

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



Sale of the property will be subject to the buyer donating the ballpark property to Wallowa School District 12. Please see Supplemental Information Package for detail.

The Seller has had a Phase One Site Assessment prepared for the property which is available to prospects, by signing a Confidentiality Agreement.

The property is one of the largest industrial sites available in Wallowa County for redevelopment. It has been evaluated by the Lower Valley Economic Team, and Wallowa Resources, to be developed for wood- or biomass-related uses, business incubators, and other industrial and commercial uses. Some portions of the property are within the flood plain. An estimated 80% of the site has a gravel surface.

The City of Wallowa Waste Water Treatment Plant is adjacent to the eastern boundary of the property.

The property is served by power and by city water. There is an on-site well, and pump house within the southern portion of the property. On-site septic, or connection to the City of Wallowa Sewer System, will be needed.

The Eagle Cap Excursion Train -- a heritage railroad service from Elgin to Joseph, Oregon, uses rail road track along the southwest boundary of the property.

LOCATION: 904 N. Douglas Road, Wallowa, Oregon. Township 1 North, Range 42 East, Section 11, Tax Lot 100

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