



PUBLISHED RESERVE: \$95,000

LAST ASKING: Douglas County Real Market Value \$192,370

SIZE: 74± Acres

ELEVATION: 800± to 1,000± Feet

ZONING: FF -- Farm Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 74± acre tract is located along Yokum Road, next to the city of Riddle, in southern Oregon, near I-5 and twenty-five miles south of Roseburg. The property is on a hillside overlooking Cow Creek and has a small developed gravel pit along Yokum Road. The property is within the Riddle Urban Growth Boundary, providing a new owner opportunity for obtaining a rezoning to allow some residential development. Property to the west was proposed for a residential subdivision, and has a recorded plat. Two of the platted lots which adjoin the adjacent residential subdivision are part of this Yokum Road Tract Auction Property.

The tract is zoned Farm Forest, which may allow one dwelling under certain conditions. Please see Supplemental Information Package for detail.

The property has primarily west-facing gentle- to moderately-steep slopes, with views of Cow Creek, a tributary to South Umpqua River. Canyonville -- location of Seven Feathers Casino Resort at I-5 -- is a ten-minute drive from Riddle.

LOCATION: Township 6 West, Range 30 South, Section 24, Tax Lot 100 and Section 24AB Tax Lots 100, 200, 8200 and 8300

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