



PUBLISHED RESERVE: \$10,000

Jefferson County 2014 – 2015 RMV \$70,480

SIZE: 2.05± Acres

ZONING: CRRC – Crooked River Ranch Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These two commercial sites are located within the 10,000 acre central Oregon community of Crooked River Ranch, with 4,500 residents, which has become a year-round residential community within commuting distance of nearby Redmond, Madras and Bend. The two contiguous lots are located along Business Circle Road, which is part of Crooked River Ranch's commercial core. Nearby businesses include a mini-mart, self-storage facility, and saloon with restaurant, and some office and professional uses. An 18-hole golf course and RV Park are nearby.

The lots are ready for construction, and have power and water. On-site septic is required. The CRRC zoning may allow live/work units under certain conditions, which could provide opportunity for artist and craftsman studios.

2014-2015 taxes are \$305 per lot. Annual HOA dues are \$398 for each lot.

LOCATION: 14220 Business Circle Road, Crooked River Ranch – Terrebonne, Oregon. Tax Lot 1700 (Lot 78) and 1800 (Lot 77).