovate. The property is located in unincorporated Clackamas County above Kellogg Creek, and has potential to be developed, due to R10 zoning 10,000± square foot minimum lot size, with up to two additional home sites that would be clustered by the existing home, and would not be impacted by the HCAD (Habitat Conservation Area) overlay that is along Kellogg Creek.



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

A new owner will have opportunity to either complete the renovation, or demolish the 1,600± square foot section to the existing home in order to provide for the design of two additional home sites that would have a shared entry drive from SE Willow Lane. Please see Supplemental Information package for zoning and Clackamas County contact information.

The existing home, which is currently occupied, is a split-level configuration, with kitchen, dining area, craft room and full bath on the main level. A wood stove is in the kitchen/dining area. The lower level has living room and one bedroom. The upper level has two bedrooms, and a den/office. The top level has a laundry room and two large storage rooms. A new furnace was installed three years ago.

The property has a small greenhouse, and a garden that is along the southwestern boundary. The area for potential additional home sites is level and is above Kellogg Creek. All utilities, including electric and cable, serve the property and are buried underground. North Clackamas Central Park is nearby, along with shopping and good access east to I-205. Neighborhood schools are: View Acres Elementary School, Alder Creek Middle School, and Rex Putnam High School.

LOCATION: 5915 SE Willow Lane, Milwaukie, Oregon, 97267, Parcel 00443782, Tax Lot 1900. From Highway 224, the Milwaukie Expressway, take SE Rusk south to Aldercrest. Go left to Willow Lane and turn left.

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



Kitchen/dining area with wood stove



Rear of occupied home, with views to Kellogg Creek



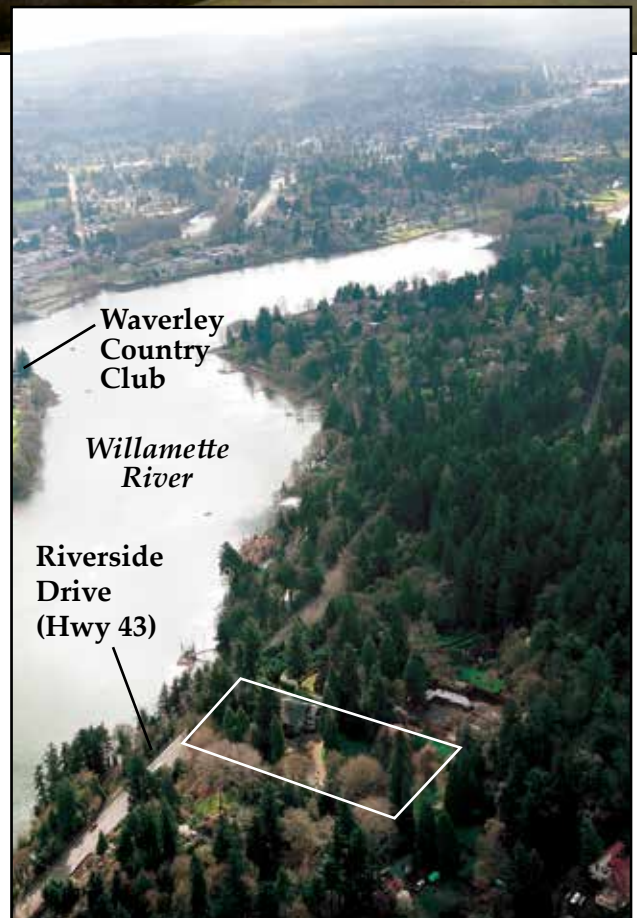
PUBLISHED RESERVE: \$985,000
MULTNOMAH COUNTY RMV: \$1,506,500
SIZE: 5,361± square foot three bedroom, three bathroom home on 1.56± acre site
ZONING: R-20 (20,000± square foot minimum)
PROPERTY INSPECTION:

Date	Time
Sunday, October 13	10:00 a.m. to 12:00 noon
Tuesday, October 29	11:00 a.m. to 1:00 p.m.
Thursday, November 14	1:00 pm. to 3:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: The restored Arthur Carpenter Emmons residence, built in 1890, is located on a hill in the Dunthorpe neighborhood, with a view of Mt. Hood. It was designed in the Swiss Chalet style, popular in America between 1850 and 1900. It is a fifteen minute drive from downtown Portland, within the Riverdale School District, and near Lewis and Clark College. The Emmons residence may be one of the oldest homes in Dunthorpe, and was featured June 19, 1904 in the Sunday Oregonian as one of the picturesque hillside homes of beautiful people of Portland. Marion Mac Rae, Oregonian reporter, wrote:

“In selecting a style of architecture for his Riverdale home, Mr. Arthur C. Emmons made a happy choice. The great overhanging eaves of his picturesque Swiss chalet peep over the top of the steep hill which here rises from the Riverside Drive like a miniature





mountain, and it seems in perfect keeping with its surroundings. It nestles in among the trees of the hills which rise on beyond it, and glimpses of the quaint gabled roof up near the skyline put the spirit of exploration into the passerby, and he immediately has a desire to climb the hill and see this pretty home at close range."

The Seller purchased the home over twenty-five years ago, and has invested over \$1 million in its restoration and remodel, using Cooper Construction. The 2 1/2 story home is located at the end of a circular private drive, above S.W. Riverside Drive, on a 1.56± acre parcel. There is opportunity, with the R-20 zoning, to create an additional home site, or a combination of tennis court, sport court and swimming pool using the level yard at the rear of the existing residence.

The Emmons residence is wood frame, 2 1/2 levels, and uses a simple rectangular plan, with full basement containing artisan-quality wood workshop and walk-in wine cellar. The home's top half-story is an entertainment-media room with superior built-in equipment. Generous outdoor covered porch and decking surround much of the main floor, as well as a covered deck located off the master bedroom suite upstairs.

The 1,954± square foot main floor contains the public areas of the home, with large, spacious rooms: East and West Living Rooms, formal Dining Room, Family Room with hand-built stone fireplace, Study, full Bathroom, and Kitchen that was remodeled, expanded and updated with Sub Zero and Gaggenau appliances. Floors are rich honey-colored Russian Oak, with Mahogany inlay detailing. The Main Entry Foyer features an ornate Redwood and Oak staircase with built-in seating nook. Coffered ceilings and wainscoting in the Living Room areas use a Redwood detail; the west Living Room has an ornate stone fireplace with ashlar pattern lower and running-bond brick upper. The Dining Room has a fireplace, built-in Redwood cabinets and Redwood picture rail.

The 2,514± square foot second floor contains three bedrooms, including the spacious master suite with soaking tub, shower, and walk-in closet with entirely built-in cabinetry. The master suite was part of a renovation which expanded the size of the second floor and added the decking. Full-size laundry appliances are adjacent to the master bathroom. The large second bedroom has a fireplace and full bathroom. The third bedroom has been used as a Library, and has fireplace and Russian Oak flooring with Mahogany inlay detailing.

The property had been two tax lots when it was originally purchased by the Seller.

There is a detached three-car garage located along the driveway that a portion of which could be re-used as an artist studio. There is a large landscaped yard with irrigation, and a stone staircase from the home's main entry to SW Riverside Drive, also known as Oregon Route 43.

A new home is under construction on the adjoining property.

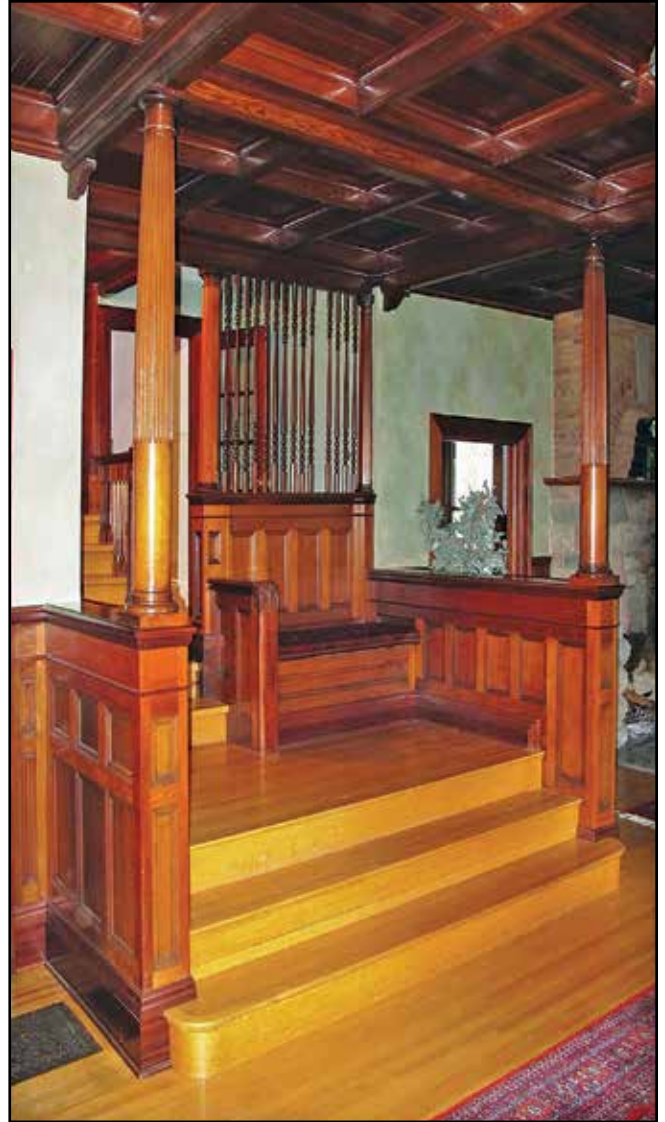
The A.C. Emmons residence is not listed in either the City or State of Oregon inventory of cultural resources, but may be eligible for listing. The Swiss Chalet style originated in Germany in the early nineteenth century, and found great appreciation in the Pacific Northwest. More information concerning the architecture and its history is contained in the Supplemental Information Package.

LOCATION: 10643 S.W. Riverside Drive – Portland, Oregon, Block 4, Tax Lot 2200.

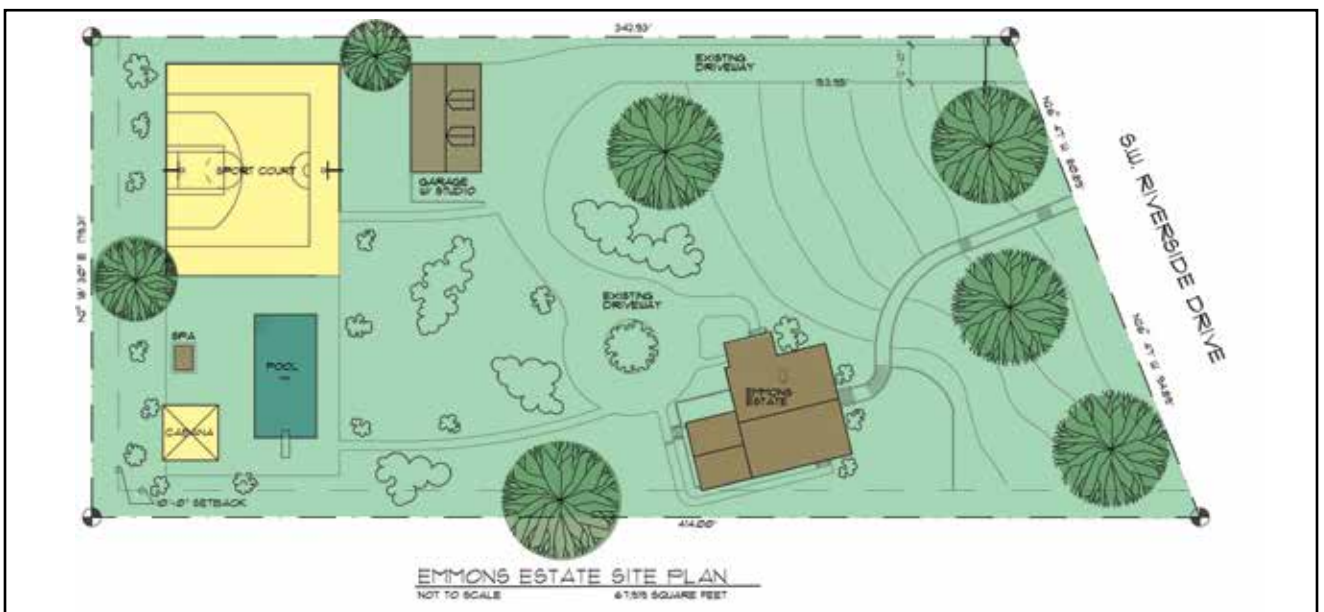
From Portland, take Oregon Route 43 toward Lake Oswego. The drive is located just past S.W. Carey Lane, on the right. Exit from the Emmons estate is right turn, only.

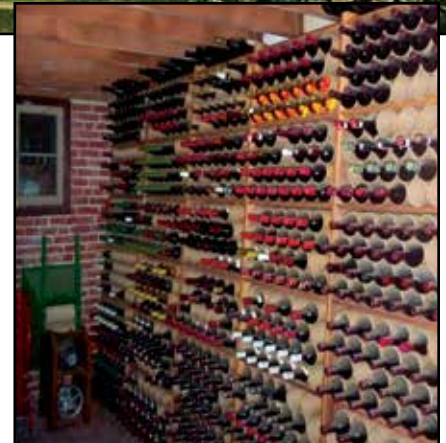
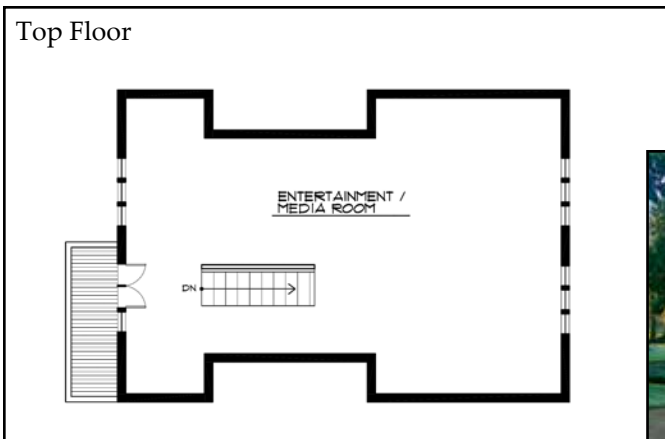
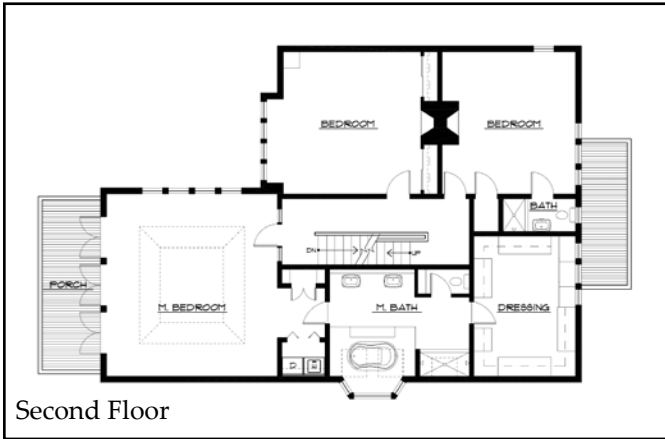
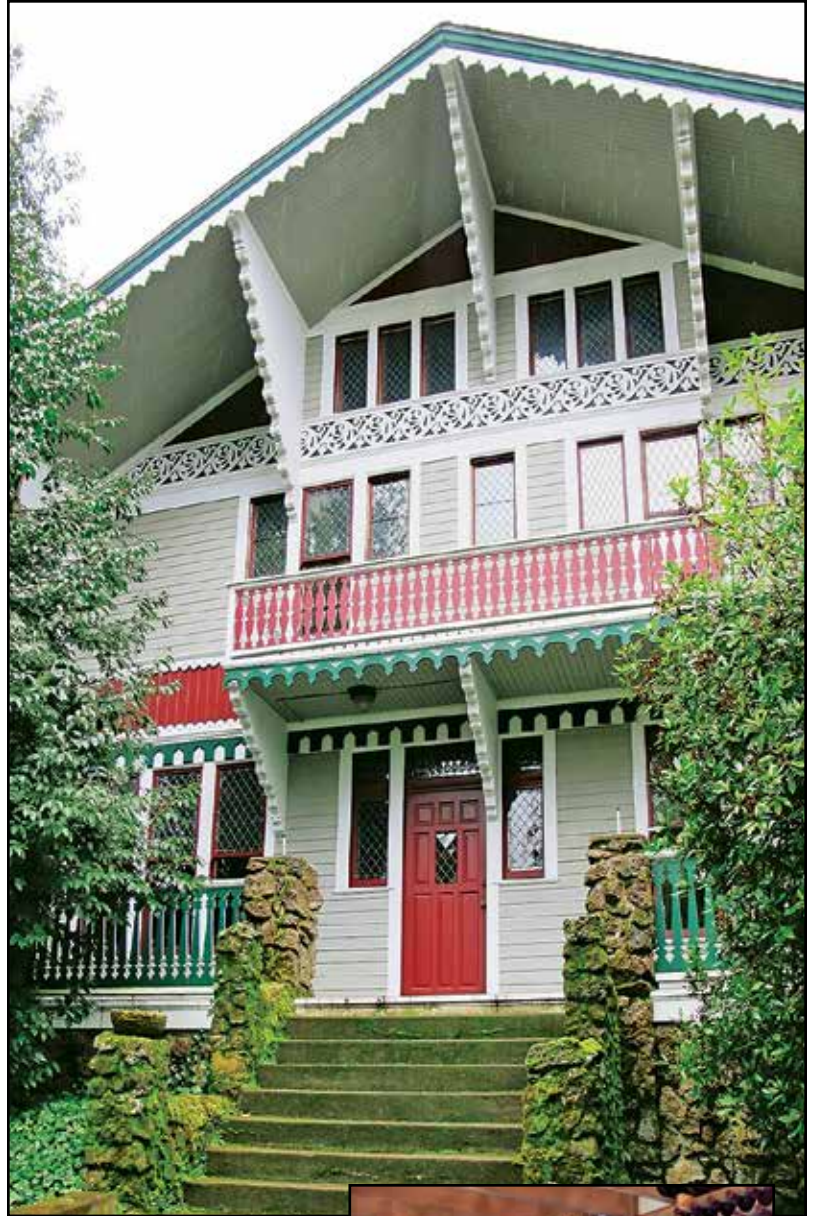
Auction conducted in affiliation with Realty Trust Group

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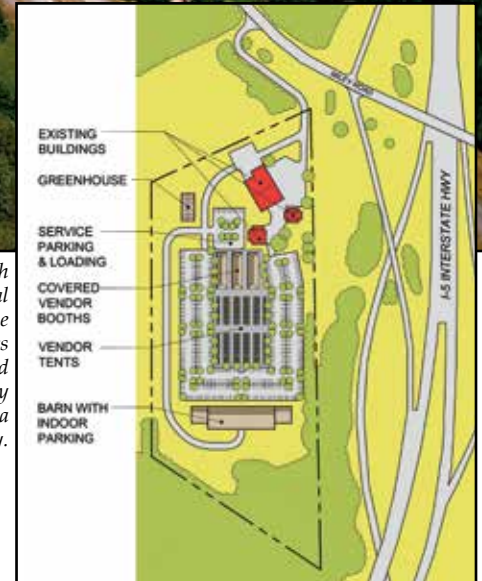


Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.





Wine inventory is not part of sale



PUBLISHED RESERVE: SOLD
LAST ASKING: \$1,999,000
SIZE: 18± Acres
ZONING: EFU – Exclusive Farm Use
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash

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

DESCRIPTION: This 18.43± acre site is located in Aurora, approximately 25 miles from Portland at the interchange of I-5 and the Charbonneau District, and has potential for development as a year-round Farmers' Market Complex, with both retail and wholesale uses. The property, which was formerly operated as a farm store, is visible from I-5 and has a location strategic to the Portland metropolitan market area. The site has direct access for traffic from both north and south onto NE Butteville Road, at I-5 exit 282. The property contains four buildings. One is an 11,201± square foot single story market that is a steel-frame building which has two overhead doors and the second is a 2,048± square foot single story display wood-frame building; both were built in 2005. The market building was designed with areas for walk-in refrigeration and freezer equipment, food preparation and grocery display. The floors are concrete, and there is a restroom. The second building has an area for display, one overhead door, and a 403± square foot mezzanine office. The third building is an older 5,054± square foot red barn, originally constructed as a milking barn. It is wood-sided and has a metal roof and concrete floor. The barn's second floor has been used for storage. The fourth building is a 2,224± square foot four bedroom, one bathroom home that is in poor condition.

The site, which has a metal entry gate, is improved with approximately 3.5± acres of asphalt paving and underground utilities. The entire property is serviced by one well, with a fully-approved 3000 gallon stainless steel holding tank. There are five springs feeding into a six-foot irrigation line and a 400,000 gallon pond for irrigation, which services irrigation for the entire 18± acre site. Please see Supplemental Information Package for Phase I environmental assessment.

The property, which is zoned EFU, is outside of the Urban Growth Boundary and could be developed with commercial uses as allowed under the EFU zone, but not for other commercial or retail uses, without a re-zone. Please see Supplemental Information Package for zoning ordinance.

LOCATION: 26444 Butteville Road, Aurora, Oregon

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



PUBLISHED RESERVE: \$175,000

SIZE: 9,955± Square Feet

ZONING: RC – Retail Commercial (Tax Lot 2800) and MDRL – Medium Density (Tax Lot 3000)

FINANCING: Subject to Seller’s approval of Purchaser’s Credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 20 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at end of 3 years.

DESCRIPTION: This 9,955± square foot site consists of two tax lots located along SW First Street, between Pine and Oak Streets, in Sherwood Old Town.

The revitalization of Sherwood Old Town is well underway, with renovation and new construction that includes Cannery Square Plaza, and 101 unit residences at the Cannery Square, scheduled to be completed soon by Capstone Partners. Both the nearby McCormick Condominiums on SW Main Street, and Old Town Sherwood Condominiums on SW First Street, are new, mixed-use developments, with retail and housing built between 2004 and 2008.

The existing RC zoning will allow development of a mixed-use building in tax lot 2800, which contains 5,663± square feet. A preliminary concept plan with a total of eight apartments over ground-floor commercial has been discussed with the city of Sherwood. A single family residence with home office would be allowed on tax lot 3000, which contains 4,792± square feet and is currently zoned MDRL. The city of Sherwood is supportive of a re-zoning of tax lot 3000.



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



All the property is within the Old Town Overlay District of Sherwood, which encourages two- to four-story mixed-use development. Prospective buyers are encouraged to contact the city of Sherwood to discuss potential uses allowed under the zoning.

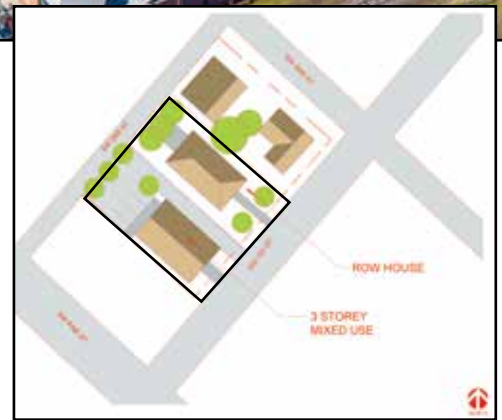
All utilities are available to the property. Each tax lot has 100± feet of depth. Total frontage along SW First Street is estimated at 99.5± feet.

LOCATION: 15919 SW First Street – Sherwood, Oregon, Tax Lot 2800.

15931 SW First Street – Sherwood, Oregon, Tax

Lot 3000.

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



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: \$525,000

LAST ASKING: No Prior Sale

SIZE: 2.76± Acres

ZONING: LI – Light Industrial

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's Credit: a 30% down payment, with the balance secured by a First Deed of Trust, amortized over 20 years at 6% interest, calling for monthly payments of principal and interest, all due and payable at end of three years.

DESCRIPTION: This 2.76± acre industrial site is located in Sherwood, which is within the I-5 South submarket, and at 4% has one of the lowest vacancy rates in the Portland Metropolitan area. Within Sherwood, the vacancy rate has been estimated at 6%. The bulk of new construction has been in Tualatin, or along Sherwood-Tualatin Road, north of the property. Sherwood-Tualatin Road provides access to both I-5 and Highway 99.

The property, located at 15104 SW Oregon Street, was used as a site for both a leather tanning operation and a battery manufacturing facility. The prior owner undertook clean-up, and obtained in 2008 a No-Further-Action determination from the DEQ (Oregon Department of Environmental Quality) as part of a prospective purchase agreement. An easement and Equitable Servitude outlining terms of the NFA with DEQ will be part of the transfer. Copies of the documents and additional reports are contained in the Supplemental Information Package. The terms of the Auction provide a 60-day contingency period for purchaser to review all environmental documents. The LI zoning will allow a wide range of uses, including business and professional office.

The irregular-shape site has frontage along SW Oregon Street, and a paved area that serves employees of a nearby plant is currently leased for parking at a monthly rate of \$500.

All utilities serve the site, including natural gas.

LOCATION: 15104 SW Oregon Street - Sherwood, Oregon, Tax Lot 1100.

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



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



	Parcel A	Parcel B	Parcel C
PUBLISHED RESERVE:	No Minimum Bid	\$450,000*	\$625,000*
LAST ASKING:	First Time Offered in Three Parcels		
SIZE:	1.25± Acres	5.05± Acres	5± Acres
ZONING:	GCC – Gen Comm HCC – Hwy Comm	MU – Mixed-Use	MU – Mixed-Use

PROPERTY INSPECTION: At Any Time

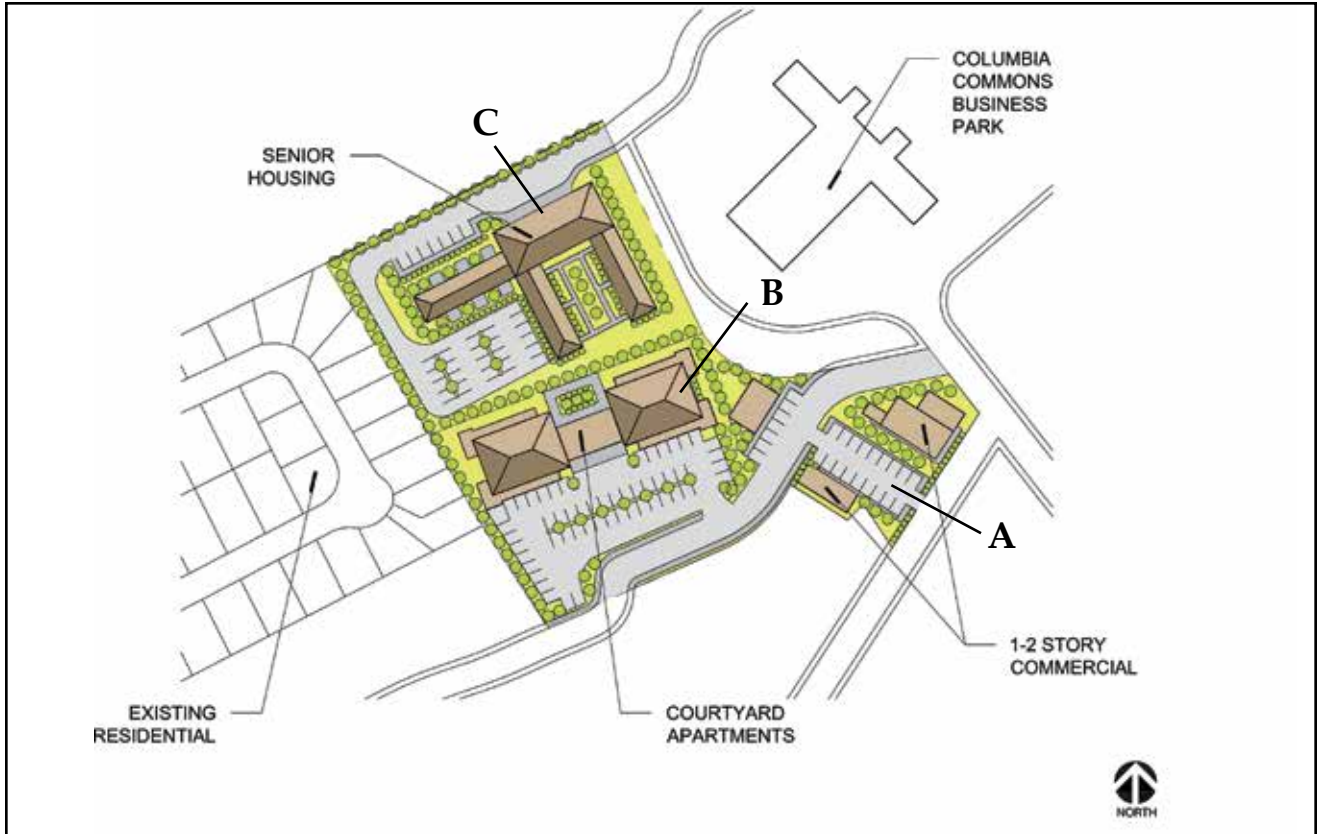
FINANCING: Subject to Seller’s approval of Purchaser’s credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 20 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 11.3± acre mixed-use development site is located in St. Helens, Oregon, 32 miles north of Portland, along Highway 30. The property is next to the Columbia Commons Business Park which includes Legacy Urgent Care, Fresenius Dialysis Center, Oregon State Police and the Wauna Credit Union. Spring Meadow Assisted Living Community is just north of the property, and Meadow Park Health Facility is to the south. Columbia River Foursquare Church is the adjoining owner to Parcel C.

St. Helens is the Columbia County seat, and residents commute to employment centers south to Portland and north to Longview, Washington.

The property is one of the largest sites with exposure and access to Highway 30 in St. Helens. It is being offered in both its entirety, or in three parcels of 1.25± to 5.05± acres. The sale of Parcels A, B and C is subject to combined total bids in the aggregate to equal, or exceed, the bulk reserve price of \$1,075,000. The partition of the property in up to three parcels is subject to approval by the city of St. Helens.

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



The irregular shape property has its primary frontage at the corner of NE Kelly and Howard Streets. Howard Street provides one of the entry streets to Columbia Commons Business Park from Highway 30, and would be the primary access to Parcels A and B. The other access is from Commons Drive to the northwest corner of Parcel C.

The bulk of the site is relatively level, with a drop in elevation toward the western section, by Commons Drive, which contains an estimated 9,583± square feet of wetlands, based on a 2007 Wetland Delineation Report. The property was originally purchased for a townhome development. Other plans outlined were for a 79 lot residential subdivision, with some retail use by Howard Street.

The majority of the property is zoned mixed-use, which allows for a range of uses, including single family subdivision with a minimum lot size of 5,000± square feet. The zoning designations of General Commercial and Highway Commercial apply to less than 1± acre at Howard and Kelly Streets. Please see Supplemental Information Package for zoning detail and deed restriction related to medical uses.

Additional options for a mixed-use development of the property could include office and commercial uses along the entry to Columbia Commons Business Park, with the balance developed with senior housing, and apartments targeted to the affordable housing market. It could also be master-planned in its entirety, with retail and commercial uses that need a large site.

Both water and sewer services are available to the property.

LOCATION: Corner of Howard and Kelly Streets - St. Helens, Oregon, Tax Lots 600, 100, 200, 5400

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

* The sale of Parcels A, B and C is subject to combined total accepted bids on all parcels in the aggregate to equal, or exceed, the bulk reserve price of \$1,075,000.



PUBLISHED RESERVE: \$525,000

LAST ASKING: \$699,000

SIZE: 148± Acres

ELEVATION: 100± to 500± Feet

ZONING: F1 – Farm and F - Forest

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office for Combination

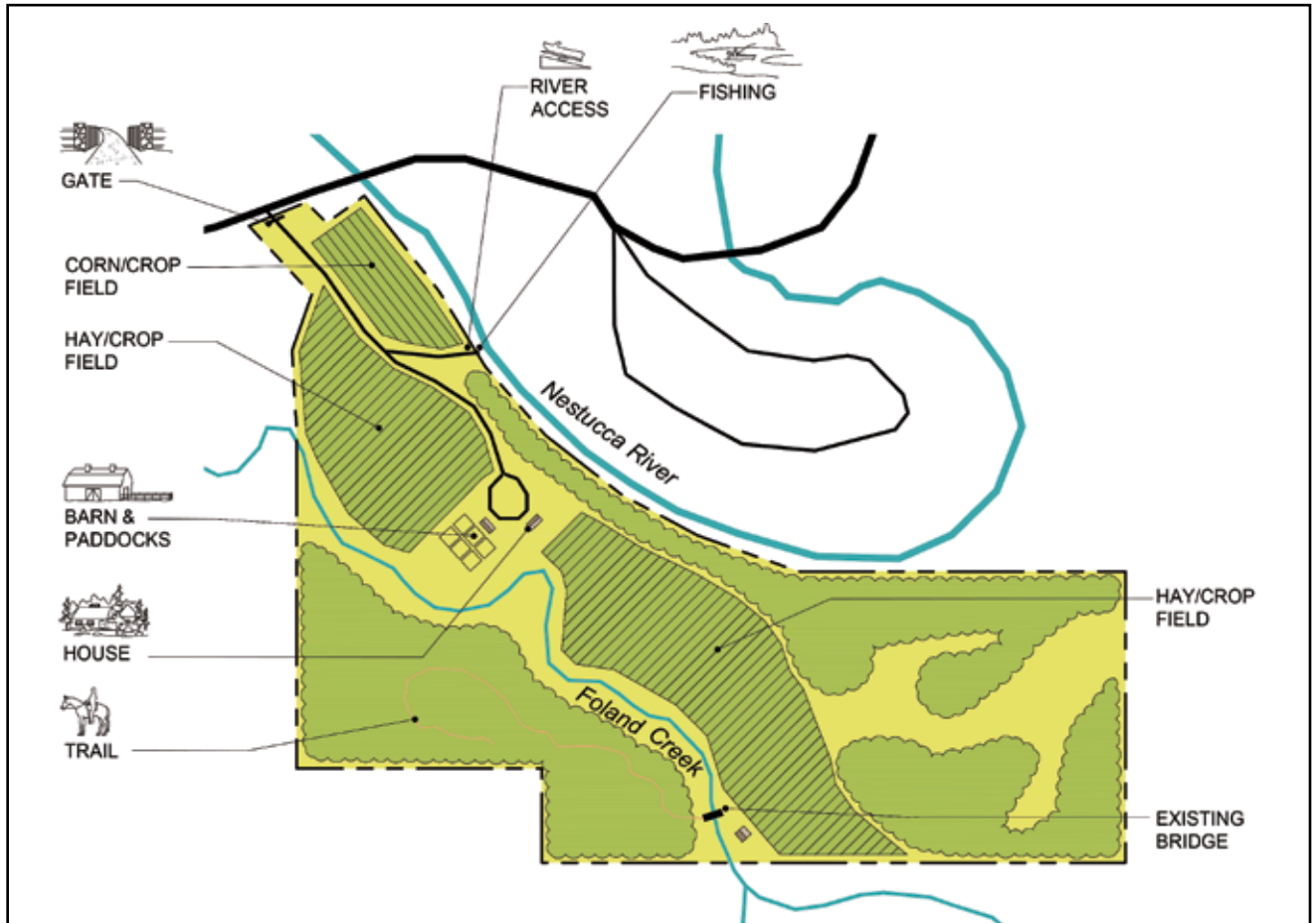
FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: The 148± acre Cole Farm, with original homestead, is located on Oregon's north coast and is a twenty-minute drive south from Tillamook, 8 miles from the ocean, and less than a two-hour drive from Portland. The Cole Farm property provides opportunity for a new owner to develop a family retreat that has a combination of river frontage, farmland and timber. It has a spectacular and secluded setting on a ridge with over 2,000 feet of Nestucca River frontage, and was originally operated as a dairy farm. There are 60± acres of pasture with water rights for irrigation, six meadows and some cross-fencing. Currently, a portion of the pasture is planted in corn, with the balance leased for production of hay. 77± acres of the Farm is timberland, with 42± acres south of Foland Creek in the southwest section and 35± acres in the southeast corner.

The timberland is mostly north- and west-facing slopes, and has an estimated 45 acres of 15- to 25-year-old alder that will be ready for harvest in 10 to 15 years. The balance of the timberland has residual Douglas-fir, alder, cedar and maple. A logging bridge over Foland Creek in to the southwest corner provides access to 42 acres of the timberland. Oregon Department of Forestry and Hancock Timber Resource Group are the adjoining owners along the southern boundary.

The property has a number of excellent sites for building a home which would provide for exceptional sunrise and sunset views. The Cole Farm can easily accommodate a barn for horses and additional livestock. It could be

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



used as replacement heifer ground for Tillamook-area dairies. There is good access to the Nestucca River in the northwest section of the property. The Nestucca River is known as a “real gem of an all-around stream” with spring and fall Chinook salmon, cutthroat trout and steelhead. Foland Creek is a fish bearing stream that travels through the Cole Farm property, and becomes a tributary to the Nestucca River. There is excellent hunting for both deer and elk on the Cole Farm.

A portion of the property could accommodate an airstrip for a small airplane. Certain commercial recreation uses may be allowed with a Conditional Use Permit under the zoning.

LOCATION: 21545 Blaine Road, Beaver, Oregon. From Highway 101 at Beaver, take Blaine Road and proceed east. The property entry is located before the second bridge.

Township 3 South, 9 West, Section 28 and Section 29. (Tax lots 2400, 1700, 6500.)

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



PUBLISHED RESERVE: \$495,000
LAST ASKING: First Time Offered
SIZE: 75± Acres
ZONING: F-1 – Exclusive Farm Use
PROPERTY INSPECTION: Date

Time
 Saturday, October 19 10 a.m. to 12 p.m.
 Sunday, November 3 10 a.m. to 12 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 75± acre dairy is located three miles southwest of Tillamook, along both Fraser Road and by the Tillamook River. Tillamook County has over a one-hundred-year history in the dairy industry, and is home to the Tillamook County Creamery Association (TCCA) which produces more than 78 million pounds of cheese yearly. There are over 100 dairy farms that are members of the TCCA. Acquisition of this dairy farm provides a new opportunity as a family dairy, re-use as a goat dairy, or secondary facility for dry cows and heifers, or for grazing and silage. There is a four bedroom, two bath home and dairy complex that has 28,800± square feet of improvements. The dairy had a mixed herd of Holsteins and Jerseys, plus dry cows, heifers, and calves. The property has not been operated as a dairy farm for several years.

There are 71± acres of pasture that is fenced, and is low ground separated from the Tillamook River by Fraser Road which forms a dike above-grade from the property. Three tide gates, and canals, channel water run-off. The property has the benefit of not being subject to any drainage cost special assessment from a drainage district. Annual assessments in Tillamook are \$25 per acre.

The residence and dairy complex are located toward the northern portion of the property on 2± acres that are the highest elevation portion of the property, which has its entry drive from Fraser Road. There is excellent hunting and fishing on the property.

IMPROVEMENTS

Residence

The 2,226± square foot, one level home has four bedrooms, two baths, living room, family room, kitchen/dining and laundry room. There is a fireplace in the living room, and a deck off both the living room and kitchen. The family room ceiling is vaulted, and has exposed beams, made of tongue and groove knotty cedar. A two-car garage is attached to the home. Heating is electric baseboard units. The home was remodeled in 1984, and is in need of some repair. An on-site septic services the home. Water is supplied by Twin Hills Water District.



Horse Shed

This 680± square foot pole building, with four skylights, is located near the home and is recently constructed. There are two 10 foot openings and four stalls with outside access.

Dairy Complex

There are over 28,800± square feet of improvements that include: milking parlor, loft barn, connector barn, free-stall barn, lean-tos, machine shed, calf shed and heifer barn.

Milking Parlor: Concrete block construction 25' x 34' with herringbone double-five. There is a 2,000 gallon Mueller brand high-perform tank with refrigeration control and cleaning system, filters, pumps and agitator. There is an Alfa Lavai Agri Series 3000 Auto Wash mounted on the wall.



Loft Barn: Wood frame on concrete foundation, 34' x 90'. A rank of 18 free stalls run down both sides, with open central bay. Lean-tos are attached to both sides of the loft barn.

Connector Barn: This 20' x 96' structure, with scored concrete floor, extends between loft barn and its lean-to, and is a newer free-stall barn

Free-Stall Barn: Pole frame structure 54' x 96' with concrete floor and curbs. It houses a double rank of loop pipe stalls down the middle, and single ranks on both sides. There are 84 stalls designed for 1,400 – 1,600 pound cows.

Lean-Tos: They flank the east and west sides of the complex, with pole construction and metal roof, and total 9,454± square feet. The concrete floor is scored, and locking head stanchions extend the full length. Concrete aprons on the outside support the feed wagon.

Machine Shed: The 24' x 48' structure has a shed roof with metal sides and the floor is concrete slab. It is wired, and has a wash room.

Calf Shed: The 20' x 60' structure has a concrete floor with catch basin.

Heifer Barn: The barn was constructed for multi-purpose use, and is 72' x 84' with 18' lean-to. The central bay is 32' wide, and combined feeding areas are along both outboard sides and a feed storage area in the center. Clear height is 16'. The lean-to sides offer heifer-sized free stalls in banks along both outboard walls.

Manure Storage: Manure tanks consist of four in-ground tanks and one above-ground tank. The in-ground tanks consist of a 30,000 gallon tank and a 40,000 gallon tank in the cow barns, and two 30,000 gallon tanks in the heifer barn. The above-ground tank can hold 625,000 gallons. The Seller has cleaned out all five tanks. **Equipment:** All equipment is being sold with the property. Please see Supplemental Information Package for details.

LOCATION: 130 Fraser Road, Tillamook, Oregon. Township 1 South, Range 10 West, Section 35, Tax Lot 700 and Township 2 South, Range 10 West, Section 2 A, Tax Lot 202

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



PUBLISHED RESERVE: \$99,500

LAST ASKING: \$169,000

SIZE: 16,117± S.F.

ZONING: C3 - General Commercial

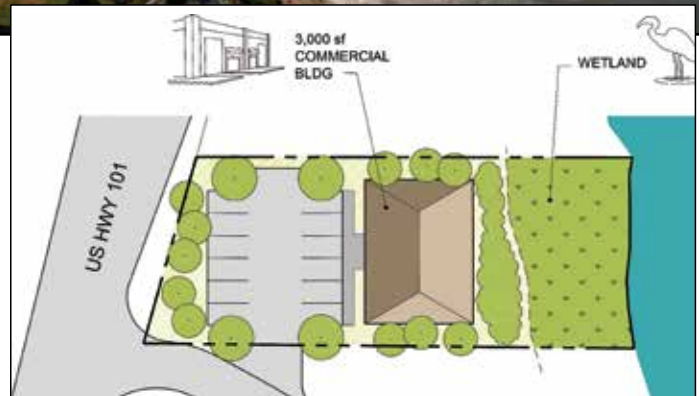
PROPERTY INSPECTION: At Any Time

FINANCING: None - All Cash

DESCRIPTION: This 16,117± square foot commercial development site is located in the Oregon coastal community of Seaside. Seaside is one of the Oregon coast's most heavily-visited ocean front communities, and is well known for its many year-round cultural events, highlighted by its annual Fourth of July Celebration. The parcel has frontage along Highway 101 at the north end of town, and is surrounded by many commercial businesses. Zoning allows for a wide range of commercial uses. The Neawanna Creek Waterway runs along the east end of the property. Access to the property directly from Highway 101 is unlikely, and would require improvements to an existing right-of-way along the southern property line.

LOCATION: 2041 N. Roosevelt Drive, Seaside, Oregon, 97138. Clatsop County Tax Parcel Numbers 10261 and 10268.

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



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: \$550,000

YAMHILL COUNTY RMV: \$661,574

SIZE: 16,455± Square Foot Building on 12,000± Square Foot Site

ZONING: C-3

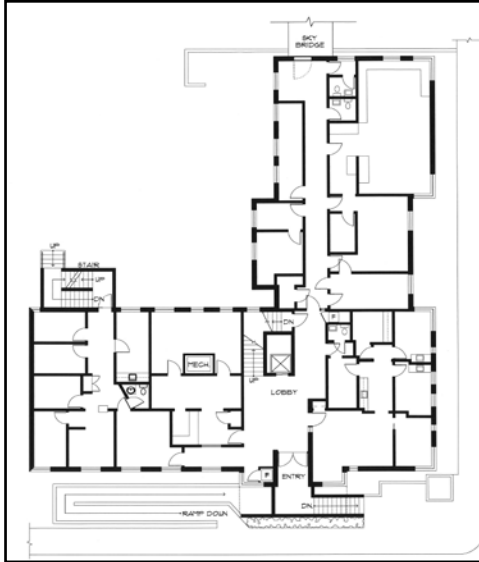
PROPERTY INSPECTION: By Appointment Only – Please call Auction Information Office to Arrange

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, all due and payable at the end of 5 years.

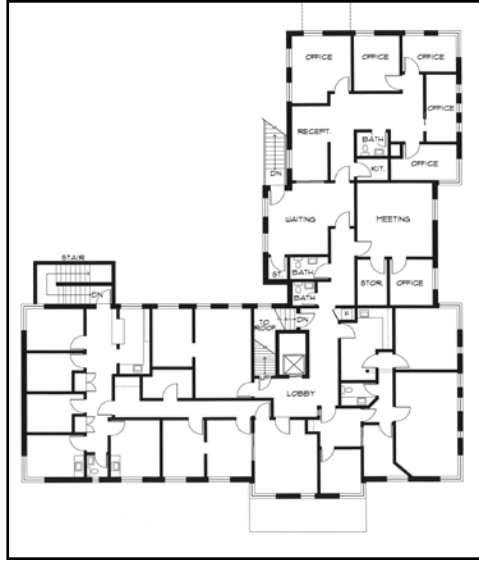
DESCRIPTION: This three-story, 16,455± square foot multi-tenant office building is located at the corner of NE Fifth and NE Evans, by the Yamhill County Courthouse and the Board of Commissioners offices, and is a potential mixed-use redevelopment opportunity for offices, studio apartments, work/live units or private school. The General Commercial (C-3) zoning allows mixed uses. It is within a few blocks of McMinnville's Historic Downtown District which has McMinnville Hotel Oregon, along with quaint boutiques, wineries, unique shops and restaurants. The McMinnville Farmers' Market is located nearby and McMinnville was recently rated second best "Foodie Town" in America by Bon Appetit magazine. McMinnville is located in the heart of Willamette Valley's wine country, midway between Portland and the Oregon Coast.

The office building, located at the corner of NE Fifth Street and Evans Street, was originally built in 1937 as a private hospital, and was later used for medical offices after it was renovated in the 1970s. The three-story

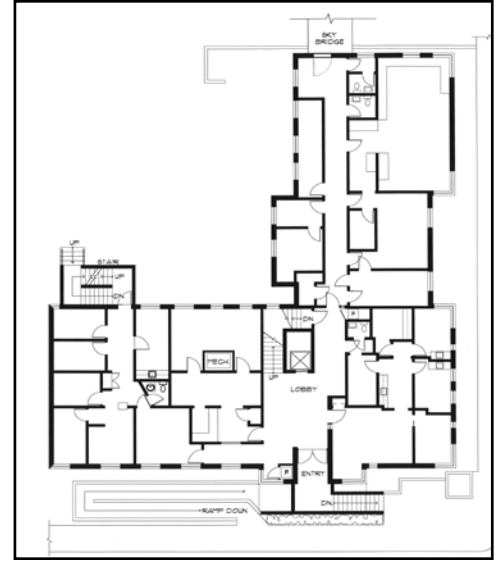




Main Floor Plan



Second Floor Plan



Basement Floor Plan

building has a daylight basement with gross square feet of 16,455±, or 5,485± square feet per floor; it has 15,177± square feet of rentable space. There is one tenant on the second floor at a monthly rental of \$1,971, with the lease being month to month. Please see Supplemental Information Package for status of lease. The building is on a 12,000± square foot site and has a common access drive with Yamhill County offices from NE Fifth Street, and a rear parking lot for four cars. The City of McMinnville has a newer two-story parking garage across the street.

The building has concrete exterior walls with exterior brick siding, concrete floor decking and flat wood frame roof with built-up composition cover. A sky bridge connects the building on the second floor to the Yamhill County building and had been used when the building was occupied by physicians. The sky bridge is now inaccessible. The building has an elevator, an interior stairwell, and two exterior staircases. There are restrooms on each floor. The building is currently 85% vacant.

There are a total of eleven suites or offices. There is an outdoor stairway to access the main floor, and a ramp from the street to access the daylight basement entry. An elevator serves all three floors of the building and the building is ADA compliant. On the main floor, there are four office suites that range from 575± to 1,975± square feet. Each of these suites has a restroom. Two restrooms are located by the largest suite, with access from the common hallway.

The daylight basement has its main entry from NE Evans Street, and has three office suites that range from 480± to 1,775± square feet. Each office suite has a restroom, and the mechanical room is located off the lobby. The building has a combination of roof-monitored HVAC units, heat pumps and furnace.

Overall, the building is in fair condition with some deferred maintenance, and will require significant investment for reuse and redevelopment. A Phase I assessment is available in the Supplemental Information Package, along with 2012 operating costs, zoning, schematic floor plans, preliminary title report and photos.

LOCATION: 422 NE Fifth Street - McMinnville, Oregon, Tax Lot 2400.

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



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



See map on page 51 for auction numbers and lot locations

A total of 37 lots within the Thomas Creek Estates Subdivision, located in the Willamette Valley community of Scio, are being offered individually at close-out prices by the builder. Lot prices start at \$24,700, with financing available to qualified buyers from Siuslaw Bank. Original asking prices for individual lots ranged from \$45,900 to \$64,900.

Scio is the tenth oldest town in Oregon and was incorporated in 1866. It is located at the fork of the Santiam River and Thomas Creek, and is within a 20-minute drive of Lebanon and a 30-minute drive of Salem. It is known as the "covered bridge capital of the west", with five remaining covered bridges.

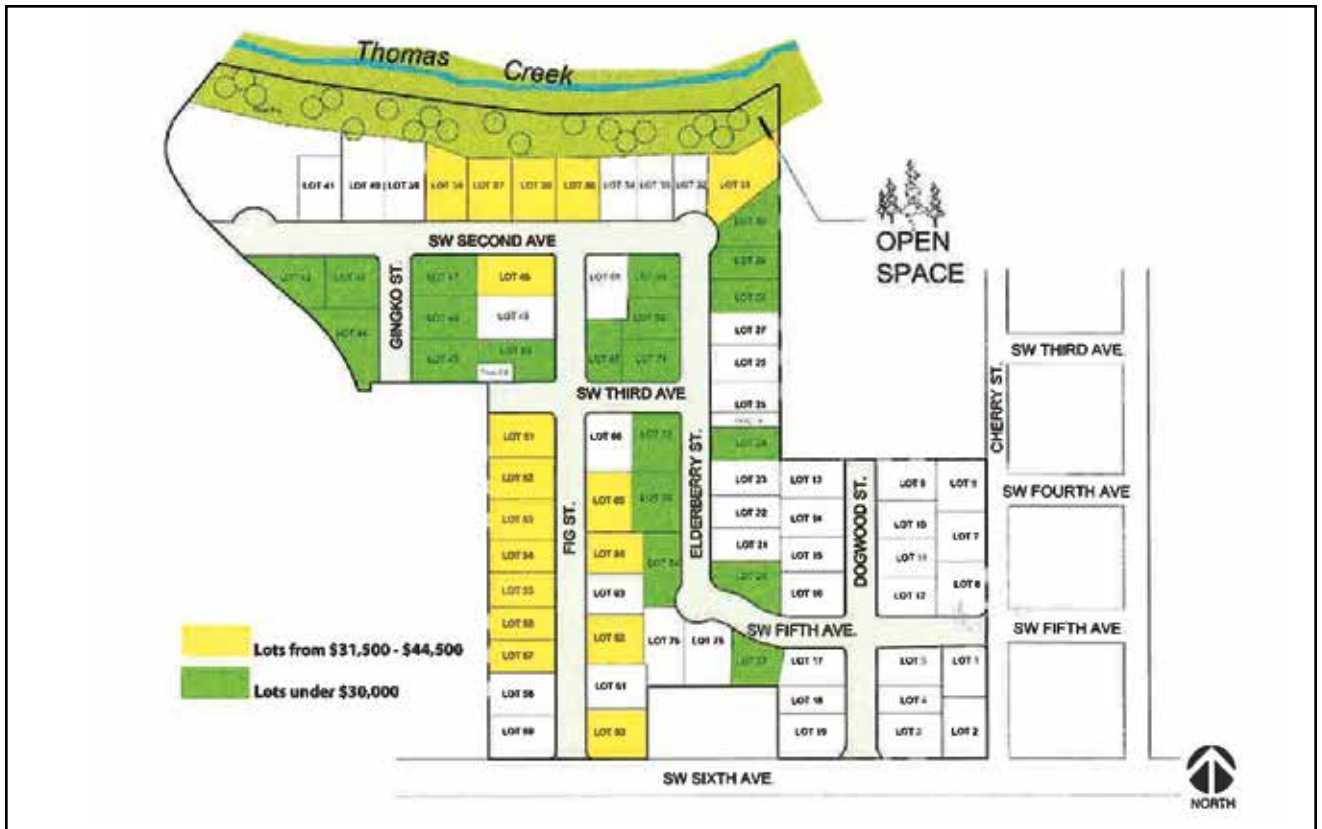


The lots range in size from 8,003± square feet to 18,578± square feet. 40 of the 77 lots at Thomas Creek Estates have been sold. Over thirty homes have been built.

All utilities, including gas, are available, and the lots are fully improved and ready for construction.

The subdivision is located within walking distance of the business area and has frontage along Thomas Creek. The Scio School District includes Centennial Elementary School and Scio Middle and High Schools.

Property #	Lot/Size	Reserve Price
113	35 – 18,578± s.f.	\$39,500
114	36 - 17,088± s.f.	\$39,500
115	37 – 17,936± s.f.	\$39,500
116	38 – 17,912± s.f.	\$39,500
117	31 – 25,417± s.f.	\$44,500



118	69 – 8,004± s.f.	\$28,950
119	70 – 8,003± s.f.	\$28,950
120	71 – 8,004± s.f.	\$28,950
121	67 – 8,334± s.f.	\$27,000
122	28 - 8,006± s.f.	\$28,500
123	29 – 8,084± s.f.	\$28,500
124	30 – 9,806± s.f.	\$28,500
125	24 - 8,006± s.f.	\$28,900
126	20 – 10,003± s.f.	\$24,700
127	77 – 8,030± s.f.	\$24,700
128	72 – 10,009± s.f.	\$27,500
129	73 – 10,000± s.f.	\$27,500
130	74 – 9,941± s.f.	\$27,500
131	64 – 8,000± s.f.	\$31,500
132	65 – 10,001± s.f.	\$31,500
133	60 – 10,021± s.f.	\$32,200
134	62 – 10,021± s.f.	\$32,200
135	54 – 8,000± s.f.	\$32,500
136	55 – 8,000± s.f.	\$32,500
137	56 – 8,000± s.f.	\$32,500
138	57 – 8,000± s.f.	\$32,500
139	51 – 10,243± s.f.	\$31,950
140	52 – 10,240± s.f.	\$31,950
141	53 – 10,240± s.f.	\$31,950
142	48 – 11,826± s.f.	\$28,700
143	50 – 10,000± s.f.	\$28,700
144	45 – 10,210± s.f.	\$29,250
145	46 – 10,224± s.f.	\$29,250
146	47 – 10,247± s.f.	\$29,250
147	42 – 10,232± s.f.	\$27,800
148	43 – 10,086± s.f.	\$27,800
149	44 – 12,451± s.f.	\$27,800

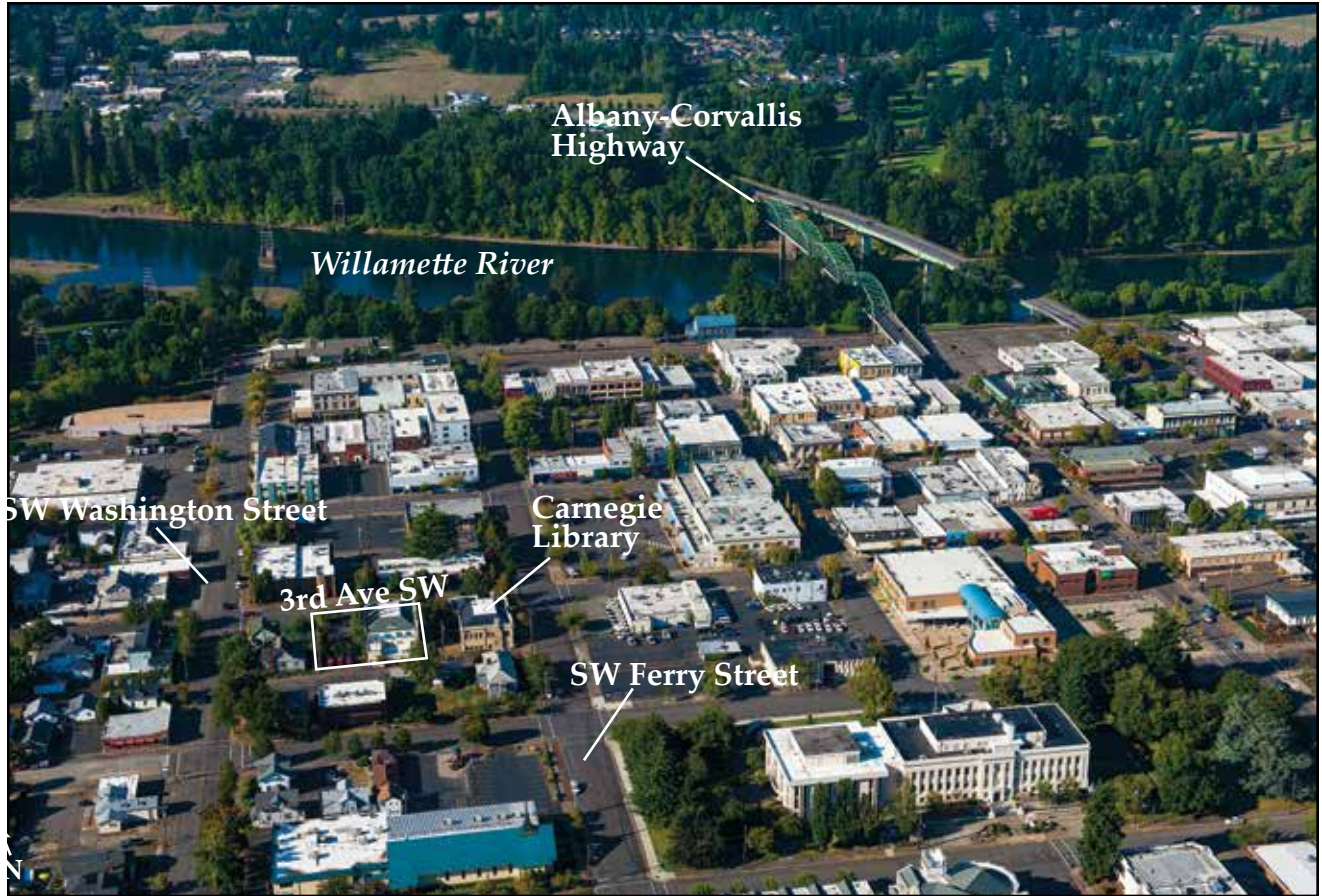
ZONING: R1 – Single Family Residential

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 20 years at 6.5% interest, calling for monthly payments of principal and interest; all due and payable at the end of five years.

LOCATION: Township 10 South, NE ¼, NW ¼, SE ¼ and SW ¼ of Section 18. From Main Street, proceed on SW 6th Avenue to Fig Street or Dogwood Street and continue to the auction properties. Please see Supplemental Information Package for tax lot numbers.

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



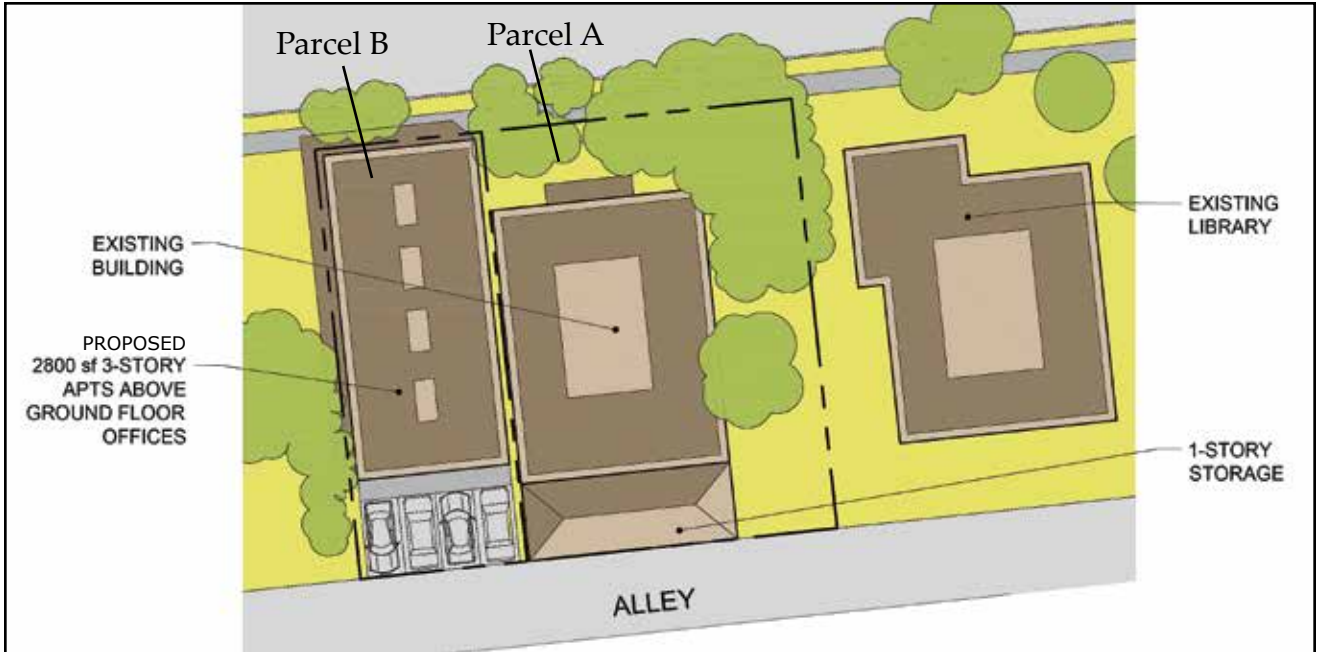
	Parcel A	Parcel B
SIZE:	7,656± square foot Office Building on 8,138± square foot Site	4,128± square foot Development Site
PUBLISHED RESERVE:	\$250,000*	\$35,000*
*Sale of Parcels A and B is subject to combined total accepted bids on both parcels in the aggregate to equal, or exceed, \$285,000.		
LAST ASKING:	\$315,000 (Bulk)	
ZONING:	Historic Downtown Mixed-Use Village Center	Historic Downtown Mixed-Use Village Center
PROPERTY INSPECTION:	Inspection by Appointment Only	
	Date	Time
	Wednesday, October 23	10 a.m. to 12 p.m.
	Wednesday, November 13	10 a.m. to 12 p.m.

FINANCING: None – All Cash

DESCRIPTION: This offering is a two-story 7,656± square foot multi-tenant office building, with net rentable space of 6,580± square feet and an adjoining 4,128± square foot parking lot, located in the historic downtown district of Albany, next to a Carnegie Library. The building, built in 1930, has frontage on Third Avenue SW, is across from a rear alley, was originally a funeral home, and was later converted to offices on the first floor with an apartment on the second floor.

The property may be acquired in its entirety, or the office building and parking lot may be purchased separately.

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



The Historic District Mixed-Use Village Center zoning encourages high density residential infill development that could be accommodated by using the parking lot, since off-street parking is not a stringent requirement in this Historic District. There is plentiful street parking by the property.

PARCEL A

RESERVE PRICE: \$250,000*

The office building, which is wood frame with vinyl siding, currently has six private offices on the main floor, with two of the six occupied at a monthly rental of \$450 per office. There is a large conference room, reception area by front entry, two ADA accessible bathrooms and a third bathroom. A rear entry at the back of the building is accessed from an alley behind the building. The back of the building has three storage rooms, each with their own exterior door, that are currently not leased.

A staircase provides access to the second floor which was converted from an apartment into seven small offices: reception area, two meeting areas and several storage rooms. There is a kitchen, full bathroom and an additional rest room. One of the meeting areas was originally the living room of the apartment, and has a fireplace. A new owner could renovate the rear of the second floor into an apartment.

There is also a large basement, not included in the rental square footage, which could be used for storage. It has a separate entrance. A forced air heating and air conditioner serves the building.



*Carnegie
Library next to
Auction Property*



PARCEL B

RESERVE PRICE: \$35,000*

The adjoining parking lot (tax lot 2801) is 4,128± square feet with 40 feet of frontage along both 3rd Avenue SW, and a rear alley, and has parking for 14 cars, with additional parking for two or three cars along the rear alley. The site could accommodate a three story, mixed-use building with ground floor commercial or office space, and up to eight small apartments with parking for four cars along the alley.

Acquisition of the property in its entirety, or by individual parcel, provides investment and development opportunity for acquiring an office building at less than \$35 per square foot with options for renovation for single or multiple tenants, and an adjoining lot for less than \$9 per square foot, all within Albany's downtown historic district, near shopping, the Carnegie Library and City Hall.

LOCATION: 420 3rd Avenue SW, Albany, Oregon, 97321. Township 11 South, Range 3 West, Section 7 BB, Tax Lot 2800 (Parcel A) and 2801 (Parcel B)

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



Parcel A
7,400± s.f. bldg. on 1.54± acres

Parcel B
12,336± s.f. bldg. on 3.1± acres

PUBLISHED RESERVE: \$725,000*

\$575,000*

LAST ASKING: First Time Offered

First Time Offered

* The sale of Parcels A and Parcel B is subject to combined total accepted bids on both parcels in the aggregate to equal, or exceed, \$1,300,000.

SIZE: 4.64± acres

ZONING: UD-11 -- Urban Development Industrial

PROPERTY INSPECTION: Inspection by Appointment Only -- Please do not disturb tenant

Date	Time
Wednesday, October 23	1 p.m. to 3 p.m.
Wednesday, November 13	1 p.m. to 3 p.m.

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 5 years.

DESCRIPTION: This 4.6± acre industrial property, with two metal buildings which total 19,736± square feet, is located along Highway 34 near Corvallis, home of Oregon State University, and Albany, and within five minute of I-5 Exit 228. The property has opportunity to be developed with additional buildings for use by a single user, mini-storage, or business park. It has excellent access to I-5 and Corvallis, and Highway 99 and Albany.

Building A and a 2,000± square foot bay of Building B are currently leased to Student First, Inc. for school bus and transit bus storage and light maintenance. The monthly rental is \$6,873, and the lease expires June 30, 2015.



Building on Parcel A

Please see Supplemental Information Package for details regarding lease.

The property is being offered in its entirety, or in two parcels. Parcel A has a 7,400± square foot building on a 1.54± acre site, and Parcel B has a 12,336± square foot building on a 3.1± acre site.

Both buildings are metal with steel beam construction, on concrete slabs. The parking area along Excure Road is paved, and the balance of the site is gravel. Both buildings have natural gas service for heat. There is a well on-site and septic system which serves both buildings.

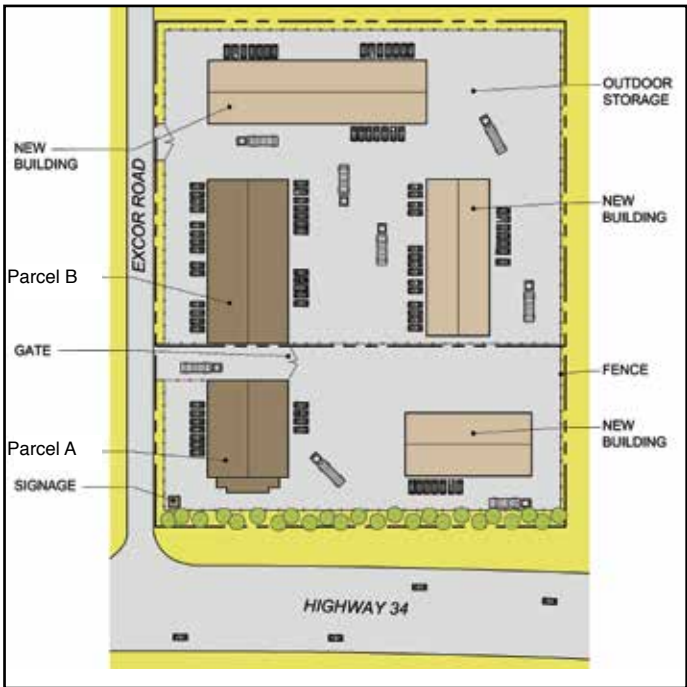
Parcel A -- 7,400± square foot building on 1.54± acre site

PUBLISHED RESERVE: \$725,000*

This building was built in 1977 and includes a 4,000± square foot display room and office area, with main entry, and exposure along Highway 34. There is a large display area and a reception area. There are three offices, a work area, kitchen, and two rest rooms. A small second floor of 400± square feet is above the entry, and could be used for storage.

The remaining 3,000± square feet on the main level is a large shop area which has roll-up doors on the east side, a rest room and a storage room.

The entire property is currently leased, with only the shop and outdoor storage actually in-use by the tenant.



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

Monthly rental allocated to Parcel A is \$5,800. The lease expires June 30, 2015.

Building A and Building B are connected by a metal canopy which could be removed if the two parcels are sold to different owners.

Parcel B -- 12,336± square foot building on 3.1± acre site

PUBLISHED RESERVE: \$575,000*

This 12,336± square foot building was built in 2002 and is 150' by 80'. It is divided into a 2,400± square foot office area at the southern end which contains three offices, a large work area, a restroom and a small 336± square foot work room built as a loft. The balance of the building is divided into three bays. Two are each 4,000± square feet in size, and the northern bay, currently leased to First Student, is 2,000± square feet. Monthly rental allocated to this space is \$1,000.

The two middle bays are connected by a doorway, and have a total of three roll-up doors along Excore Road frontage, and along the rear of the building to the yard area. The leased bay has one roll-up door on each end of the space.

A Phase I Environmental Site Assessment was prepared and no recognized environmental conditions were discovered. A copy is available in the Supplemental Information Package.

LOCATION: 34015 Excor Road, Albany, Oregon. Township 11 South, Range 4 West, Section 33, Tax Lot 2800

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 20, 2013



Showroom in Building on Parcel A



Kitchen in Building on Parcel A



Interior bay in Building on Parcel B



	Parcel A	Parcel B
	Commercial Building on 10,000± S.F. Site	Warehouse with Parking Lot on 10,000± S.F. Site
PUBLISHED RESERVE:	\$215,000*	\$35,000*

*Sale of Parcels A and B is subject to total accepted bids in the aggregate to equal, or exceed, \$250,000.

LAST ASKING: First Time Offered in Two Parcels

SIZE: 6,870± s.f. on 10,000± s.f. site 780± s.f. on 10,000 s.f. site

ZONING: GC – General Commercial GC – General Commercial

PROPERTY INSPECTION: By Appointment Only -- Please do not disturb tenant

FINANCING:

Parcel A

Subject to Seller’s approval of Purchaser’s credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 5 years.

Parcel B

None – All Cash

DESCRIPTION: This commercial property is located at the corner of West 13th Street and Ivy Street, (Highway 99W/Ivy Street), along the main commercial arterial in Junction City, a 25 minute drive north of Eugene. It consists of a 6,870± square foot building used for an auto body operation (Parcel A), and a 780± square foot warehouse located behind the auto body business which has paved parking and an outdoor yard (Parcel B). Monthly rental from both properties is \$2,500, and the tenant is responsible for interior maintenance. The lease is renewable every ninety days. Please see copy of lease in Supplemental Information Package.

Parcel A

The 6,870± square foot building is concrete and masonry construction, with five overhead doors that all access a large shop area. There is a small office with temperature-controlled forced air gas heating and air conditioning. The building is located on two tax lots which total 10,000± square feet, and is in good condition.



Parcel A - 6,870± square foot building leased to Junction City Auto Body

There is a Phase I Environmental Site Assessment that was prepared in 2012 and is available in the Supplemental Information Package.

Parcel B

The 780± square foot warehouse has 2,280± square feet of outside covered storage. It is located on two tax lots containing 10,000± square feet, with opportunity to build additional improvements, or redevelop the entire site with a new building.

The General Commercial zoning allows most commercial uses. All utilities serve the property.

Both the Guest House Inn and a new office complex are across Ivy Street from the property.

LOCATION: 1310 Ivy Street – Junction City, Oregon. Tax Lots 10200 and 10300 (Parcel A); Tax Lots 9400 and 9500 (Parcel B)

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 20, 2013



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



PUBLISHED RESERVE: \$219,600

LAST ASKING: \$299,000

SIZE: 1.6± Acres with 1,771± Square Foot Residence

ZONING: E-1 – Employment with Residential Overlay

PROPERTY INSPECTION:

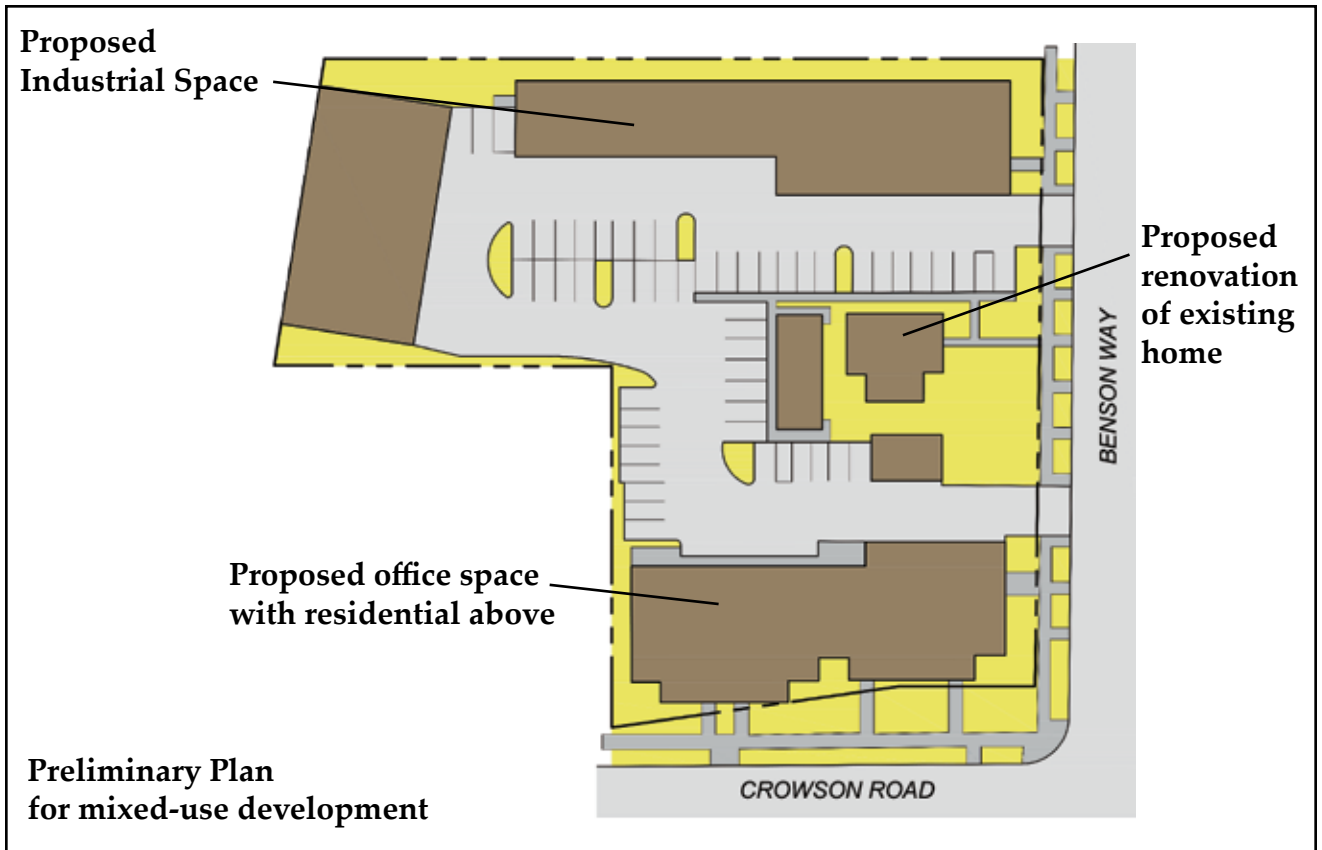
Please call Auction Information Office to arrange for an inspection

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years.

DESCRIPTION: This 1.6± acre development site is located at the northwest corner of Benson Way and Crowson Road in the city of Ashland, off the southern portion of Siskiyou Boulevard (Highway 99), and has potential as a mixed-use development. The site is improved with a 1,771± square foot unoccupied home, built in 1890. The property is situated in an area of both large lot single family residences to the south and east, and large industrial buildings used for manufacturing purposes to the north, as well as being nearby the Crowson Mills redevelopment site. I-5 Exit 11 at Siskiyou Boulevard is within a five minute drive of the property.

The previous owner had preliminary plans to develop the site with a mixed-use manufacturing/office/residential complex, consisting of three residential units, 6,300± square feet of office space, and 18,800± square feet of industrial space. Implementation of this plan required that the property be annexed into the city, which has been successfully completed. With the annexation, the property falls under the E-1 (Employment) zoning ordinance, with a residential overlay on the portion of the property fronting Crowson Road. The E-1 zoning provides for a variety of uses that include office, retail and manufacturing, while the residential overlay allows, but does not require, the inclusion of a residential component in the overlaid portion of the property. The annexation required certain property and offsite improvements which are secured by a \$120,805 deposit held by the City of Ashland.





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

The City of Ashland will release the deposit to the property owner upon completion of the required improvements, though no deadline for their completion has been established. Please see Supplemental Information Package for details on conditions, plans, cash deposit, etc.

The property is currently improved with a three bedroom, two bathroom, single family home and detached garage. The home is in need of repairs prior to occupancy. All utilities are available to the site, and there is an on-site well. Occupancy of the home is permitted as a grandfathered non-conforming use without first completing the property and offsite improvements.

LOCATION: 593 Crowson Road, Ashland, Oregon, 97520. Township 39 South, Range 1 East, Southeast Quarter of Section 14, Tax Lot 500, Jackson County, Oregon.

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



PUBLISHED RESERVE: \$199,500

LAST ASKING: First Time Offered

SIZE: 810± Acres

ELEVATION: 4,000 to 4,800± Feet

ZONING: Non-Resource (NR) (20± Acre Minimum Lot Size)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

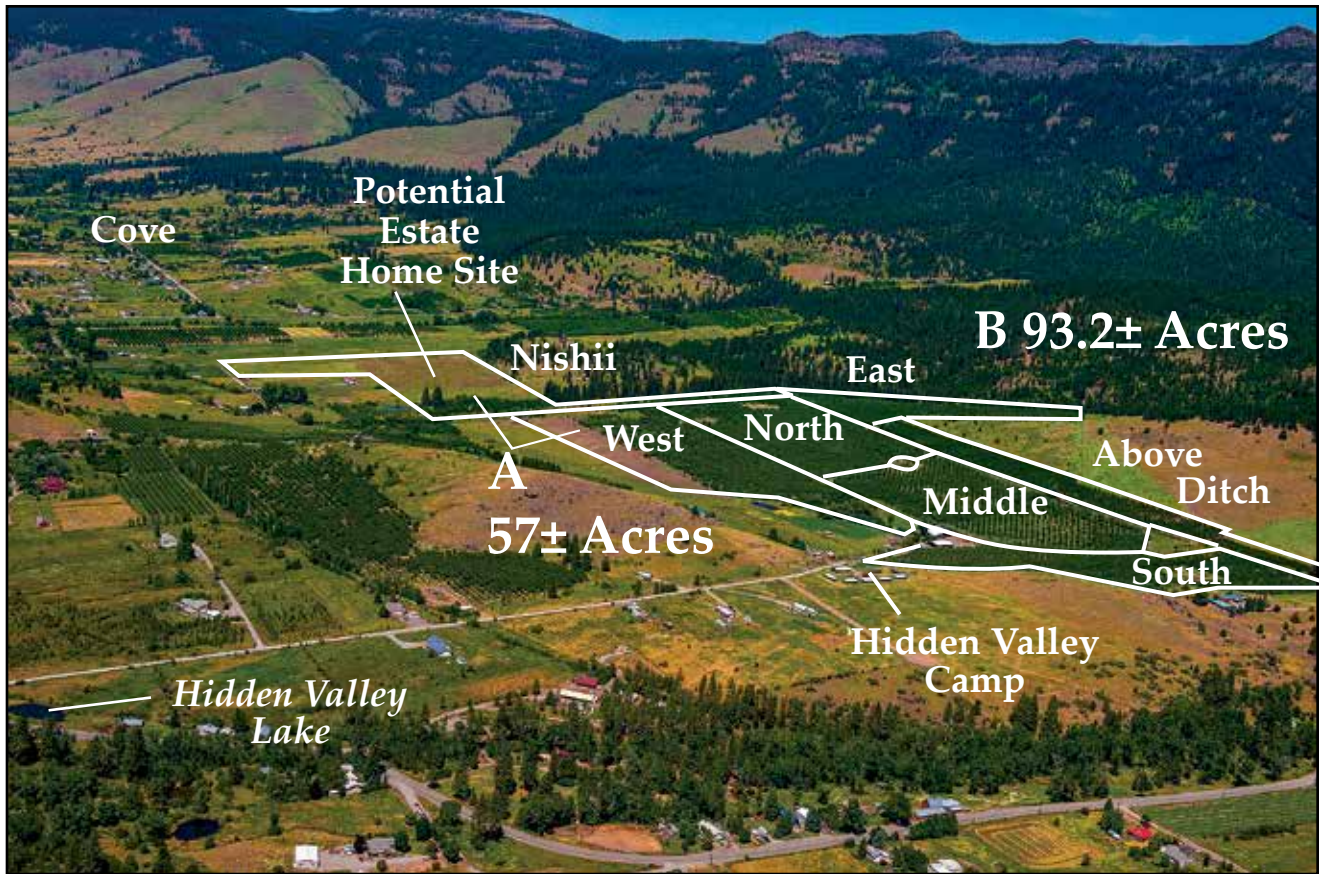
DESCRIPTION: This 810± acre Hidden Valley Recreation Tract is located 10± miles southeast of Klamath Falls, near both the community of Olene, and the Lost River, which provides diversion canals for irrigation and flood control that includes Nuss Lake, on the west boundary of the property. Olene Hot Springs is 1± mile north of the Tract, and this area of Klamath County has been evaluated for potential generation of geothermal power. The property has frontage along Crystal Springs Road, and access from Hidden Valley Road, which runs along the valley floor.

There is an estimated 225 acres of gentle to rolling open grazing land along Hidden Valley Road, which has potential as a home site, or for division in to several large parcels. The balance of the property is ridge top with steep slopes to the west, and moderate to steep slopes to the east and south.

Power will need to be extended from Crystal Springs Road, and on-site well and septic will be required for a home. The property has good access north to Highway 140 and southwest to Highway 39. The Klamath Falls Airport is within a 15-minute drive.

LOCATION: Township 39 South, Range 10 East, Sections 22, 26, 27, and 35. Tax Lots 1600, 3000, 3100, and 3400. From Highway 140 take Reeder Road south to Crystal Springs Road and then east to Hidden Valley Road and to the property.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, NOVEMBER 20, 2013



PUBLISHED RESERVE: Parcel A: \$265,000*
Parcel B: \$495,000*

* Seller reserves the right to reject all bids unless the total of all accepted bids equals, or exceeds, \$760,000.

SIZE: Parcel A: 57± Acres
Parcel B: 93.2± Acres

ZONING: Parcel A: Farm Residential (R3)
Parcel B: Timber-Grazing (A-4)

PROPERTY INSPECTION: Call Auction Office to arrange.

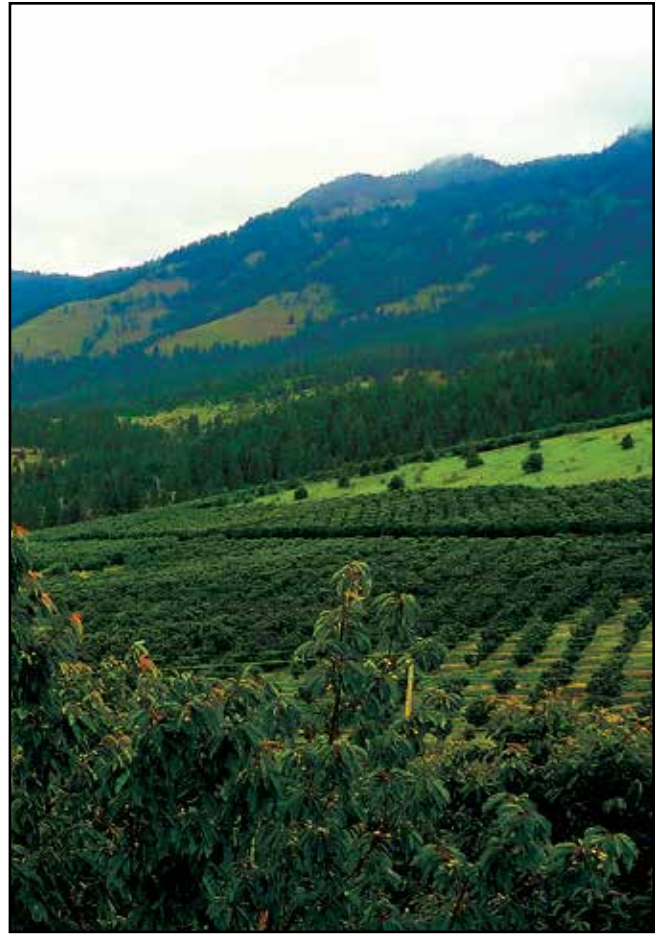
FINANCING: None – All Cash

DESCRIPTION: Miller Orchards, located in Cove, Oregon, are one of the largest commercial cherry orchards in Eastern Oregon. The orchards have been family-operated for over thirty years, and have long-standing relationships with both packers and warehouse operators. The 150± acres make-up one contiguous cherry orchard, and bids may be submitted for Parcel A or Parcel B individually, or both Parcels A and B combined. The Seller reserves the right to reject all bids unless the combined total accepted bids equal, or exceed, \$760,000.

Oregon is the nation's third largest cherry producer, growing 11% of the US crop. The Cove area has been a center of cherry production for over one hundred years due to climate, elevation and irrigation water, which is in plentiful supply. Cherry production for the Miller Orchards for 2012 was approximately 900,000 gross lbs., with 70% of the volume in Lambert and Lapin cherries.

Parcel A is made up of two orchard areas known as the Nishii Orchard and the West Orchard. Combined, these two orchards total 57± acres in size, with 24± acres planted in mostly Lambert and Lapin cherries, and 3± acres planted in Bing cherries. Water is provided to the Nishii Orchard by Certificates C-395 and C-75574. Water is provided to the West Orchard by Certificates C-75575 and C-75574. County road access is to the northwest corner of the Nishii Orchard, by use of Wade Road. The minimum lot size for the Nishii Orchard is 10 acres, providing opportunity to create up to three parcels, or to develop one estate home site with a private orchard.

Parcel B is made up of five separate orchards: East, North, Middle, Above Ditch and South. Combined, these five



orchards total 93.2± acres, with 81.2± acres planted in Lambert, Rainier, Lapin, Skeena, Sweetheart, Bing and Royal Ann cherries. Water is provided by Water Certificates C-42545, C-75575, C-75575 and C-36685.

Access to Parcel B is by easement from Mill Creek Road from Hidden Valley Lane. The zoning designation will not allow for any subdivision or residential development.

Parcel B is improved, with operations buildings used for harvest. Located at the end of Hidden Valley Lane and at the entrance to the orchard are the Brine Shed -- a 3,168± square foot pole building used for placing a bring solution into cherry bins -- and a 3,780± square foot pole building used as a Receiving Shed, which houses the hydro-cooler. A 2,592± square foot building attached to the Brine Shed is a general purpose building that is also used as the Orchard Office. Also located at the south end of Parcel B is Hidden Valley Camp which contains four living units, two multi-purpose sheds, and a hay cover. This camp has been used in the past to house seasonal harvest staff.

The sale of these two parcels separately will be subject to approval of partition by Union County.

LOCATION: From I-84 in LaGrande, take the second exit from either direction in LaGrande. Follow Highway 82 east to Island City, through the intersection heading east to Cove, approximately 14 miles. Turn south at the white grange hall onto Jasper Street towards the city center. At Mill Creek Lane, turn left and follow to Hidden Valley Lane, and follow to the end and to the Receiving/Brine Sheds.

Auction conducted in affiliation with RE/MAX Real Estate Team

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, NOVEMBER 20, 2013



WASCO COUNTY RMV: \$47,800 per lot

Lot Package	# of Lots	Lot #	Published Reserve / Price Per Lot
A	1	5600	\$20,500
B	4	5700/5800/5900/6000	\$78,000/\$19,500 per lot
C	4	6100/6200/6300/6400	\$78,000/\$19,500 per lot
D	1	6500	\$20,500

ZONING: RMH

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 29-lot Heritage Plaza subdivision is located in The Dalles, 21 miles east of Hood River and is a 90-minute drive to Portland. The property is near The Dalles-Wahtonka High School and Home Depot, and has excellent access to I-84. Google has a data center at The Dalles, and has announced plans for an expansion, and a Walmart Superstore is in the final stages of approval.

Five homes have been built in the Heritage Plaza subdivision, and several new homes are being built by Hayden Homes, who has recently purchased ten lots. The Seller is offering these ten remaining lots, located along Heritage Loop, in two packages of four lots each, plus two individual lots.

The Heritage Plaza subdivision lots range in size from 4,002± to 6,495± square feet, with average size of 4,336± square feet. Most of the lots are rectangular in shape and range from 49' to 65' in width. All street and site improvements are completed and lots are served by all utilities, including natural gas. There are CC&Rs which allow only single family homes, and no manufactured homes. Each residence must have a minimum of 1,100± square feet, plus a two car garage. (See Supplemental Information Package for CC&Rs and plat map with lot sizes.)



New home under construction

The Heritage Baptist Bible Church is located at the entry to the subdivision, and was the original owner who sold the property for development.

Access to the subdivision is from W. 10th Street and W. 8th Street and is within a short drive to I-84 or downtown The Dalles.

LOCATION: Township 2 North, Range 13 East, 29 CD, Tax Lots 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 7200, 7300, 47 and Township 2 North, Range 13E, 29 DC, Tax Lots 10700, 10800, 10900, 1100, 11100, and 11200. From W. 10th Street take W. 8th Street to Heritage Way by Heritage Baptist Bible Church and proceed to Heritage Loop.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, NOVEMBER 20, 2013



PUBLISHED RESERVE: \$65,000

ASSESSED VALUE: \$97,022

SIZE: 1,056± Square Foot Building

ZONING: Commercial

PROPERTY INSPECTION: Call Auction Information Office to arrange

FINANCING: None – All Cash

DESCRIPTION: This 1,056± square foot Office Building is located in Rigby, Idaho, on a 1,800± square foot lot. The building was built in 1958. The building has four private offices, one reception area, and a bathroom. Rigby is known as the “birthplace of television” as Philo Farnsworth, the inventor of the vacuum tube television display, drew up his first blueprints while he was a resident. The building has frontage on North Clark Street, one block north of East Main Street, which is also Highway 20. There is also a 380± square foot structure currently used for storage.

Highway 20 is the main traffic corridor between Idaho Falls and Rexburg, continuing north to Yellowstone National Park. The building is served by all utilities. The building has been vacant for over a year, but has been occupied by real estate firms and escrow offices in the past.

LOCATION: 115 North Clark Street, Rigby, Idaho. Jefferson County Tax Parcel RPA0120004036D

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, November, 20, 2013





PUBLISHED RESERVE: \$135,000

ASSESSED VALUE: \$342,802

SIZE: 2.35± Acres

ELEVATION: 4,760± Feet

ZONING: Residential/Commercial (RC)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 2.35± acre Commercial Development Site is located in Valley County, Idaho, at the south end of the City of Cascade, approximately 70 miles north of Boise and 30 miles south of the recreational city of McCall. Cascade is the county seat for Valley County and is at the southeast shore of Lake Cascade. The AmeriTitle office building is adjacent to the site. Tamarack Resort, opened in 2004, is located at the northeast shoreline of Cascade Lake. The zoning designation allows for a wide range of commercial uses. Manufactured homes and mobile home parks are also allowed. The property has frontage along Highway 55 (South Main Street) and has all utilities available. The property has an advertising billboard that currently generates approximately \$1,100 annually.

LOCATION: 700 South Main Street, Cascade, Idaho.
Valley County Tax parcel Number RPC00000361990

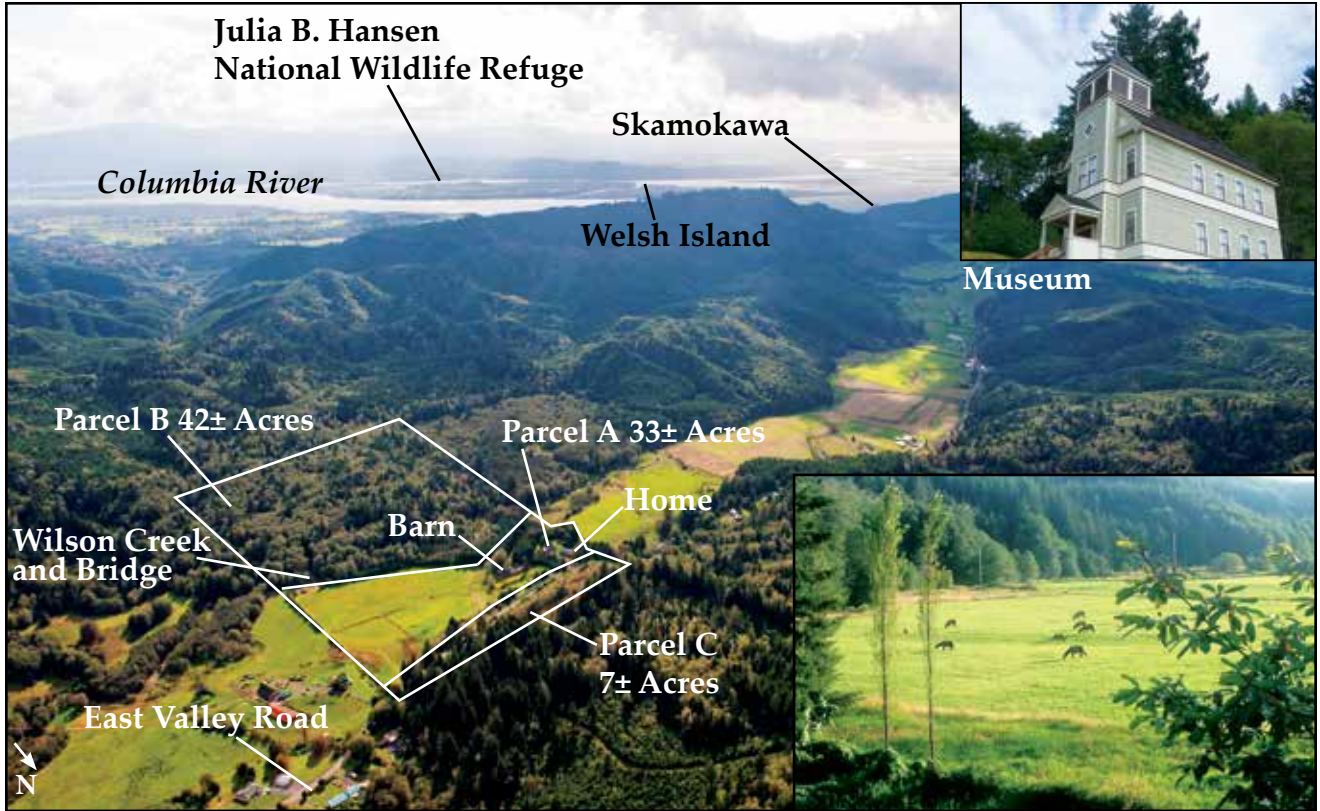
SEALED BIDS DUE NO LATER THAN 5:00 P.M.,
NOVEMBER 20, 2013



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



View south of Highway 55 frontage



Elk Herd

	Bulk	Parcel A Home/Shop/Barn	Parcel B Timber Tract	Parcel C Potential Home Site
PUBLISHED RESERVE:	\$865,000	\$430,000*	\$390,000*	\$45,000*

* The sale of Parcels A, B and C is subject to combined total accepted bids on all three properties in the aggregate to equal, or exceed, \$865,000.

SIZE: 82± Acres 33± Acres 42± Acres 7± Acres

LAST ASKING: First Time Offered

ELEVATION: 80± to 350± Feet

ZONING: Unzoned

PROPERTY INSPECTION: Inspection by Appointment Only -- Please Do Not Disturb Caretaker

Date	Time
Saturday, October 26	12:00 noon to 2:00 p.m.
Saturday, November 9	12:00 noon to 2:00 p.m.

FINANCING: None - All Cash

DESCRIPTION: The 82.8± acre Stronghold Tree Farm with newer ranch-style three bedroom, three bathroom home, shop, barn, pasture and 1± million board feet of timber is located in Wahkiakum County, along East Valley, near the historic Columbia Riverfront village of Skamokawa, and the Julie Butler Hansen Refuge.

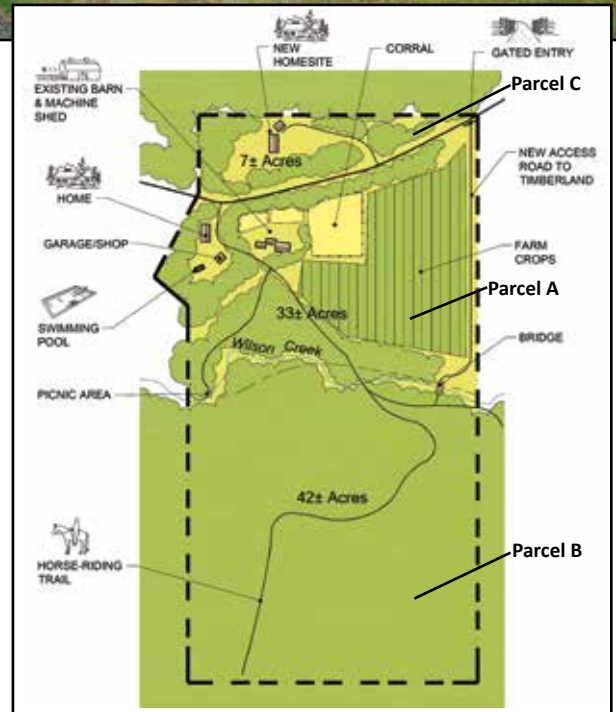




The Stronghold property is being offered for sale for the first time in over fifty years. It is located 35 miles west of Longview, is a 90± minute drive to Portland, and less than an hour drive west to both Long Beach Washington, and Astoria, Oregon.

The property is being offered in its entirety, or in three parcels which range from 7± to 42± acres. The 33± acre parcel (Parcel A), originally a dairy farm, contains the main residence, garage/shop, machine shed and barn; the 42± acre parcel (Parcel B) is a timber tract; the 7± acre parcel (Parcel C) is a potential view home site.

The Stronghold Tree Farm is located along East Valley Road, five miles from the village of Skamokawa, which is on Skamokawa Bay, and provides access to the Columbia River and Steamboat Slough, and has a paddle center popular for kayak and canoe rentals. The village includes the Redman Hall Museum, a restaurant, post office, and Skamokawa Resort, which is designated as a Historic District, with general store, hotel, and vacation lodging rentals.



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

Parcel A -- 33± acres

PUBLISHED RESERVE: \$430,000*

Parcel A contains the 2,352± square foot, three bedroom and three bathroom, one-level, California-ranch-style home, with cedar shake shingles, built in 2006. An outdoor deck provides views west of East Valley, home to a resident elk herd. The home has an open kitchen- and eating-area, living or Great Room with fireplace, and generous and extensive built-in cabinetry, and Pergo floor. A den or office is off the entry, along with a full bathroom, utility room and pantry.

Two bedrooms share a full bathroom, and the master suite with bathroom, are all at the north end of the home. On the lower level is a small mechanical room which serves the home. The home has electric heat, and is served by an on-site well, and septic system.

Across from the home is a detached two-car garage with shop area which could also be used as an artist studio.

An in-ground pool is near the pool house; the pool is in need of some repair.

A complex with machine shed, wood shed and 60' X 36' barn, with loft, is located below the home and by the field. There are some productive apple trees and blueberry bushes near the barn. A plantation of Noble Firs between the barn, and Wilson Creek, were planted over thirty years ago. A picnic area is located along Wilson Creek, which is a fish bearing stream and is tributary to the Columbia River.

The fields on Parcel A contain 20± acres that could accommodate horses and other livestock, or could be planted for row crops. There is frontage along East Valley Road.



Parcel B -- 42± acres

PUBLISHED RESERVE: \$390,000*

Parcel B is located on the south side of Wilson Creek and has access over a bridge that can accommodate logging trucks. An easement will be provided from East Valley Road over Parcel A to Parcel B, if Parcel B is sold independent of Parcel A.

The 42± acres contain an estimated 1,044± MBF of primarily 40- to 50-year old red alder and western hemlock, with some red cedar and Douglas-fir, based on a January 2013 timber cruise. Please see Supplemental Information Package for Cruise Report. The tract is a high-site II and I, with north-facing, gentle to moderate slopes. Weyerhaeuser is the adjoining owner to the south.

Parcel C -- 7± acres

PUBLISHED RESERVE: \$45,000*

Parcel C is the smallest parcel, is located on the north side of East Valley Road, and has a logging road that provides access to the hilltop, providing a potential view home site. The property was harvested four years ago and has been replanted. The Washington Department of Natural Resources, DNR, is the adjoining owner.

The new owner of this legacy property has the opportunity to create a family compound or retreat that includes development of equestrian facilities and a working farm, and can have both near-term cash flow and long-term asset growth from the 42± acres of high-quality timberland which has 1± million board feet of mature timber.

The Stronghold Tree Farm has a strategic location near the historic Columbia River Village of Skamokawa, providing access to fishing, boating and excellent access to I-5 at Longview, and proximity to Portland, the Washington coast, and Astoria.

LOCATION: 810 East Valley Road, Skamokawa, Washington, Wahkiakum County. APN 02090621001 Township 9 North, Range 6 West, Section 2. From Highway 4 at Skamokawa, take East Valley Road 5± miles to the property.

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



Kitchen has access to outdoor deck



Outdoor deck overlooks East Valley



Wilson Creek is a Fall Chinook fish-bearing stream on the property



Skamokawa is along the Columbia River, popular for boating, canoeing, kayaking and fishing



Garage with shop is by the home



View from Parcel C - potential home site

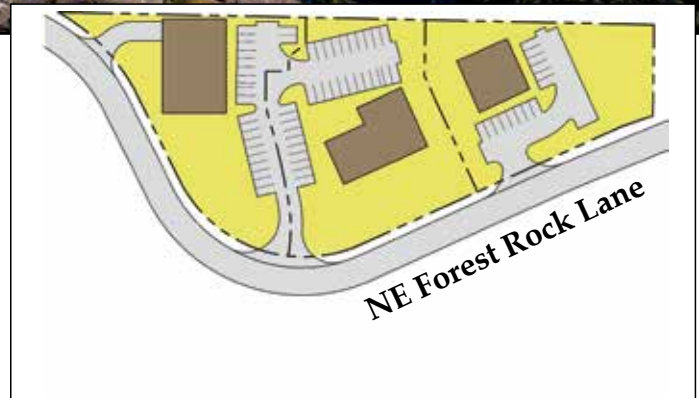


PUBLISHED RESERVE: \$330,000
LAST ASKING: \$379,000
SIZE: 2.53± Acres
ELEVATION: 77± Feet
ZONING: Commercial (C-3)
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash

DESCRIPTION: This 2.53± acre Commercial Development Site is located in the Kitsap County city of Poulsbo. The waterfront community of Poulsbo, located on Liberty Bay and known as "Little Norway," has a themed downtown shopping center featuring architecture and businesses reflective of a strong, historic, Scandinavian heritage. Washington State Ferry Service located on Bainbridge Island is within a 15 minute drive, and provides a 25 minute crossing into downtown Seattle. The property is located in a developing area along Highway 305 that has a heavy mix of office and retail uses. The 69,000± square foot Central Market, a destination food store, is located nearby, along with Reliable Storage. The property has frontage along NE Forest Rock Lane and has all services available. A conceptual development drawing showing development of three buildings with a total of 16,600± square feet of space is included in the Supplemental Information Package.

LOCATION: 1090 NE Forest Rock Lane, Poulsbo, WA. Kitsap County Tax Parcel Number 142601-1-032-2009

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, NOVEMBER 20, 2013



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: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 100± Acres plus 400± Acres of 20 Unpatented Placer Mining Claims

ELEVATION: 5,700± to 5,900± Feet

ZONING: RRB-40 – Rural Residential (40 acre minimum)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 100± acre recreation tract is one of nine private in-holdings located within the Modoc National Forest, between Lava Beds National Monument and the Glass Mountain Geologic Area, and offers a rare glimpse of a young volcanic glass intact flow.

There is active pumice mining in the area. In addition to its 100± acres, the Glass Mountain Recreation Tract is being offered with 20 unpatented mining claims, each of those twenty claims being twenty acres in size, which were acquired by the Seller for the purpose of manufacturing bricks in Tionesta and Klamath Falls.

The manufacturing has since been discontinued. However, all mining claims remain active. Each claim has an annual maintenance fee of \$140. A new owner may choose to release these mining claims, they would become inactive, and no fee would be paid in 2014.

Glass Mountain Pumice, Inc. nearby to the Glass Mountain Auction Property #163, is an on-going operation which provides lightweight aggregate, and has a mill located in Tulelake, California. The 100± acre Glass Mountain property could be used for recreation, or could be used for pumice mining in combination with the 400± acres of unpatented mining claims.

Ten of the 20 claims that are available to Auction Property #163 are contiguous, and are located one-half mile north of the Tract; two claims adjoin the fee ownership along the southern boundary; the remaining eight, also contiguous, are located one-half mile southeast of the Glass Mountain Tract. Please see Supplemental Information Package for map, claim names and BLM serial numbers.

County Road 97A is along the southern boundary of the property, and provides access east to the community of Tionesta and Highway 139, southern gateway to Lava Beds National Monument. Klamath Falls is 53 miles north of Tionesta. Medicine Lake, a popular recreation area, is located eight miles to the southeast, and is accessible by County Road 97, Forest Road 44 and Medicine Lake Road.

LOCATION: Township 44 North, Range 4 East, Section 26, APN 010-470-020-000, Siskiyou County, California. (Unpatented Placer Mining Claims – Sections 22, 23 and 35, Township 44 North, Range 4 East; Section 2, Township 43 North, Range 4 East; Section 26, Township 44 North, Range 4 East)

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, NOVEMBER 20, 2013



PUBLISHED RESERVE: \$3,400,000

APPRAISED VALUE: \$4,900,000

SIZE: 6.57± Acre Site

ZONING: M - Industrial

PROPERTY INSPECTION: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This property consists of an industrial cold storage, meat processing, and distribution facility, containing approximately 156,300 square feet within three buildings, located along the west line of Daly Avenue south of Yosemite Boulevard, just outside the Modesto city limits. The property is in the Airport Industrial District, near the Modesto Airport.

The property has a location strategic to California's Central Valley. Modesto's Airport Industrial District is home to many local, national and international food and beverage companies which include: E + J Gallo Winery, Del Monte Foods, Delta Sierra Beverage, Seneca Food Corporation, and paper and packaging companies which include: International Paper, Georgia-Pacific Corporation, Bell-Carter Packaging, and Silgan Containers Corporation.

The primary structure has roof top parking, is 145,020± square feet and is three stories, with a combination of office space on the second and third floors which total 15,226± square feet. There are two detached metal warehouses on the south side of the property. The first is an 8,080± square foot warehouse, and the second is a 3,200± square foot warehouse. The property is currently vacant, and was formerly operated as Valley Meat.

Built in 1968 for turkey processing, the plant was renovated in 2005 for improvements and addition of equipment to allow for use as a cold storage facility at an estimated expenditure of \$2,000,000. The compressors in the refrigeration area have since been removed.



The main building has a total of 76,228± square feet of processing and warehouse area, with six dock high doors for shipping and receiving. There is 22,896± square feet built as refrigerator space, with minimum clear height of 22', and 30,670± square feet of freezer space also with clear height of 22'. Refrigerator and freezer spaces are all located on the main floor. A new owner will need to invest in air compressors and additional equipment in order to re-use the cold storage. Please see Supplemental Information Package.

There is also a parking area for trucks, with a truck scale and a truck vehicle wash, currently leased on a monthly basis.

Power is 3,000 amps, 277/480 volt, three-phase, and is provided by MID, Modesto Irrigation District Power, which offers low electrical rates. There is a need to repair some components of the electrical service.

LOCATION: 217 Daly Avenue, Modesto, California. APN 036-017-016

Auction conducted in affiliation with Cassidy Turley Commercial Real Estate Services

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



PUBLISHED RESERVE: \$1,450,000

LAST ASKING: \$2,000,000

SIZE: 5.92± Acres

ZONING: Boulevard Mixed Use--Compact Residential--High Density Residential (BMU-CR-HDR)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 5.92± acre mixed-use development site is located at the northeast intersection of Shiloh Road and Hembree Lane in the town of Windsor, which is located between Santa Rosa and Healdsburg. The property received tentative map approval in November 2008 as part of the Shiloh Sustainable Village, which includes 76 residential condominiums constructed above 63,000± square feet of commercial space, and 60 row homes. The application was for the division of the site in to two parcels of 2.41± and 2.66± acres. 76 of the units are to be maintained as affordable housing.

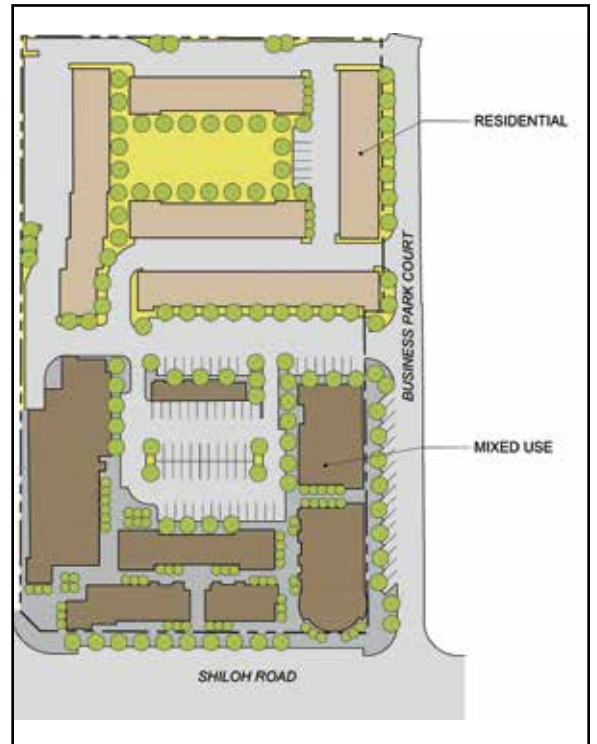
The property is located near the Shiloh Shopping Center, with Walmart, Home Depot, and Office Depot, and additional retail located at 6580 Hembree Lane.

Please see the Supplemental Information Package for tentative map, environmental and zoning information. Access to the property is from Shiloh Road. All utilities are available to the property.

LOCATION: 295 Shiloh Road, Windsor, California. APN 167-171-039

Auction conducted in affiliation with Cassidy Turley Commercial Real Estate Services

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



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

CONDITIONS OF AUCTION

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:
522 SW Fifth Avenue, Suite 1250
Portland, Oregon 97204

Washington Office:
2908 228th Avenue SE, Suite B
Sammamish, Washington 98075

California Office:
1860 Howe Avenue, Suite 210
Sacramento, California 95825

Phones (during regular business hours -
8:30 a.m. to 5:00 p.m. Pacific Standard Time)

Portland Metro Area: 503-228 3248
Toll-Free: 800-845-3524
FAX: 503-242-1814
Email: info@rmnw-auctions.com

SUPPLEMENTAL INFORMATION PACKAGES

More detailed information is available for each property. Supplemental Information Packages include all pertinent data provided by Sellers on the properties. To purchase supplemental information, mail, fax or email the Supplemental Information Package Request Form on page 81 of this Catalog.

Hard Copy Supplemental Information Package \$15 each

Individual Supplemental Information Package (CD) \$ 5 each

Email NO CHARGE

ORAL AUCTION NOVEMBER 16, 2013 (Properties 1-16)

Saturday, November 16, 2013, at 12:00 p.m. in Portland, Oregon at the Sheraton Portland Airport Hotel, located at 8235 Northeast Airport Way. The Auction will begin promptly at noon. Please arrive by 11:30 a.m.

Directions:

From I-205 North – take Exit 24A, Portland International Airport. This will put you onto Airport Way, going toward the Airport. Take the “Frontage Road, Hotels, Cargo” Exit and take a quick left onto Frontage Road. Follow Frontage Road west to the Sheraton Hotel, which will be on the right side.

From I-5 North/I-205 South – take Exit 24, Portland International Airport. Take a right onto Airport Way. Take the “Frontage Road, Hotels, Cargo” Exit and take a quick left onto Frontage Road. Follow Frontage Road west to the Sheraton Hotel on the right side.

SEALED BID AUCTION (Properties 100-165)

Sealed Bids must be received no later than 5:00 p.m. on Wednesday, November 20, 2013.

NO MINIMUM BIDS

Auction Properties #6, 8, 9, 14, 15, 107A, and 163 are being offered with No Minimum Bid. This means the Seller has established no Minimum or Reserve Price, and the property will be sold to the high bidder, subject to the terms and conditions of the Auction.

PUBLISHED RESERVES

The remaining properties are being offered with a Published Reserve price. This means when the bidding reaches or exceeds the Published Reserve price, the Seller is committed to sell the property to the high bidder. Should the bidding fail to reach the amount of the Published Reserve price, the Seller reserves the right to accept, counter or reject the high bid no later than five business days following the Auction.

BIDS BY MAIL FOR THE ORAL AUCTION

If you are unable to attend the Oral Auction, request a Mail Bid Form by contacting the Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com. Mail Bid Forms will be accepted when accompanied with Certified Funds made payable to the Realty Marketing/Northwest Client Trust Account in the amount equal to 10% of the maximum authorized bid for the property you wish to purchase. If you are not a successful bidder, your deposit will be returned to you by mail by the third business day following the Auction.

REGISTRATION (November 16 Oral Auction)

Registration is required for eligibility to bid at the Oral Auction. Complete and return the Auction Registration Form at least three days prior to the Oral Auction.

On Auction day, all registered bidders must show they have in their possession a separate Cashier's Check or Certified Check (“Certified Funds”) made out to the bidder (no cash, please) in the amount of \$2,500 for each property they intend to purchase.

AUCTION DAY PROCEDURES

Pre-Registered Bidders

As a pre-registered bidder, you will check in at the Pre-registered Bidder area prior to the Auction. You will be asked to show your \$2,500 in Certified Funds as described under Registration. You will receive your assigned Bidder Number. If you are planning to purchase more than one property, you must present separate Certified Funds for each property you wish to purchase.

Auction Day Registration

Those who register on Auction Day will be required to complete the Auction Registration Form and provide evidence of Certified Funds in the amount of \$2,500 for each property you wish to purchase. Auction Day registrants should plan to arrive at least thirty minutes prior to the Auction in order to complete the registration process.

Bidding on each property will take approximately two minutes. The properties will not necessarily be auctioned in the order they appear in the Catalog. The order of the bidding will be announced prior to the Auction. As the successful bidder, you will sign a Bid Confirmation Sheet immediately upon acceptance of your high bid. An Auction escort will then usher you to the Contract Area, where you will complete the sales contract.

Writing the Sales Contract

In the Contract Area on Auction Day, you will sign the sales contract and make an earnest money deposit of ten percent (10%) of your bid price, but in no event less than the amount of your Certified Funds for each property you purchase. Your Certified Funds will be deposited as a portion of your earnest money deposit. The balance of the earnest money deposit may be by personal, or company, check. In addition to the Purchase and Sale Agreement, you will be required to sign a Buyer Acknowledgement Form verifying that you have inspected the property and are purchasing it in its "as is" condition. No allowances will be made for contingencies. Sample copies of contract documents are available in each Supplemental Information Package. The sales contract is a binding contract.

FINANCING

Many Sellers offer financing subject to approval of Buyers' credit. See individual property descriptions for details.

COOPERATING BROKERS

Broker cooperation is invited. A commission ranging from 1% to 2% will be paid to the real estate agent whose Buyer closes on the purchase of any Auction Property. The real estate agent must be a broker currently licensed by his/her state of residence or a salesperson licensed under such broker. Cooperating broker commissions will be paid upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

Buyers must register their real estate agent on the Auction Registration Form or on the Sealed Bid Form. For the Oral Auction, the Registration Form should be received by the Auction Information Office at least three days prior to the Auction. No Auction Day Registration of real estate agents will be accepted.

For the Oral Auction, registered real estate agents must attend the Auction with their Buyer and must accompany their Buyer into the contract area if their Buyer is the successful high bidder.

No real estate agent will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller, or Realty Marketing/Northwest, concerning the Auction Property purchased. No commission will be paid to any real estate agent participating as a principal in the purchase of the property. The commission will be earned and paid upon the full and final closing by the Buyer on the conveyance of the property and the receipt of the full purchase price by Seller. No exceptions to this procedure will be made and no oral registrations will be accepted.

CLOSING AND COSTS

All sales must close within 30 to 45 days of the Auction, unless extended by the Seller, in writing. Prior to making a bid, refer to the Supplemental Information Package with regard to customary closing costs including, but not limited to, recording fees, normal prorations, title fees, transfer and/or excise taxes (if applicable), sales tax on personal property (if applicable), local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyers will be responsible for any real estate compensation taxes or rollback taxes and penalties as a result of a change in use or designation of the property including, but not limited to, a change from open space, agriculture, forest land or recreation.

For the properties being offered for sale with No Minimum Bid, the Buyer will be required to pay all customary closing costs, including, but not limited to, title insurance premiums and sales tax thereon (if any), full escrow fees, back taxes and penalties (if any), local improvement and irrigation district assessments (if any), and state excise taxes.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment or rescission based upon failure of the property to correspond to any particular expectation or standard (except the Preliminary Title Report).

(B) No bidder shall offer an advance upon the previous bid of less than the amount the Auctioneer directs. In the event of a dispute between bidders, the Auctioneer will make the sole and final decision to either accept the final bid or to re-offer and resell the property in dispute. The Auction will be recorded, and if any dispute arises following the Auction, the Auctioneer's records will be conclusive in all respects.

(C) Title insurance is available for each property, ensuring the title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in the standard form Owner's Title Policy. A copy of the Preliminary Title Report for each property may be inspected prior to the Auction.

(D) To the extent permitted by law, properties will be sold "As Is". Prospective buyers should examine the property and all supporting documentation carefully. Each bidder is responsible for evaluating the property and shall not rely on the Seller or sales agents. All buyers will take possession at the close of escrow.

(E) Sizes and square footages set forth for the properties are approximations only, based on the best information available, but the actual sizes and square footages may be different. All sketch plans are conceptual in nature and neither Seller nor its agents have submitted plans or made applications to any public agency.

(F) Agency Disclosure. The selling and listing agent, Realty Marketing/Northwest, represents the Seller in these transactions.

(G) Seller and Sellers' Agents reserve the right to refuse admittance to or expel anyone from the Auction premises for interference with Auction activities, causing a nuisance, canvassing or other reasons.

(H) Seller has the right to postpone or cancel the Auction in whole or in part, at its sole discretion, and to modify or add any terms and conditions of sale and to announce such modifications or additional conditions either prior to, or at, the Auction.

(I) Offer void where prohibited. Catalog will not be mailed to residents of any state in which this offering is not in compliance with the real estate laws or other laws of that state.

(J) The information contained here has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

Need Help?

Realty Marketing/Northwest prides itself on the quality of its service. If at any time you need special assistance, please contact Steve Dwelle at (800) 845-3524 or (503) 228-3248.



SUPPLEMENTAL INFORMATION PACKAGE REQUEST FORM

RETURN TO: Realty Marketing/Northwest
P.O. Box 6465
Portland, Oregon 97228

Fax # (503) 242-1814
Email: info@rmnw-auctions.com

Please send me the Supplemental Information Package for the following:

Property Number	Property Name	Cost
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total		_____

The cost is: \$15.00 each
Supplemental Information Packages are also available on CD at a cost of \$5.00 each

Enclosed is a check for \$_____

Please print below:

NAME: _____ TELEPHONE: (____) _____

COMPANY: _____ FAX: (____) _____

ADDRESS: _____ Email: _____

CITY/STATE/ZIP: _____

Business Profile: Broker Investor Owner/User Other _____

EASTERN OREGON LAND PORTFOLIO
AUCTION #1308
18,749± ACRES
BIDS DUE DECEMBER 4, 2013

CALL NOW FOR AUCTION
CATALOG #1308



SEALED BID AUCTION



Eastern Oregon Timber, Elk Hunting and Recreation Portfolio 18,749± Acres

Located by North Fork John Day River and
Bridge Creek State Wildlife Area

Desolation Creek

13,440± Acres

Grant County, Oregon

Wilkins Creek

5,309± Acres

Umatilla County, Oregon



Strategic location as hunting preserve and recreation properties with an estimated 46.4 million board feet of primarily Douglas-fir and Ponderosa Pine, and volume projected to increase 250% within twenty-five years, providing for a significant long-term forest investment opportunity.

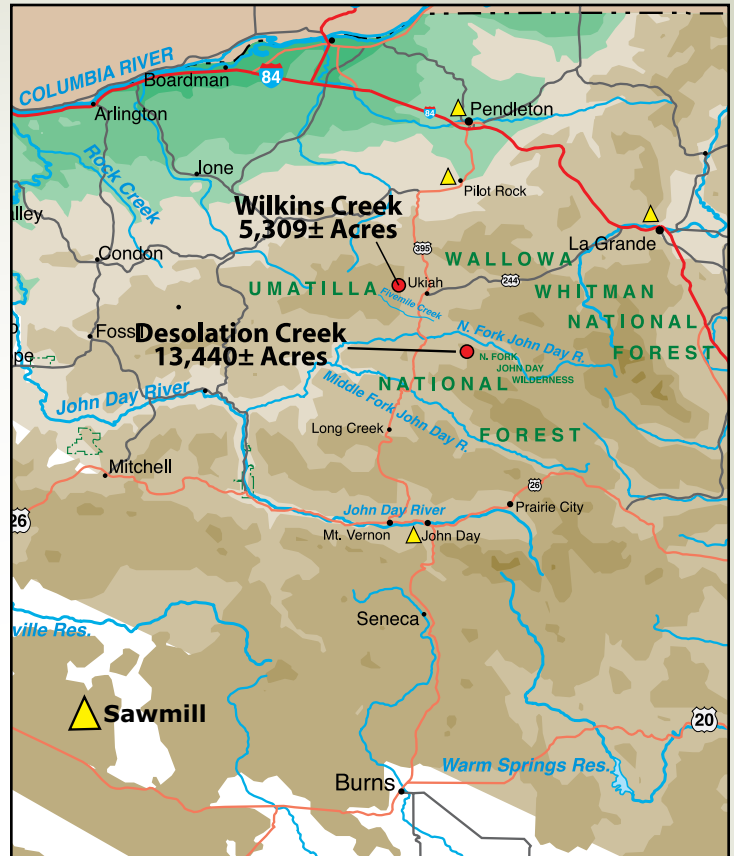
Proximity to both North Fork John Day River and Camas Creek, known for excellent trout, steelhead and salmon fishing, and Bridge Creek State Wildlife Area, managed as winter range for elk and deer.

Potential for development of hunting and recreation retreat, or private preserve, with significant conservation opportunity to restore upland and riparian areas along both Desolation and Wilkins Creeks, or for capturing carbon sequestration value from projected long-term growth of timber.

Excellent access to Highways 395, 53, I-84, and within a 90-minute drive of Pendleton.

SEALED BIDS DUE DECEMBER 4, 2013

REALTY MARKETING/NORTHWEST



The Desolation Creek and Wilkins Creek properties, totaling 18,749± acres, were acquired in 2002 by Hood River County as part of its 47,000± acre timber portfolio. The properties have been designated by the Hood River County Commission as non-strategic to on-going forestry operations, and the Sealed Bid Auction is being conducted so that sales proceeds may be reinvested in additional timberland within Hood River County.

An updated timber inventory conducted by Atterbury Consultants, Inc. has cruise reports, maps, and ortho aeriols completed in September 2013.

A data site and Supplemental Information Package with timber inventory, twenty-five year growth projection, Phase I environmental assessment, zoning, leases, preliminary title report, bid form and instructions and purchase and sale agreement will be available to all prospective bidders.

Auction Catalog #1308, with Terms and Conditions of Sale, will be available October 14, 2013.

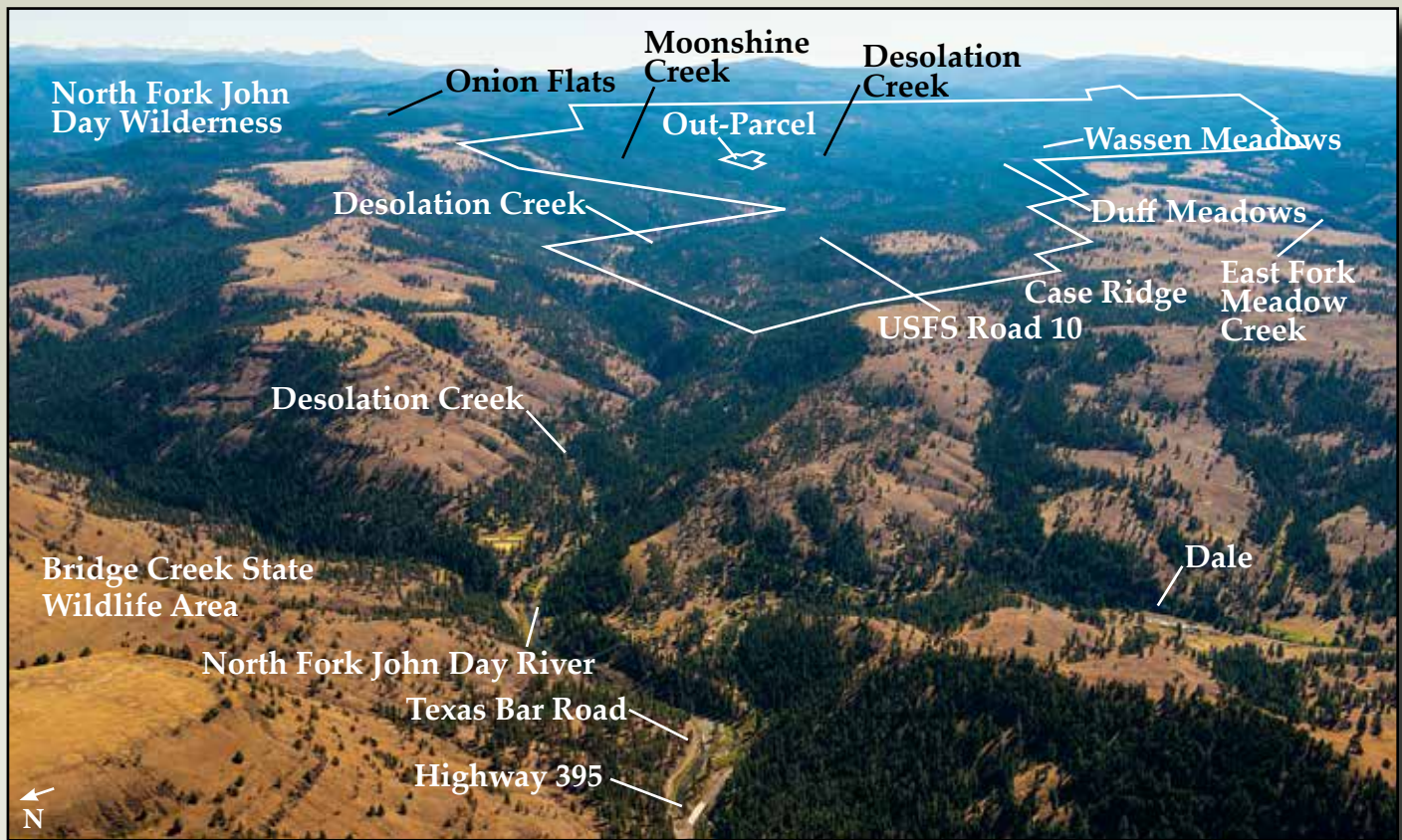
Strategic Location

The Desolation Creek and Wilkins Creek Tracts have locations strategic to log markets in La Grande, John Day, Pilot Rock, and Pendleton with mills operated by Boise Cascade, Malheur Lumber and Blue Mountain Lumber Products.

Commercial airports which can accommodate corporate jet aircraft are located in Pendleton and John Day. Portland is a 4.5 hour drive from the properties.

Desolation Creek is the largest private in-holding within the Umatilla National Forest Desolation Creek Drainage. Paved USFS Road 10 provides access throughout the property and to the boundary of North Fork John Day River Wilderness, to Olive Lake, and to headwaters of the North Fork John Day River.

Wilkins Creek is located between the Umatilla National Forest to the west, and Bridge Creek State Wildlife Area as well as having private ranches to both the east, and south. There is no public access within the 5,309± acre block. USFS roads provide access from Highway 53 to the northwest, and southwest, corners.



100

DESOLATION CREEK

13,440± ACRES

GRANT COUNTY, OREGON

Desolation Creek is the largest private block of ownership within the Desolation Watershed which is tributary to North Fork John Day River, 1.5± miles from the property. Over ten miles of Desolation Creek runs on the property, and supports Chinook salmon, steelhead, bull trout, brook trout, cutthroat trout and mountain whitefish.

The North Fork John Day River and its tributaries account for about 70% of the salmon production within the John Day Basin, according to the U.S. Forest Service. Acquisition of the Desolation Creek Tract provides significant opportunity for a new owner to obtain conservation values in restoration of the 20± miles of riparian areas along Desolation Creek. Additional riparian restoration opportunity includes: Kelsay, Moonshine, Spring, Starveout and East Meadow Creeks.

86% of the Desolation Creek Tract, or 11,601± acres, is classified as forestland, and is mostly located on north- and west-facing slopes, with good site productivity. Elevations range from 3,000± to 5,000± feet with a well-developed system of both USFS and private roads. The bulk of the property may be harvested using ground-based systems.

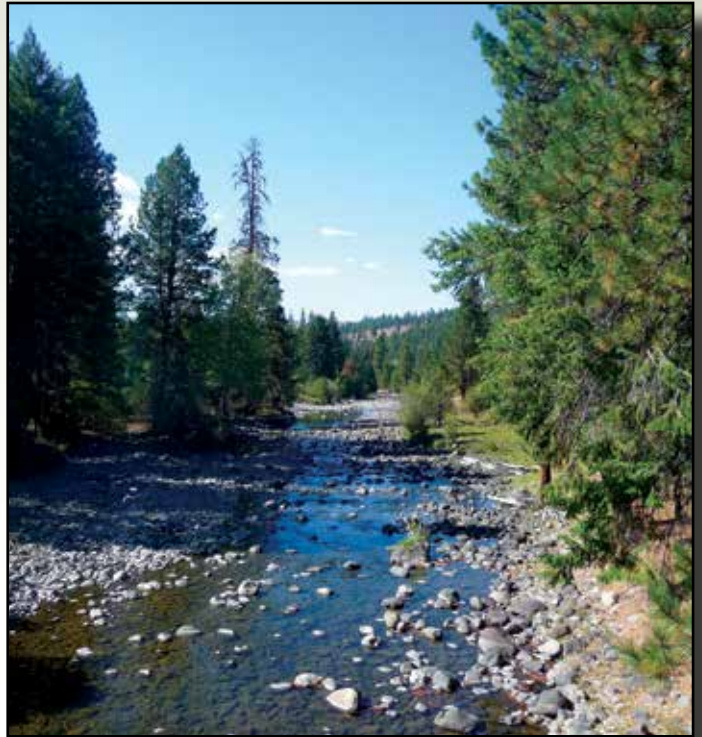
The 2013 cruise estimates a total of 35,700± MBF, a 57% increase from the 2001 volume, prior to purchase by Hood River County. 72% of the 2013 estimated volume is Douglas-fir and ponderosa pine, with the balance being western larch, grand fir and lodgepole pine. The Seller has harvested only 221.9± MBF during its ten-year ownership. It has been projected that within the next 25 years timber volume will increase by over 265% to 96± million board feet.

The Desolation Creek Tract is also an excellent hunting and recreation property. It has not been leased for hunting by the Seller. The combination of ridge tops, meadows, steep draws and plentiful water have attracted both elk and deer. There are numerous opportunities to develop a private hunting retreat along ridge tops overlooking the Desolation Creek Drainage in the southwest section of the property. Currently, the property is leased through 2014 to three ranchers for grazing purposes, and generates annual income of \$20,232. These leases may be terminated or re-negotiated by the new owner upon sale of the property.

Historically, a number of creek front cabins were built along the north bank of Desolation Creek. There are two remaining private in-holdings with cabins still on the property. An old hunters' cabin in disrepair remains in the southwest section. Additional cabins or campgrounds could be developed by a new owner in order to take advantage of easy accessibility and vehicle traffic on USFS Road 10 to Olive Lake, a popular campground that is south of the property.



USFS Road 10 provides excellent access throughout the property from Highway 395



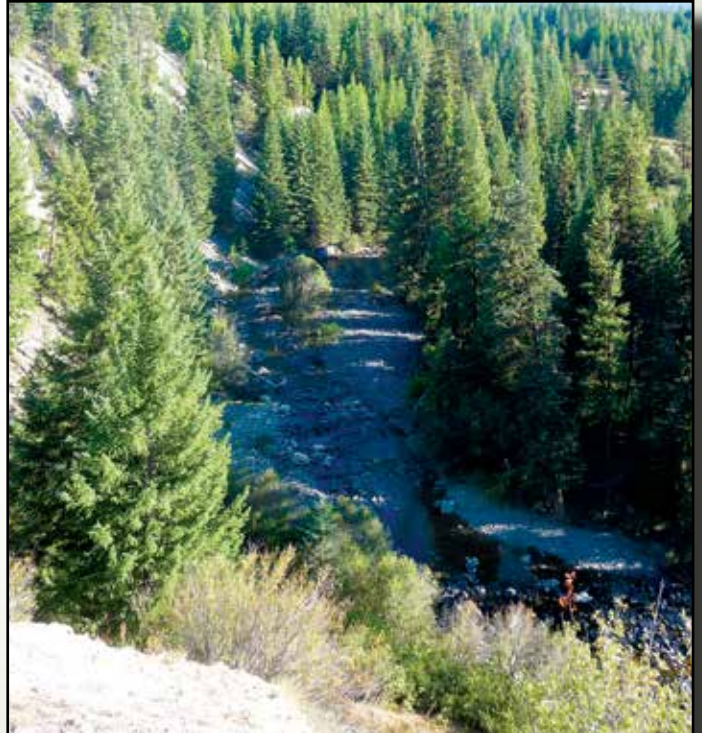
Opportunity to obtain potential conservation values from riparian restoration along both Desolation and Wilkins Creeks



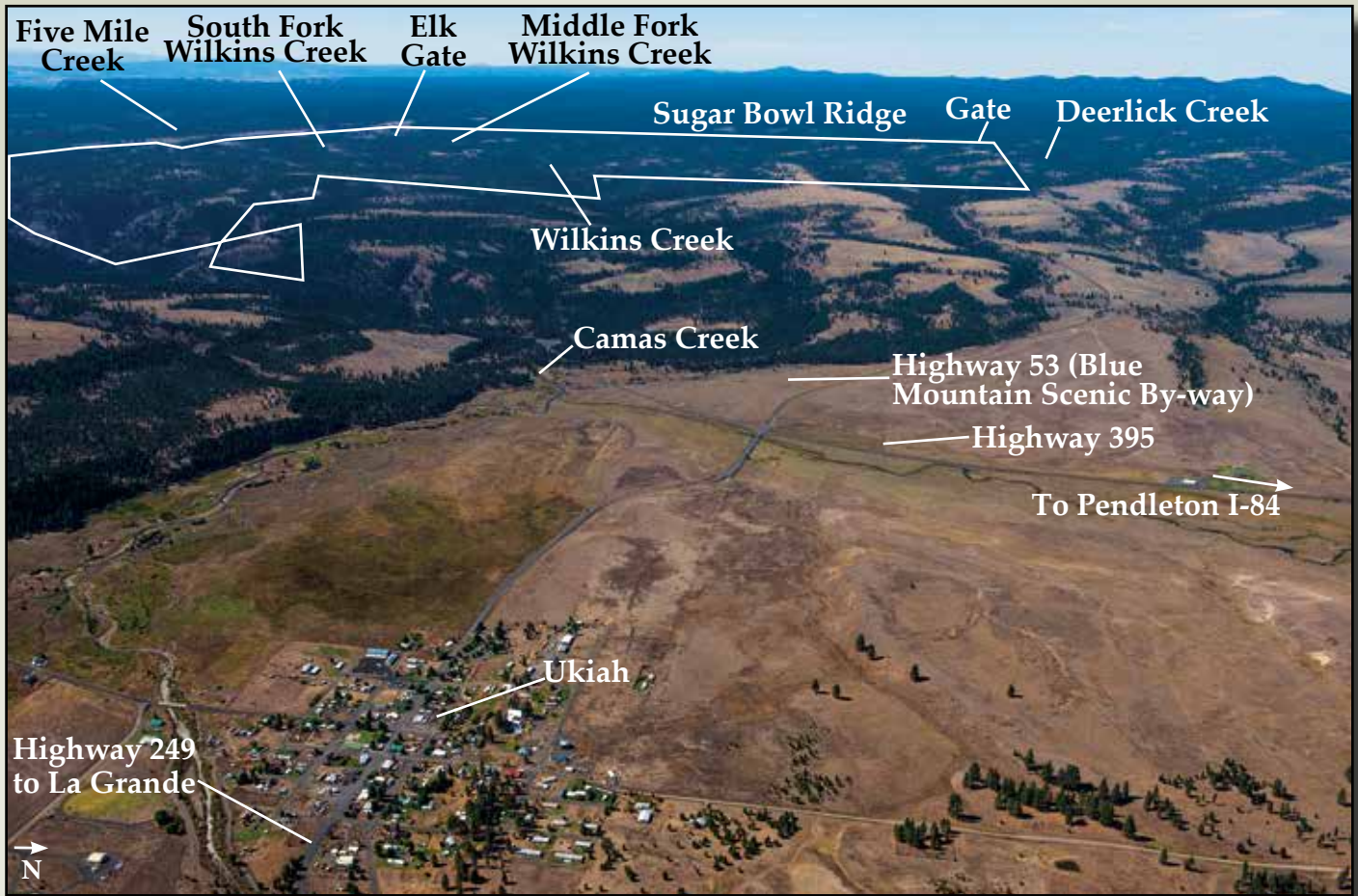
Wassen Meadows is used for grazing



Old hunters' cabin located by Desolation Creek in southeast section of property



Estimated 35,700± MBF with 72% of the volume Douglas-fir and ponderosa pine with projected increase of over 265% in the next 25 years to 96± million board feet



200

WILKINS CREEK

5,309± ACRES

UMATILLA COUNTY, OREGON

The Wilkins Creek Tract is located eight miles west of Ukiah, along a ridge between the Five Mile Creek Drainage and Highway 53, which is part of the Blue Mountain Scenic By-Way that provides access west to Heppner, and east to La Grande. The property is a contiguous block of private ownership, with Wilkins Creek and its two tributaries creating a total of three drainages which, in combination with the ridge top in the southwest section, provides excellent hunting habitat for both elk and deer. The Seller has not leased the property for hunting.

Access to both the northwest and southwest is from Highway 53 and USFS Road 5309, and to USFS Road 5310, to locked gates on the property. Elevations range from 3,200± to 4,500± feet, with primarily moderate north- and northwest-facing slopes. There is a system of internal logging roads that provides access throughout the property, but is in need of some maintenance and repair. The majority of the property may be harvested using ground-based systems.

76% of the Wilkins Creek Tract, 4,011± acres, is classified as forestland. 1,255± acres are grasslands and include a large meadow in the southwest section by the Elk Gate that could easily accommodate an airstrip. Within the grasslands area are two stock ponds along with an old hunters' cabin that is in disrepair. Two ranchers lease the Wilkins Tract for grazing through 2014, which generates \$7,092 in annual income. Leases may be terminated or re-negotiated upon sale of property.

The 2013 timber cruise estimates a total of 10,750± MBF, with 90% of the volume Douglas-fir and ponderosa pine. It also shows a significant 80% increase in growth since the property was acquired in 2002, with 5,912± MBF. The Seller has harvested only 314± MBF during its ownership. It has been projected that within the next 25 years the timber volume will increase by over 200%, to 21.5 million board feet.

Acquisition of the 18,749± acre Portfolio, owned by Hood River County, in either bulk, or by individual property, provides a rare opportunity to purchase large blocks of productive eastern Oregon timberland as long-term forest investment, with added benefits of hunting, recreation, and potential attainment of conservation values from providing easements or carbon sequestration.

Northwest Farm Credit Services is the preferred lender, and may have financing available for qualified parties. Please see Auction Catalog for details.



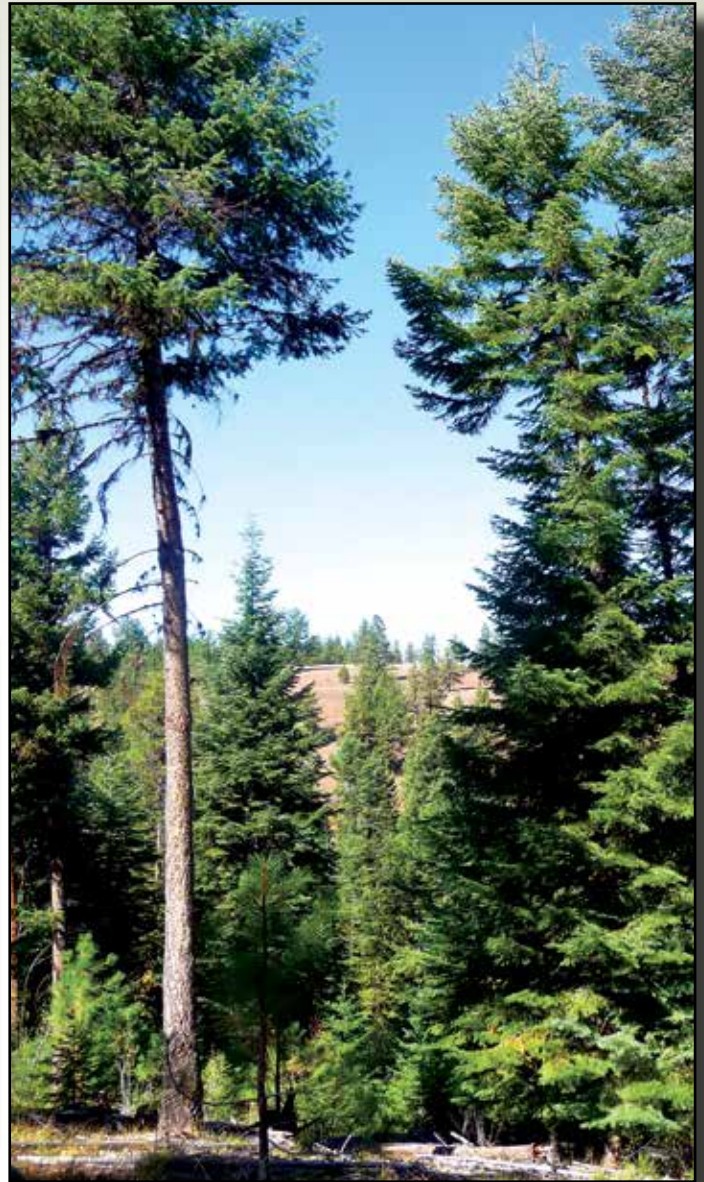
Main entry by "Elk Gate" in southwest corner of property



One of two stock ponds located on the property



View southeast to Five Mile Creek and North Fork John Day River Valley

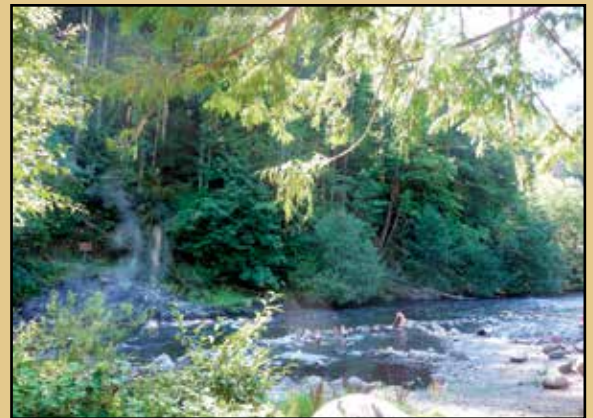


Estimated 10,750± MBF with significant growth projected from young stands of Douglas-fir and ponderosa pine



REALTY MARKETING/NORTHWEST
P.O. BOX 6465
PORTLAND, OREGON 97228

www.rm-nw-auctions.com



WHO WE ARE

Realty Marketing/Northwest is a real estate marketing and brokerage company with offices in Portland, Oregon; Sammamish, Washington; and Sacramento, California. The firm was established in 1985 and is the largest operation of its kind in the northwestern United States.

Renowned for its creative marketing techniques, thoroughness of information provided and follow-through to close of escrow, Realty Marketing/Northwest is widely acclaimed by both Buyers and Sellers.

In addition to its auction marketing programs, Realty Marketing/Northwest has earned a growing reputation for innovative marketing through traditional channels.

To learn more about how Realty Marketing/Northwest can serve your real estate needs — as Buyer or Seller — call John Rosenthal, President, at 800-433-4669.

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