



# REAL ESTATE AUCTION



## EASTERN OREGON TIMBER, ELK HUNTING AND RECREATION LAND 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**

**SEALED BIDS DUE  
DECEMBER 4, 2013**

# The Opportunity

Strategic location as hunting preserve and recreation properties, with estimated 46.4 million board feet of primarily Douglas-fir and ponderosa pine, and volume projected to increase by 250% within twenty-five years.

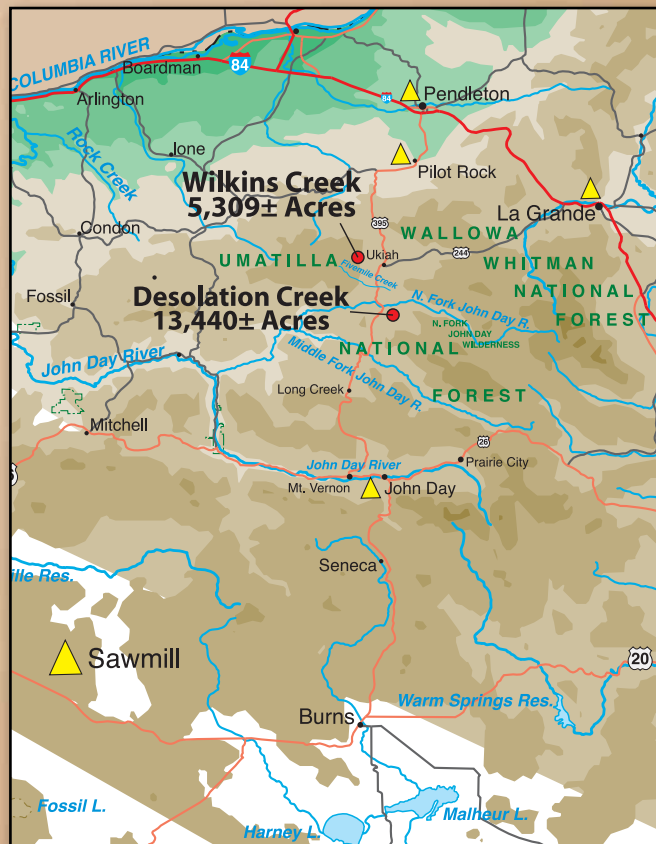
Significant long-term forest investment opportunity, with options for capturing conservation and carbon sequestration values.





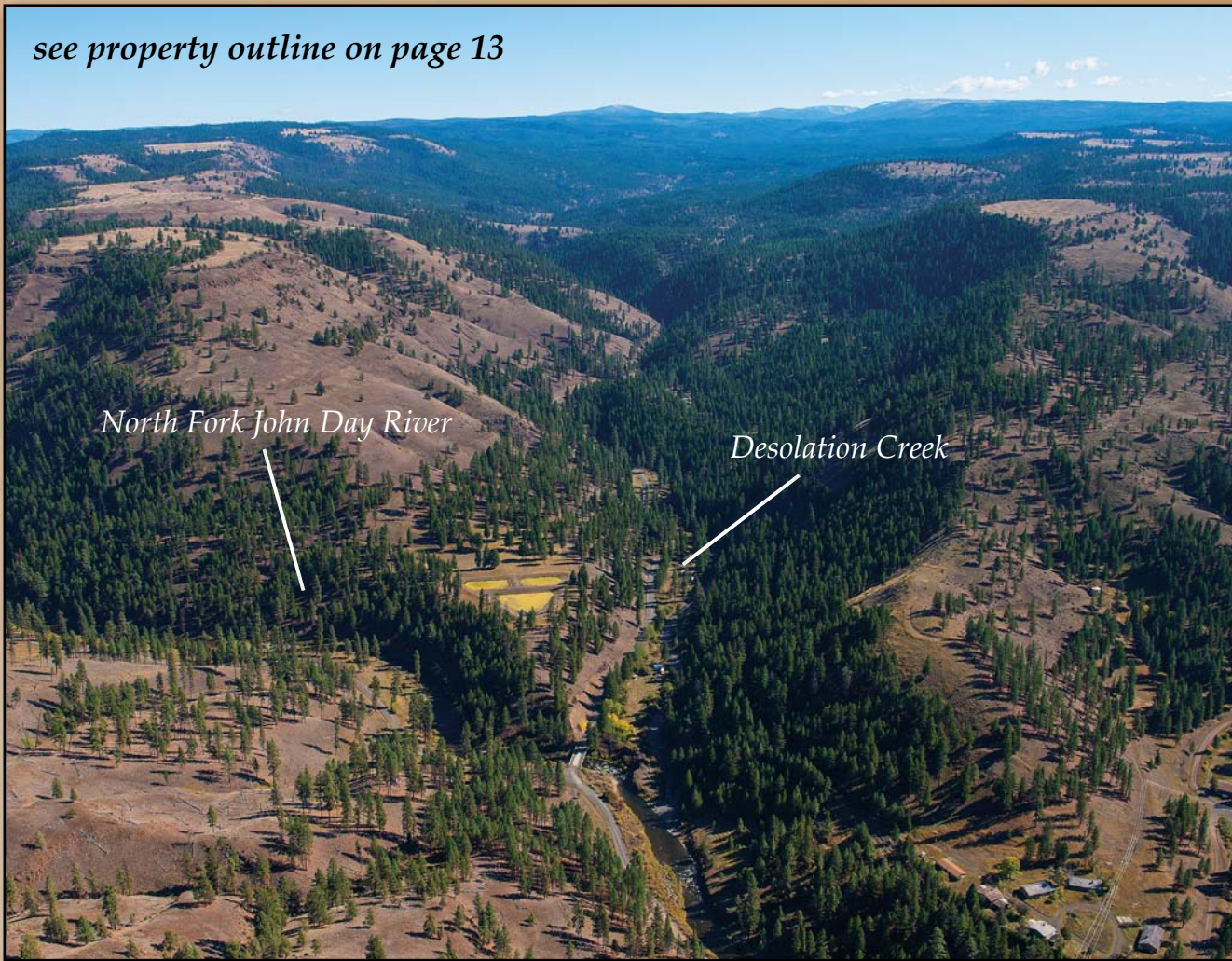
**T**

*The 18,749± acre eastern Oregon timber, elk hunting and recreation land portfolio being offered by Hood River County is one of the largest private ownerships within the North Fork John Day River Valley available for sale. It is a combination of well-stocked ponderosa pine and Douglas-fir tree farms, and has significant opportunities for both recreation and conservation values. Hood River County Commission has designated these lands as non-strategic to on-going forestry operations, and the Sealed Bid Auction is being conducted to accelerate sales so that proceeds may be reinvested in additional timberland within Hood River County.*





*see property outline on page 13*



13,400± acre Desolation Creek Tract is the largest private in-holding within Umatilla National Forest Desolation Creek Drainage

The Portfolio has locations strategic to log markets serving sawmills in nearby John Day, Pilot Rock, La Grande and Pendleton, Oregon, with excellent access to Highways 395, 244 and I-84. Existing timber volume of 46.4± million board feet is projected to increase by over 250%, or to 120± million board feet, within 25 years, providing a new owner with the option of capturing potential carbon sequestration values within a working forest easement, or of harvesting of up to 48 million board feet on a sustained yield. Eighty percent of this harvest volume would be generated from the Desolation Creek Tract.

Additionally, significant conservation value could be obtained from the 13,440± acre Desolation Creek Tract. It is the largest private in-holding within the Umatilla National Forest Desolation Creek Drainage, which is tributary to the North Fork John Day River, 1.5± miles from the northern end of the property.

Over ten miles of Desolation Creek runs southeast to northwest through the property and supports Chinook salmon, steelhead, bull trout, brook trout and mountain whitefish. The North Fork John Day River, and its tributaries, account for about 70% of the salmon production within the entire John Day River Basin, according to the U.S. Forest Service.

The entire 12.7± miles of riparian area along both Desolation and Kelsay Creeks are candidates for restoration using planting, fencing and obtainment of a conservation easement.

Both Desolation Creek and Wilkins Creek Tracts have recreation and hunting values due to their locations in the Blue Mountains near Bridge Creek State Wildlife Area, which is managed as a winter range for Rocky Mountain Elk and mule deer.

The 5,309± acre Wilkins Creek Tract has no public access and therefore has potential for development as a private hunting preserve, and would be eligible for five Landowner Preference Tags located within the Heppner Wildlife Management Unit. Twenty miles of seasonal creeks, springs and two stock ponds that are along the southwest section of the property, in combination with timber, meadows, rim rock and steep hillsides, all serve to provide excellent habitat for both elk and deer.

The 13,440± acre Desolation Creek Tract has public access from U.S. Forest Service Road 10, a popular route to Olive Lake which is located 12± miles south and is near the headwaters of North Fork John Day River, providing opportunity for a new owner to develop some commercial recreation uses. These opportunities could range from development of a commercial campground

*Wilkins Creek Tract has no public access and therefore has potential for development of private hunting preserve*



along Desolation Creek with cabins, tent and RV camping facilities, to a hunting base camp located above the Desolation Creek Drainage which has no public access. The property is located within the Desolation Wildlife Management Unit and is eligible for six Landowner Preference Tags. The property also provides excellent habitat for both elk and deer, with timber, meadows, ridge tops and fifty miles of year-round and seasonal creeks.

In addition to potential recreation and conservation values, both properties are currently leased for grazing, which has generated annual income of \$27,300.

Acquisition of the 18,749± acre Portfolio, owned by Hood River County, either in bulk or by individual property, provides a rare opportunity to own one of the largest blocks of productive timberland in eastern Oregon, with exceptional growth potential as a long-term forest investment, with the added benefits of hunting, recreation and potential attainment of conservation values through easements, or carbon sequestration, at prices that start at \$395 per acre.

**PUBLISHED RESERVE PRICES:**

100 – Desolation Creek	13,440± acres	\$6,875,000 / \$511 per acre
200 – Wilkins Creek	5,309± acres	\$2,100,000 / \$395 per acre

**LAST ASKING PRICE: First Time Offered**



**FINANCING:** None - All Cash. Northwest Farm Credit Services may have financing available for qualified parties by contacting Gina Bryan at 1-800-838-4374 or [gina.bryan@northwestfcs.com](mailto:gina.bryan@northwestfcs.com).

**INSPECTION:**

100 – Desolation Creek – At Any Time

200 – Wilkins Creek - Locked Gates – Inspection is by Appointment, only. Please contact Auction Information Office at 1-800-845-3524 for entry permit.



*Wilkins Creek has an estimated 10,734 MBF*



*Desolation Creek contains 77% of the timber volume, or 35,663± MBF*

## TIMBER INVENTORY

Timber on the Desolation Creek and Wilkins Creek Tracts was cruised by Atterbury Consultants Inc. in September, 2013.

### Cruise Description

Timber was cruised using cruise software PocketEASY, a digital data recorder operated by Atterbury Consultants Inc. A total of 846 variable radius sample plots on a 265' x 2,750' and 265' by 950' rectangular grids were measured with an average intensity of one plot per 20± acres. Plots were cruised using basal area factor of 10 in all stands, and trees were sighted at Dbh.

Tree heights, diameters and form factors were measured at each plot location, with each sample tree sorted and graded for wood quality using East-side Scaling and Grading Rules with a 32-foot preferred log length. Sort, grade, log length and defect were entered with detail, by stand, in cruise report.

Estimated total harvestable volume is 46,381± MBF for both properties and was calculated by Atterbury Consultants, Inc. using SuperACE, ACI's variable bole height, variable log length cruise program. Overall, 5,792 trees were measured and recorded, yielding a net BF/Acre sample error of 5.5% for Desolation Creek and 9.8% for Wilkins Creek, both at a 90% confidence level.

Inventory information is being provided as a courtesy to the Bidder and is in no way warranted or guaranteed by Atterbury Consultants, Inc., Realty Marketing/Northwest, or Hood River County. Prospective Bidders are encouraged to complete their own inspection, cruise and additional acts of due diligence, prior to submitting a bid.

A data site has been established by Realty Marketing/Northwest. A signed Confidentiality Agreement is required in order to access the data site. Inventory data, GIS mapping and additional reports will be available from the data site in electronic or CD form, or in printed copy, by contacting the Auction Information Office at 1-800-845-3524 or at [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com).

### CONTAINED IN DATA SITE SUPPLEMENTAL INFORMATION PACKAGE:

- Timber cruise reports for #100 – Desolation Creek and #200 – Wilkins Creek\*
  - Timber cruise summary
  - Timber description by stand
  - Timber volume by species
  - Cruise description with plot location
  - Stand list
  - Catalog – species, volume
  - Statistics
  - Sort and Grade

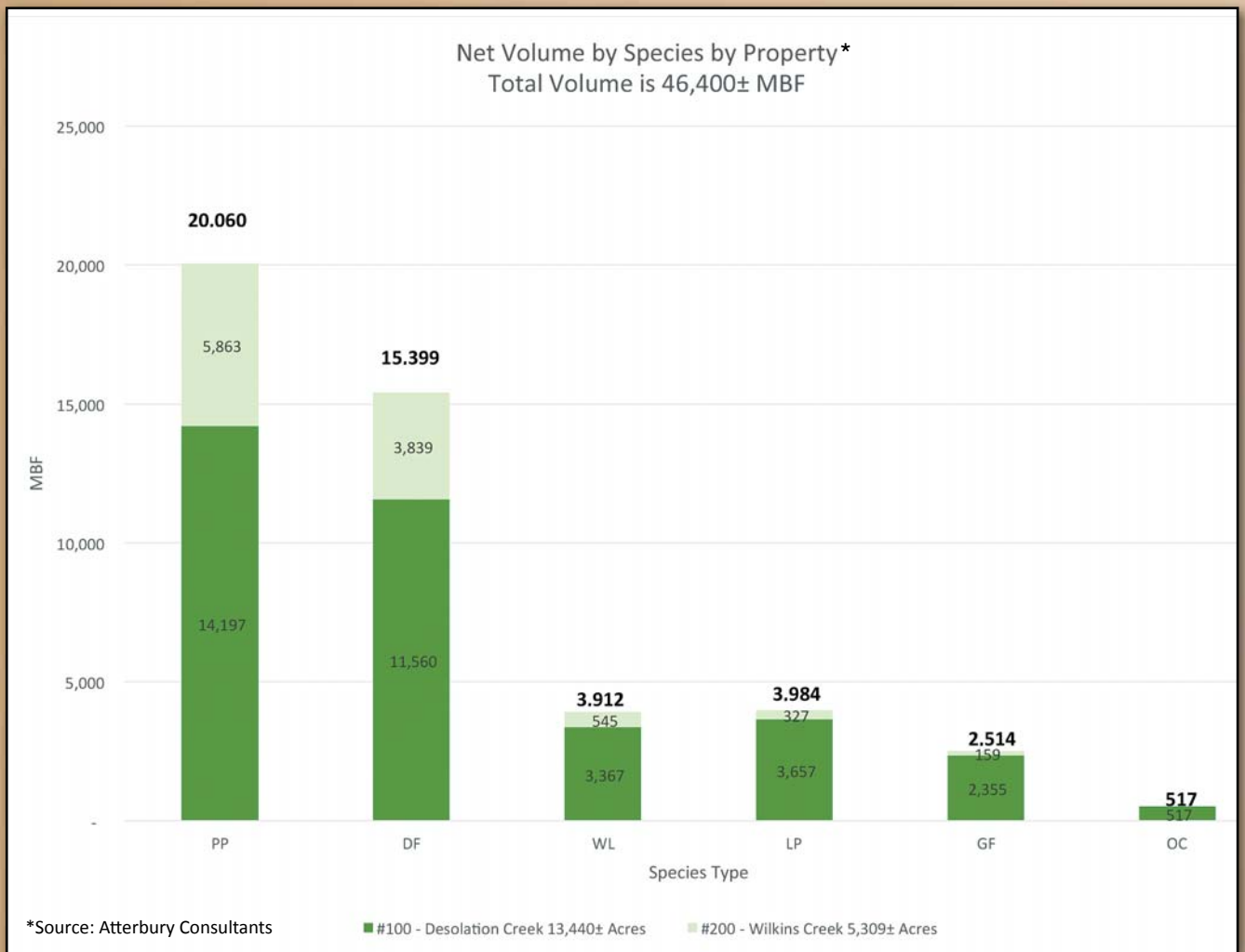
- Maps and ortho aerial\*
  - Stand outlines on ortho aerial
  - Stand outline map
  - Land use map
  - Topographic map
  - Ownership map
  - Land aspect map
  - Timber volume by acres
- Phase I Environmental Site Assessment
- Zoning
- Copies of grazing leases
- Preliminary title report

- Bid form and instructions
- Purchase and sale agreement

\* All maps and reports provided by Atterbury Consultants, Inc. use GIS Acres, and are not legal in reports and in maps.

### Net Volume By Species

There is a total of 46,381± MBF with 43% ponderosa pine, 33% Douglas-fir, 9% western larch, 8% lodgepole pine, and 6% grand fir and other conifer. Desolation Creek contains 77% of the volume, and has a higher percentage of western larch, grand fir and lodgepole pine.





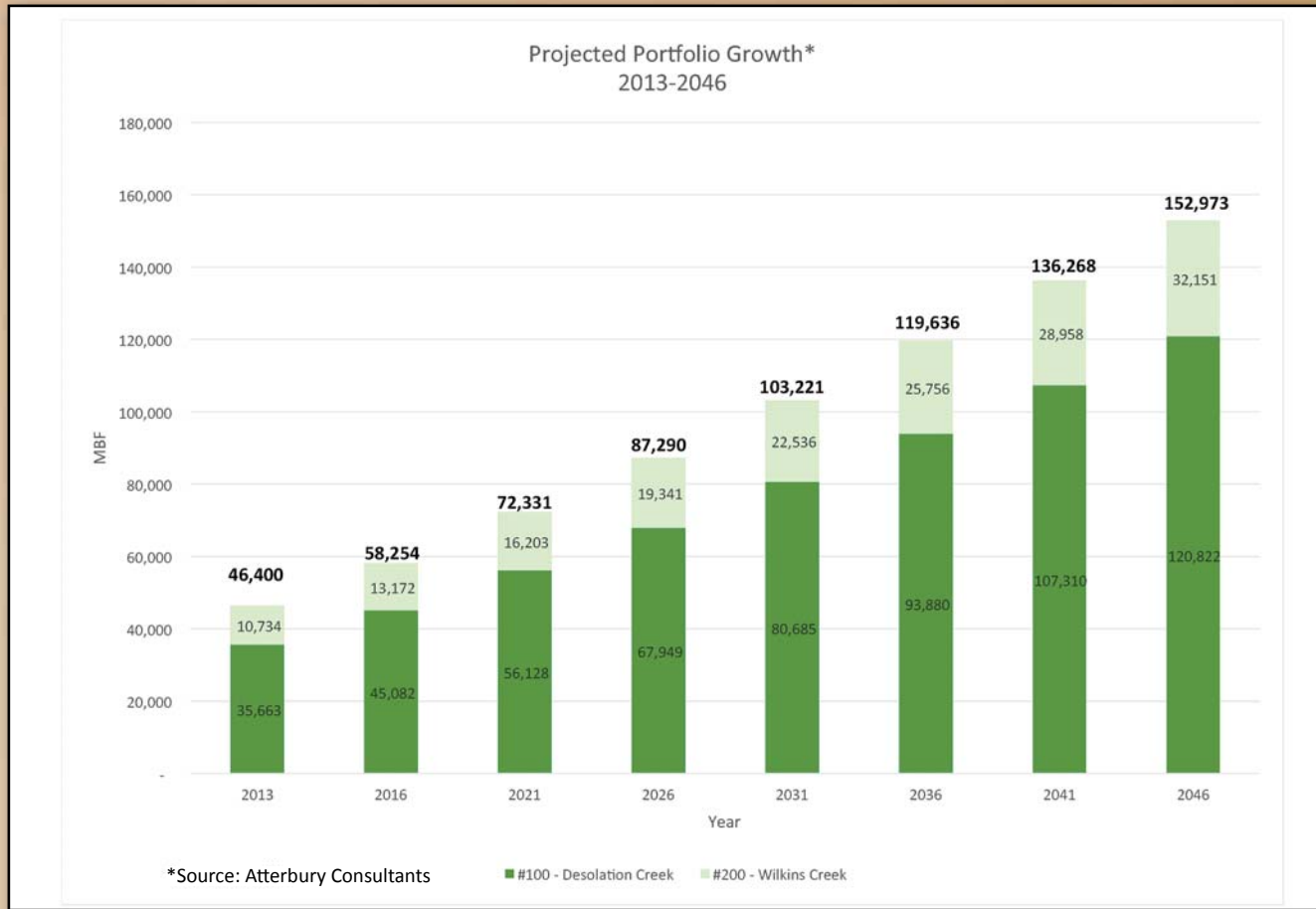
## Growth Projections to 2046

### Desolation Creek

Annual growth is estimated at 140 board feet per year

### Wilkins Creek

Annual growth is estimated at 114 board feet per year



## Projected Harvest Level for Long-Term Sustained Yield

Total projected 50 year harvest level for long-term sustained yield was prepared by Atterbury Consultants. Total estimated harvest is 104,190± MBF, with 81,970± MBF from Desolation Creek and 22,220± MBF from Wilkins Creek. The projected annual harvest for both properties is slightly less than growth over the fifty year projection.

**Projected 50 Year Harvest Levels  
For Sustained Yield by Property\***

Property	Cumulative Harvest Volume by Ten Year Period (Net MBF)					Total
	2014-2023	2024-2033	2034-2043	2044-2053	2054-2063	
#100 - Desolation Creek	14660	15540	16410	17260	18100	81970
#200 - Wilkins Creek	4040	4250	4460	4650	4820	22220
<b>Total</b>	<b>18700</b>	<b>19790</b>	<b>20870</b>	<b>21910</b>	<b>22920</b>	<b>104190</b>

\*Source Atterbury Consultants

# Desolation Creek



Cockscomb

North Fork John Day River

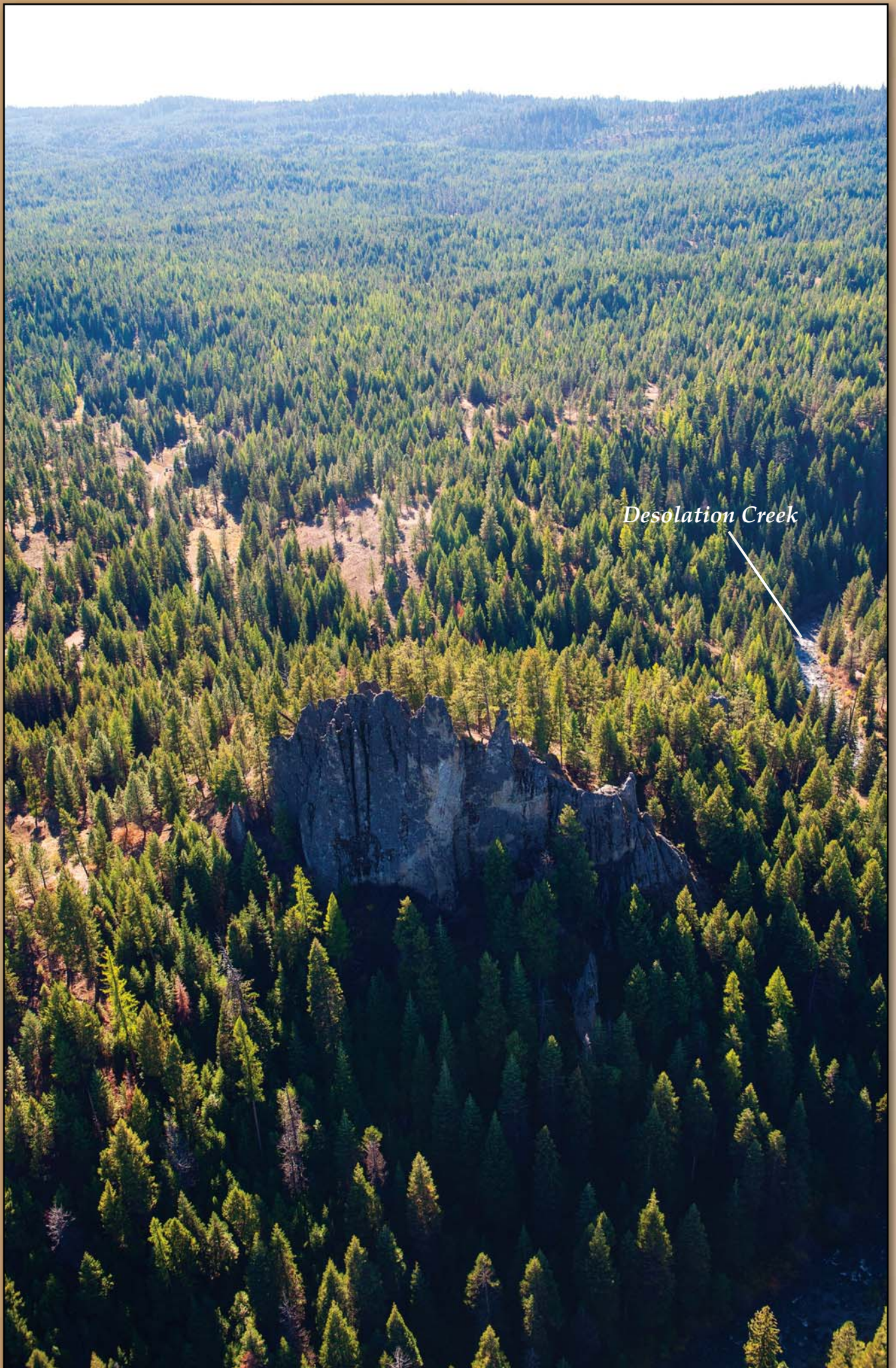
Desolation Creek

*View to the northwest from Desolation Creek*



*Desolation Creek*

*Cockscomb  
is located  
above Desola-  
tion Creek, in  
Section 26*



*Desolation Creek*

# 100 Desolation Creek Grant County, Oregon



View south to the Desolation Creek Tract from the North Fork John Day River

## PUBLISHED RESERVE:

\$6,875,000 / \$511 per Acre

SIZE: 13,440± GIS Acres

ELEVATION: 3,500 to 4,800± Feet

HUNTING UNIT: Desolation Creek

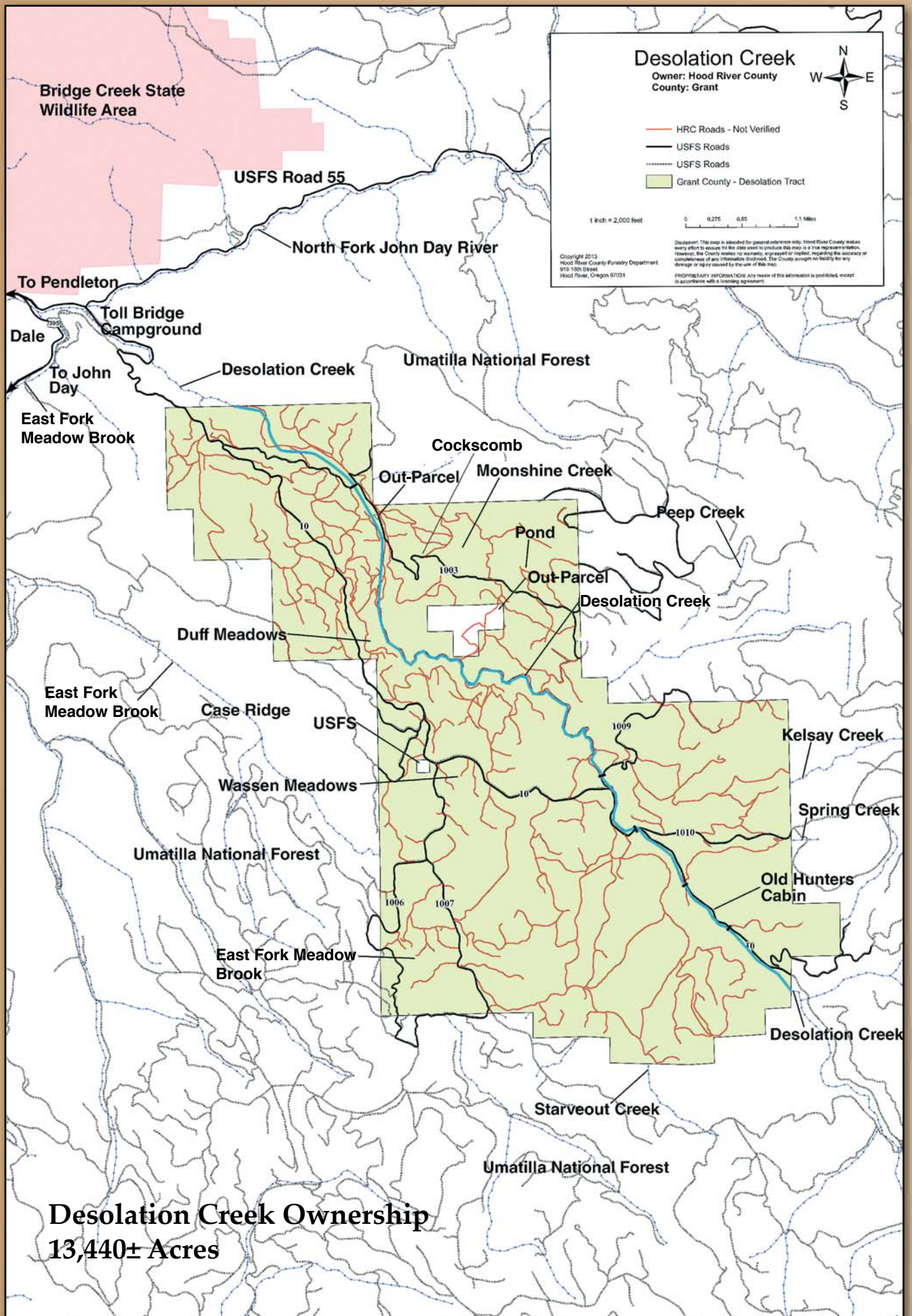
ZONING: PF-80 (240) Primary Forest Use

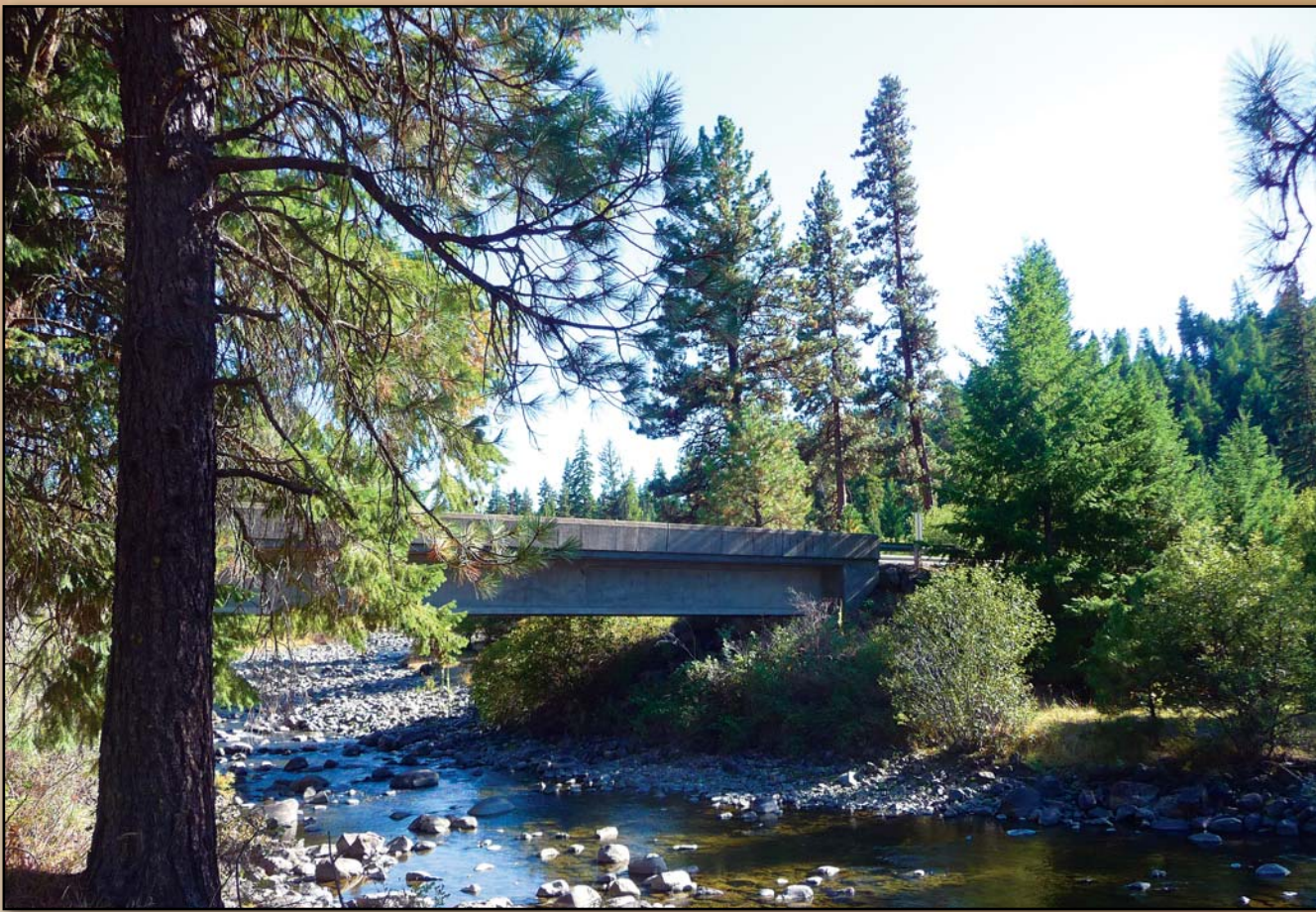
**DESCRIPTION:** Desolation Creek is the largest private block of ownership within the Desolation Watershed that is tributary to North Fork John Day River, which is 1.5± miles from the property. Over ten miles of Desolation Creek runs on the property and supports Chinook salmon, steelhead, bull trout, 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 by restoring 10.8± miles of riparian area along both sides of Desolation Creek, or by obtaining a working forest conservation easement. Additional riparian restoration opportunity locations are at Kelsay, Moon-



10.8± miles of Desolation Creek runs through the property





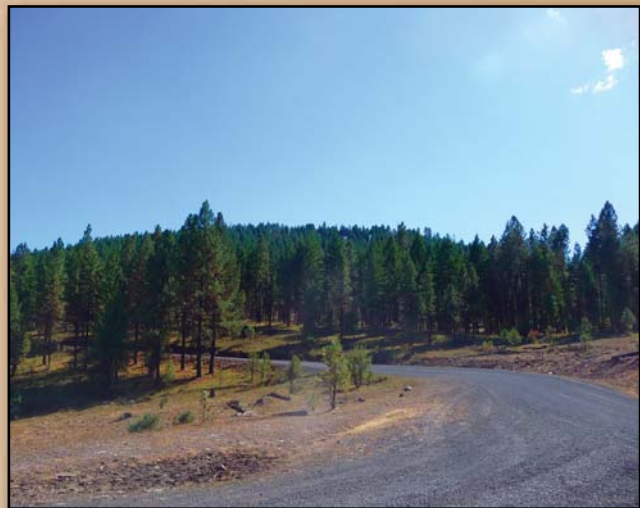
*USFS Road 1003 bridge in northeast section of property*

shine, Spring, Starveout and East Fork Meadow Brook creeks. There are a total of approximately 12.7 miles of fish-bearing and 38.1± miles of seasonal creeks on the property.

86% of the Desolation Creek Tract, or 11,601± acres, are classified as forestland, with 61% located on north- and east-facing slopes, having good site productivity. Elevations range from 3,500± to 4,800± feet, with a well-developed system of both USFS and private roads. There are 17.1± miles of mainline rocked road and 42.3± miles of additional roads, with several rock sources located on the property. 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 over the 2001 volume, which was 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 eleven-year ownership. It has been projected that within the next twenty-five years timber volume will increase by over 265% to 96± million board feet.

The Desolation Creek Tract is 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

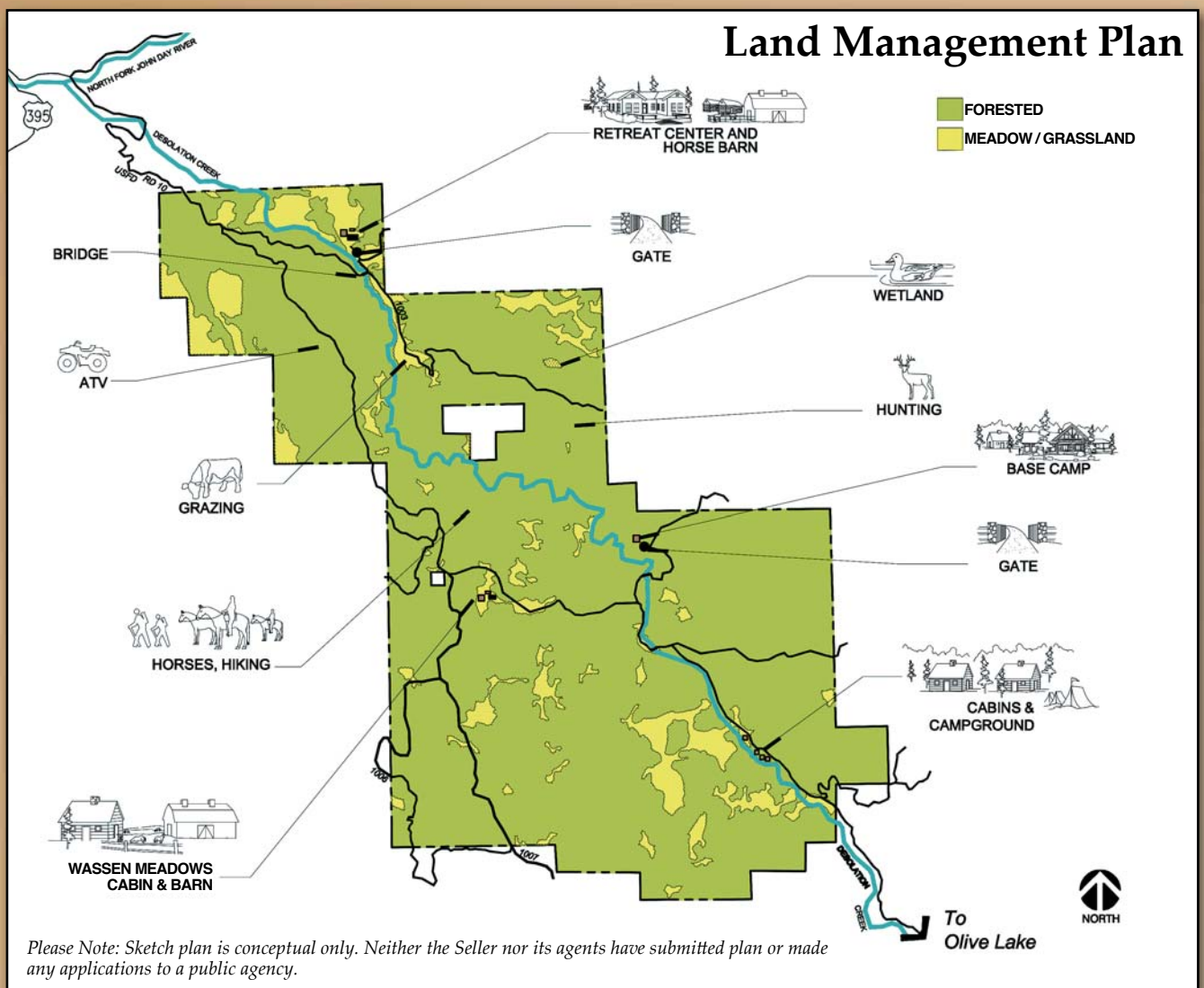


*17.1± miles of mainline rocked roads*

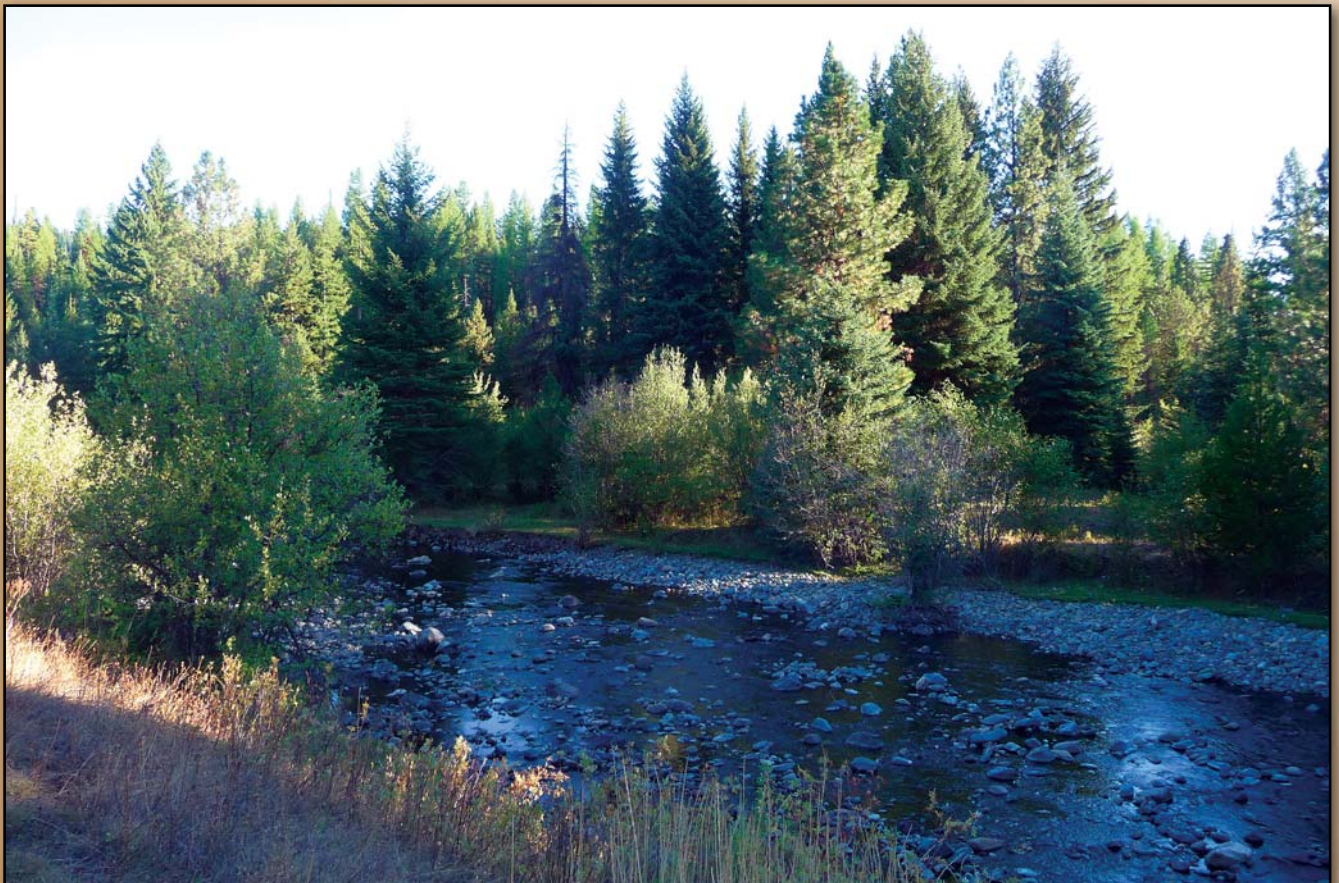


*Property is leased for grazing. Wassen Meadows has potential for development of a cabin with horse barn*

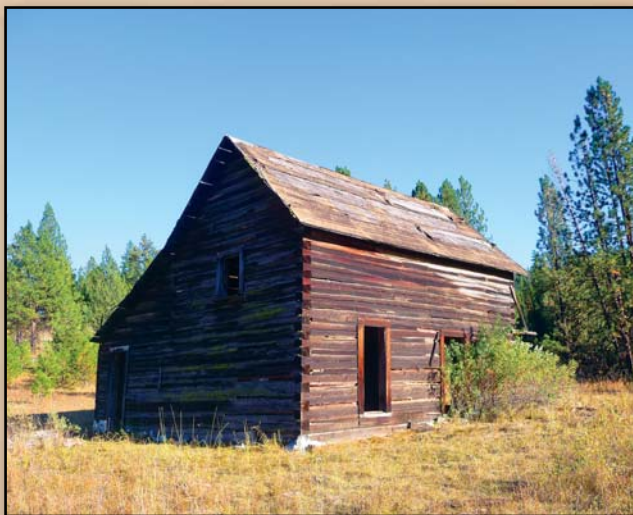
Desolation Creek could accommodate a private creek-side retreat, commercial campground or hunting base camp



Desolation Creek area by old hunters' cabin has potential for development of a commercial campground







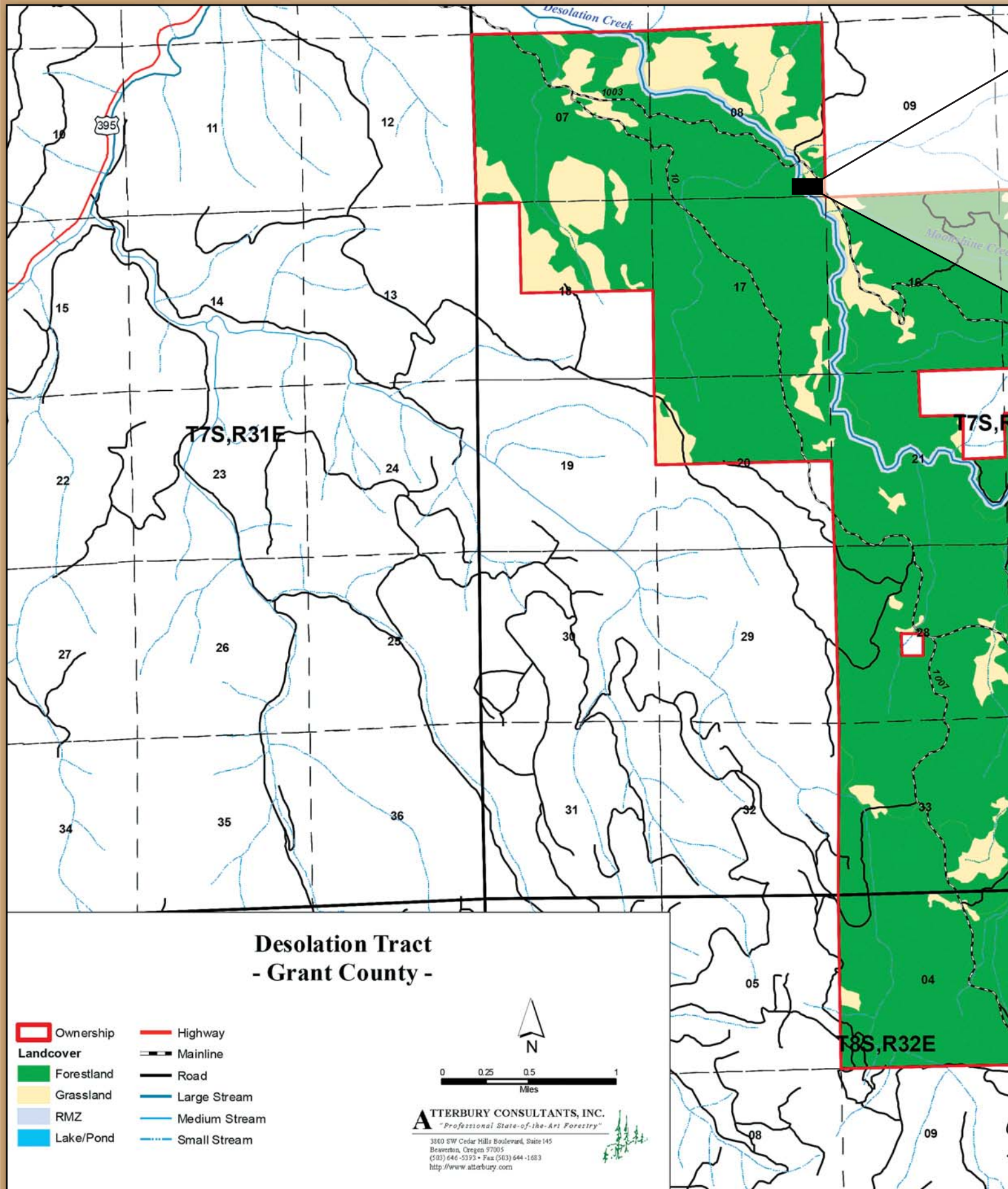
attracts both elk and deer. There are numerous opportunities to develop a private hunting retreat along ridge tops overlooking the Desolation Creek Drainage in the southeast section of the property. Currently, the property is leased through 2014 to three ranchers for grazing purposes, and generates an annual income of \$20,232 for a total of 1,685 AUMS, at a rate of \$12 per AUM. 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 along Desolation Creek in order to take advantage of easy accessibility and vehicle traffic on USFS Road 10 to Olive Lake, a popular campground ten miles south of the property.

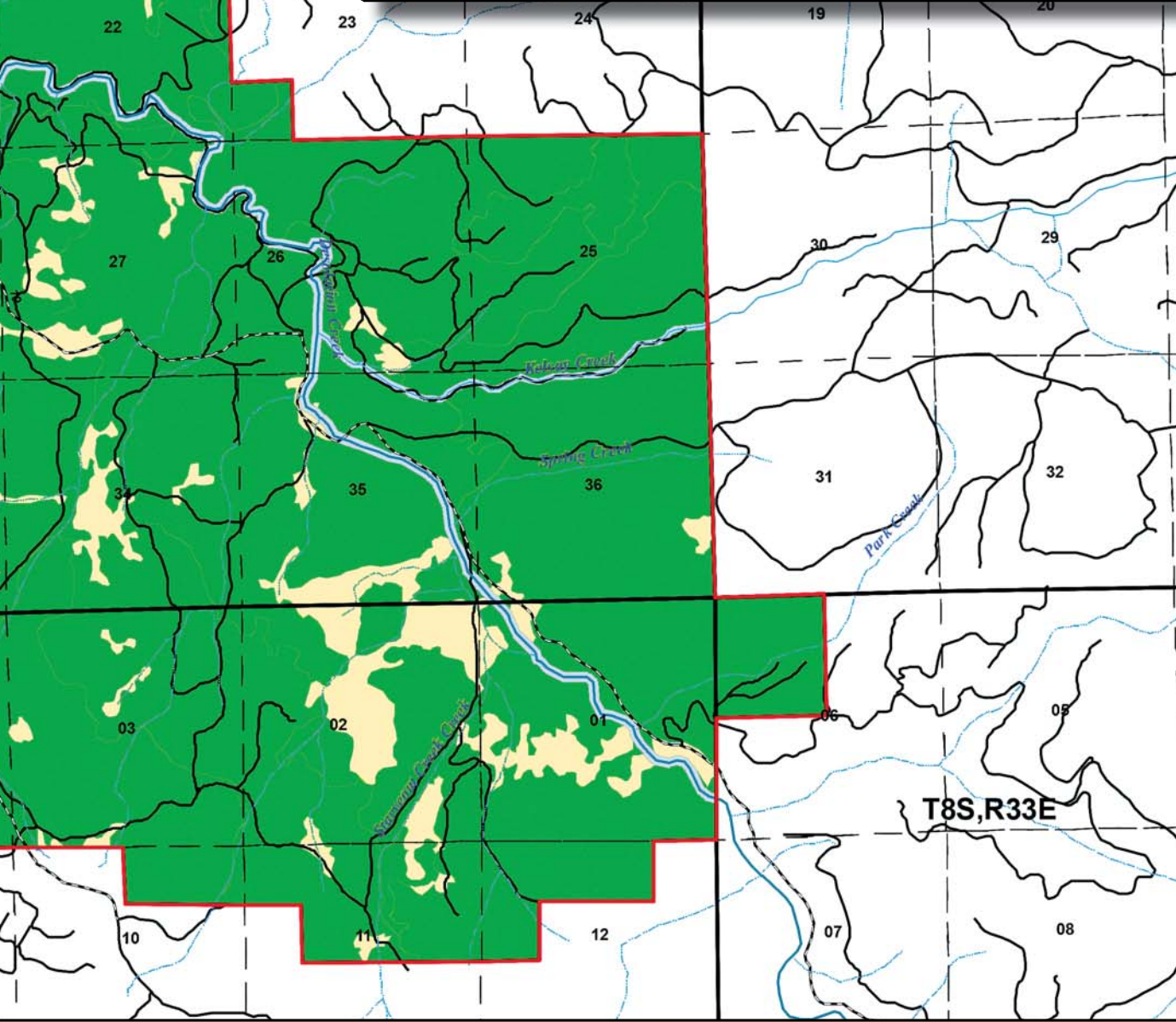
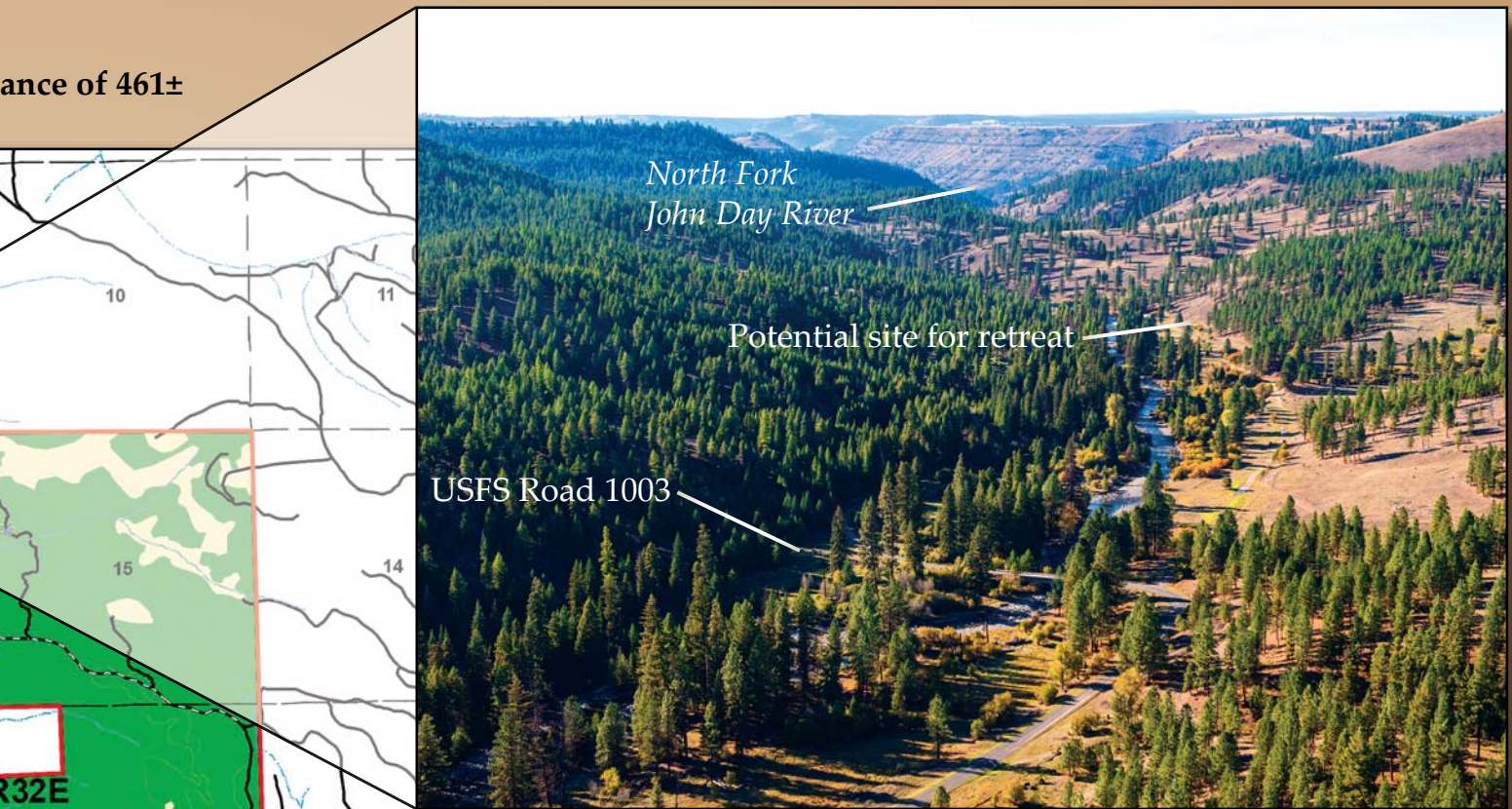
LOCATION: Township 7 South, Range 32 East, Sections 7, 8, 15, 16, 17, 18, 20, 21, 22, 23, 25, 26, 27, 28, 33, 34, 35, 36 and Township 8 South, Range 32 East, Sections 1, 2, 3, 4, 10, 11, 12, and Township 8 South, Range 33 East, Section 6.

# Desolation Creek Land Cover

86% or 11,601± acres is forestland. 10% or 1,377± acres is non-stocked timberland or grassland. The balance is riparian areas and roads.

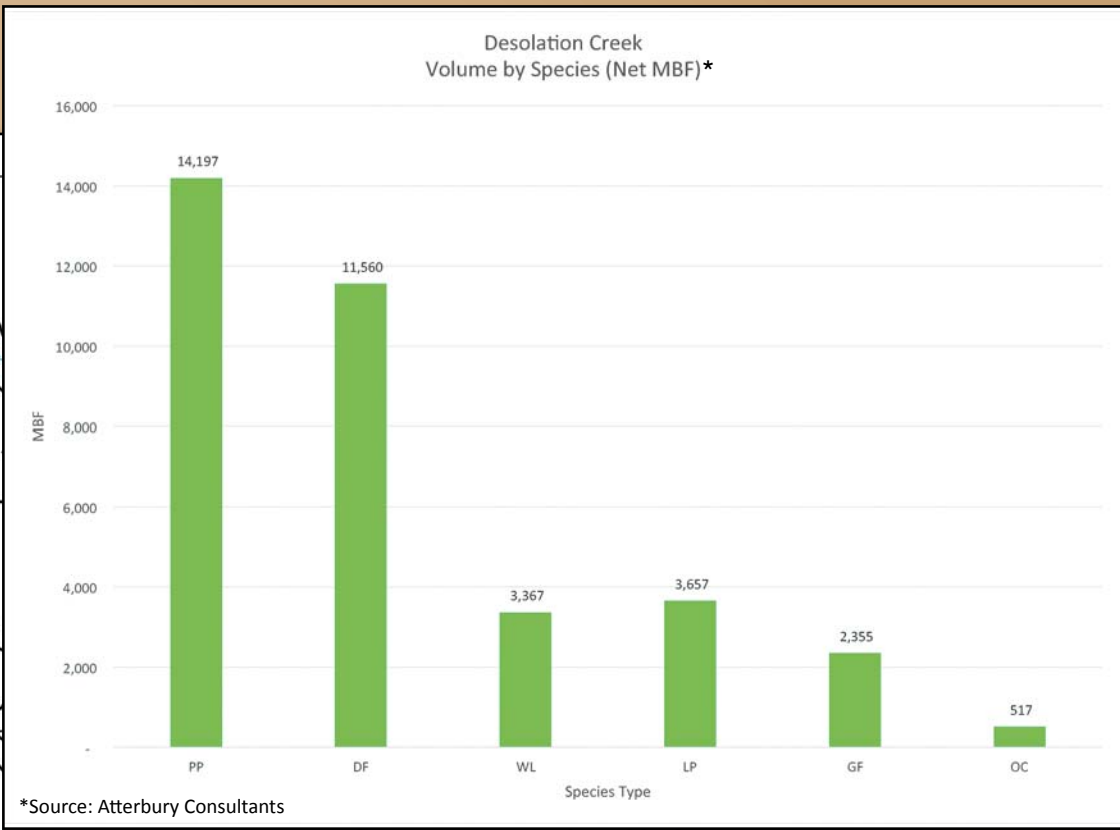
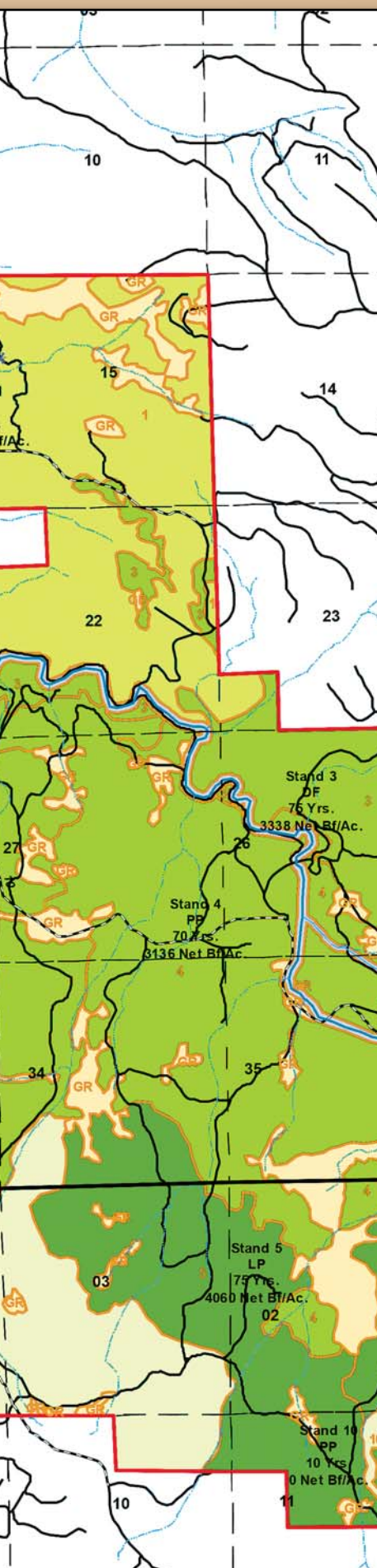


ance of 461±



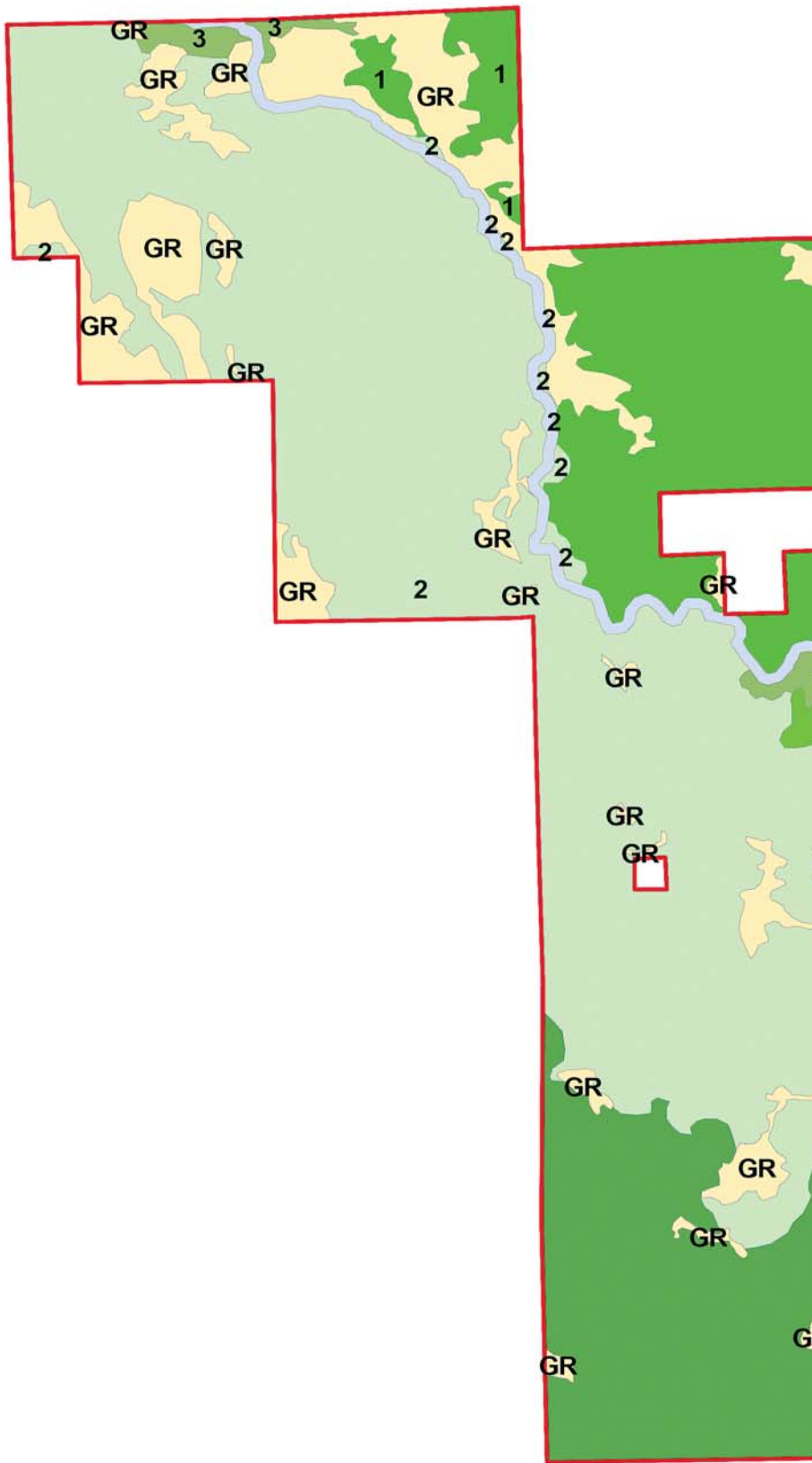
View north from Section 8 and Desolation Creek Bridge





# Desolation Creek Stand Key

69% of the volume, or 24,635± MBF, is located within Stands 2, 3, 4, 5 and 8, which total 7,139± acres.



## Desolation Tract - Grant County -

### Stand Key

	1		7
	2		8
	3		9
	4		10
	5		Grass
	6		RMZ



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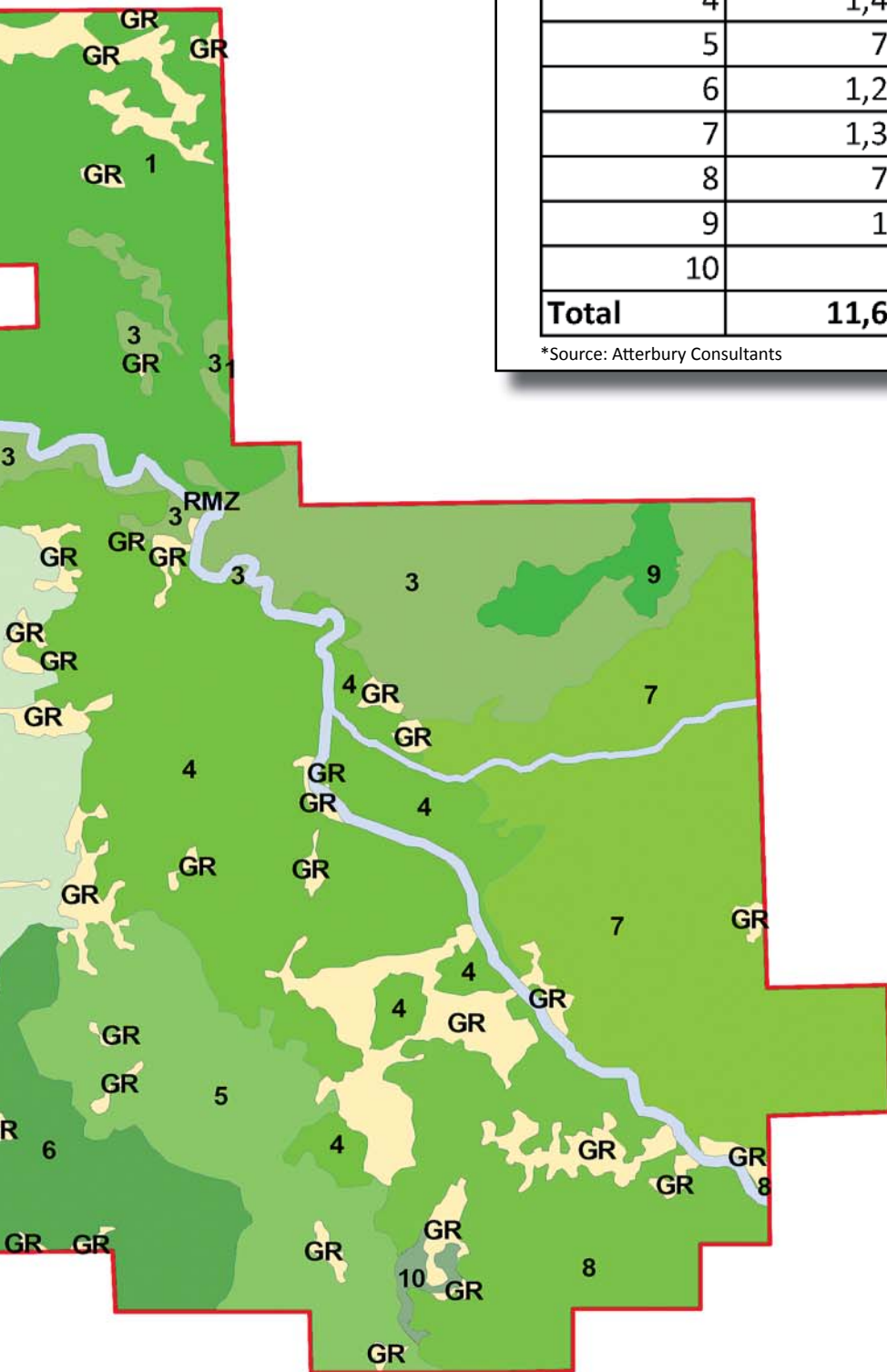


## Timber stand Summary by Net Volume and BF/ac \*

### Desolation Creek

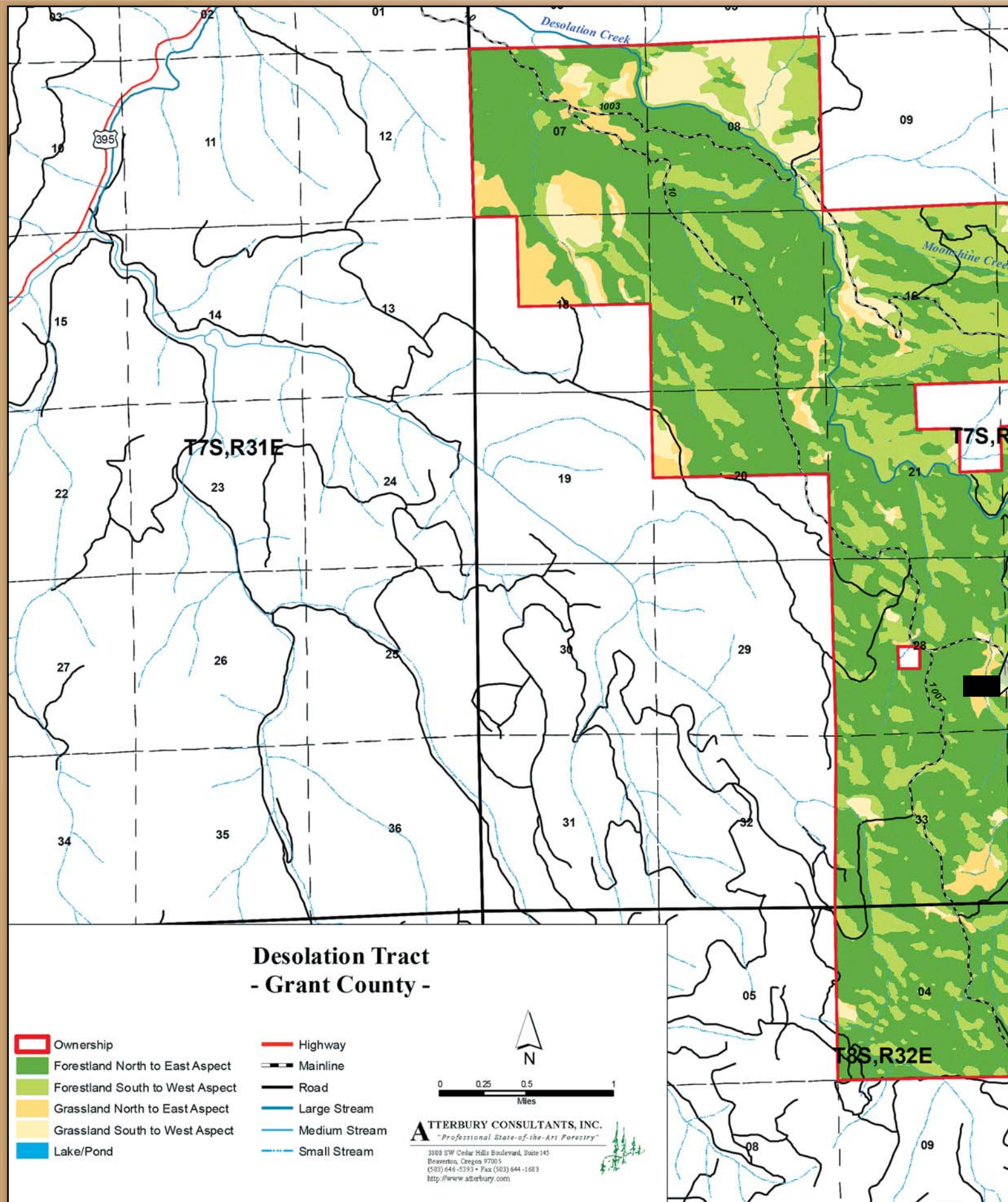
Stand #	Size (Ac)	Net Volume	BF/ac
1	1,743	5,223	2,997
2	3,311	10,749	3,246
3	867	2,893	3,338
4	1,492	4,678	3,136
5	731	2,967	4,060
6	1,275	2,059	1,614
7	1,306	3,748	2,869
8	738	3,348	4,532
9	109		
10	29		
<b>Total</b>	<b>11,601</b>	<b>35,665</b>	<b>3,074</b>

\*Source: Atterbury Consultants

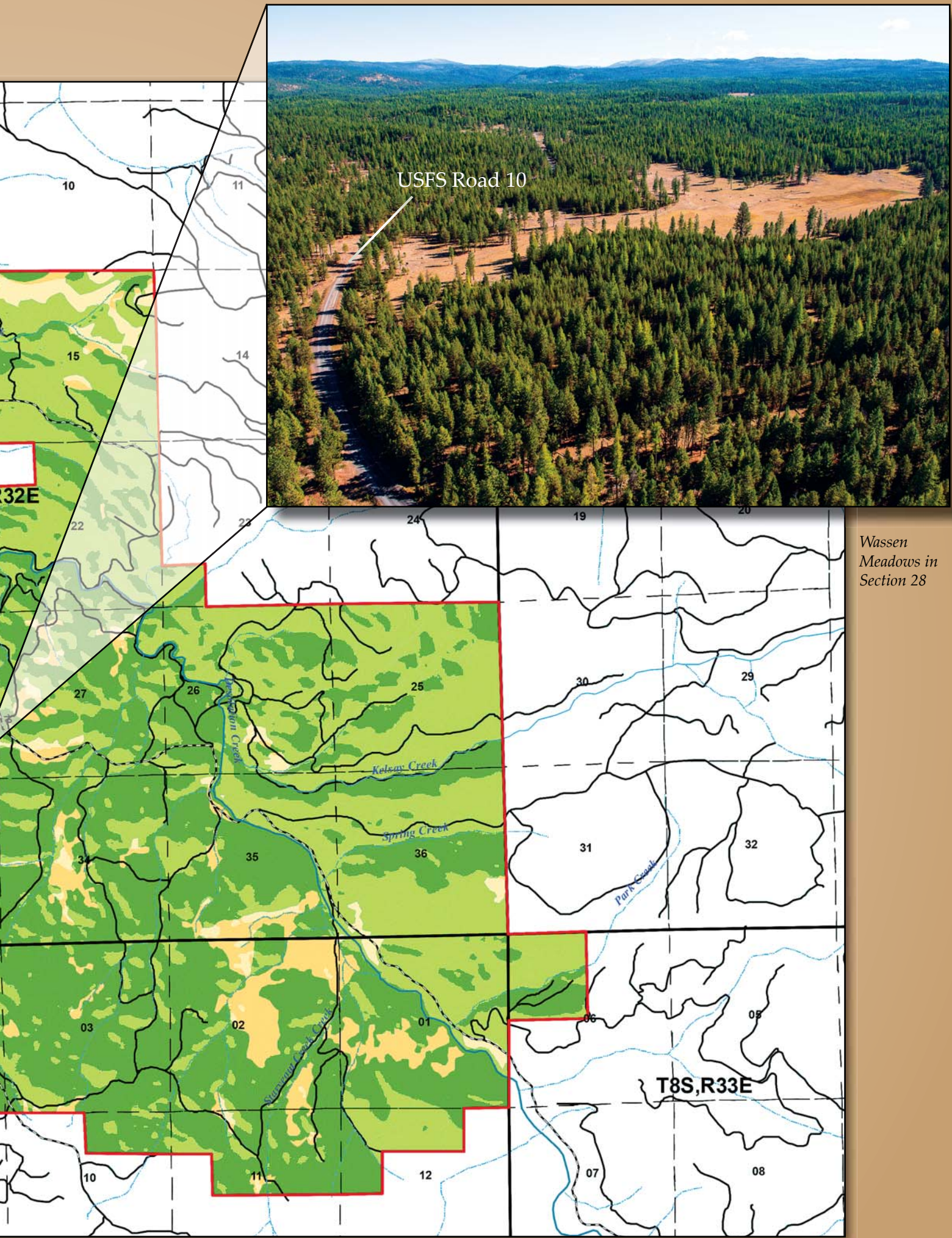


# Desolation Creek Land Aspect

61% of the forestland has north- to east- facing slopes.







Wassen  
Meadows in  
Section 28

# Wilkins Creek



South Fork Wilkins Creek

Logging Road

**Ukiah**

**Bridge Creek State Wildlife Area**

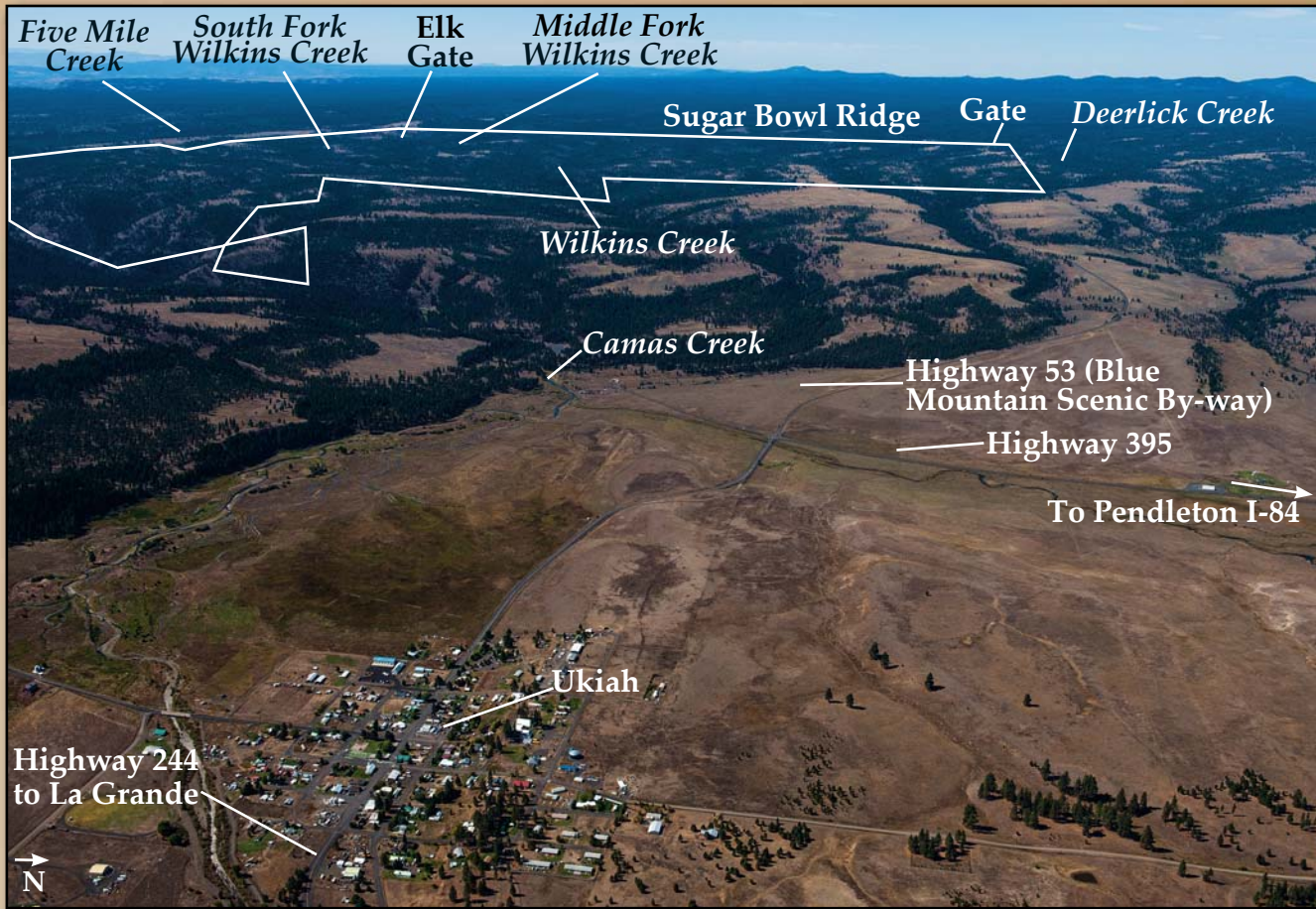
*Stock Pond*



90% of the timber is a combination of ponderosa pine and Douglas-fir



# 200 Wilkins Creek Umatilla County, Oregon



View of Wilkins Creek from Ukiah

**PUBLISHED RESERVE:**

\$2,100,000 / \$395 per Acre

SIZE: 5,309± GIS Acres

ELEVATION: 3,500± to 4,500± Feet

HUNTING UNIT: Heppner

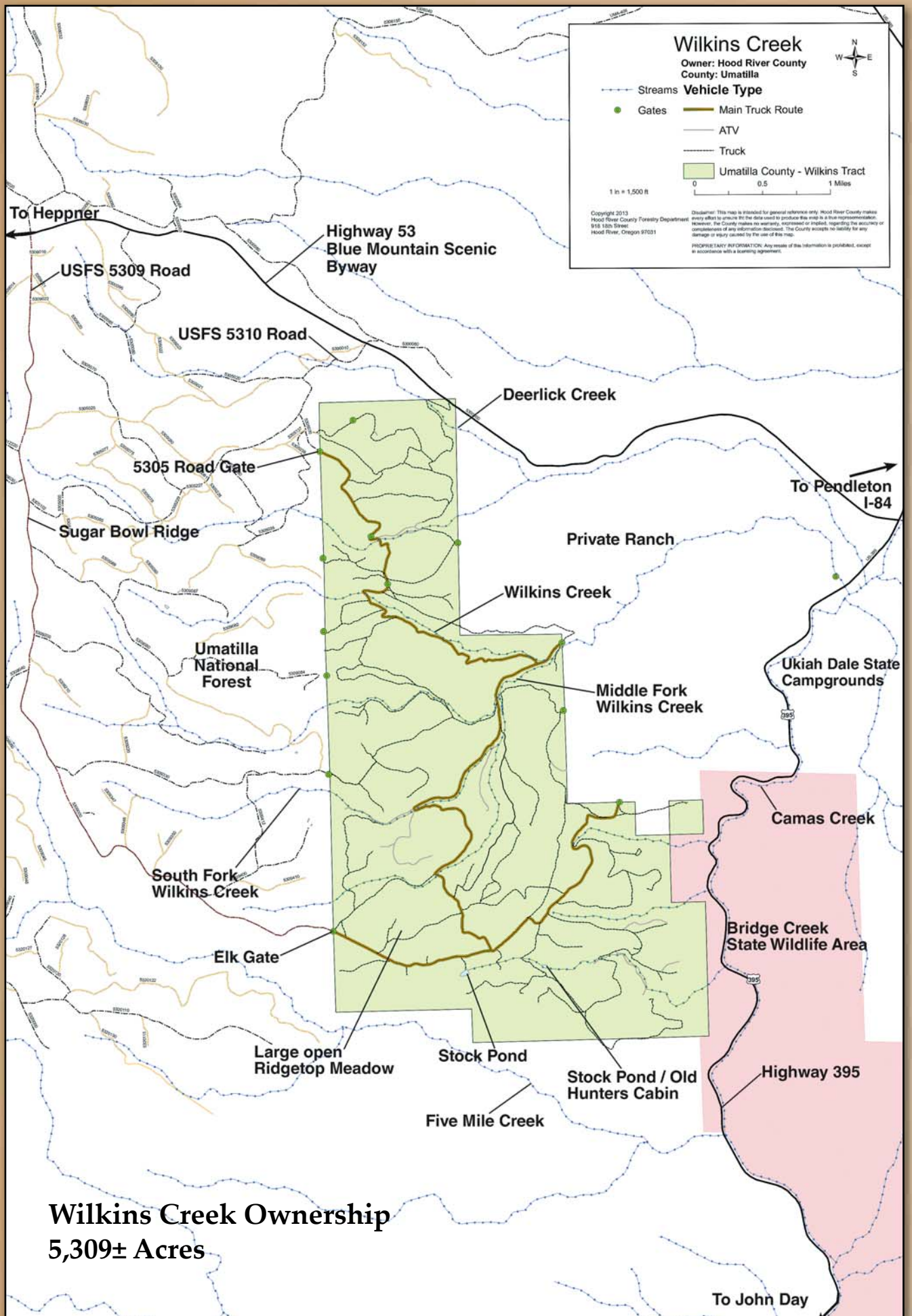
ZONING: GF – Grazing/Farm Zone with CWR (Critical Winter Overlay)\*

DESCRIPTION: Wilkins Creek is located eight miles west of Ukiah, along a ridge between Five Mile Creek Drainage and Highway 53, part of the Blue Mountain Scenic By-Way which provides access west to Heppner and east to La Grande, on Highway 244. 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. USFS Road 5309 provides access to the southwest corner by Elk Gate. USFS Road 5310 provides access to the northwest corner of the property. Elevations range from 3,500



Large meadow by Elk Gate could accommodate airstrip and base camp





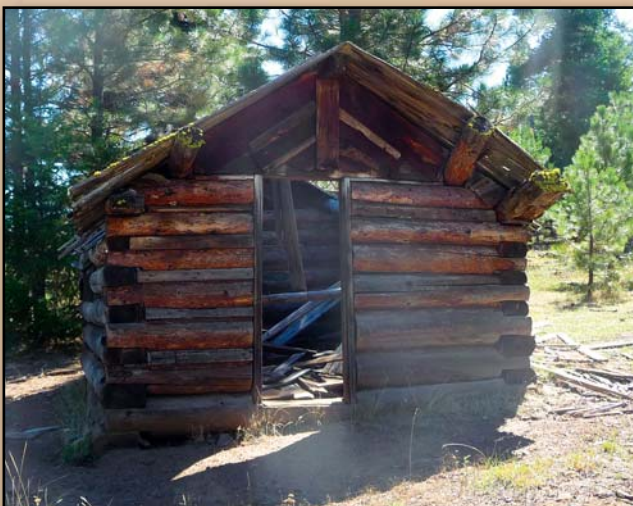
*It has been projected that within the next twenty-five years the timber volume at Wilkins Creek will increase by over 200% to 21.5 million board feet*

to 4,500 feet, with 69% of the timberland having north- to east-facing slopes. There is a system of internal logging roads which provides access throughout the property, but is in need of some maintenance and repair. Approximately 9.9 miles are mainline roads and 13 miles are secondary. 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 that could easily accommodate an airstrip. Within the grassland 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



*Elk Gate is located at end of Road 5309 in southwest corner of property*



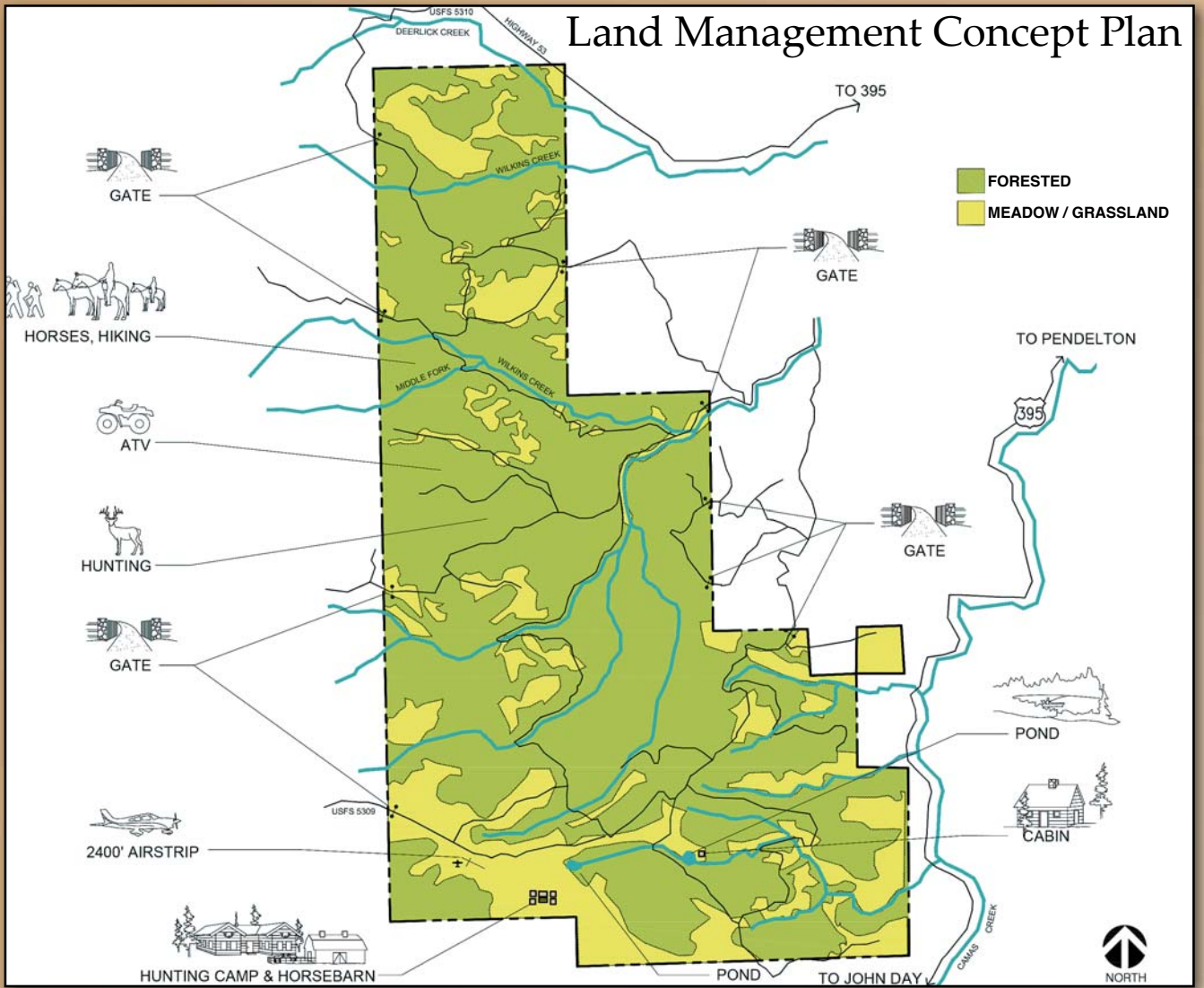
*Left: Old hunters' cabin, near stock pond*



*Right: One of two stock ponds on property used for cattle grazing*

# Land Management Concept Plan

*Wilkins Creek could be developed for a private hunting preserve, with potential airstrip near Elk Gate*



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

*Secondary access from USFS Road 5309 in northwest corner*





View east along Middle Fork Wilkins Creek, from Section 5



Secondary access from USFS 5310/5305 with view to the east of Stand 1

\$7,092 in annual income, for a total of 591 AUMS, at a rate of \$12 per AUM. Leases may be terminated or re-negotiated upon sale of the property.

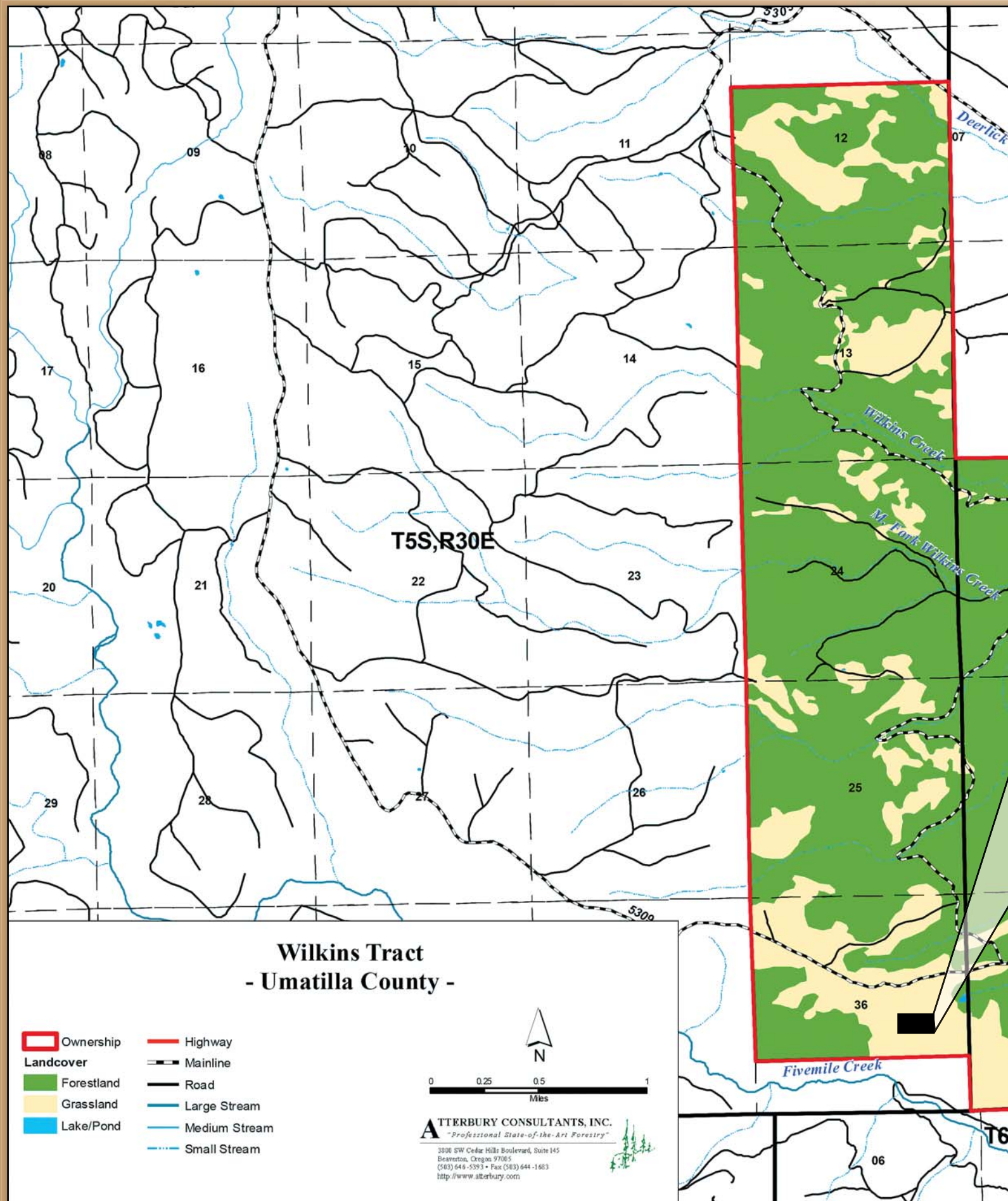
The 2013 timber cruise estimates a total of 10,750 MBF, with 90% of the volume Douglas-fir and ponderosa pine. The cruise also shows a significant 80% increase in growth since the property was acquired in 2002, with 5,912 MBF. The Seller has harvested only 314± MBF during its eleven-year ownership. It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

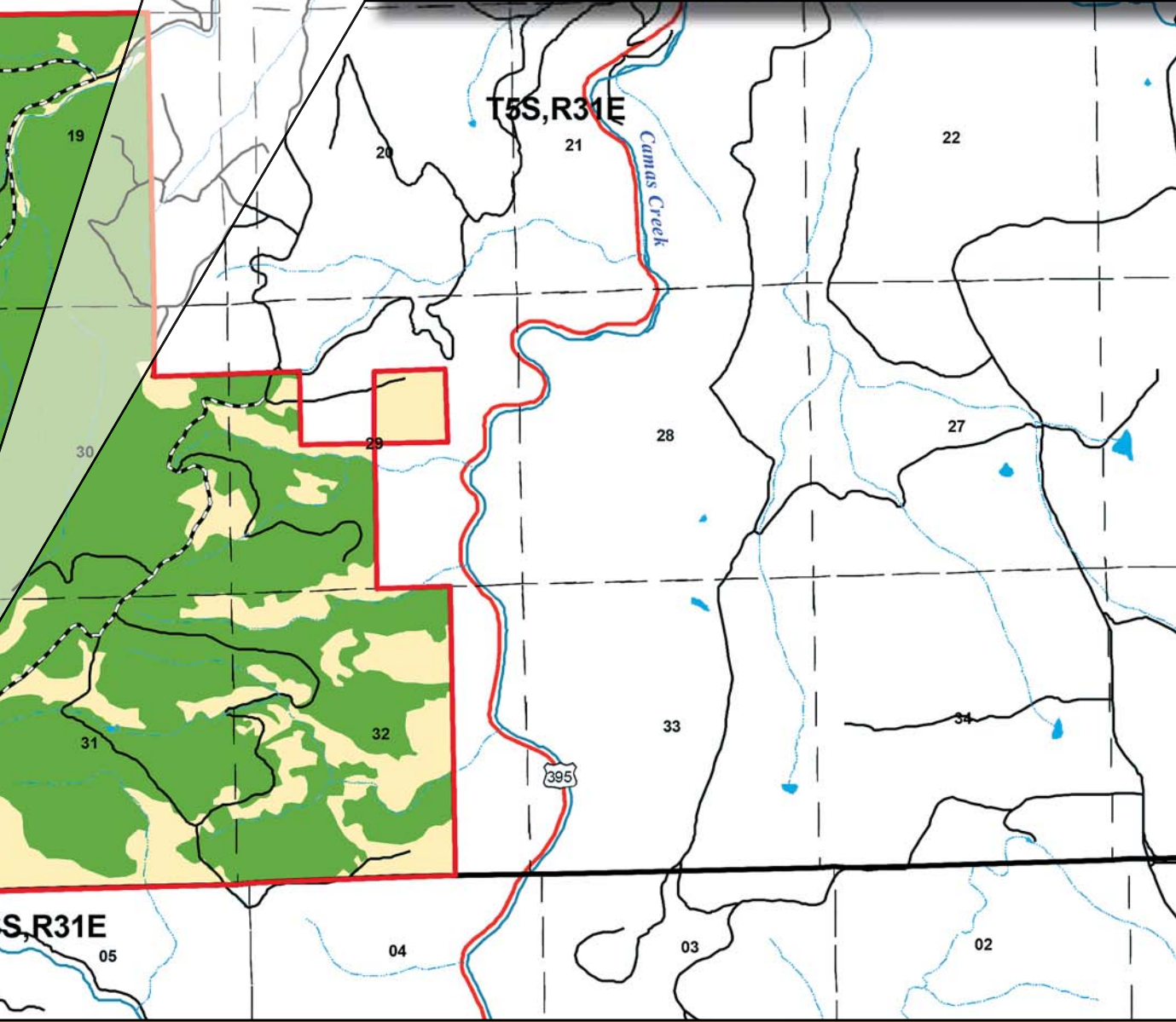
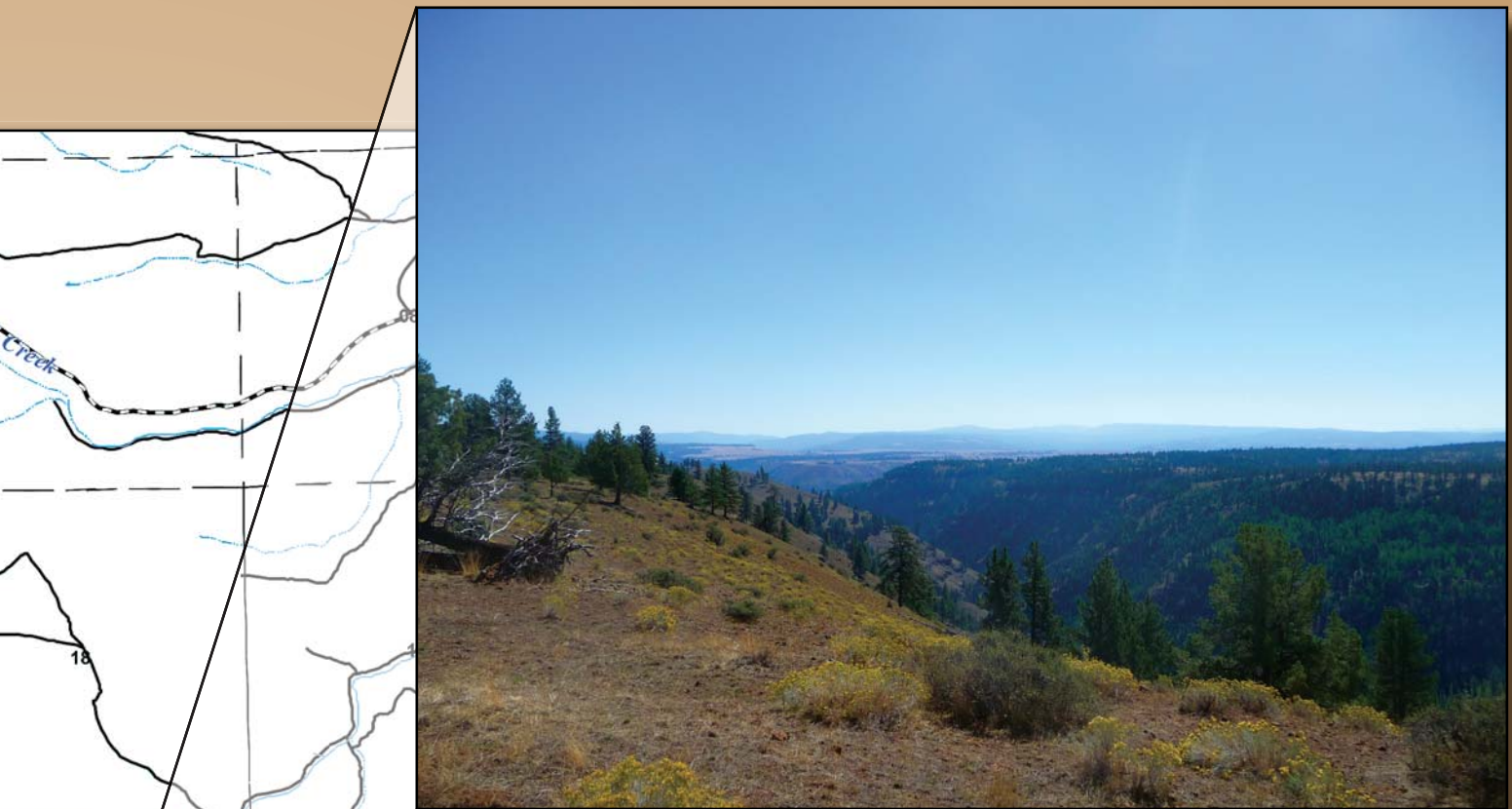
LOCATION: Township 5 South, Range 30 East, Sections 12, 13, 24, 25, 36 and Township 5 South, Range 31 East, Sections 19, 29, 30, 31, and 32.

\*Southeast section of property that adjoins Bridge Creek State Wildlife Area.

# Wilkins Creek Land Cover

76% of 4,011± acres is forestland. The balance is non-stocked timberland or grassland.

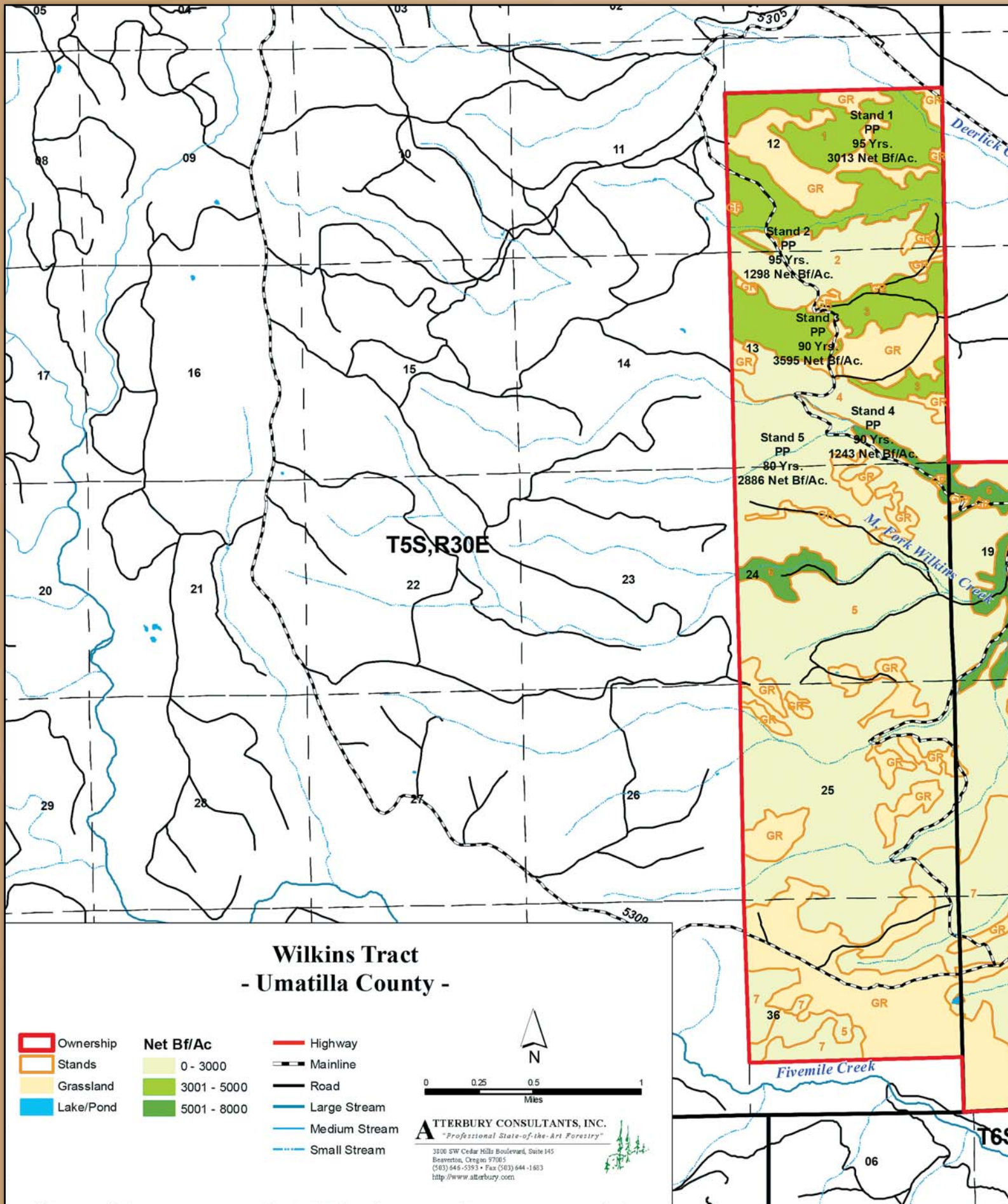


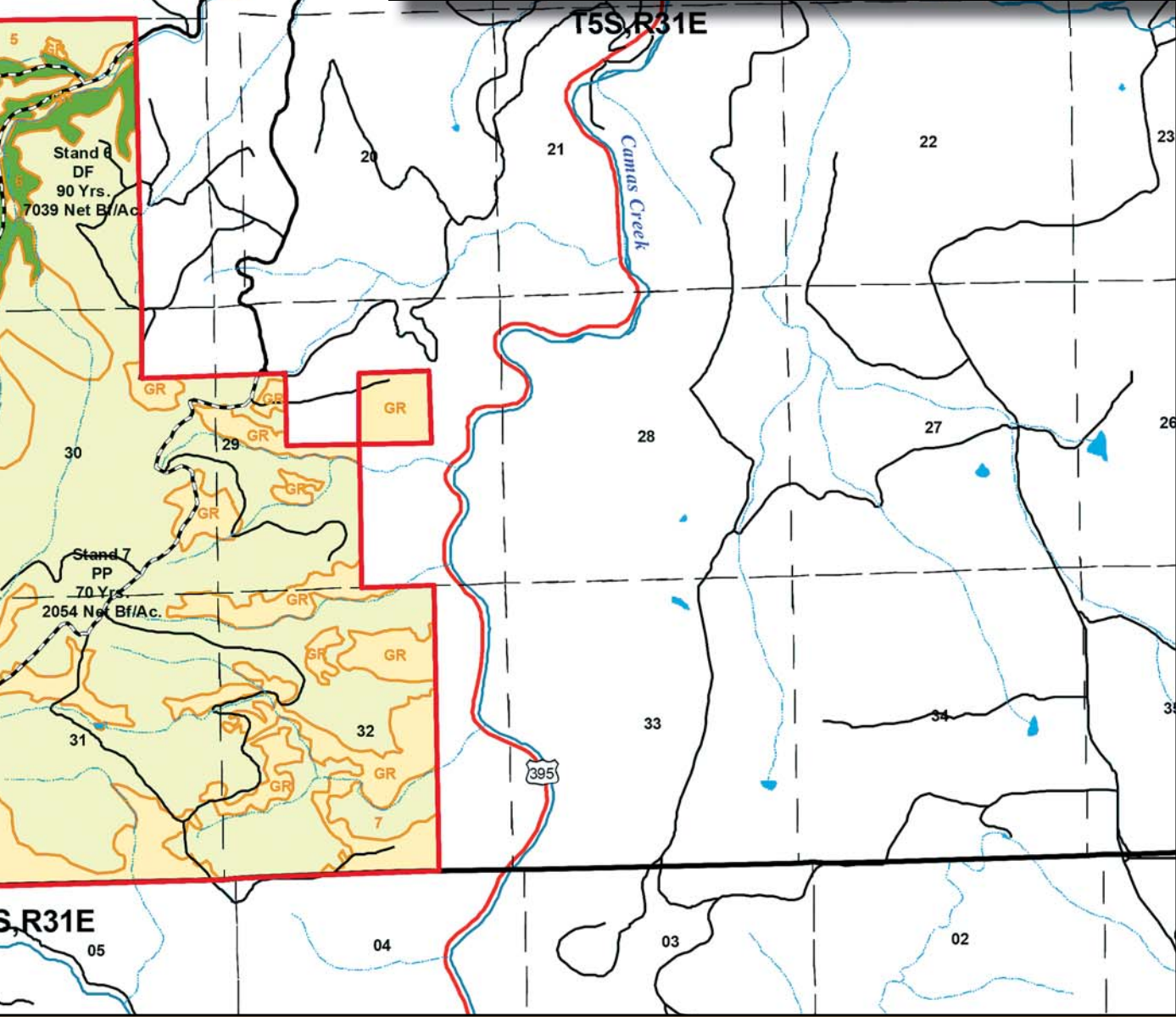
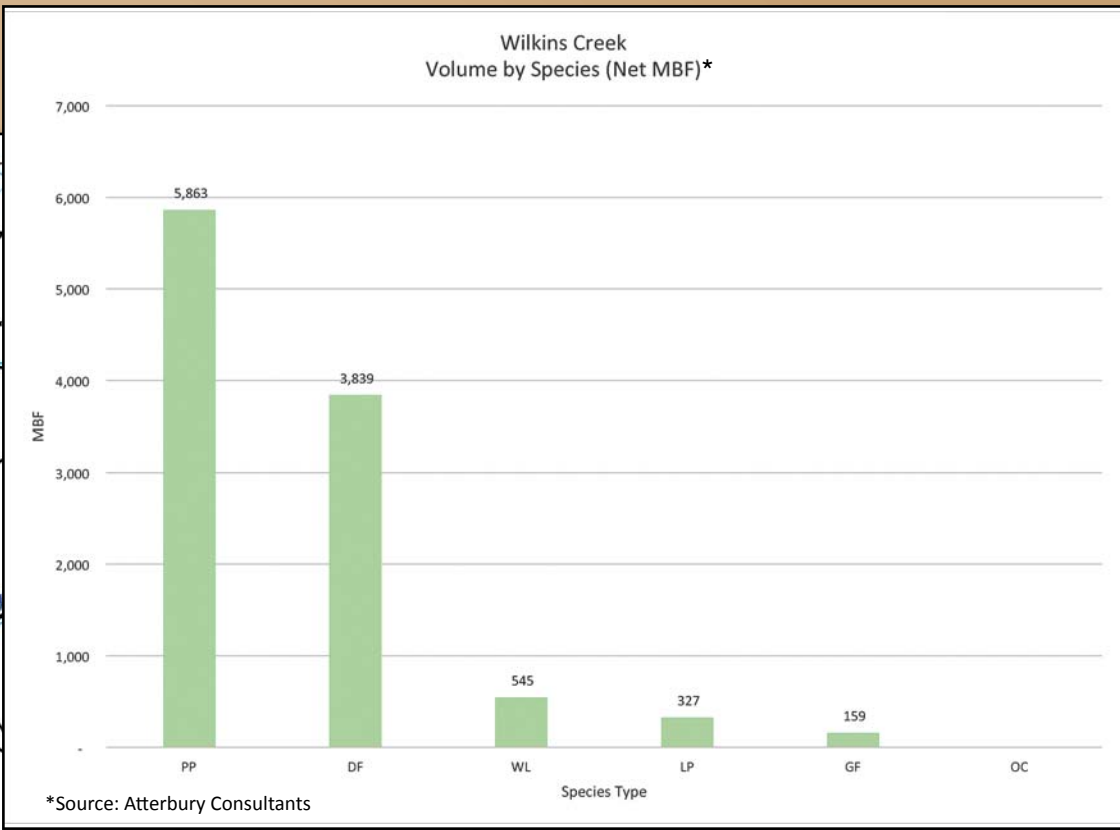
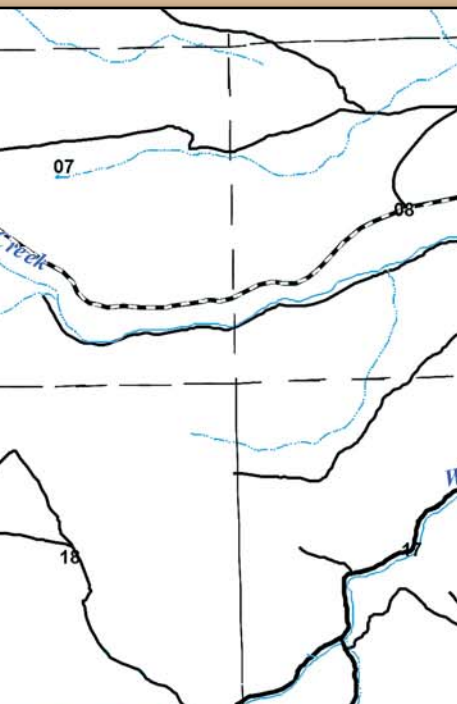


*View southeast from Section 36 to Five Mile Creek drainage and North Fork John Day River Valley*

# Wilkins Creek Net Board Feet Per Acre

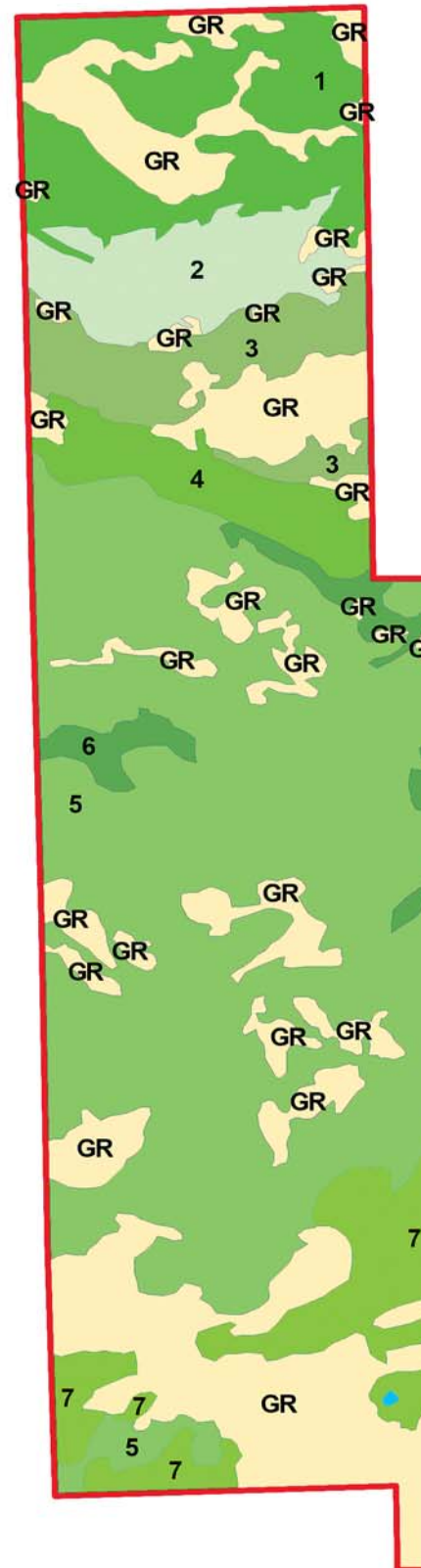
There is an average of 2,677± net board feet per acre at Wilkins Creek





# Wilkins Creek Stand Key

83% of the volume or 8,952± MBF is located within Stands 5, 6 and 7, which total 3,286± acres.



## Wilkins Tract - Umatilla County -

### Stand Key

 1	 5
 2	 6
 3	 7
 4	 Grass
	 Ponds



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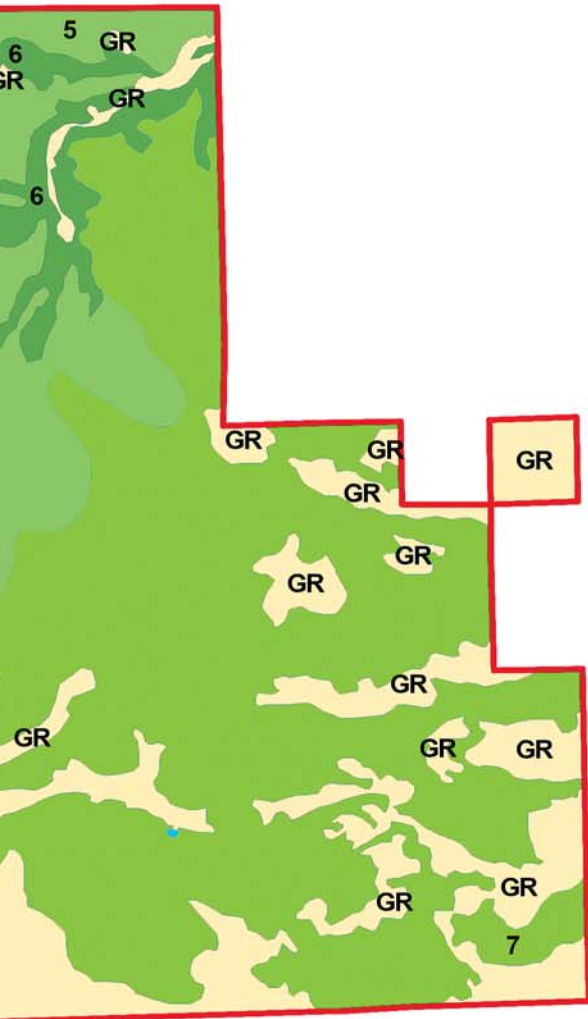


## Timber stand Summary by Net Volume and BF/ac \*

### Wilkins Creek

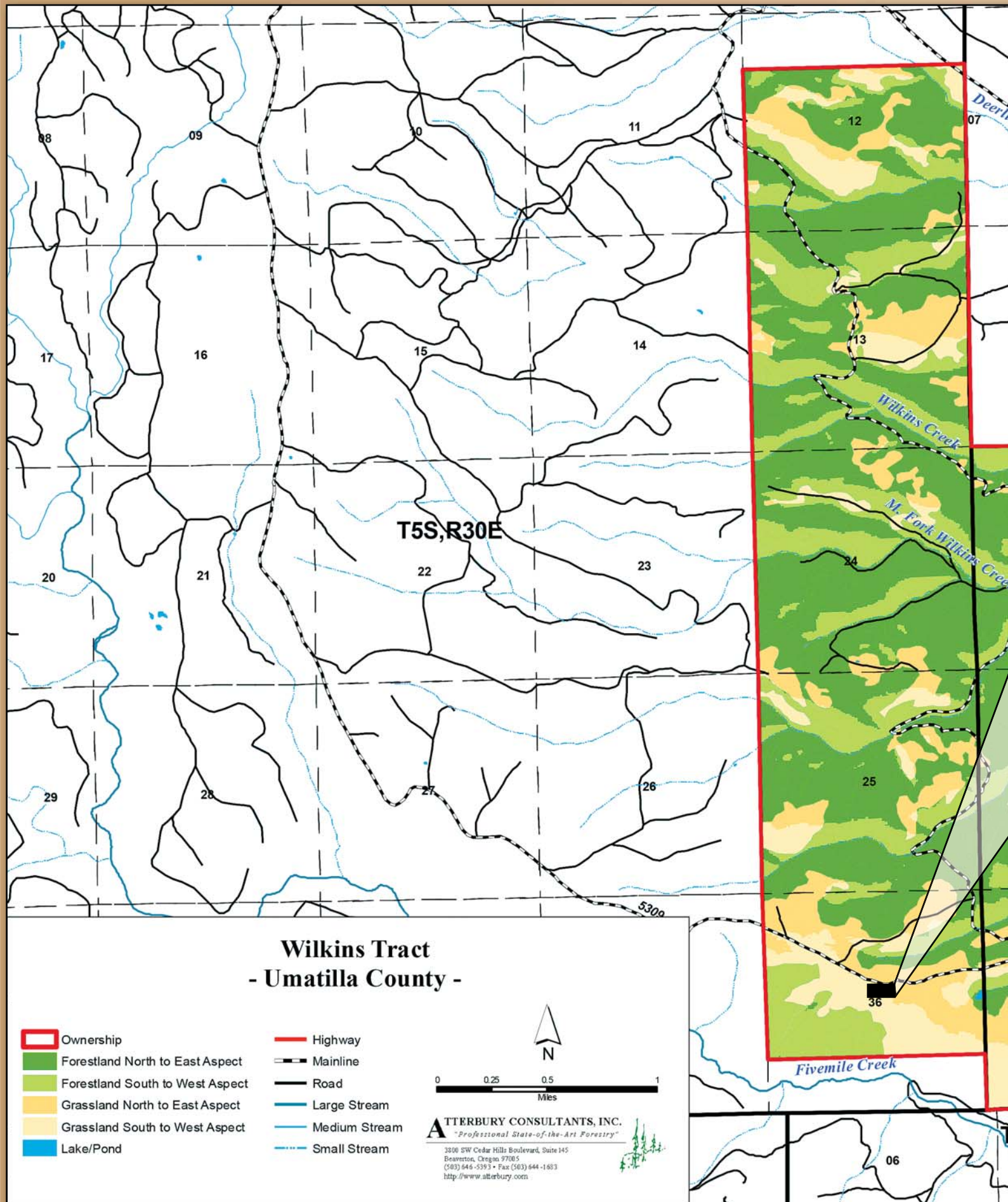
Stand #	Size (Ac)	Net Volume	BF/ac
1	284	856	3,013
2	162	210	1,298
3	157	565	3,595
4	121	150	1,243
5	1,546	4,462	2,886
6	183	1,292	7,039
7	1,557	3,198	2,054
<b>Total</b>	<b>4,010</b>	<b>10,733</b>	<b>2,677</b>

\*Source: Atterbury Consultants

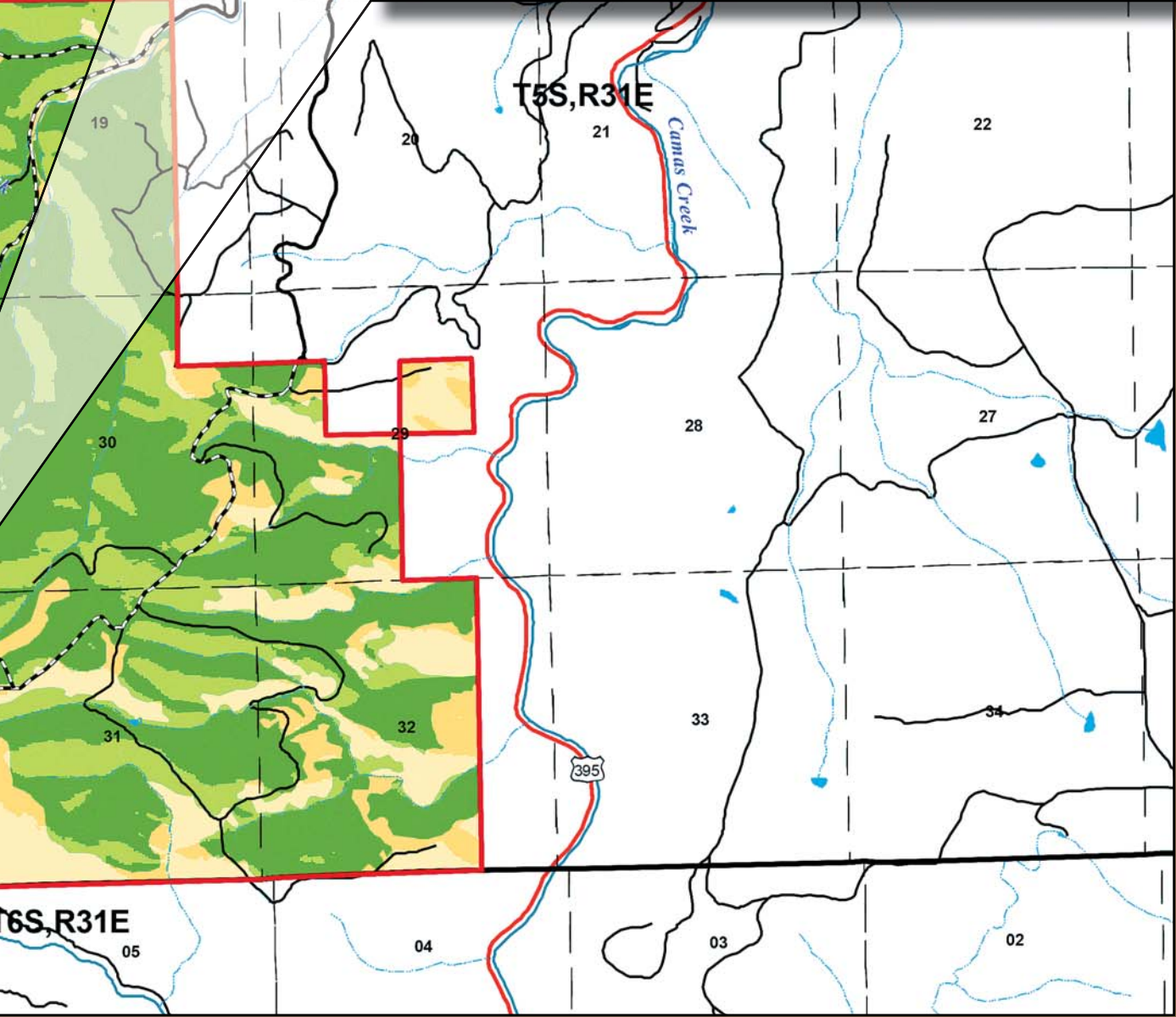
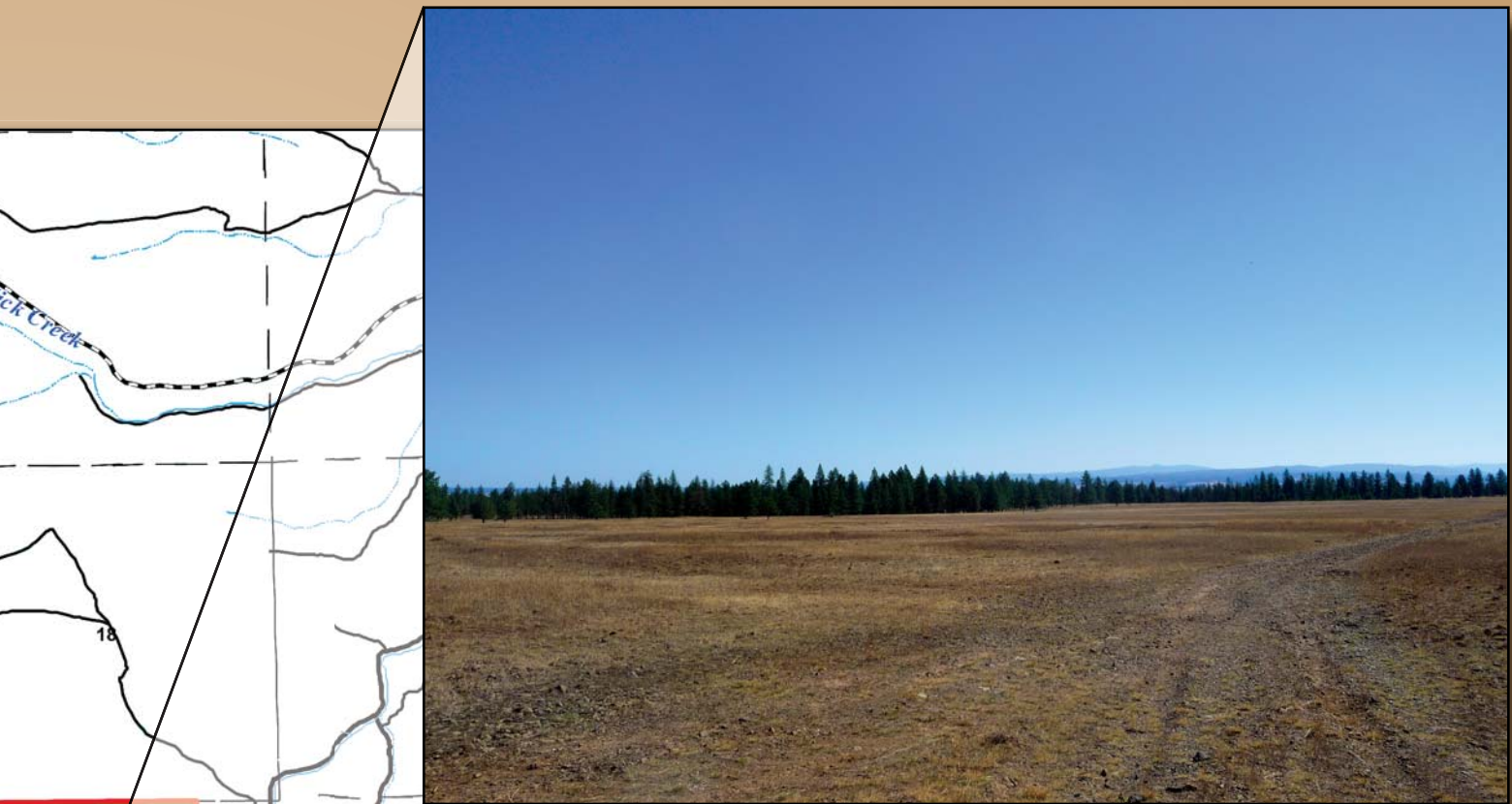


# Wilkins Creek Land Aspect

69% of the forestland has north- to east- facing slopes.







Large meadow by Elk Gate in Section 36. Has potential for small airstrip

View north  
from Stand 7, at  
Wilkins Creek



## MANAGEMENT HISTORY AND LOG MARKETS

Hood River County purchased both properties in July 2002. A total of 536± MBF has been harvested since that time, with 221± MBF from Desolation Creek and 314± MBF from Wilkins Creek. There has been no other logging activity on the property.

Both Desolation Creek and Wilkins Creek have been managed as commercial tree farms for over sixty years by Georgia Pacific, Louisiana Pacific and Pioneer Resources.

There are sawmills operated by Boise Cascade, Malheur Lumber and Blue Mountain Lumber Products located in Pilot Rock, La Grande, John Day and Pendleton that process pine, Douglas-fir, and white fir logs. Nearby biomass markets are located in John Day, Pilot Rock and La Grande.

## LEASES

There are five grazing leases that extend from April 1 to October 31 through 2014, which generate annual income of \$27,327 at a rate of \$12 per AUM, or a total of 2,272 AUMs. The five leases may be terminated or re-negotiated by the new owner upon sale of the property.

Desolation Creek is leased to three ranchers and generates annual income of \$20,232. Wilkins Creek is leased to two ranchers and generates

annual income of \$7,092. Copies of the leases are available in the Supplemental Information Package with Bid Documents.

There are no other leases. The Desolation Creek and Wilkins Creek tracts have not been leased for hunting for the past nine years.

## THREATENED OR ENDANGERED SPECIES

The Seller is not aware of any threatened or endangered species within the area of the properties, and anticipates no significant impact concerning future timber harvests on either Desolation Creek or Wilkins Creek.

## TAX ASSESSMENT

The properties are classified as forest land for tax assessment purposes in both Umatilla and Grant Counties. 2012-2013 taxes for Desolation Creek are \$9,760 and \$3,060 for Wilkins Creek. The Oregon Department of Forestry Fire Assessment for a new owner is estimated at \$23,000 for Desolation Creek and \$6,630 for Wilkins Creek. Total taxes and assessments are estimated at \$32,760 for Desolation Creek or \$2.43 per acre, and \$9,690 for Wilkins Creek or \$1.82 per acre.

## ENVIRONMENTAL SITE ASSESSMENT

A Phase I Environmental Assessment has been prepared by Osprey Environmental LLC, and is available on the data site, or by contacting the Auction Information Office.

## MINERALS

All minerals owned by the Seller will be conveyed to the new owner.

## CONSERVATION EASEMENTS

There are no conservation easements on the properties.

## PRELIMINARY TITLE REPORTS

Preliminary title reports have been prepared, with copies of the exception documents, and all are available on the data site by CD, or by hard copy, by contacting the Auction Information Office.

Land Title of Grant County prepared the title report for Desolation Creek and Pioneer Title Company prepared the title report for Wilkins Creek.

# TERMS AND CONDITIONS OF AUCTION #1308

REALTY MARKETING/NORTHWEST  
AUCTION INFORMATION OFFICE

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

Phones (during regular business hours -  
8:30 AM to 5:00 PM Pacific Time):

Portland Metro Area (503) 228 3248  
Toll Free (800) 845-3524

Facsimile (503) 242-1814  
Email info@rmnw-auctions.com

## SUPPLEMENTAL INFORMATION PACKAGE, WITH BID DOCUMENTS

More detailed information is available on the Desolation Creek and Wilkins Creek properties. A signed Confidentiality Agreement is required in order to obtain a Supplemental Information Package, which includes all pertinent data provided by the Seller, and is available in either hard copy, or CD, or by email. To request a copy of the Supplemental Information Package, please contact the Auction Information Office at 1-800-845-3524 or at info@rmnw-auctions.com

## PUBLISHED RESERVE

The properties are being offered with Published Reserve Prices. When 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 Sealed Bid due date of December 4, 2013.

## SEALED BID DUE DATE

Sealed Bids are due no later than 5:00 PM., Wednesday, December 4, 2013.

## FINANCING

Northwest Farm Credit Services is the preferred lender, and financing may be available to qualified parties. Please see Supplemental Information Package for details.

## COOPERATING BROKERS

Broker cooperation is invited. A commission of 1% will be paid to the real estate agent whose Buyer closes on the purchase of the 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 commission will be paid only upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

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 only upon full and final closing by the Buyer on the

conveyance of the property and the receipt of the full purchase price by Seller.

## CLOSING

Closing must occur no later than January 20, 2014 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.

## ADDITIONAL CONDITIONS

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

(B) Title insurance is available, ensuring title of the property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, right of ways, 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 the property should be inspected prior to the Auction.

(C) To the extent permitted by law, the property 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 close of escrow.

(D) Sizes and square footages set forth 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 plan or made applications to any public agency.

(E) Agency Disclosure. The selling and listing agent, Realty Marketing/Northwest, represent the Seller in this transaction.

(F) 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.

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

(H) The information contained herein 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 herein.

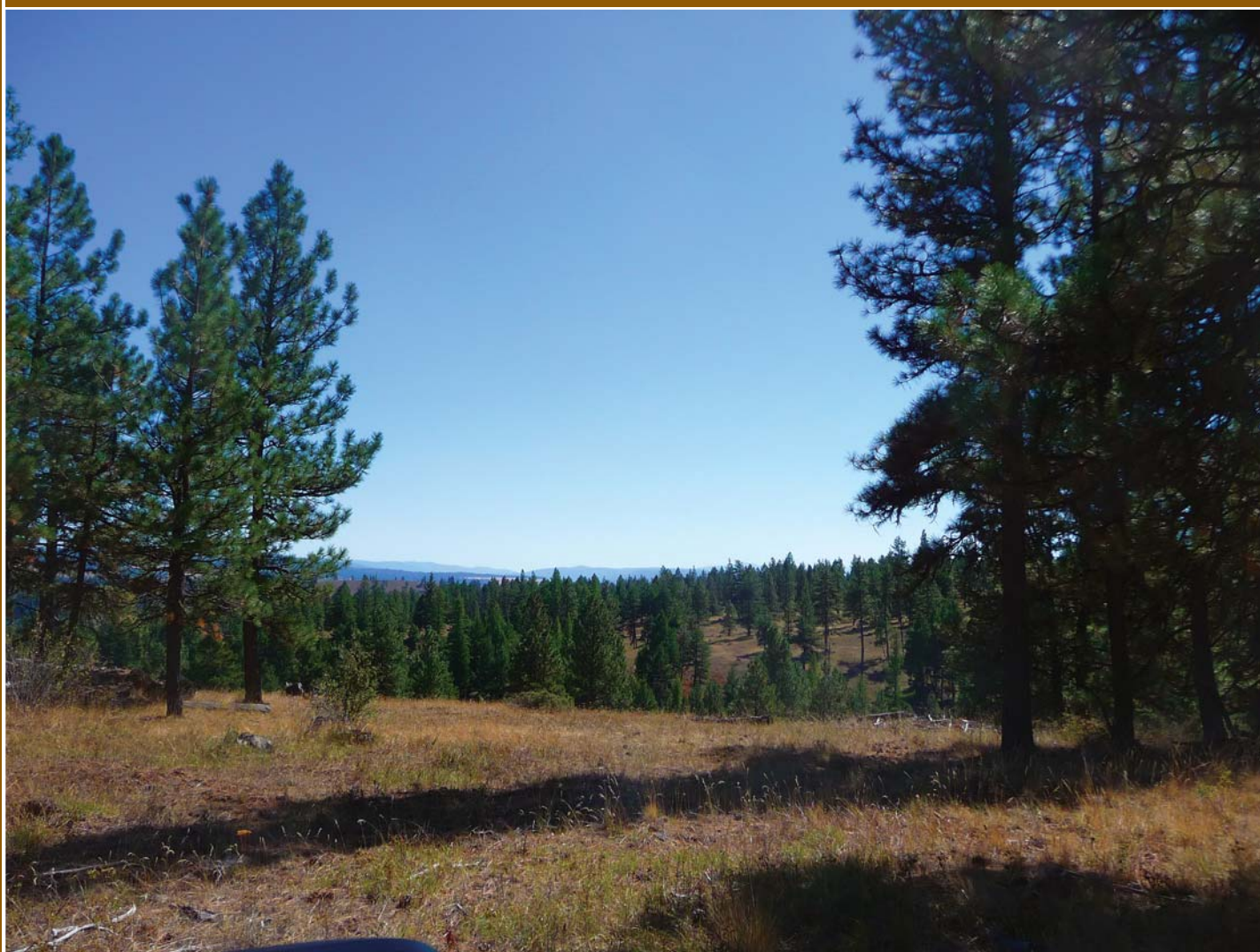
## Need Help?

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



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