



Improvement Summary

Main greenhouse contains 42,845± square feet, and is the largest improvement on the property. It is constructed in five sections which are gutter-connected. There is a gravel floor, with underground heating system. Additional heating is provided by poly-tube fan-driven propane overhead system. Irrigation is provided by overhead sprinkler, misting system, and drip system. Ventilation is provided by 15 four-foot fans. Large sliding doors on the greenhouse allow access by a forklift.

A total of 26 hoop houses range from 20 feet by 42 feet, providing a total of 43,260± square feet, all in steel-frame, with posts anchoring in concrete that are to be covered in polyethylene. Each house is plumbed for water, including overhead irrigation, and has capacity for heating by use of propane.

The potting shed has 4,271± square feet built on a concrete foundation.

The two greenhouse garden centers contain a total of 4,890± square feet, including a loading dock. Exterior siding and roofing are corrugated fiberglass over a metal tube frame.

There is a three bedroom, two bathroom home of 2,016± square feet, "T"-shape Silvercraft double-wide. The home was manufactured in 1981.

The office building is 608± square feet, and is located by the shop / warehouse.

The 5,760± square foot maintenance shop/warehouse is a combination of metal and wood-frame, and metal siding, on a concrete foundation. It is used for vehicle equipment storage and repair. A portion of the building has a cooler. There is an employee lounge, restrooms, and a small shop that holds the fertilization injection system.

Power to the site is by Central Lincoln Public Utility District; water to the site is by City of Waldport and Southwest Lincoln Water District.

There is septic that serves the office and a second septic that services the home.

Adjoining property uses include residential, and Neilson Orchids, a wholesale florist.

The property has an irregular shape, and has access from SW Eriksen Avenue, via Highway 101.

The nursery use is a grandfathered-use under the R-1 and RR-2 zoning, and the zoning will allow a new owner to utilize the property for a commercial nursery business.

LOCATION: 4399 SW Eriksen Avenue, Waldport, Oregon

Township 13 South, Range 12 West, Section 36, Tax Lots 400 and 2300

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015