

**RM/  
NW**

MARKET MAKERS  
IN REAL ESTATE

# AUCTION



**COMMERCIAL, INVESTMENT, INCOME,  
RESIDENTIAL, INDUSTRIAL, TIMBER, RECREATION,  
FARM, RANCH AND DEVELOPMENT PROPERTIES  
IN OREGON, WASHINGTON AND CALIFORNIA**

**ORAL AUCTION: NOVEMBER 14, 2015**

**SEALED BIDS DUE: NOVEMBER 18, 2015**

RM/  
NW

MARKET MAKERS  
IN REAL ESTATE

CELEBRATING 31 YEARS IN 2016!

# AUCTION HIGHLIGHTS



McKenzie River recreation development and timber portfolio, with three miles of riverfront, five million board feet of timber, permitted rock quarry, boat launch, four cabins and potential entitlements for up to six riverfront homes, within a 50-minute drive of Eugene, Oregon.



604± acre secluded coastal ranch with two homes, shop, reservoir, bottom land with water rights and 11.6± million board feet of timber, near Bandon Dunes Golf Resort and North Bend / Coos Bay, Oregon.



Surplus Puget Sound corporate real estate portfolio of apartment, industrial, residential and mixed-use development sites in Tumwater, Lakewood, Tacoma and Hamilton, Washington. **Two to be sold with No Minimum Bid!**



New 19-unit retirement center or group home, with additional development site for ten units, near Chemeketa Community College in Salem Oregon.



Bank-owned commercial, industrial and residential properties, including permitted rock quarry and equestrian estate in Oregon, Washington and California. Prices start at \$5,000.

## Introduction

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We are pleased to present our 2015 Fall Auction Catalog, with properties located in Oregon, Washington, and California, being sold by banks, corporations, developers and a public agency. Realty Marketing/Northwest has been conducting these regularly-scheduled Spring and Fall Auctions since 1987.

These properties are to be sold using Published Reserve Prices. Eight properties will be sold with No Minimum Bid prices, to the high bidder.

No properties are offered with Starting Bids, Hidden Reserves, or Buyers' Premiums.

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## Cover Photos, clockwise from upper left photograph

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Front: Auction Property #123, Auction Property #19, Auction Property #120, Auction Property #100 and #101

Back: Auction Property #137, Auction Property #107, Auction Property #140, Auction Property #145

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# TABLE OF PROPERTIES

## Oral Auction – November 14, 2015, Embassy Suites, Portland Airport

#	Description	Location	Published Reserve
1	3± acre North Santiam River Frontage Tract	Marion County, OR	No Minimum Bid
2	2± acre Yaquina River Frontage Tract	Elk City, OR	No Minimum Bid
3	50± acre Siletz River Frontage Timber Tract	Lincoln County, OR	\$68,500
4	45± acre Nashville Timber Tract	Lincoln County, OR	\$137,500
5	52± acre Nashville Timber Tract	Lincoln County, OR	\$172,500
6	97± acre Cory Road Timber Tract	Lane County, OR	\$292,500
7	27,007± s.f. Commercial Development Site - 156 S. 20 <sup>th</sup> St.	Springfield, OR	\$79,500
8	9,148± s.f. Residential Development Site	Springfield, OR	Call Auction Information Office
9	44± acre Dexter Reservoir Timber Tract with Two Home Sites	Lane County, OR	\$138,500
10	Two Commercial Development Sites SW Business Circle Drive - 2.05± acres	Crooked River Ranch, OR	\$10,000
11	1,440± s.f. Office Building - 215 SW 10 <sup>th</sup> St.	Pendleton, OR	\$99,500
12	80± acre Cape Arago Timber Tract	Coos County, OR	\$475,000
13	4± acre Timber Tract	Canyonville, OR	No Minimum Bid
14	311± acre Applegate Timber Tract	Jackson County, OR	\$95,000
15	Two Bedroom, One Bathroom Floating Home at Jantzen Beach Moorage	Portland, OR	Call Auction Information Office
16	Two Bedroom Two Bath Rental Home, and 3,800± s.f. Commercial Building - 109 S. Oak St. and 610 W. Main St.	Centralia, WA	Call Auction Information Office
17	320± acre Timber Tract	Klickitat County, WA	No Minimum Bid
18	.74± acre Deschutes Way Development Site by Tumwater Falls Park - 420 Deschutes Way SW	Olympia, WA	WITHDRAWN
19	.4± acre Thompson Ave. Residential Development Site - 8051 S. Thompson Ave.	Tacoma, WA	No Minimum Bid
20	.92± acre Parcel with Residential Zoning	Eatonville, WA	No Minimum Bid
21	1± acre Ensley Road Residential Tract	Skagit County, WA	No Minimum Bid

*Sealed Bid Auction – November 18, 2015*

#	Description	Location	Published Reserve
100	Three Bedroom, Three Bathroom Oceanfront Townhome (South Unit) - 48790 Breakers Blvd.	Neskowin, OR	\$445,000
101	Three Bedroom, Three Bathroom Oceanfront Townhome (North Unit) - 48790 Breakers Blvd.	Neskowin, OR	\$455,000
102	10,000± s.f. Infill Oceanfront Breakers Blvd Development Site	Neskowin, OR	\$485,000
103	8,125± s.f. Commercial Building in Historic District with Five Storefronts – 904 - 936 Commercial St.	Astoria, OR	\$180,000
104	57± acre Nehalem Highway Timber Tract	Washington County, OR	\$99,500
105	13± acre Highway 30 Mixed Use-Development Site	St. Helens, OR	\$3,600,000
106	19-Unit Rodina Retirement Center - 4107 Fisher Rd. NE	Salem, OR	\$1,350,000 <sup>1</sup>
107	.58± acre Development Site - Fisher Rd. NE	Salem, OR	\$99,500 <sup>1</sup>
108	8,354± s.f. Seven Bedroom, 4.5 Bathroom Home on 1.21± acre Lot - 2650 Hoodoo Dr.	Salem, OR	\$750,000
109	156± acre Timber Tract	Marion County, OR	\$495,000
110	2± acre Home Site	Dallas, OR	\$47,500
111	2.17± acre Home Site	Dallas, OR	\$47,500
112	4± acre Industrial Site - SE Cutoff and Godsey Rd.	Dallas, OR	\$195,000
113	3± acre Industrial Site - Godsey Rd.	Dallas, OR	\$150,000
114	19.2± acre Industrial Site - Godsey Rd.	Dallas, OR	\$500,000
115	5.88± acre Industrial Site with 6,500± s.f. Shop building – SE Monmouth Cutoff Rd.	Dallas, OR	\$225,000
116	13.75± acre Industrial Site – SE Holman Rd.	Dallas, OR	\$395,000
117	Retail Nursery with Home, Office, Shop and Warehouse – 4399 SW Ericksen Ave.	Waldport, OR	\$395,000
118	8± acres Elk Creek Tract with Four Cabins, along McKenzie River Highway	Blue River, OR	\$157,500 <sup>2</sup>
119	145± acre McKenzie River Frontage West Tract, with Timber, Rock Quarry and Potential Entitlements for 3 Dwellings	Lane County, OR	\$1,135,000 <sup>2</sup>
120	106± acre McKenzie River Frontage Camp with Boat Launch, Timber, and Potential Entitlements for 3 Dwellings	Lane County, OR	\$1,707,500 <sup>2</sup>
121	37.38± acre Industrial Site with 112,000± s.f. of Former Manufacturing and Storage – 32941 E. Saginaw Rd.	Saginaw, OR	\$1,000,000
122	5,587± s.f. Commercial Building with Parking Lot – 122 / 128 W. Central Ave.	Sutherlin, OR	\$90,000

#	Description	Location	Published Reserve
123	604± acre Kurzet Ranch with 11,600± MBF of Timber, Two Homes, Shop and Barns, near Bandon Dunes Golf Resort	Coos County, OR	\$4,195,000
124	199± acre Nickel Mountain Timber Tract	Douglas County, OR	SOLD
125	980± acre Nickel Mountain Timber Tract	Douglas County, OR	SOLD
126	160± acre Timber Tract	Douglas County, OR	SOLD
127	74± acre Yokum Road Tract	Douglas County, OR	\$95,000
128	38± acre Cabin Canyon Quarry – 161 W. Fork Trail Creek Rd.	Trail, OR	\$550,000
129	Three Commercial Development Sites 3.27± acres - SW Business Circle	Crooked River Ranch, OR	\$19,500
130	Leased Commercial Marine Service and Storage Facility with 40,000± s.f. - 9066 SW Feather Dr.	Culver, OR	\$695,000
131	31± acre Development Site with John Day River Frontage, along Highway 126	Mt. Vernon, OR	\$150,000
132	6,465± s.f. Commercial Site at corner of Dorion & SW 10 <sup>th</sup> St.	Pendleton, OR	\$45,000 <sup>3</sup>
133	1,652± s.f. Home/Office - 912 SW Dorion Ave.	Pendleton, OR	\$50,000 <sup>3</sup>
134	1,021± s.f. Home - 908 SW Dorion Ave.	Pendleton, OR	No Minimum Bid <sup>3</sup>
135	1,848± s.f. Home - 904 SW Dorion Ave.	Pendleton, OR	\$70,000 <sup>3</sup>
136	823± acre Lincton Mt. Road Elk Hunting and Recreation Tract, with Timber	Umatilla County, OR	\$575,000
137	9,000± s.f. Commercial Building - 259 E. Main St.	Athena, OR	\$115,000 <sup>4</sup>
138	2,850± s.f. Utility Building on 12,000± s.f. Lot, at Corner of 3 <sup>rd</sup> St. and East Jefferson	Athena, OR	\$35,000 <sup>4</sup>
139	52± acre Industrial Development Site with Wallowa River Frontage - 900 N. Douglas St.	Wallowa, OR	\$150,000
140	8,952± s.f. Commercial Building - 13800 NE 20 <sup>th</sup> Ave.	Vancouver, WA	\$775,000
141	26± acre Residential Development Tract	Clark County, WA	\$300,000
142	Building, Shop and Garage - 108 S. Washington St.	Centralia, WA	Call Auction Information Office
143	.77± acre Industrial Site at Corner of 100 St. W and Lakeview Ave. SW	Lakewood, WA	\$275,000
144	1.87± acre Multi-Family Development Site – 2421 70 <sup>th</sup> Ave. SW	Tumwater, WA	\$325,000
145	153± acre Erlands Point Timber Tract	Kitsap County, WA	\$625,000
146	187± acre Mountain Meadows Farm with Arena, Barn and Duplex	North Bend WA	\$3,995,000
147	7,770± s.f. Home on 22± acres with Pool and Tennis Court - 10106 422 <sup>nd</sup> Lane SE	North Bend, WA	\$1,025,000

#	Description	Location	Published Reserve
148	10± acre Residential Site	Newcastle, WA	Call Auction Information Office
149	55,636± s.f. Issaquah Highlands Commercial Development Site – 1100 10 <sup>th</sup> Ave. NE	Issaquah, WA	\$2,300,000
150	2,814± s.f. Former Bank Branch (leasehold) – 22408 E. Appleway Ave.	Liberty Lake, WA	\$300,000
151	65± acre Site - 1805 Elk Valley Rd.	Crescent City, CA	SOLD
152	Ten-Room Former Bed & Breakfast - 15778 Main St.	Crescent Mills, CA	Call Auction Information Office
153	4,068± s.f. Commercial Building - 2618 Fir St.	Live Oak, CA	\$99,500
154	29,155± s.f. Development Site - 1189 & 1201 Emerald Bay Rd.	South Lake Tahoe, CA	Call Auction Information Office
155	15,000± s.f. Infill Development Site - 3868 Lake Tahoe Blvd.	South Lake Tahoe, CA	SOLD
156	Five Leased Office Condominiums - 91 Gregory Lane	Pleasant Hill, CA	Call Auction Information Office
157	Two Residential Lots and a Single Family Home	Salton City, CA	Call Auction Information Office
158	9.58± acre Industrial Development Site	Marysville, WA	Call Auction Information Office
159	6± acre East Fork Lewis River Homesite	Clark County, WA	\$75,000
160	5.7± acre East Fork Lewis River Homesite	Clark County, WA	\$75,000
161	5.9± acre East Fork Lewis River Homesite	Clark County, WA	\$75,000
162	5.5± acre East Fork Lewis River Homesite	Clark County, WA	\$75,000
163	5.9± acre East Fork Lewis River Homesite	Clark County, WA	\$75,000
164	5.4± acre East Fork Lewis River Homesite	Clark County, WA	\$80,000

1 Sales of #106 and 107 are subject to bids in the aggregate to total or exceed \$1,449,500

2 Sales of #118, 119, and 120 are subject to bids in the aggregate to total or exceed \$3,000,000

3 Sales of #132, 133, 134, and 135 are subject to bids in the aggregate to total or exceed \$165,000

4 Sales of #137 and 138 are subject to bids in the aggregate to total or exceed \$150,000

# Oregon Auction Property Locations



Auction Property #103: 8,125± s.f. Commercial Building in Astoria Historic District

Auction Property #136: 823± acre Linnton Mt. Road Elk Hunting and Timber Tract



# Washington Auction Property Locations



Auction Properties #159 - #164: Six Homesites along East Fork Lewis River, near Vancouver



Auction Property #144: 1.87± acre Multi-Family Development Site in Tumwater

# California Auction Property Locations



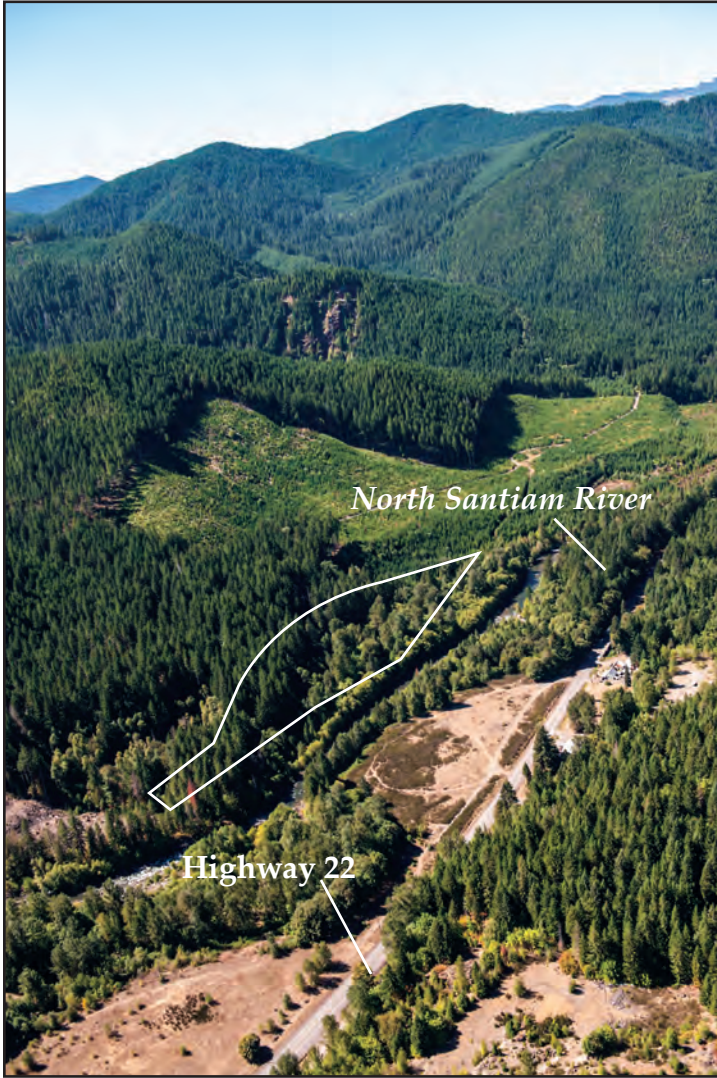
*Auction Property #153: 4,068± s.f.  
Commercial Building in Live Oak*



*Auction Property #156: Five Leased Office  
Condominiums in Pleasant Hill*

# 1

## North Santiam River Recreation Tract Linn County, Oregon



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 3± Acres

ELEVATION: 1,700± Feet to 1,725± Feet

ZONING: FF -- Farm Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 3± acre parcel is located across the river from the small town of Idanha, Oregon. Just 5± miles east of the Detroit Lake State Recreation Area, the site has 500± feet of North Santiam River frontage. Detroit Lake recreation area is popular for camping, fishing, boating and hiking. The property is primarily forested, with a mixed stand of conifer and hardwood trees. The property has no legal access, and physical access is across privately-owned land.

LOCATION: Township 10 South, Range 6 East, Section 16CC, Tax Lot 200



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 2± Acres

ELEVATION: 100± Feet

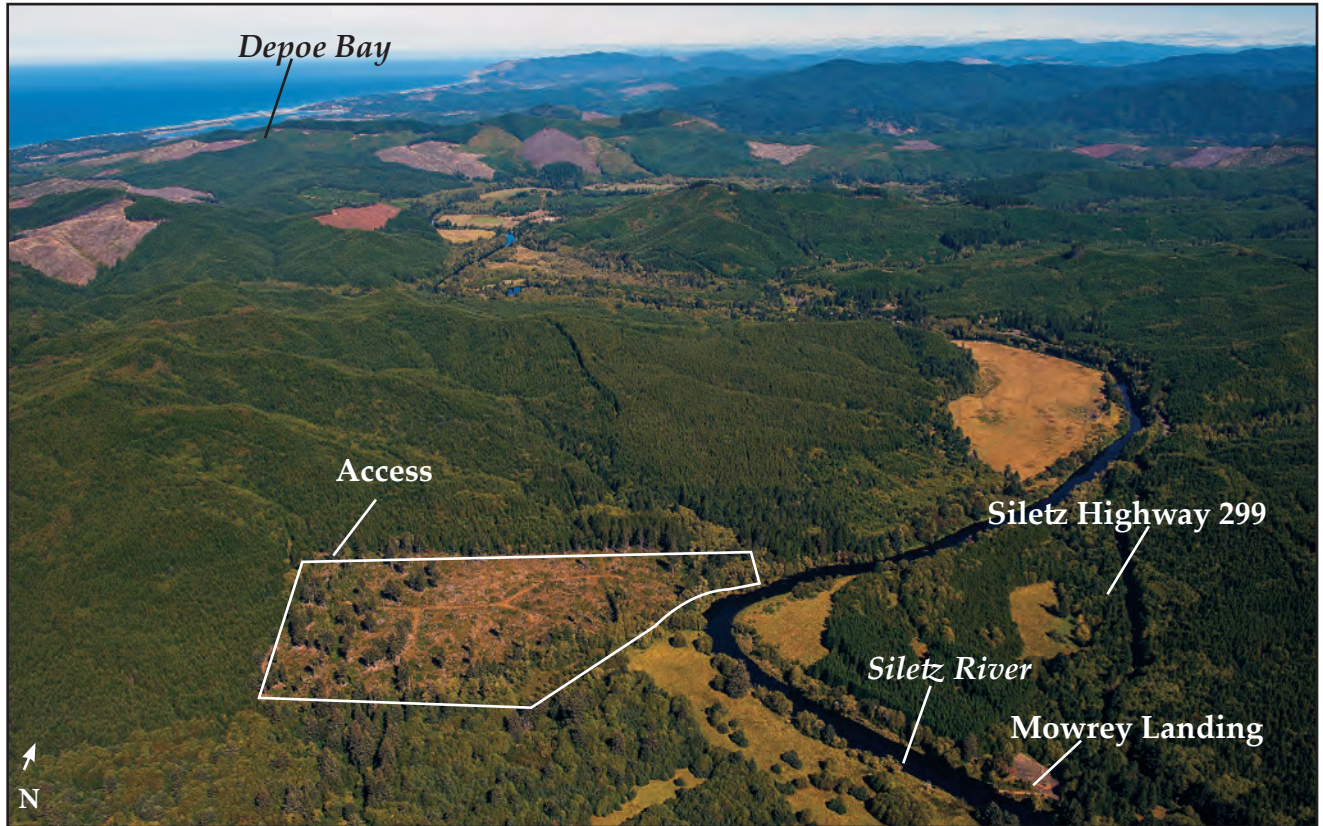
ZONING: TC -- Timber Conservation

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 2± acre parcel is located across the river from the community of Elk City, Oregon, and was originally the site of a small riverfront lumber mill which operated over 75 years ago. There are still some remains of the mill on the property. The popular beach resort town of Newport, Oregon, home of the Oregon Coast Aquarium, is approximately 15 miles west of the property. The property has no legal access, and physical access is by boat, only. The Yaquina River is known for its runs of fall chinook, and cutthroat trout. Elk City County Park has a boat ramp one-quarter mile north of the site.

LOCATION: Township 11 South, Range 10 West, Section 14, Tax Lot 900



PUBLISHED RESERVE: \$68,500

LAST ASKING: First Time Offered

SIZE: 50± Acres

ELEVATION: 120± to 160± Feet

ZONING: TC -- Timber Conservation

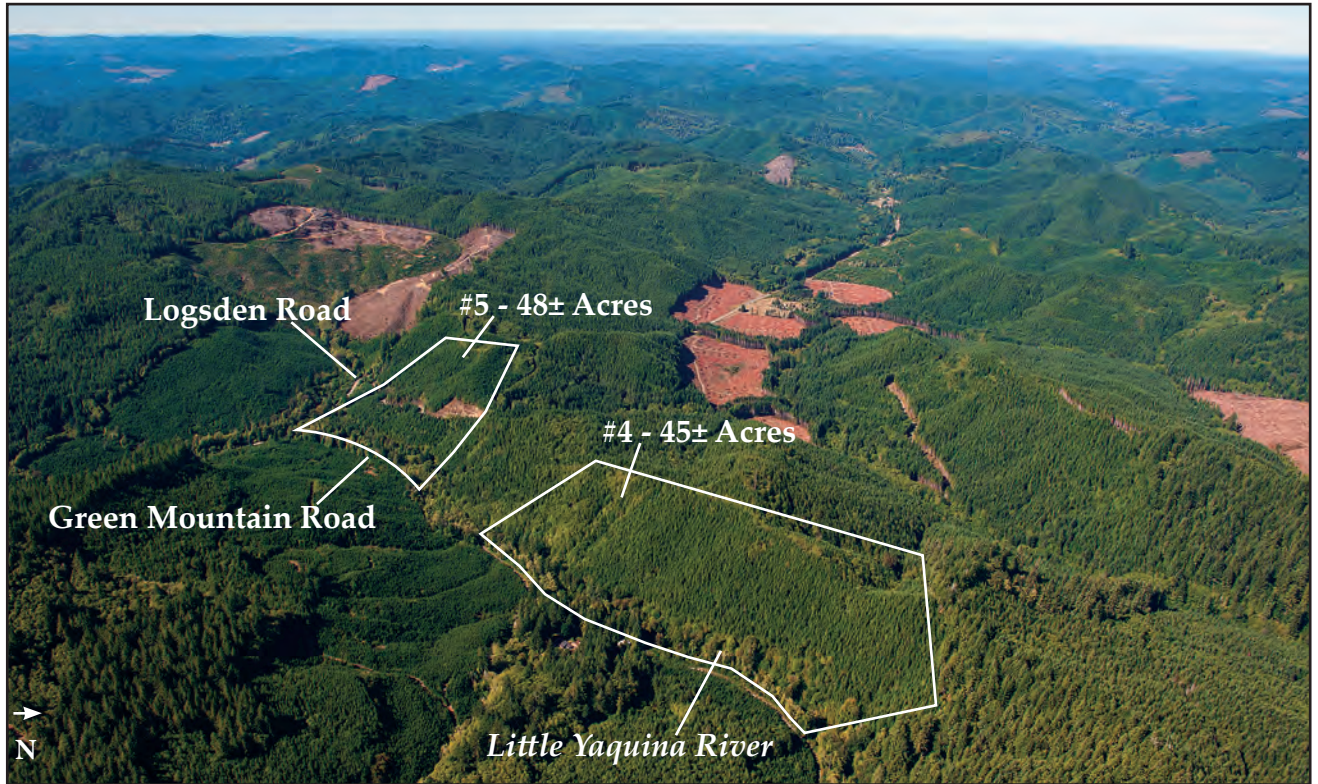
PROPERTY INSPECTION: At Any Time. Please see Supplemental Information Package for access directions

FINANCING: None – All Cash

DESCRIPTION: This 50± acre tract has 1,100± feet of Siletz River frontage, with well-stocked 5-year-old Douglas-fir reproduction on 42 acres of the property. There is a Northwest Natural Gas pipeline easement along the eastern section of the tract. The balance of the tract is the riparian area along the Siletz River. The property is midway between the two popular coastal towns of Lincoln City and Newport, Oregon. This area of the Siletz River is popular for its chinook, coho, steelhead and cutthroat trout fishing. Mowrey Landing is just south of the property, and Morgan Landing is about 1.5 miles upstream, providing opportunity to easily access the property by boat. There is access through lands managed by Hancock Timber Resource Group to the northwest section of the tract. The Douglas-fir site index is II.

LOCATION: Township 9 South, Range 11 West, Section 1, Tax Lots 799 and 700

*Little Yaquina River Valley Timber Tracts, near Nashville  
Lincoln County, Oregon*



PUBLISHED RESERVE:	\$137,500	\$172,500
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	45± Acres	48± Acres

ELEVATION: 650± Feet to 950± Feet  
 ZONING: TC -- Timber Conservation  
 PROPERTY INSPECTION: At Any Time  
 FINANCING: None – All Cash

**DESCRIPTION:** These two non-contiguous timber tracts are located in the heart of Oregon’s coastal range, 5± miles north of the Yaquina River community of Nashville. Both tracts have some frontage along Green Mt. Road. The Seller will complete pre-commercial thinning on both tracts prior to close of escrow.

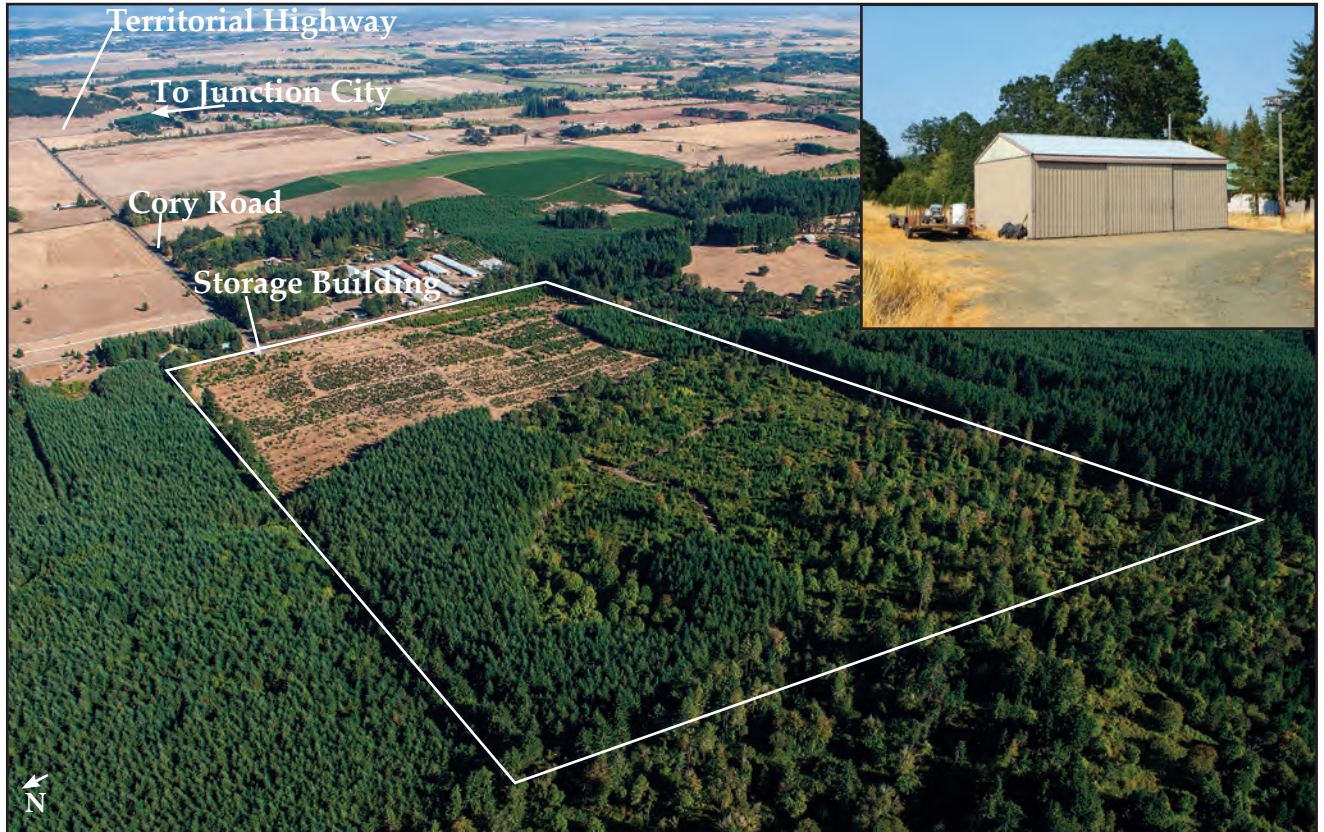
**Auction Property #4**, the 45± acre tract, is well-stocked with 16-year-old Douglas-fir reproduction with some residual alder and Douglas-fir on 7± acres of the north-facing slope. Access into the property is from Green Mountain Road into the southwest corner. Logging roads are rocked and the topography has both north- and south-facing, moderate- to steep-slopes, that can accommodate yarder logging. The property is high site II.

**Auction Property #5**, the 48± acre tract, is located just south of Auction Property #4, and contains 42± acres of well-stocked 16-year-old Douglas-fir reproduction, and 6± acres of residual merch Douglas-fir, and alder. Logsdan Road bisects the tract, and a logging road from Logsdan Road into the northeast corner provides access to the western portion of the tract.

Topography is a mix of gentle to moderate, northwest- and southwest-facing slopes, which can accommodate ground-based logging. The property is a high-site II.

The Auction provides opportunity to acquire both tracts, with 85± acres of well-stocked 16-year-old Douglas-fir that has been commercially pre-thinned in order to enhance long-term growth and productivity of the high-site coastal timberland.

**LOCATION:** Township 10 South, Range 8 West, Sections 13 and 24, Tax Lot 301  
 Township 10 South, Range 8 West, Section 23, Tax Lot 30



PUBLISHED RESERVE: \$292,500  
 LAST ASKING: First Time Offered  
 SIZE: 97± Acres  
 ELEVATION: 500± Feet

ZONING: EFU -- Exclusive Farm Use  
 PROPERTY INSPECTION: At Any Time  
 FINANCING: None – All Cash

**DESCRIPTION:** This 97± acre tract is located at the foothills of the Coastal Range, 4± miles west of Junction City, Oregon, along Cory Road, just west of Territorial Highway. 42± acres in the eastern section of the property have been leased for Christmas trees. The Christmas trees that remain will be removed prior to close of escrow, at expiration of the lease. The leasee is interested in a new lease. The remaining 55± acres contain the following: an estimated 393 MBF of 37-year-old Douglas-fir, located in the northwest section on 14± acres, well-stocked 9-year-old Douglas-fir reproduction on 34± acres, and well-stocked 17-year-old Douglas-fir reproduction on 5± acres. Please see Supplemental Information Package for detail timber inventory, with type map.

The property is highly-productive timberland, with most of the land being Site I, providing a new owner with opportunity to replant the 42± acres that had been leased with Douglas-fir so that the entire property can be managed as a tree farm.

The Topography is gentle to rolling, east-facing. Adjoining uses include residences and farm along Cory Road, with forest land to the north, south, and west. Several vineyards are nearby, including High Pass Winery and Pfeiffer Vineyards.

Zoning may allow a farm-related dwelling under certain conditions. Please see Supplemental Information Package for details. On-site septic and well are required.

There is a small metal building on the property, near Cory Road, which can be used for storage.

**LOCATION:** Section 32, Township 15 South, Range 5 West, Tax Lots 400 and 500



PUBLISHED RESERVE: \$79,500

LAST ASKING: \$135,000

SIZE: 27,007± Square Feet

ZONING: CC -- Community Commercial

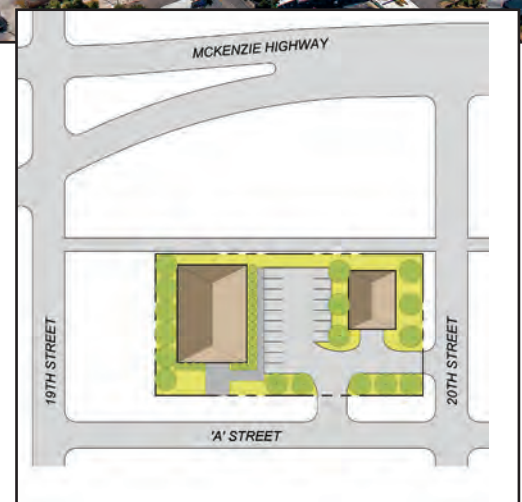
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This commercial development site is located at the corner of South A and 20th Streets, one-half block south of Main Street, also known as McKenzie Highway. The property is 100 feet by 270 feet, and could be developed for a wide-range of uses that include retail, service, and professional. The site has good exposure from McKenzie Highway traffic travelling east. There are several older oak trees on the property that could be incorporated into the development design. Nearby uses include a restaurant, offices, shop, warehouse, and residences. Rosboro Mill is nearby.

All utilities are available to the property.

LOCATION: 156 South 20th Street, Tax Lot 5200



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





PUBLISHED RESERVE: Call Auction Information Office

LAST ASKING: \$60,000

SIZE: 9,148± Square Foot Residential Infill Development Site

ZONING: Medium Density Residential

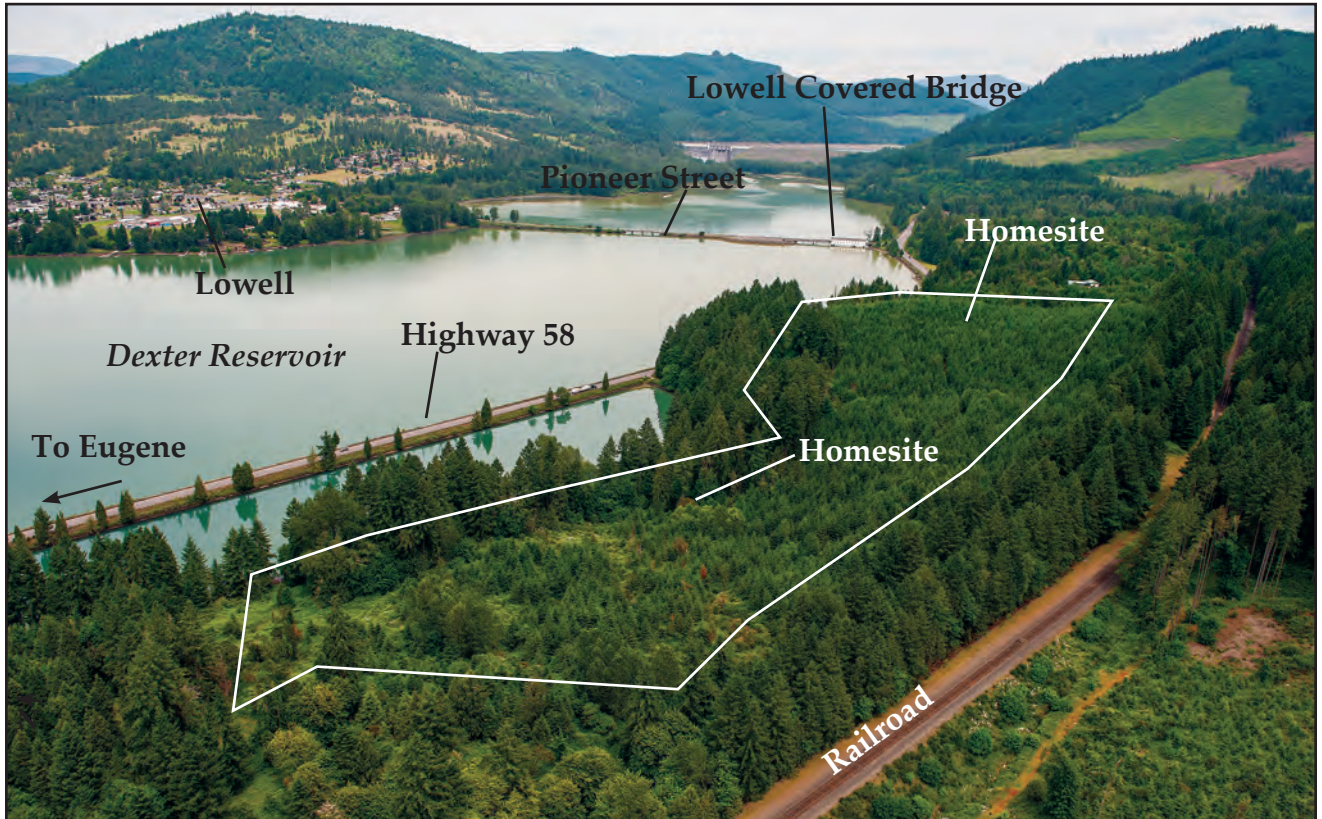
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 9,148± square foot residential development site is located along Deadmond Ferry Road in Springfield, approximately 1.5 miles east of Interstate-5 and north of PeaceHealth Sacred Heart Medical Center. The property is also near a large business park which includes Federal Express, Symantec Corporation, PeaceHealth, Gustina Resources, Richardson CAP, and additional companies, in part due to the excellent access to I-5. The irregular-shape site is primarily level, with all utilities available at Deadmond Ferry Road. There is a shared driveway with the adjoining home to the west.

The medium density residential zoning allows for 14-28 units per acre and the property could be developed for a triplex, duplex, or single family home, subject to the special Flood Hazard Overlay. Please see Supplemental Information Package for plan review details.

LOCATION: 255 Deadmond Ferry Road, Springfield, OR APN: 17-03-15-40-0152



PUBLISHED RESERVE: \$138,500

LAST ASKING: \$197,500

SIZE: 44± Acres

ELEVATION: 700± to 800± Feet

ZONING: F-2 -- Impacted Forest Lands

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This timber tract, located along a hillside overlooking Dexter Reservoir, is within a 25-minute drive of Eugene and I-5, and has a combination of 16- to 24-year-old well-stocked Douglas-fir, and conditional-use approval for two home sites. The property contains two tax lots of 13± and 31± acres, each with a conditional-use approval for a dwelling, dated August 2014 and valid for a period of four years, and with an initial extension of two years. Please see Supplemental Information Package for copies of Lane County Approvals.

There is access from Highway 58 in the northeast section with a road that also provides access to the western portion of the tract which contains the other home site. Both home sites will require on-site septic and well. Power is available from Highway 58.

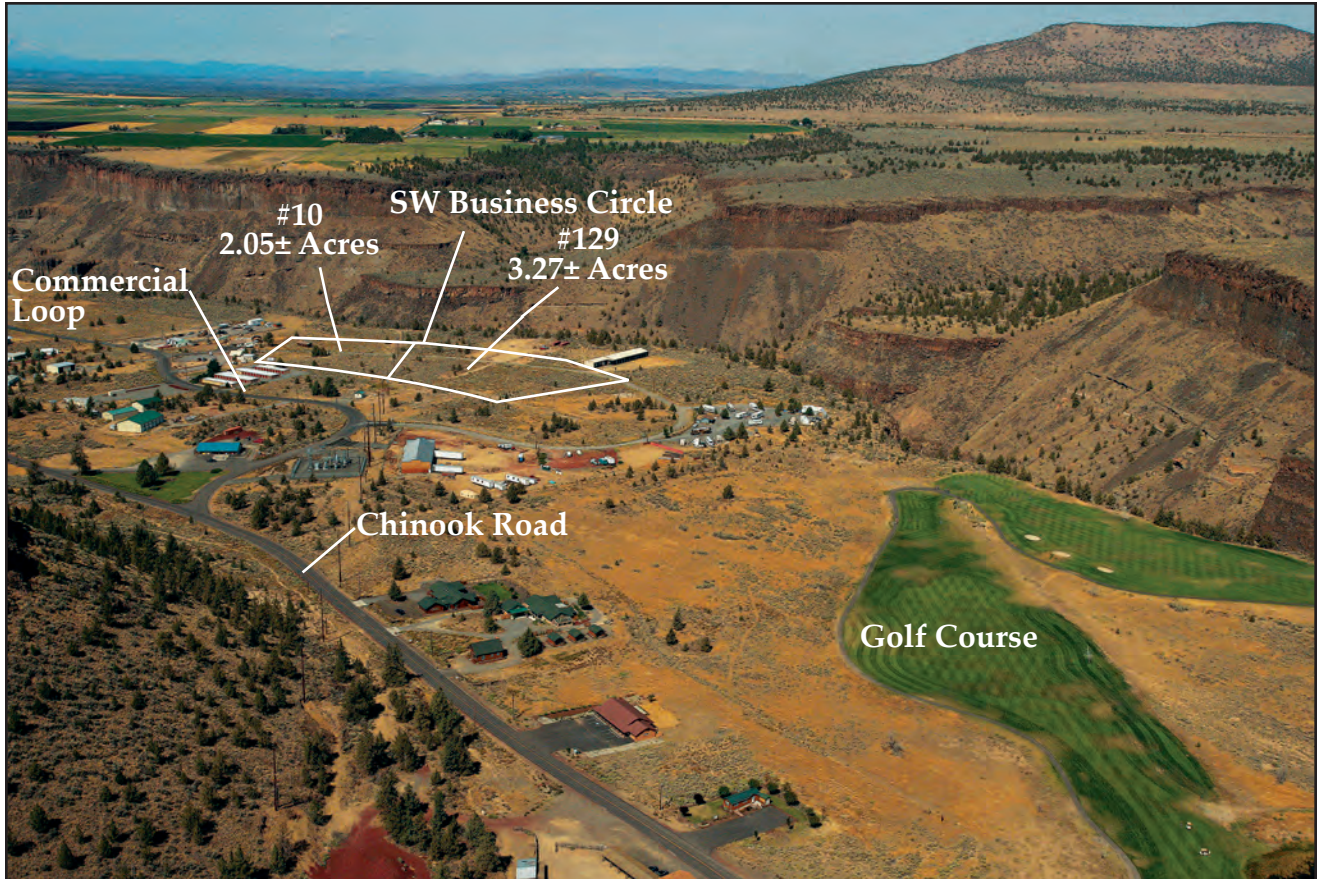
There is an estimated 12 acres of 24-year old Douglas-fir, with the balance of the property containing 16-year-old Douglas-fir.

It is projected that within 20 years, the tract will contain an estimated 878 MBF, providing opportunity to have both long-term asset growth, with some near-term cash flow, from the harvesting of timber. Please see Supplemental Information Package for timber inventory and growth projection.

Topography is mostly moderate north-facing slopes, with a site index of III. The southern boundary of the tract is along Southern Pacific Railroad.

Dexter Reservoir is popular for boating, sailing and fishing. The Lowell State Recreation Site, with docks and a boat launch, is located nearby on the western edge of the Reservoir. The Lowell Covered Bridge Interpretive Center is also nearby. The community of Lowell is on the north side of the Reservoir, and I-5 is a 15-minute drive west along Highway 58.

**LOCATION:** Township 19 South, Range 1 West, Section 22, Tax Lots 300 and 400



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).



PUBLISHED RESERVE: \$99,500

LAST ASKING: First Time Offered

SIZE: 1,440± Square Foot Building on 5,000± Square Foot Lot

ZONING: C - MU -- Central Mixed-Use

PROPERTY INSPECTION: Please call Auction Information Office to Arrange

FINANCING: None - All Cash

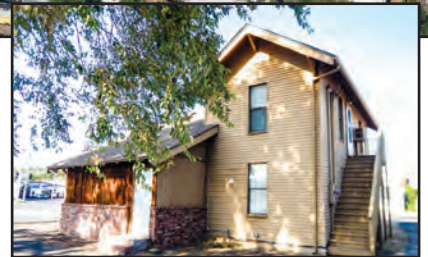
DESCRIPTION: This two-story 1,440± square foot home was built in 1905, and has been updated as well as converted to a professional office. It is located near the corner of SW 10th and Court Streets, near the Pendleton Round-Up Arena. The building is vacant, and has been used by the Information Technology (IT) Department for Pendleton Grain Growers.

The main floor has two offices, bathroom, and storage. The second floor has two offices, and lunch room with kitchenette. There are outside stairs from the second floor.

The wood frame building has decorative brick and a covered porch. There is off-street parking in the rear that accommodates two cars. The building has electric heat, and air conditioning units.

The property is located within the Pendleton Urban Renewal District, and certain financial incentives may be available to assist with improvements to the property. Please see Supplemental Information Package for detail.

LOCATION: 215 SW 10th Street, Tax lot 600





PUBLISHED RESERVE: \$475,000

LAST ASKING: First Time Offered

SIZE: 80± Acres

ELEVATION: 375± to 688± Feet

ZONING: F -- Forest

PROPERTY INSPECTION: Please call Auction Information Office. See Supplemental Information Package for Map and Directions.

FINANCING: None – All Cash

DESCRIPTION: This 80± acre tract is located next to Cape Arago State Park, along Oregon's south coast near North Bend and Coos Bay. Auction Property #123, owned by the same Seller, is located a mile east of the property.

The property has an estimated 1,760 MBF of primarily 50-year-old Sitka spruce, based on an updated timber inventory by Stuntzner Engineering and Forestry.

The topography is primarily moderate west-facing slopes. There is physical access to the tract to the southeast section from lands managed by Campbell Global, and from Weyerhaeuser Land to the south. The Douglas-fir site class is III+.

The new owner will need to obtain a road-use agreement from either Campbell Global or Weyerhaeuser.

LOCATION: Township 26 South, Range 14W, Section 20, Tax Lots 900, 1000 and 1400

# 13

## Timber Tract near Canyonville Douglas County, Oregon



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 4± Acres

ELEVATION: 900± Feet to 1,200± Feet

ZONING: FF -- Farm Forest

PROPERTY INSPECTION: At Any Time

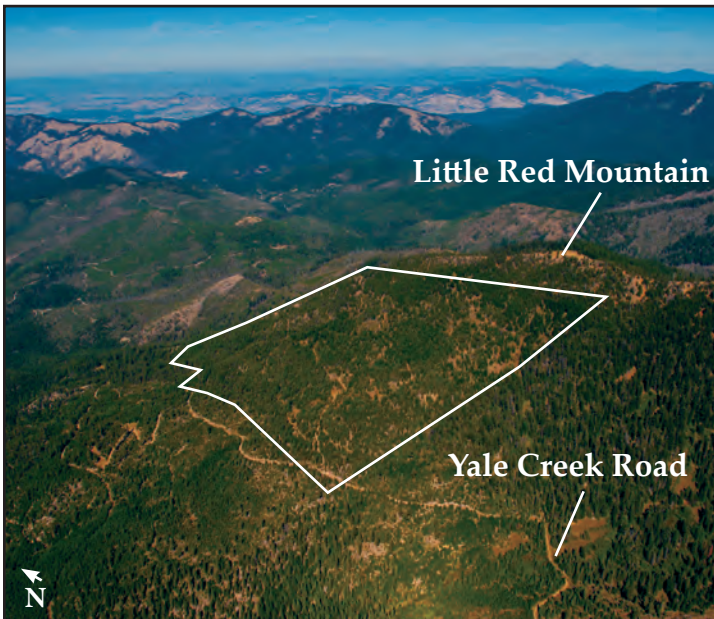
FINANCING: None – All Cash

DESCRIPTION: This 4± acre irregular-shape timber tract is located along a hillside, above Canyonville. The tract has no legal access, and is adjacent to private lands to the north, east, and west. The B.L.M. is the adjoining owner to the south. The tract consists of three tax lots, and has some residual conifer and hardwoods.

LOCATION: Township 30 South, Range 5 West, Sections 26, 27, 34, Tax Lots 400, 500 and 100

# 14

## Little Red Mountain Timber Tract, within Rogue River Siskiyou National Forest, Jackson County, Oregon



PUBLISHED RESERVE: \$95,000

LAST ASKING: First Time Offered

SIZE: 311± Acre

ELEVATION: 4,300± Feet to 6,000± Feet

ZONING: FR -- Forest Resource

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 311± acre timber tract is located within the Rogue River Siskiyou National Forest, along the north-facing slopes of Little Red Mountain, six miles north of the Oregon and California state line.

There is an estimated 462 MBF of a mixed residual of Douglas-fir, white fir, cedar, and pine. Yale Creek Road, USFS 1099, provides physical access to the southwest corner from Little Applegate Road, which is 7 miles northwest of the tract.

Topography is moderate to steep. A system of logging roads provides access throughout the property, but is in need of improvements.

The property is not well-stocked.

The adjoining owner along the southeast section is Oregon Department of State Lands. The adjoining owner for the balance of the property, with the exception of the northwest corner which is private, is USFS.

LOCATION: Township 40 South, Range 2 West, Section 24. Tax Lot 3300



PUBLISHED RESERVE: Call Auction Information Office

LAST ASKING: \$47,500

SIZE: 675± Square Feet

ZONING: General Commercial (C Gchx)

PROPERTY INSPECTION:

Date	Time
Saturday, October 17	10 a.m. to 12 p.m.
Saturday, November 7	10 a.m. to 12 p.m.

FINANCING: None – All Cash

DESCRIPTION: This floating home is located in the Jantzen Beach Moorage, off North Jantzen Avenue, along the Columbia River; however, it is being sold as personal property and will need to be moved. The home was built in 1965 and has two bedrooms and one bathroom, an open deck facing the river, and a covered porch that faces the dock. The kitchen design is open to the living room. The exterior has been updated including installation of newer windows and doors, metal roof, and cedar shake siding. The interior is unfinished.

LOCATION: 1755 North Jantzen Avenue, Portland, Oregon, Multnomah County, APN: P545664





**PUBLISHED RESERVE:** Call Auction Information Office

**LAST ASKING:** No Prior Sale

**SIZE:** 1,342± Square Foot Two bedroom, Two Bathroom Home (109 S. Oak Street) and 3,800± Square Foot Building (610 W. Main Street)

**ZONING:** C – 1 -- General Commercial

**PROPERTY INSPECTION:**

Date	Time
Saturday, October 24	11 a.m. to 1 p.m.
Saturday, November 7	11 a.m. to 1 p.m.

**FINANCING:** None – All Cash

**DESCRIPTION:** This portfolio, comprised of a two bedroom rental home and a 3,800± square foot commercial building, is located in downtown Centralia, Washington, near Centralia College, a two-year public college, and provides opportunity for renovation for a-mixed use investment. The parking lot at the rear of the home is used to serve the commercial building at 610 W. Main Street.

The two bedroom, one bathroom home at 109 S. Oak Street is on a 6,001± square foot site, was built in 1880, and is vacant. The home is in need of repair to both the roof and electrical system. The back porch had been used as a hair salon, and there is a one-vehicle carport attached.



*610 West Main Street*





*109 S. Oak Street*

The 3,800± square foot commercial building at 610 W. Main Street is on a 7,297± square foot site and had one tenant, the El Agave Mexican Grocery, which has vacated the space. The remainder of the building, which totals 2,500± square feet, has a storefront and is also vacant.

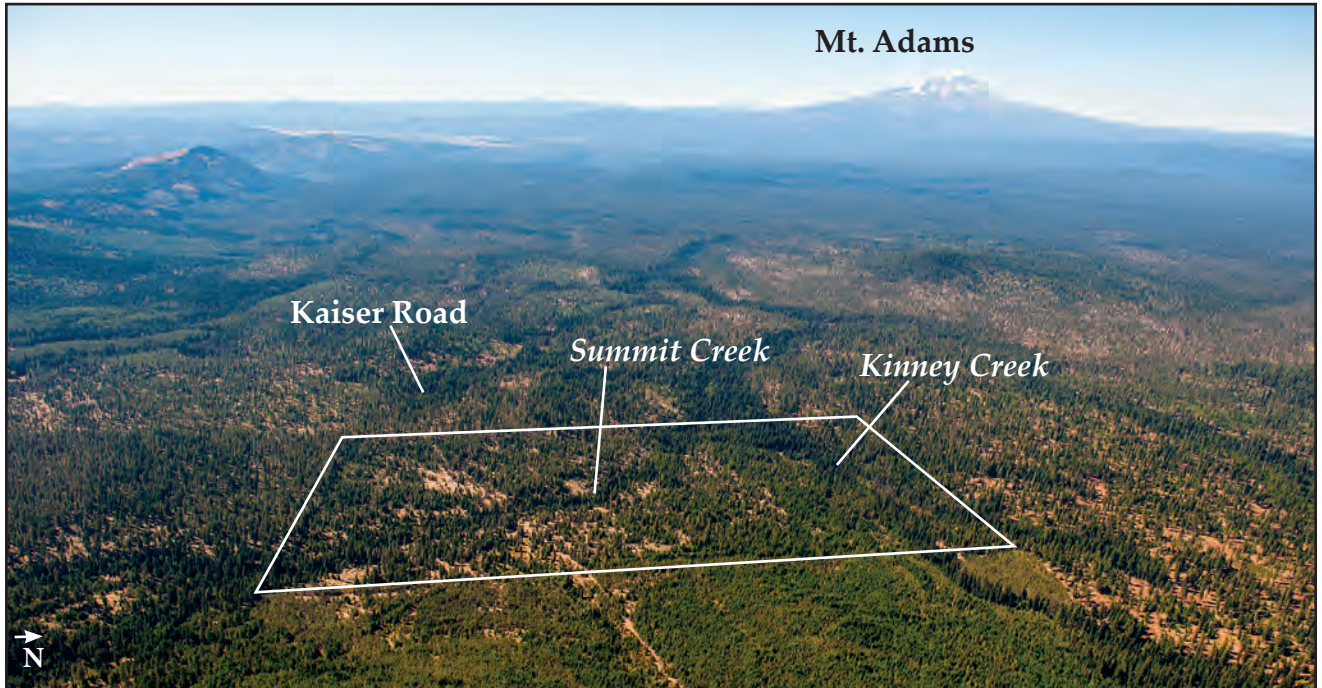
Auction Property #142 is adjacent to 610 West Main Street and is being offered in the November 18 Sealed Bid Auction.

Centralia College's 30± acre campus is located a block south of the property, and the popular McMenamins Olympic Club, with hotel, theatre, pub and brewery, is within a five-minute walk of the property.

LOCATION: in Centralia, Washington:

610 W. Main Street - APN 000460002000

109 S. Oak Street – APN 000460003000



**PUBLISHED RESERVE:** No Minimum Bid

**LAST ASKING:** First Time Offered

**SIZE:** 320± Acres

**ELEVATION:** 3,200± to 3,400± Feet

**ZONING:** OS -- Open Space

**PROPERTY INSPECTION:** Travel Permit Required. Please contact Auction Information Office

**FINANCING:** None – All Cash

**DESCRIPTION:** The 320± acre Summit Creek and Kinney Creek Timber Tract is located within the southern part of the Yakama Indian Reservation, 15± miles northwest of Goldendale, Washington. In 2001, the property was enrolled in the Natural Resources Conservation Service (NRCS) Riparian Enhancement CRP Program to improve the quality of the riparian areas along both Summit and Kinney Creeks through fencing to exclude livestock. A total of 56 acres has been fenced -- 18 acres along Kinney Creek in the northern section of the tract, and 38 acres along Summit Creek in the southwestern portion.

Replanting efforts to restore native species were undertaken starting in 2001, using Douglas-fir, ponderosa pine, Sitka alder, aspen, black cottonwood, and others.

The Seller's conservation efforts have had the objective of improving long-term productivity of this timber tract, which had been harvested in 1991. The property was purchased in 1997 and has been enrolled in the NRCS program starting in 2001. A Forest Management Stewardship Plan was prepared by the Seller in 2011, and is available in the Supplemental Information Package.

The tract has moderate to rolling topography, with physical access from Kaiser Butte Road into the southwest corner of the property. There is a logging road that provides access through the property, and a culvert where the road crosses Summit Creek.

The location of the property within this area of the Yakama Indian Reservation requires a travel permit. There is no fishing or hunting allowed on the property unless one is a member of the Yakama Nation.

**LOCATION:** Township 6 North, Range 15 East, West 1/2 of Section 4

APN #06-15-0400-0002

## WITHDRAWN



PUBLISHED RESERVE: No Minimum Bid  
 LAST ASKING: First Time Offered  
 SIZE: .4± Acre  
 ZONING: RCX -- Residential Commercial Mixed-Use  
 PROPERTY INSPECTION: At Any Time  
 FINANCING: None – All Cash

DESCRIPTION: This infill development site is located in Tacoma's Fern Hill neighborhood, near a library, and the new Baker Middle School campus, two blocks west of the property.

The .4± acre site is a former substation site owned by Puget Sound Energy, and has frontage on both S. Thompson and S. Yakima Avenues, providing several options for development.

The zoning will allow multi-family development with a maximum height of 60 feet, plus opportunity for townhomes and apartments. Please see Supplemental Information Package for zoning details.

Both Phase I and Phase II Environmental Reports are available from the Seller, and are part of the Supplemental Information Package.

There is 150 feet of frontage along S. Thompson Avenue, which is elevated above the street, and 100 feet of frontage on S. Yakima Avenue. The site is level, and has a gravel surface.

All utilities are available to the property.

The Seller will retain a 10-foot-wide easement on the east side of the site, for future electric and gas lines.

The adjoining brick building, which is privately owned, has a 10 inch encroachment into the loading dock. Please see Supplemental Information Package for property survey.

LOCATION: 8051 S. Thompson Avenue. APN# 9425000190



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

# 20

## Parcel with Residential Zoning Pierce County, Washington



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: .92± Acre

ZONING: MSF -- Moderate Density Single-Family

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This residential parcel is located just south of Eatonville, Washington. Eatonville is a small town 34± miles south of Tacoma, just off Highway 7. The MSF zoning primarily allows for single and two family dwellings, but the property at this time has no legal access. There is physical access from a private road off of Highway 161. The property is primarily forested with a mixed stand of conifer and hardwood trees.

LOCATION: APN #0416224031. Township 16 North, Range 4 East, Section 22

# 21

## Ensley Road Residential Parcel, near North Hamilton and Cascades Highway, Skagit County, Washington



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 1.09± Acres

ZONING: SFR -- Single Family Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1.09± acre parcel is located along Ensley Road, a mile northeast of the Skagit River community of Hamilton. The property is level, with 346 feet of Ensley Road frontage, and has good access to Highway 20, the North Cascades Highway. The zoning will allow a home site. Power is available. On-site septic and a well are required.

A power line easement is along the southern portion of the parcel.

LOCATION: Township 35 North, Range 6 East, Section 11.  
APN# P67298

# SEALED BID OFFERINGS

Sellers of these properties want to make them available to our entire list of buyers. Due to location, unique circumstances surrounding the land, improvements, and many potential uses of the properties, they have decided to evaluate offers by Sealed Bid.

Sellers will evaluate each offer on its individual merit, and will accept the offer that is at, or above, the Published Reserve Price which best meets the terms and conditions of the Auction.

Should the bids fail to reach the Published Reserve Price, the Seller retains the right to accept a particular offer, reject all offers, or counter the offer that most closely meets requirements.

All Sealed Bids must be accompanied by Certified Funds for ten percent (10%) of the bid price as an earnest money deposit. Within three (3) business days of acceptance of a bid, earnest money deposit must be increased to ten percent (10%) of the accepted bid price. Checks should be made payable to the Realty Marketing/Northwest Client Trust Account. Due diligence should be completed prior to bid submissions. Bidders will be notified of acceptance or rejection of bids no later than five business days after the bid submission deadline. Escrows will close within 30-45 days of the date of the bid acceptance.

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*OREGON*

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*WASHINGTON*

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*CALIFORNIA*

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100  
thru  
102

***New Oceanfront Three Bedroom Condominiums  
and Development Site in Neskowin  
Two Hour Drive from Portland***





100  
thru  
102

Two Oceanfront Three Bedroom, Three Bathroom Condominiums, adjacent to Infill Oceanfront Development Site, Neskowin, Oregon



	#100	#101	#102
MINIMUM BID:	\$445,000	\$455,000	\$485,000
LAST ASKING:	\$619,000	\$619,000	\$728,000
SIZE:	3 Bedroom, 3 Bath,	3 Bedroom 3 Bath	10,000± S. F.



ZONING: NESK-R3 -- Neskowin High Density Urban Residential Zone

PROPERTY INSPECTION: Open House Dates as follows:

Date	Time
Sunday, October 11	11 a.m. to 1 p.m.
Saturday, October 24	1 p.m. to 3 p.m.
Sunday, November 15	11 a.m. to 1 p.m.

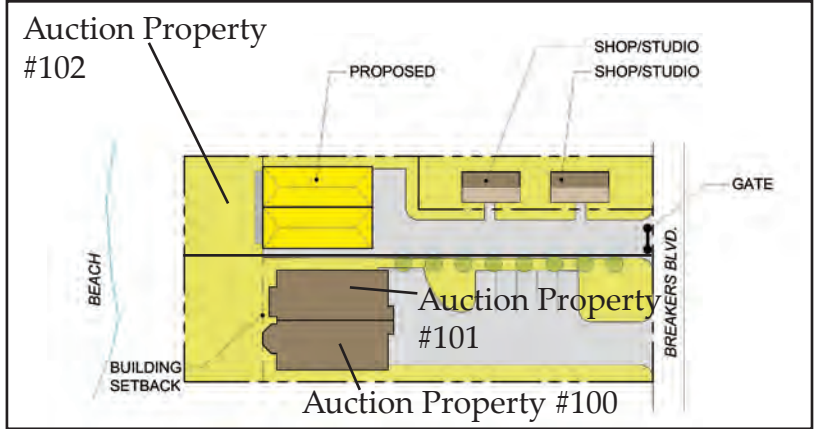
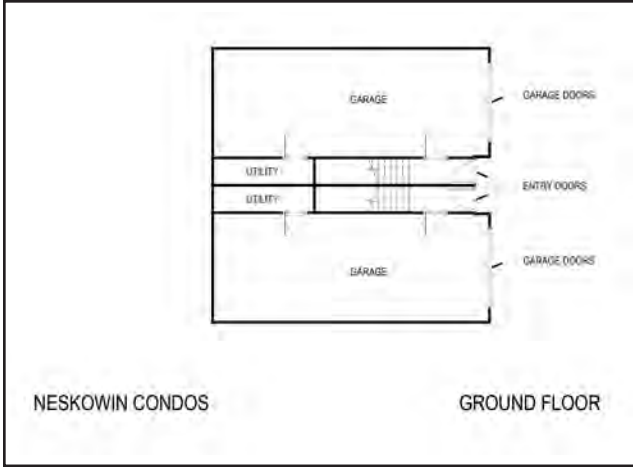
FINANCING: None – All Cash

DESCRIPTION: These two, three bedroom three bath oceanfront Pinecrest Condominiums, and adjoining 10,000± square foot infill oceanfront development site, have a spectacular location along a high bluff above the beach in Neskowin, with views south to Proposal Rock and Cascade Head, and north to Nestucca Bay.

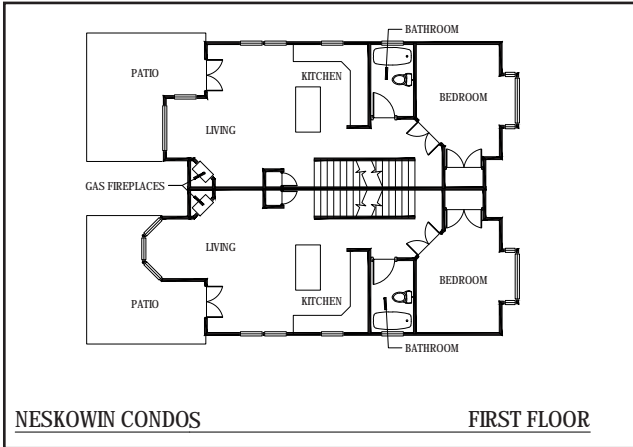
Neskowin has a secluded location between Pacific City and Lincoln City, along Highway 101, within a two hour drive of Portland, and 70 minute drive of Salem

Neskowin has six miles of pristine beach, a golf course, and the Neskowin Trading Company retail

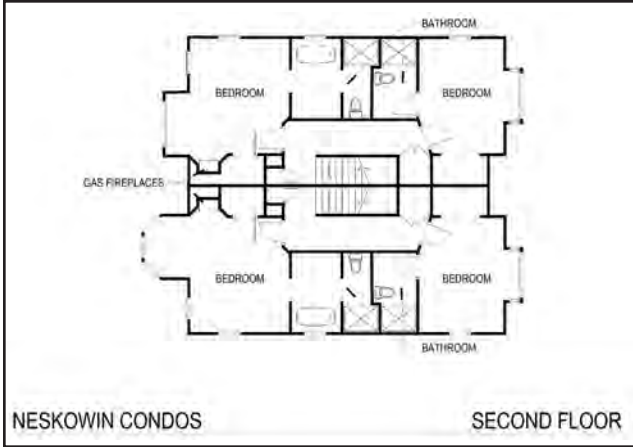




Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



Master suite on second floor



First floor bedroom or office

*View south to  
Proposal Rock*



complex with marketplace, bistro, wine shop, and art gallery. Additionally, Neskowin is home to the Neskowin Chamber Music concert series, and both the Nature Conservancy Cascade Head Preserve, and Sitka Center for Art and Ecology, are nearby.

Lincoln City's Chinook Winds Casino, Hotel and Golf Course is a twenty minute drive, and Salishan Spa and Resort with championship oceanfront golf course, is a forty minute drive.



*Neskowin Trading Company is nearby*

The two condominiums and the development site are located within the southern end of Neskowin, at Breakers Blvd and Salem Street, and have easy one block access to the beach, and a short walk to the Neskowin Trading Company.

The Chelan Condominiums are to the north, and private residences are to the south.

The two Pinecrest Condominiums were designed in a craftsman style by Anderson Shirley Architects, of Salem, and have exterior cedar shake shingles. The units were completed in 2014.

The adjoining 10,000± square foot site was planned originally for four additional Pinecrest Condominiums, but a new owner will have the option to develop them independently, as either two single-family homes, or as four units, under the NESK-R3 zoning.



*Great room with fireplace, and with door to outdoor patio*



*Fully equipped kitchen in Auction Property #101*

### **Auction Property #100 and Auction Property #101**

The two three bedroom, three bath condominiums have nearly identical floor plans, each with 1,463± square feet of living space on two floors, and a lower level main entry plus garage that can accommodate two cars each plus utility room.

Auction Property #100, or Unit 1, the southern condominium, is being sold without appliances, but is otherwise completed and move-in-ready. Auction Property #101, or Unit 2, the northern condominium, includes all appliances, and is completed and move-in-ready. The buyer of Unit 2 will have the option to purchase the furnishings package for \$15,000. Please see Supplemental Information Package for details.

The first floor of these units is designed with a kitchen and great room, with expansive views of the beach south to Proposal Rock and north to Nestucca Bay. Auction Property #100 has oak kitchen cabinets, and Auction Property #101 has maple kitchen cabinets. Granite countertops are used with a tile backsplash. There is generous storage, and a pantry.

The great room has a gas fireplace, and reading nook, and doors that open to a fenced patio with brick pavers. There are shore pines and beach grass that provide privacy from the beach below. The main floor has a full bathroom, and bedroom that could also be used as an office or study.

The second floor has two master suites. The oceanview master suite has a gas fireplace with small sitting area, and the full bathroom has both a bath tub and tiled shower. The second master suite has a view east to Breakers Boulevard and the bath has a tiled shower. A laundry area for a washer and dryer is between the two master suites.



*Master bathroom in Auction Property #101*



*View north from outdoor patio*

Both units are fully carpeted and tiled, with tile installed in the kitchens and in all bathrooms. There is electric forced air heat, and propane provides gas for the cook top and the two fireplaces in both units.

Homeowner Association Dues (HOA) are projected to be \$200 per month for the maintenance of the common areas, which include the driveway and paved guest parking area.



*Development site adjacent to Auction Property #101*

#### **Auction Property #102 – Oceanfront Development Site**

The 10,000± square foot oceanfront site has 50± feet of frontage along Breakers Blvd., and has 200± feet of depth. It consists of two 5,000± square foot tax lots. The property was originally planned to accommodate four additional Pincrest Condominiums which were not developed, due to market conditions. The Tillamook County zoning is NESK-R3 zoning, or high density urban residential, which will allow the two tax lots to be developed individually, or in its entirety, and can accommodate two homes.

The site slopes up to the bluff above the beach. There is a geotechnical report from the Seller which is part of the Supplemental Information Package. The beachfront below both the development site, and the two condominiums, has riprap.

**LOCATION:** Auction Properties #100 and #101 -- 48790 Breakers Blvd. (Units 1 and 2)  
Auction Property #102 -- Tax lots 4601 / 4602

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



PUBLISHED RESERVE: \$180,000

LAST ASKING: \$324,428

SIZE: 8,125± Square Foot Building

ZONING: C-4 -- Commercial

PROPERTY INSPECTION:

Date	Time
Sunday, October 25	11 a.m. to 1 p.m.
Sunday, November 8	11 a.m. to 1 p.m.

FINANCING: None – All Cash



**DESCRIPTION:** This 8,125± square foot, one-story commercial building, with full basement and five store fronts, is located at the corner of 9th and Commercial Streets in the heart of the Downtown Historic District of the Columbia River waterfront city of Astoria. It has a strategic location along Commercial Street, which is the major one-way route through downtown Astoria east to Portland.

The building is vacant, and is listed as a historic structure by the City of Astoria Historic Landmarks Commission, providing opportunity to a new owner for a 20% Federal Tax Credit for renovation, and a special pre-renovation tax assessment for up to ten years.

The concrete and wood building was constructed in 1924 as the M + N Building, also known as the Mary and Nellie Building, named for Mrs. Mary C. Flavel and her daughter Nellie Flavel.

Pacific Power and Light was the first, and primary, tenant, and remained at this location until 1971. Sears also occupied the building until 1996.

Additionally, the building has been the location of a bank branch and other retail and commercial uses.

The four-story Spexarth Building, recipient of a 2008 Historic Preservation Award, is one block west at 8th and Commercial Streets. The Captain George Flavel House Museum, Clatsop County Court House, and U.S. Post Office are also nearby.

The building has three store fronts along Commercial Street, and two store fronts along 9th Street. 904 Commercial Street was used by the former bank branch and had lobby and teller areas, and break and work rooms and two restrooms. 922

Commercial Street is the smallest store front, and has a restroom. 936 Commercial Street has a large room, walk-in safe, work room, two bathrooms, and a small upstairs area. The two store fronts on 9th Street share an entry door, and each has a restroom. There is a full basement with an old freight elevator, currently out-of-order, which provides access to the sidewalk on 9th Street.

The building is in poor condition, and will require significant renovation. Options for its reuse are for single, or multiple, tenants.

The building is three blocks from the Astoria Riverfront Trolley, which is a three mile long heritage streetcar that operates along Astoria's waterfront, using former railroad tracks.

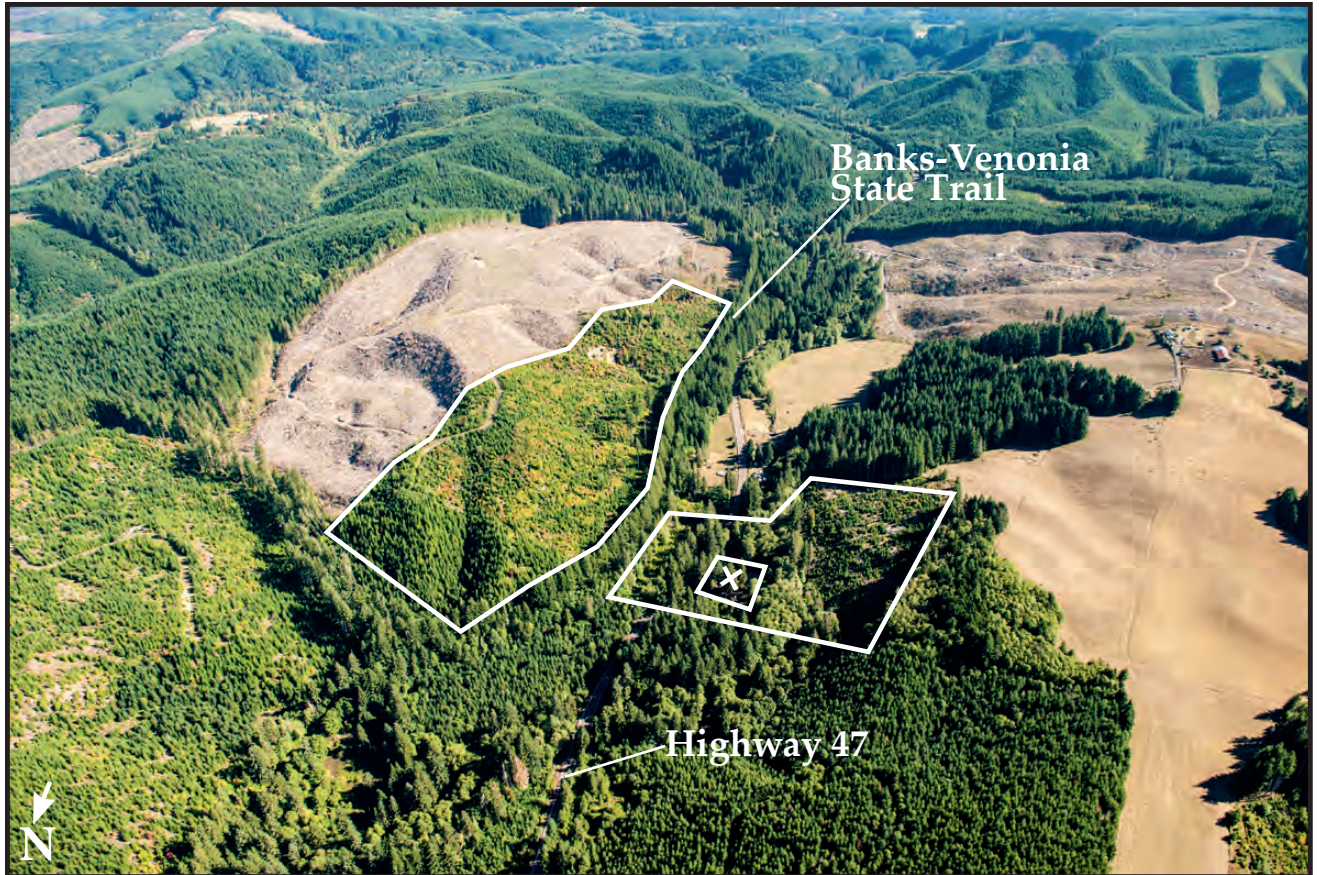
Astoria has been undergoing revitalization as a tourist destination along Oregon's north coast, with the restoration of the Liberty Theatre, historic Elliott Hotel, and mixed-use redevelopment of Mill Pond Village, providing both vacation, and year-round waterfront housing. Astoria has also grown as a cultural haven, with a mix of chef-driven restaurants, three breweries, Columbia River Maritime Museum, and Liberty Theatre, which operates as a performing arts center, concert hall, and elegant event venue.

LOCATION: 904 – 936 Commercial Street, Astoria Oregon. Tax Lot 5900



*Former bank branch lobby*

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



PUBLISHED RESERVE: \$99,500

LAST ASKING: First Time Offered

ELEVATION: 800± Feet to 1,000± Feet

SIZE: 57± Acres

ZONING: EFC -- Exclusive Forest and Conservation District

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 57± acre timber tract is located in the foothills of Oregon's coastal range, midway between Highway 26, and the town of Vernonia, on Highway 47. The tract contains two parcels. There is a 16± acre parcel on the westside of Highway 47 that contains well-stocked 8-year-old Douglas-fir reproduction. There is a small out-parcel which contains a residence. There is a 41± acre parcel east of the Highway, along the R.O.W. for the Vernonia Trail that links Banks to Vernonia, Oregon, that contains well-stocked 10-year-old Douglas-fir reproduction.

A Temporary Road-Use Agreement was obtained from the adjoining owner to the east when the Seller logged the property.

Both parcels have moderate- to steep-slopes. The Douglas-fir site class for both parcels is II.

LOCATION: Township 3 North, Range 4 West, Tax Lots 700 and 900

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



PUBLISHED RESERVE: \$3,600,000 / \$6.35 per square foot

LAST ASKING: \$6,000,000

SIZE: 13± acres

ZONING: HC -- Highway Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25 % down payment with the balance secured by a first deed of trust, amortized over 20 years at 6 % interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years.

DESCRIPTION: This 13± acre mixed-use development site is located in St. Helens, Oregon, along Highway 30, the Columbia River Highway, and is thirty miles from Portland. The property is the largest property available currently for sale in the market with highway commercial zoning. The zoning will allow for multi-family when the units are developed above commercial uses.

Other allowed uses in the HC zone are for motels and hotels. Conditional uses include schools, churches and as a recreation facility.

St. Helens in recent years has grown as a bedroom community to the Portland metropolitan area, with average household income within ten miles of the property, projected for 2016 to be \$70,969, according to Regis -- SitesUSA (2013.)

Both Safeway and Walmart are located nearby, and the Village Inn, and Bank of the West, are adjoining uses.





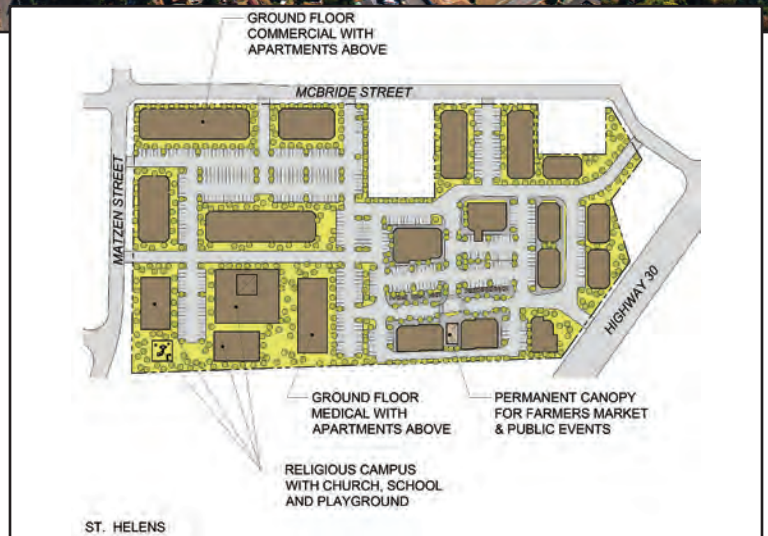
The property is located at the corner of McBride Street and Highway 30. The property had been used as a mobile home park.

The property is level and all utilities serve the site.

LOCATION: McBride Street and Highway 30

Tax lots 700, 900, 1000, 1100, 1200, 1600, 1800 and 1900

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



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

# 106 and 107

## New Nineteen Unit Group Home, Residential Care Facility, or Assisted Living Opportunity with Additional Ten Unit Development Site



	#106	#107	Bulk
PUBLISHED RESERVE:	\$1,350,000*	\$99,500*	\$1,449,500*
SIZE:	19,336± S.F. Building on .66± Acre Site	.58± Acre Development Site	

\*Sales of #106 and #107 are subject to sealed bids in the aggregate to equal, or exceed, \$1,449,500.

LAST ASKING: \$1,975,000

ZONING: RM2 -- Multi-family Residential

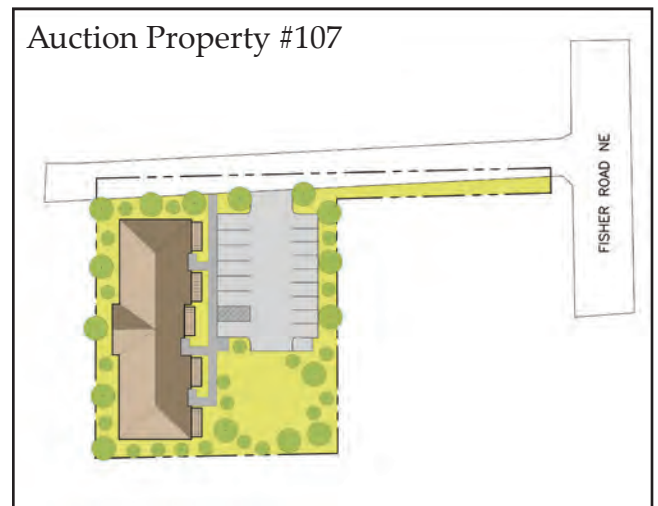
PROPERTY INSPECTION:

Date	Time
Wednesday, October 21	11 a.m. to 2 p.m.
Wednesday, November 4	11 a.m. to 2 p.m.

FINANCING: None – All Cash

**DESCRIPTION:** The nineteen unit, three-story Rodina Retirement Building, with a .58± acre development site, is located in Salem, Oregon, along Fisher Road NE, near the 99E Exit at I-5 and Chemeketa Community College. Several newer assisted living centers are located on Fisher Road NE, south of the property.

Auction Property #106, 19,336± square foot building, is 90% completed. An estimated \$225,000 is required in order to complete construction, which



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

*The .58 acre development was planned for a ten unit apartment building*



*Three story building designed with 19 units*

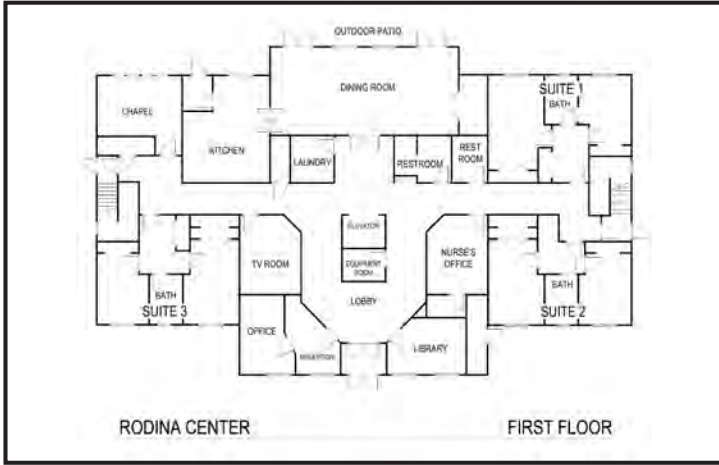


includes finishing the second and third floors, purchase and installation of elevator and design and implementation of landscaping.

The Rodina was originally designed and constructed to serve a targeted retirement population, with communal dining area, chapel, library, television room, and nineteen suites each with large bathroom, bedroom, sitting room and kitchenette.

The Rodina has opportunity for a new owner to utilize the building for a number of options, including as a specialized care facility for the elderly or disabled, residential treatment, group housing, conversion to studio apartments, extended-stay housing, and student housing.

The 19,336± square foot three-story building is of wood frame construction, with a main entry, and with parking. The main floor has a lobby with reception and office, and with a library adjacent to the front entry. Access to the elevator, which needs to be purchased and installed, is by the dining room. There is also



a television room, nurse's office with private restroom, two unisex common ADA restrooms (one with shower) and chapel on the main floor, along with an equipped, finished, commercial kitchen and large dining room that opens to an outdoor patio that could be used for events and meetings.

Three finished suites are on the main floor, two of which have washer and dryer hook-ups. The second and third floors have eight suites each, and a common laundry room. Both floors require installation of carpet and additional flooring material, finish painting, and installation of finish materials. Please see Supplemental Information Package for summary of work to be completed.

The building has electric heat, and each suite has an individual air conditioning unit and an individual electric meter. Stairways are located at both ends of each hall.

Auction Property # 107, the .58± acre development site, is located across from The Rodina, and has been proposed for up to ten apartments. All utilities serve this level site. A preliminary plan shows a total of eight two-bedroom, two bath, and two three-bedroom, two bath, apartments, plus fifteen parking spaces and a small common area. Other options for the property could be to provide parking for The Rodina if it is converted to extended-stay housing, or student housing for nearby Chemeketa Community College.

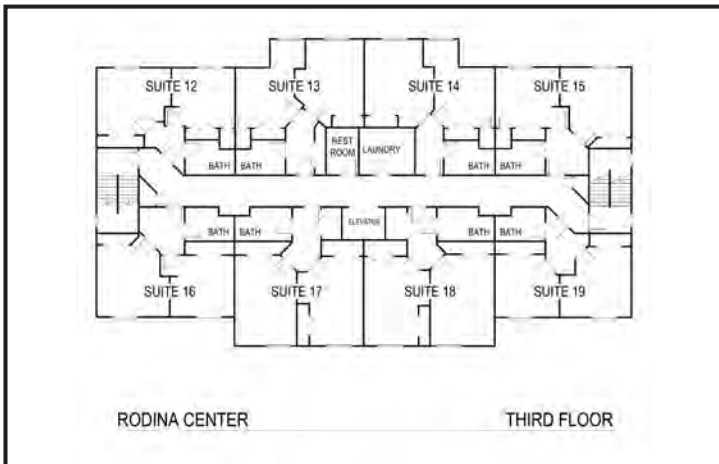
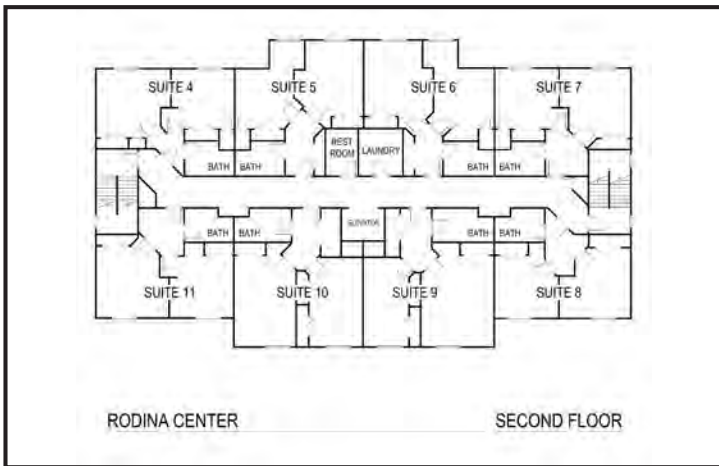
A 30 foot wide access drive provides access to both Auction Properties from Fisher Road NE.

LOCATION: SE 1/4, NE 1/4, Section 12, Township 17 South, Range 3 West

4107 Fisher Road NE

Tax lot 700 Tax lot 800

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



*First floor is finished*



*Fully-equipped kitchen*



PUBLISHED RESERVE: \$750,000

LAST ASKING: \$875,000

SIZE: 8,554± Square Foot Home on 1.21± Acre Lot

ZONING: Residential

PROPERTY INSPECTION:

By appointment only. Call auction information office

Date	Time
Saturday, October 17	11 a.m. to 1 p.m.
Sunday, November 8	11 a.m. to 1 p.m.

FINANCING: None – All Cash

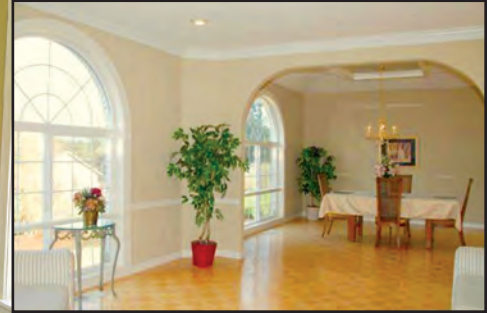
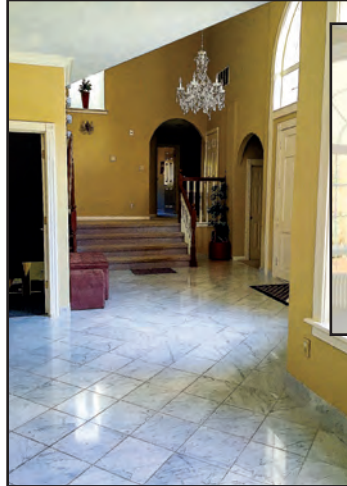
DESCRIPTION: This 8,554± square foot, 7 bedroom, 4 1/2 bathroom custom home, built in 1991, is located in west Salem at the end of a cul-de-sac on Hoodoo Drive, in Dream Valley Estates, Salem. This elaborate two-story home is situated on a 1.21± acres site and is gated for privacy. There are two self-contained living quarters within the home that could be used for family members: the nanny-style apartment, and the daylight basement, each with their own entry for privacy, and each with its own kitchen. Including the kitchen that serves the main home, there are three complete kitchens.

#### Main Floor

The main floor features a dramatic marble foyer with high ceiling and crown molding. The large kitchen has new granite counter-tops, tile backsplash, and new stainless steel appliances. An eating area within the kitchen, formal dining area, living room and private family room are all located within the east wing of the main floor. The west wing of the main floor contains an office, an oversized laundry room with



Main kitchen



Left: Foyer  
Above: Living room looking into dining room

Master bath



built-in cabinets, and two bedrooms that are Jack and Jill style and therefore share a bathroom. Also, accessible on the main floor, off the foyer, is a mother-in-law, or nanny, apartment, with its own kitchen, bedroom, small living area, bathroom, and steam sauna. There is private entry to this mother-in-law or nanny apartment from the west side of the main house.

**Second Floor**

The spiral staircase off the foyer provides access to the second floor, which leads to a spectacular over-size master suite and bath that features a large soaking Jacuzzi tub with imported European tile with 22 carat gold inlay, new granite counter tops, and large walk-in closet with built-ins. There is also a second bedroom on this floor that could be used as a craft or sewing room.

**Daylight Basement**

The 3,575± square foot daylight basement is accessible from the main floor or from a private entry located at the front of the home. The basement has a large recreation room, a full kitchen, two bedrooms and a bathroom. In addition, there is another office located in the basement with a fireplace and access to the fully finished garage.

Formal dining room



The home, built in 1991 by a local homebuilder, features brick work, and an oversized garage which can hold up to five cars. The grounds are fully landscaped, including concrete patio and gazebo. The home has gas forced air heat, central air conditioning, two fireplaces, skylights throughout, carpet, tile, laminate, marble and wood flooring, and is fully-equipped with an alarm system, intercom and music.

LOCATION: 2650 Hoodoo Drive, Salem, Oregon

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



PUBLISHED RESERVE: \$495,000

LAST ASKING: \$650,000

SIZE: 156± Acres

ELEVATION: 1,600± to 2,160± Feet

ZONING: TC -- Timber Conservation

PROPERTY INSPECTION: At Any Time

FINANCING: None -- All Cash

**DESCRIPTION:** This 156± acre timber tract is located along the west-facing slopes of the Silverton Hills, ten miles southeast of Silverton, and near the northeast boundary of the 9,000± acre Silver Falls State Park. There is excellent access to Highway 214. Salem is within a thirty-minute drive and Portland is within a one-hour drive.

Silver Falls State Park is one of Oregon's most spectacular state parks, with ten waterfalls and twenty-five miles of trail, providing both day use and overnight camping to nearly one million annual visitors to the Park. This timber tract has frontage along Grade Road, 140± acres of well-stocked 15-year-old Douglas-fir reproduction, and an estimated 145 MBF of 45-year-old Douglas-fir north of Grade Road. Adjoining lands to the south are owned by the State of Oregon, and to the east by both the BLM and the State of Oregon. The tract has views south to both Silver Falls State Park, and to Waldo Hills towards Aumsville and west Salem. There are a number of residences northeast of the tract, along Grade Road.

The Douglas-fir site class is II+.

**LOCATION:** Township 8 South, Range 2 East, Section 7, Tax Lot 500. From Silverton, take Highway 214 to Drake Crossing at the intersection of Powers Creek Loop, Highway 214 and Grade Road. Proceed 3.1± miles on Grade Road to the property.

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

# 110 and 111

## Two Residential Parcels Dallas, Oregon



	#110	#111
PUBLISHED RESERVE:	\$47,500	\$47,500
SIZE	2± Acres	2.17± Acres
LAST ASKING:	\$60,000	\$60,000
ZONING:	SR – Suburban Residential	
PROPERTY INSPECTION:	At Any Time	
FINANCING:	None – All Cash	

**DESCRIPTION:** These two residential homesites are located just west and outside the city limits of Dallas, on Clay Street. Clay Street provides access to the development via a gravel driveway. The homesites, which are being offered individually, are 2± acres (Tax Lot 306) and 2.17± acres (Tax Lot 308). Each lot has gentle, rolling topography and attractive territorial views.

Electricity, telephone and natural gas are available to each home site. There is a well for each home site, and a road maintenance agreement. A septic system is required for each home site.

**LOCATION:** Township 7 South, Range 5 West, Section 32 C, Tax Lots 306 and 308. From Highway 223 going south through Dallas, turn right on SW Washington. Follow approximately 6 blocks to SW Clay Street and turn right. Go .5± mile to the Auction Properties, which are lots on the left side of the road.

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





	#112	#113	#114	115	#116
PUBLISHED RESERVE:	\$195,000	\$150,000	\$500,000	\$225,000	\$395,000
LAST ASKING PRICE:	<i>Previously offered in bulk at \$960,000</i>			No Prior Sale	\$515,000
SIZE:	4± Acres	3± Acres	19.2± Acres	5.88± Acres	13.75± Acres

ZONING: IL – Light Industrial, and IH – Heavy Industrial

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller’s approval of Purchaser’s credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 5.5% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 45± acre industrial land portfolio is located in the Willamette Valley community of Dallas, a 25-minute drive west from Salem and I-5. The portfolio contains five parcels which range in size from 3± to 19.2± acres, and are all located within the Dallas Enterprise Zone, which provides significant tax and additional incentives for business firms to expand or to relocate to Dallas. The properties will be sold individually, with option for bidders to combine parcels as part of their bid submission. Please see Supplemental Information Package for detail information for the Enterprise Zone Incentive. A Wetland Delineation Report was prepared in 2006 by the Oregon Economic and Community Development Department, and is available in the Supplemental Information Package.

As an added incentive, the Seller is offering short-term financing to qualified parties who provide a 25% down payment.



All properties have access to water, sewer and electrical service supplied by Pacific Power.

Sales of Auction Properties #112, #113, and #114 are subject to partition approval by City of Dallas.

Property #112 – 4± Acres

PUBLISHED RESERVE: \$195,000

The 4± acre parcel is at the corners of S.E. Godsey Road, and S.E. Monmouth Cut-Off Road, and is adjacent to the former TYCO plant.

Property #113 – 3± Acres

PUBLISHED RESERVE: \$150,000

The 3± acre parcel has frontage along S.E. Godsey Road, and is also adjacent to the former TYCO plant.

Property #114 – 19.2± Acres

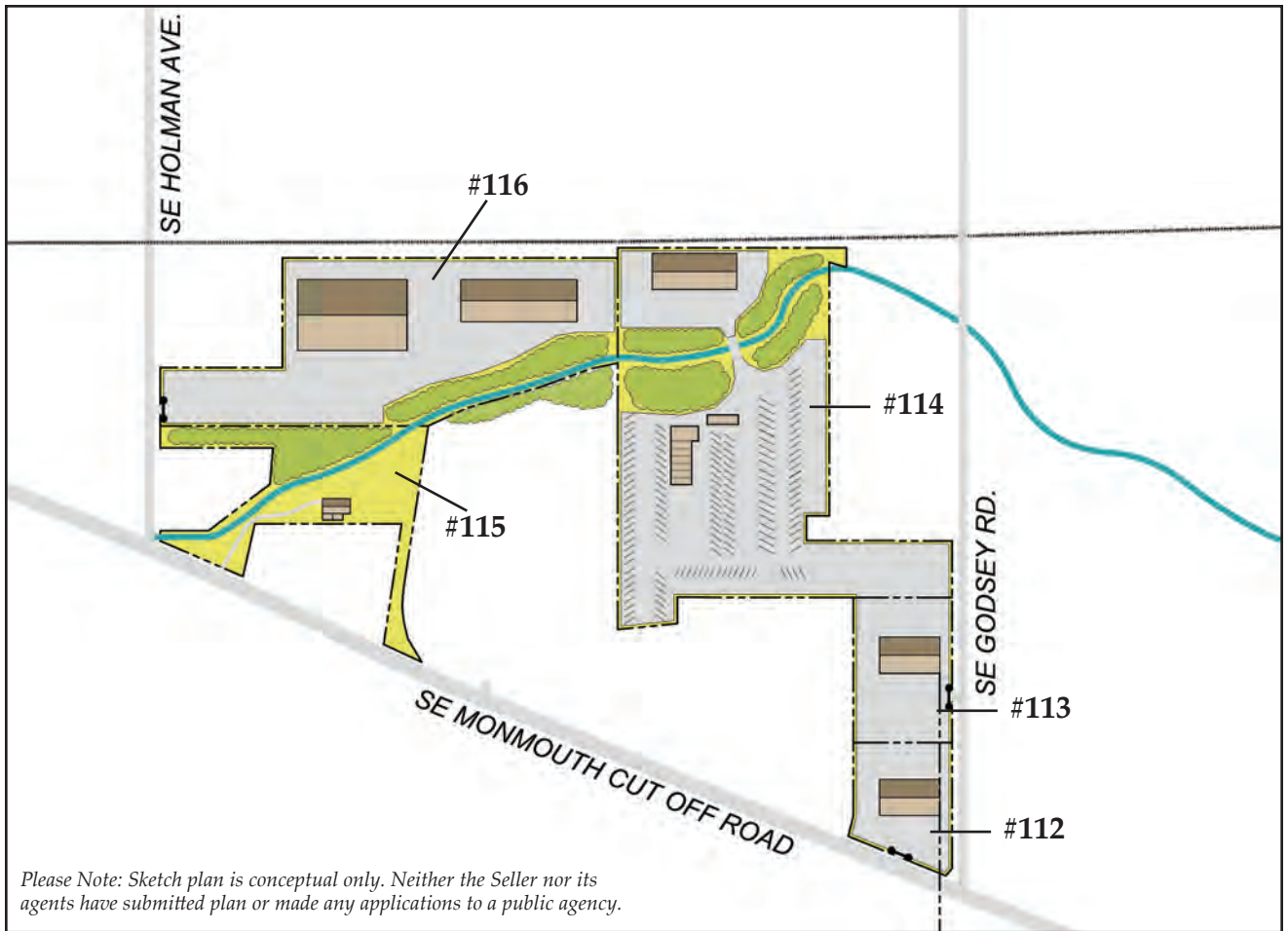
PUBLISHED RESERVE: \$500,000

This parcel is the largest in the portfolio, and has frontage along S.E. Godsey Road.

Property #115 – 5.88± Acres

PUBLISHED RESERVE: \$225,000

Property #115 is an irregular shape site and includes a metal 6,500 square foot shop building. There is



access from SE Monmouth Cut-Off Road. Ash Creek bisects a portion of the property.

Property #116 - 13.75± Acres

PUBLISHED RESERVE: \$395,000

Property #116 has frontage along S.E. Holman Road. A rail spur runs along the northern boundary. Ash Creek bisects the southeast corner.

LOCATION: Township 7 South, Range 5 West, Sections 4, 33 and 34

**SEALED BIDS DUE NO LATER THAN NOVEMBER 18, 2015**



PUBLISHED RESERVE: \$395,000

LAST ASKING: \$695,000

SIZE: 12.6± Acres with 103,650± Square Feet of Improvements

ZONING: R-1 -- Residential; RR-2 -- Rural Residential

PROPERTY INSPECTION:	Date	Time
	Saturday, October 31	11 a.m. to 1 p.m.
	Wednesday, November 11	11 a.m. to 1 p.m.

FINANCING: None – All Cash

**DESCRIPTION:** This former retail nursery complex is located along Oregon's central coast in the resort community of Waldport, 15 miles south of the city of Newport. Newport is home to Oregon's largest commercial fishing fleet, is the major hub for marine research and education in Oregon, and is a year-round tourist destination that includes the Oregon Coast Aquarium. Waldport is located within a 90-minute drive of Corvallis, and the I-5 corridor.

The property was operated until 2011 as the Oregon Coast Garden Center. The property contains 103,650± square feet of improvements which include greenhouse buildings, shop/warehouse, office, home, potting shed, and 26 hoop houses. Please note that the property is being sold As Is, and prospective bidders should inspect the property in order to determine condition of improvements.



### 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**

118  
thru  
120

*McKenzie River Frontage Recreation, Development,  
and Timber Portfolio — 260± Acres  
35 Miles from Eugene, Oregon*

***Rare opportunity to control three miles of  
McKenzie River frontage***



118  
thru  
120

*McKenzie River Frontage Recreation, Conservation, Timber and Development Portfolio, within 50-Minute Drive of Eugene, Oregon*



	#118	#119	#120
PUBLISHED RESERVE:	\$157,500*	\$1,135,000*	\$1,707,500*
LAST ASKING:	First Time Offered	First Time Offered	First Time Offered
SIZE:	8.64± acres with four cabins	145± acres	106± acres

\* Sales of Auction Properties #118, #119 and #120 are subject to sealed bids in the aggregate to equal, or exceed, \$3,000,000

ELEVATION: 1,000± Feet to 1,400± Feet

ZONING: F1 -- Impacted Forestry

PROPERTY INSPECTION: Do Not Disturb Tenants in Cabins

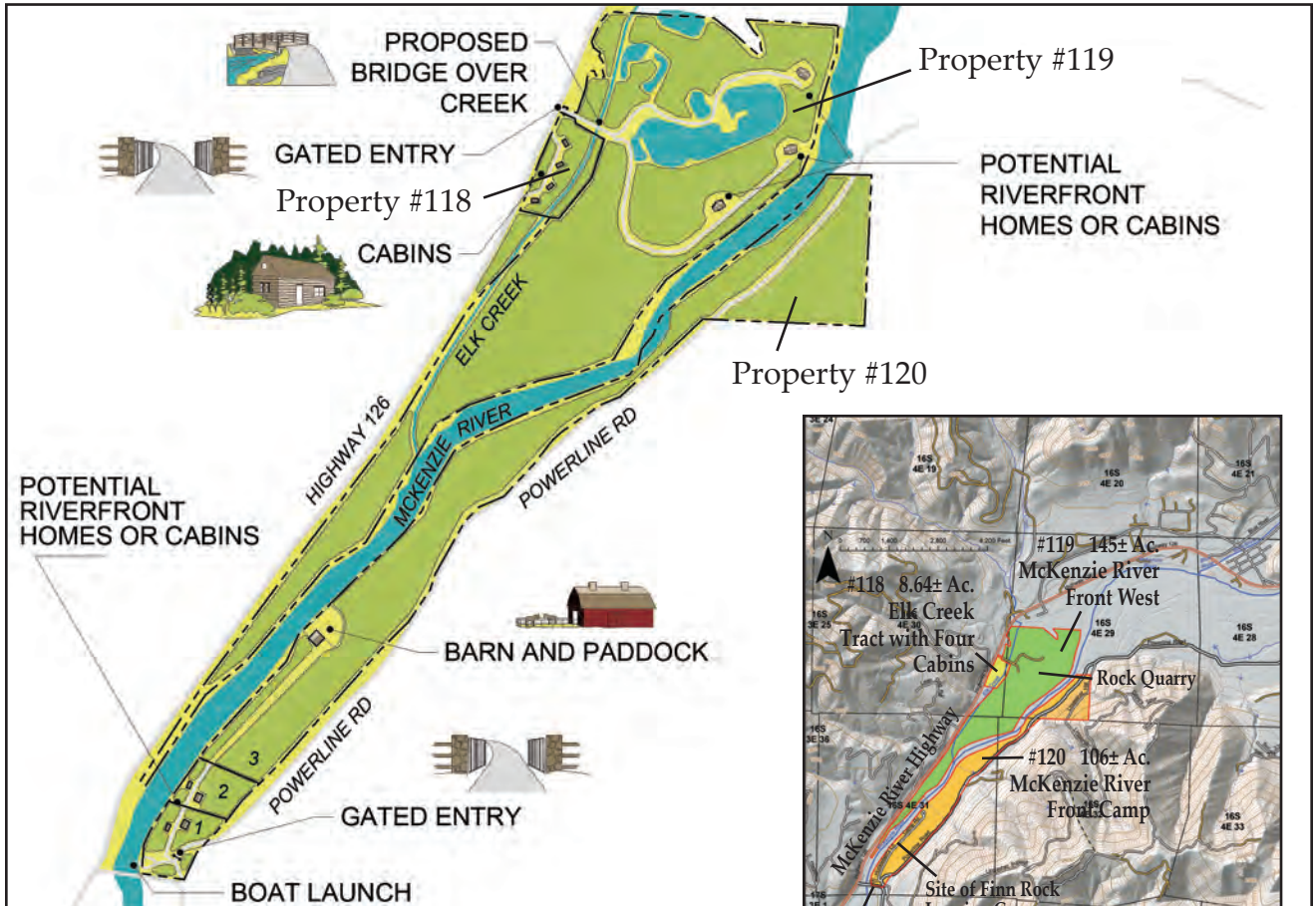
FINANCING: None – All Cash

**DESCRIPTION:** This portfolio of 260± acres, located along the McKenzie River Valley, has 3± miles of McKenzie River frontage, within one of the most popular stretches of the river for rafting, kayaking and fishing. The properties are located between the McKenzie River communities of Blue River and Nimrod, with proximity to Tokatee Golf Course, and are within an hour’s drive of central Oregon resorts. This Sealed Bid Offering by Rosboro -- one of Oregon’s largest private forest product companies -- provides the opportunity to acquire all three properties in bulk, individually, or in combinations.

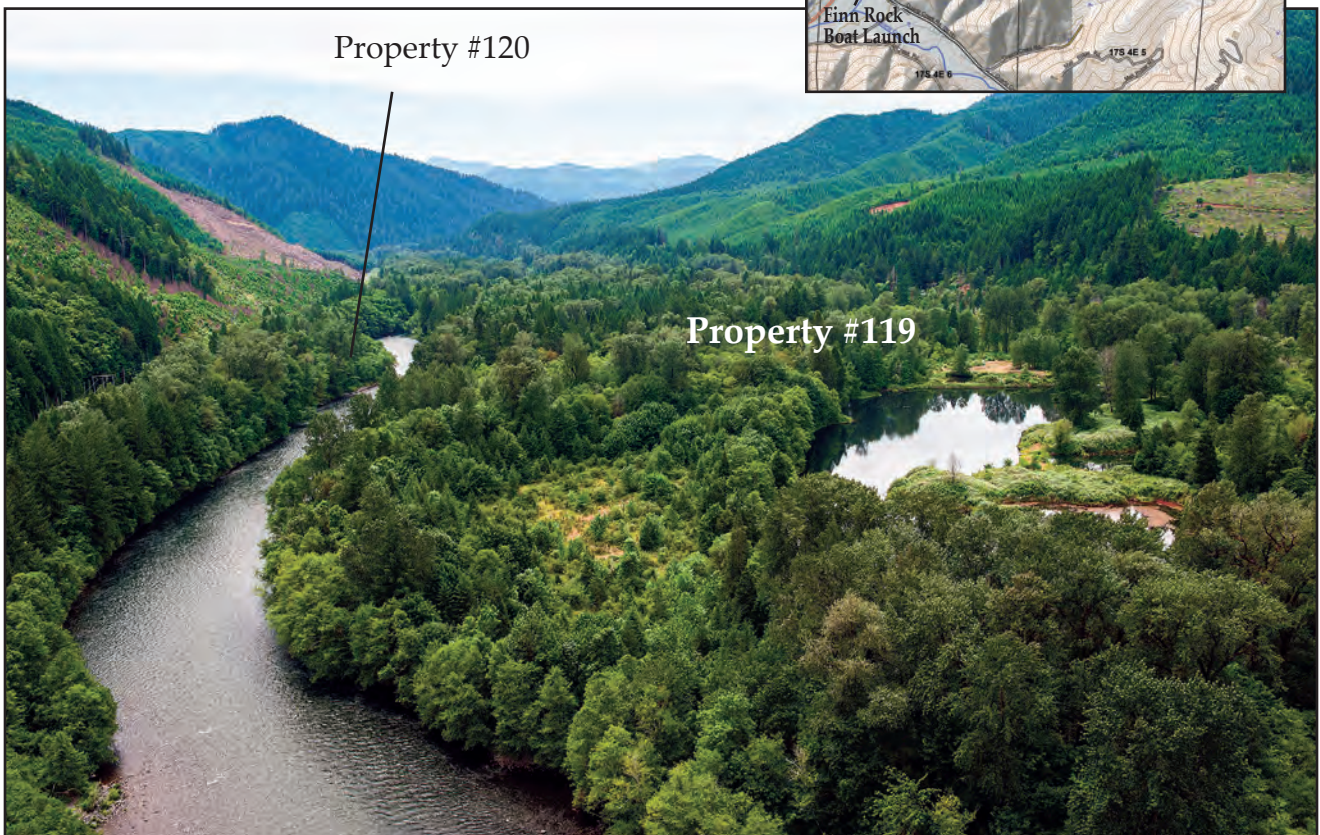
In addition to the rare opportunity to acquire and control 1.5± miles along both sides of the McKenzie River, this portfolio has potential entitlements for up to six riverfront home or cabin sites. Three of the potential entitlements are located on the 106± acre McKenzie River camp property, with over 9,000±



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



View west along Auction Property #119 riverfront, with rock quarry





*Artist sketch of Finn Rock Logging Camp*



*View of rock quarry pond on Auction Property #119*



*Finn Rock Boat Launch on Auction Property #120*

feet of river frontage, that includes the former Finn Rock Logging Camp which, in the 1940s, contained twenty homes, a church, and a company store which remained until 1980.

The Finn Rock Boat Launch is part of the McKenzie River camp property, and is used by the public as access to the popular rafting stretch between Finn Rock, and Helfrich Boat Landing. It could be used by the owner as a private boat launch, or leased to a private outfitter.

The portfolio also includes a four cabin complex on 8.64± acres along the McKenzie Highway, near the community of Blue River, and overlooks Elk Creek. The cabins provide the option for their replacement with new cabins that could be used for rentals.

Adjacent to the Elk Creek Cabins is the 145± acre McKenzie River West property that has potential entitlements for three riverfront home or cabin sites. In addition, the property has a rock quarry permitted for private use with a pond which could easily be incorporated into a recreation use that could include potential camp sites, fishing pond and system of hiking and jogging trails. Acquisition of the Elk Creek cabins by the same Owner would enhance rental potential, giving access to over 9,200± feet of river frontage.

There is an estimated 5,500 MBF of mature conifer and hardwoods, including Douglas-fir, white woods, red cedar and hardwoods on Auction Properties #119 and #120 (see Supplemental Information Package for inventory) which could provide some near term cash flow from logging, as part of the development of portions of the property.

The McKenzie River West Portfolio also has a significant conservation opportunity in the donation, or sale, of a conservation or Working Forest Easement in order to control any future development of potential home sites, or replacement of the four cabins, potential timber harvest, and additional quarry operations. The McKenzie River Land Trust has been very active in obtaining Conservation Easements, and in acquiring properties that have significant conservation value.

Acquisition of the entire Portfolio will provide opportunity to develop seasonal, or year-round, residential and recreation uses. Sale of the three individual properties is subject to bids in the aggregate to equal, or exceed, the bulk reserve price of \$3,000,000.



*One of four Elk Creek cabins*

### **Auction Property # 118**

Elk Creek Cabins

**PUBLISHED RESERVE:** \$157,500\*

The Elk Creek Cabins are located on an 8.64± acres site, with a common entry drive along the McKenzie River Highway. There is a total of four small cabins which range from 384± square feet to 760± square feet, built from between 1948 to 1978. Two of the cabins, each with one bedroom and one bath, are currently rented for a total of \$1,000 per month. The other two cabins are in fair to poor condition, and are vacant. There is a shared well and septic system which serve the cabins.

The cabins are on a ridge above Elk Creek, and are not within the flood plain.

A new owner could have the opportunity to replace all four with new cabins, upon Lane County approval, which could be rented year-round, or used as vacation rentals.

Access to the 145± acre McKenzie River West property is along the northern boundary.



*Existing trail system through Auction Property #119*



### **Auction Property # 119**

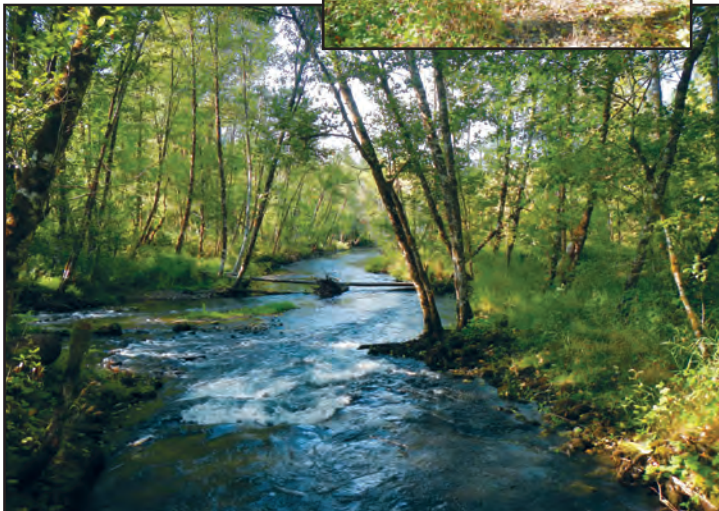
McKenzie River West with Rock Quarry, Timber, and Potential Entitlements for Three Dwellings

**PUBLISHED RESERVE:** \$1,135,000\*

The 145± acre McKenzie River West property has access from the McKenzie Highway, by the Elk Creek cabins. The old road bed was used for seasonal crossing on Elk Creek, and was used by Rosboro for its tree farm property when it operated the rock quarry. A new owner will need to develop year-round access with a bridge over Elk Creek to serve the three potential home and / or cabin sites.

There is an estimated 9,200 feet of McKenzie River frontage, and 3,280± MBF of timber, including Douglas-fir, white woods, red cedar, and hardwoods.

The property, with its unusual riverfront setting and seclusion, provides options for the development of three year-round private retreats. There is a walking trail around the property. Additionally, this property, in combination with the Elk Creek cabins, could provide an opportunity for seasonal or year-round rental income.



*View of Elk Creek, from below four cabins*

## Auction Property # 120

McKenzie River Camp with Finn Rock Boat Launch, and Potential Entitlements for Three Dwellings

**PUBLISHED RESERVE:** \$1,707,500\*

The 106± acre McKenzie River camp property has 9,100± feet of riverfront, with access from the McKenzie Highway. The Finn Rock Boat Launch, with small parking area, has been available for public access.

The southwest part of the property was the site of the historic Finn Rock Logging Camp. There is an all-weather road on the tract which served the logging camp, which in the 1950s contained twenty-two homes. Power is available, and there is an existing well on the property.

Rosboro has potential entitlements for up to three dwellings on the auction property which could be used for year-round homes or cabins with shared gated entry. The property is mostly level and could also accommodate a barn for each owner for horses or a shop.

The eastern boundary of the bulk of the property is along Powerline Road.

There is an estimated 2,280 MBF of timber, including Douglas-fir, white woods, and red cedar and hardwoods.

### LOCATION:

#118 - Township 16 South, Range 4 East, Sections 29 and 30, Tax Lot 700

#119 - Township 16 South, Range 4 East, Sections 29, 30, 31 and 32

#120 - Township 16 South, Range 4 East, Sections 29, 31 and 32

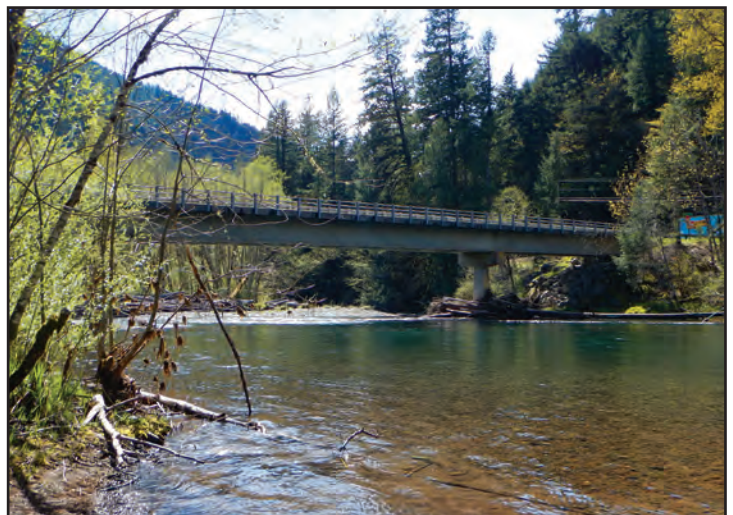
**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015**



*Popular stretch for fishing*



*Riverfront by Finn Rock Boat Launch*



*Quartz Creek USFS bridge*



PUBLISHED RESERVE: Call John Rosenthal at 800-845-3524

LAST ASKING: \$1,200,000

SIZE: 37.38± Acres

ZONING: Rural Industrial Zone (RI, RCP)

PROPERTY INSPECTION: By appointment only. Please contact Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 37.38± acre Willamette Valley industrial site has a strategic location at Exit 176 at I-5, and is located 16± miles south of Eugene, just north of Cottage Grove. The property was used for wood products operations for over 75 years. The prior owner, Westwood Lumber, purchased the property from Willamette Industries and operated the facility until 2012. All sawmill equipment has been sold.

There are 112,000± square feet of buildings, which have reuse potential for warehousing, distribution, manufacturing, and assembly operations, providing a new owner with opportunity to redevelop the property and have direct access to the I-5 corridor, which serves both the Pacific Northwest and California markets.

The main complex is 104,662± square feet and was used as a processing plant, warehouse, shipping and shop. A 1,200± foot rail spur is under cover, and was used for loading lumber. There is also a small office just north of the main complex and a 9,490± square foot accessory warehouse. The nearby boiler complex may have some reuse purpose, or may have value in its liquidation. There are three dry kiln buildings totaling 39,165± square feet that should be demolished as part of the redevelopment.



Over 100,000 square feet in main mill building



Rail spur into main mill building



Strategic location near I-5, Exit 176

The Coast Fork of the Willamette River has one-quarter mile of frontage along the eastern boundary of the property, and the auction property also includes a small 3± acre island.

A non-contiguous parcel of .92± acre is located just west of the site, is part of the sale, and contains a 500,000 gallon storage tank as part of the fire suppression system. There is a water sharing agreement with Whitsell Manufacturing, located across Saginaw Road, for the fire protection system.

The seller is in the process of obtaining a No Further Action Letter from the Oregon Department of Environmental Quality. Please see Supplemental Information Package for detail.

There is heavy power to the site, but to individual buildings will require installation. The seller has an estimate for the distribution of power to both the northern and southern portions of the site, which is included in the Supplemental Information Package.

The property has frontage on Saginaw Road which provides access to Exit 176 at I-5, and along Highway 99 which also provides access to Eugene.

2014-2015 taxes are \$13,400

LOCATION: 32941 East Saginaw Road – Saginaw, Oregon. Map and Tax Lot# 2003150000300 (36.46± acres) and 2003160000801 (.92± acre)

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



PUBLISHED RESERVE: \$90,000

LAST ASKING: \$135,000

SIZE: 5,027± Square Foot Building on 13,503± Acre Site

ZONING: C-3 -- Community Commercial

PROPERTY INSPECTION: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This vacant commercial building, with corner parking lot, is located in downtown Sutherlin, and had been used for a restaurant and tavern. All equipment, furniture and fixtures have been removed. It has an exterior of brick and stucco, with separate entrances, one for the restaurant, and one for the lounge. The parking lot is 7,405± square feet, and can accommodate additional development. The C-3 zoning allows uses that include retail, office, and restaurant, with residential use on the upper floor. Sutherlin is located along I-5, and is within a fifteen-minute commute to Roseburg.

Sutherlin has grown as a retirement community, and has proximity to golf courses, fishing, and Umpqua Valley wineries.

LOCATION: 122 and 138 West Central Avenue, Sutherlin, Oregon, Map #25-07-17 DC. Tax Lots 9600, 9700 and 9800, Douglas County



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

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

**123** *Kurzet Ranch*  
*604± Acre South Coast Land and Timber Investment*  
*Opportunity near Bandon Dunes Golf Resort*









PUBLISHED RESERVE: \$4,195,000

LAST ASKING: First Time Offered

SIZE: 604± Acres with Two Homes, Large Shop, Barns and Reservoir

ELEVATION: 100± Feet to 400± Feet

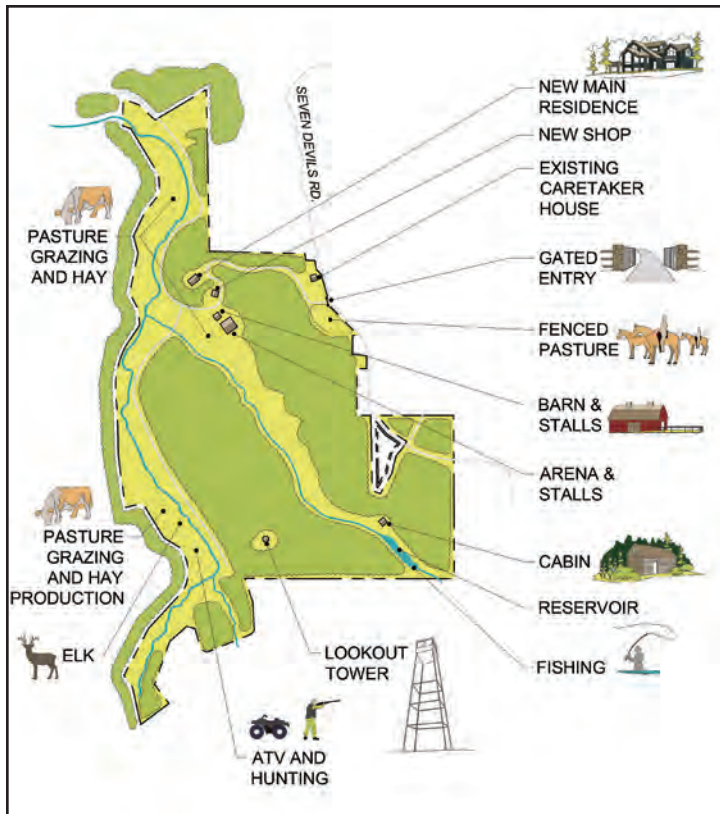
ZONING: F - Forest Zone; EFU - Exclusive Farm Use; RR-2 - Rural Residential

PROPERTY INSPECTION: Locked Gate - Please call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: The 604± acre Kurzet Ranch is a secluded coastal ranch and one of the largest private landholdings located near the Bandon Dunes Golf Resort, North Bend Airport, South Slough National Estuarine Research Reserve and the resort community of Bandon by the Sea. It has a combination of timber, recreation and conservation opportunities, which have both near-term cash flow, and long-term asset growth,

The property is being offered for the first time to the general public, and includes two homes, shop that can accommodate a helicopter, four barns, and an estimated 11.6 million board feet of 50- to 60-year old Sitka spruce, Douglas-fir, hemlock, and red alder. There are also 142± acres of high-quality bottomland with water rights for irrigation, and a reservoir.



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



Above: Resident elk herd

Right: Reservoir at south end of Kurzet Ranch



There are over 3.5 miles of Big Creek and East Fork Big Creek, both tributaries to Coos Bay, and both along the bottomland. Big Creek continues to support a notable population of coho salmon according to the Oregon Department of Fish and Wildlife, providing opportunity for riparian habitat enhancement.

The 16,000± acre South Slough National Estuarine Research Reserve -- an arm of Coos Bay -- is one of two protected estuaries in the Pacific Northwest, and is just east of the Ranch.

Kurzet Ranch is located along Seven Devils Road, 3 miles south of Charleston -- the fishing port of Coos Bay -- and a 20-minute drive to the North Bend Airport, which is serviced by both United Airlines and Seaport Airlines, and can accommodate corporate jet air traffic.

Bandon Dunes Golf Resort is a twenty-minute drive south from the Ranch, is known for having five of the best link courses in the world at one resort, and has grown to be one of the most popular golf destinations in the United States. Mill Casino and Hotel is located in nearby North Bend, and Bandon by the Sea, with its historic bay front, is a 20-minute drive from the Ranch.

The property has a resident Roosevelt Elk herd and resident herd of deer, and qualifies for two landowner preference tags. The Ranch is located in the Coos Bay Wildlife Unit.

The Ranch has 15± acres with residential zoning along the Seven Devils Road frontage that would allow additional development of 2± acre home sites. The balance of the property is zoned Exclusive Farm Use and Forestry.

#### TIMBER INVENTORY and LOCATION STRATEGIC TO LOG MARKETS

Stuntzner Engineering and Forestry has updated a 2011 Timber Cruise to reflect growth to 2015. The Seller has not harvested any timber during 27 years of ownership.

The timber is primarily 50- to 70-years old, and is located on 394± acres of the Kurzet Ranch.

Volume by species is as follows:

Species	Net Volume (MBF)
Sitka spruce	9,084
red alder	1,269
Douglas-fir	823
western hemlock	400
other conifer	78
	<u>11,653</u>

Volume by grade and size with timber type inventory and cruise method is available in the Supplemental Information Package.





*Three bedroom, two bath main residence*



*2,640± square foot shop*



*Big Creek located along bottomland*

There is a system of logging roads that will need some improvement, and provide access throughout most of the property. The majority of the property can accommodate ground-based logging system. The steeper slopes are along the Big Creek Drainage, which will require some cable logging. The Douglas-fir site class is III+, and the annual growth rate from 2011 to 2015 has been 4%.

The property has a strategic location and good proximity to wood product manufacturing facilities on the southern coast, and along the I-5 corridor, from Eugene to Medford, Oregon, providing opportunity to merchandise logs to a number of customers. Export log yards are located in nearby North Bend / Coos Bay.

### **Ranch Improvements**

There is a main residence with large shop and caretaker home, plus four barns from the property's prior use as a dairy farm.

The 1,539± square foot three bedroom, two bath main residence is located on a ridge with views toward the southwest of the Ranch. The one-story manufactured main residence is thirty years old, and in good condition. There is a woodstove in the living room, a large deck, and a covered carport. Heat is electric, and water is provided by a spring. There is on-site septic.

A large 1 1/2 story, 2,640± square foot shop building was initially built as a helicopter hangar, and has large bi-fold door at the front of the building. The building is now used as a shop, and has a concrete floor with wood furnace for heat.

The caretaker home is located near the main entry gate, and is a 1,688± square foot two bedroom, two bath home which was built in the 1930s and is in fair condition.

There are four barns located below the main residence along the bottomland which were originally used for dairy operations and storage for hay. The barns are open, and currently used for storage of equipment. They range from 6,240± to 10,000± square feet, and are all in need of repair.

There are above-ground gas and diesel storage tanks, located by the barn. The gas tank is 1,000 gallons; the diesel tank is 5,000 gallons. Additionally, there is a small reservoir that was constructed at the southeast end of the property, and has both a dam, and a spillway. It is used for both fishing, and to provide water for irrigation. It was constructed in the 1990s.

Existing Ranch equipment and rolling stock is available for purchase by the high bidder. Please see Supplemental Information Package for itemized inventory list.



## Water Rights

The Kurzet Ranch has a Certificate of Water Right (#46986) for irrigation from both Big Creek and East Fork Big Creek, with a 1981 priority date.

The Seller has made an application for additional irrigation, and has a permit dated July 2000 for water from East Fork Big Creek, and the reservoir. Please see Supplemental Information Package for copies of certificate, application and permit.

## Land Management Opportunity

The 604± acre Kurzet Ranch has no public access, and could be developed as a private retreat with a new main residence to replace the manufactured home, horse barn with arena, and additional ranch buildings to be located in the same locations as the old dairy and hay barns. Existing logging roads can be used for riding, hiking and ATVs.

Additional home sites could be developed on the 15 acres that have RR-2 zoning, along Seven Devils Road.

There are several excellent sites for guest cabins that could be located near the reservoir, or on the hillsides above the bottomland. The bottomland can continue to be used for high-quality hay production or for grazing of livestock.

Some value from a conservation or Working Forest Esegment could be obtained to enhance the riparian area along, and drainage above, both Big Creek and East Fork Big Creek, in order to improve habitat for salmon and steelhead.

*Fishing port of  
Charleston, five  
minutes from  
Kurzet Ranch*



Finally, a phased harvest of the mature timber can be undertaken to maximize values from both domestic and export markets that will provide sustained near-term cash flow.

Replanting the Kurzet Ranch with a combination of Sitka spruce, hemlock, and cedar, will provide long-term asset growth.

LOCATION: Township 26 South, Range 14 West, Sections 16, 21, 22, 27 and 28

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



*View of bottom-  
land and barns*



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**





PUBLISHED RESERVE: \$550,000

LAST ASKING: \$675,000

SIZE: 38± Acres

ELEVATION: 1,900± to 2,200± Feet

ZONING: FR -- Forest Resource

PROPERTY INSPECTION: Locked gate -- please call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This quarry contains a large deposit of basalt bedrock, meets Oregon Department of Transportation specifications for road construction, and has produced 1/4", 3/4", 1 1/2", 4", and pit run, wall rock and decorative boulders. The quarry is located 24 miles north of Medford, and has access to Highway 62, Crater Lake Highway, and Highway 234, both of which provide good access to I-5.

A Geo-Technical Report was prepared by McLucas & Associates in 2014, showing an estimate of remaining basalt bedrock reserve of 6.6 million tons. Please see copy of report that is available in Supplemental Information Package.

The Cabin Canyon Quarry property has been operated since the 1980s. From between 2003 and 2011, a total of 233,982 tons of aggregate was extracted from the quarry, with prices per ton ranging from \$6.74 to \$8.92. The property has not been operated during the past three years, and the DOGAMI Surface Mining Permit #15-0192 is in the process of being renewed, and transferred to the Seller.

The proposed Pacific Connector Gas Pipeline Project, which is under review by the Federal Energy Regulatory Commission and other public agencies, if approved, will create demand for up to 240,000 tons of resource for construction of the pipeline which will be located near Trail, Oregon, and the Cabin Canyon Quarry property, according to the McLucas report.

An estimated 11 acres of the site has been mined, and a pond is located at the extraction area in the northeast section of the property. A mobile home is on the property. The balance of the tract is covered with residual timber, and has moderate southeast- and north-facing slopes.

There is access from Highway 62 west on Highway 277, to West Fork Trail Creek Road, and then via an easement over a BLM gravel road. There is a locked gate, and the quarry is located a mile from the gate. Additionally, three other private landowners have access to the easement. The Cabin Canyon Quarry owner is responsible for road maintenance.

LOCATION: Township 33 South, Range 1 West, Section 30, Tax Lot 5402

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

OR FAX FORM ON PAGE 115 TO 503-242-1814



PUBLISHED RESERVE: \$19,500

Jefferson County 2014–2015 RMV: \$105,720

SIZE: 3.27± Acres

ZONING: CRRC -- Crooked River Ranch Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These three 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 three 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.

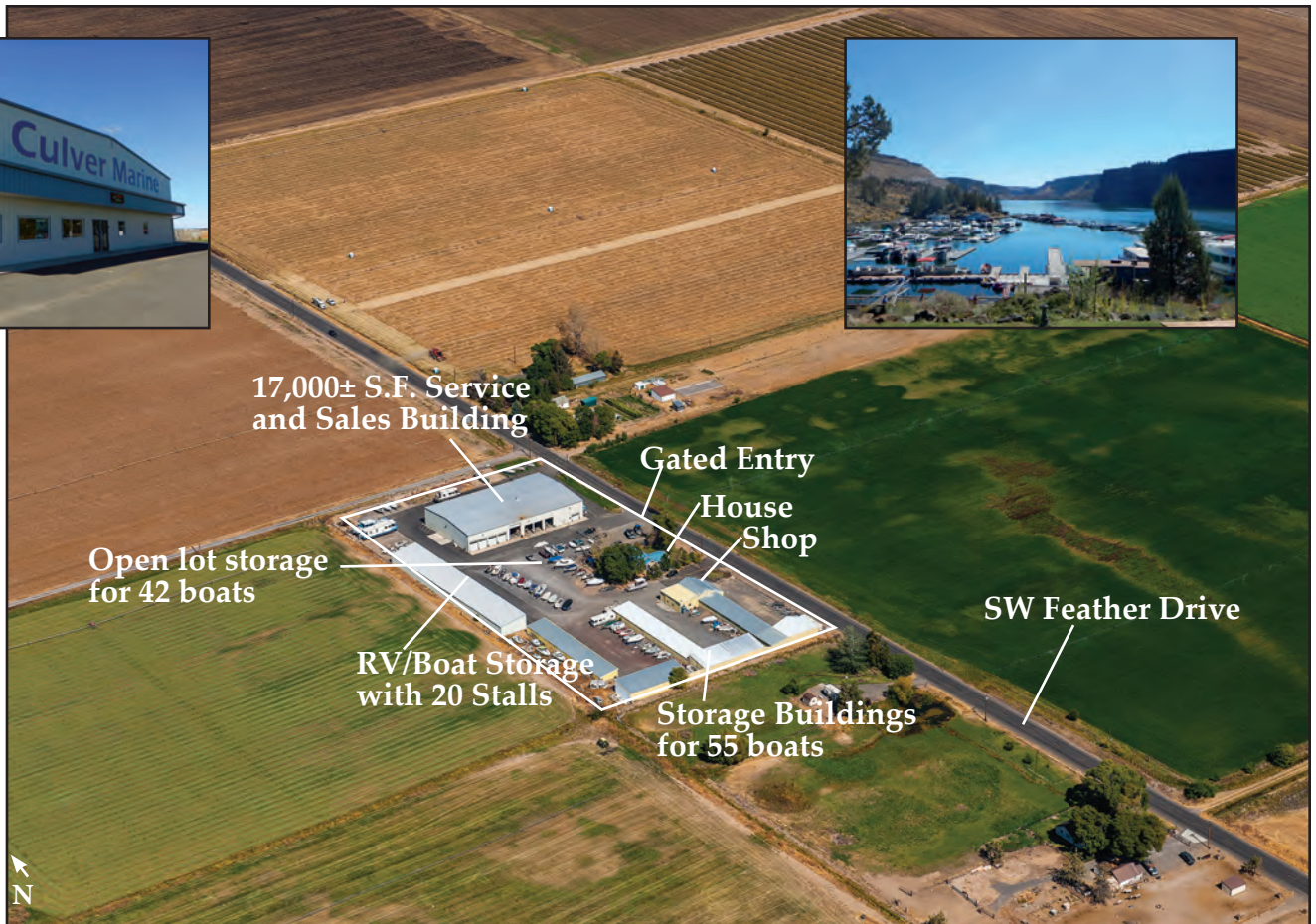
Auction Property #10, two one-acre lots, is being offered in the November 14 Oral Auction.

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

LOCATION: 14220 Business Circle Road, Crooked River Ranch – Terrebonne, Oregon. Tax Lot 1400 (Lot 81), Tax Lot 1500 (Lot 80), Tax Lot 1600 (Lot 79)

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

FOR SUPPLEMENTAL INFORMATION CALL 1-800-845-3524



PUBLISHED RESERVE: \$695,000

LAST ASKING: \$897,000

SIZE: 4.70± Acres with 43,504± Square Feet of Retail / Boat Repair and Storage Buildings, with Home

ZONING: EFUA – 1 -- Exclusive Farm Use -- High Value. Property has been granted a Conditional Use Permit for operation as a boat / RV storage

PROPERTY INSPECTION: Do not disturb tenant. Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This property is currently leased to Culver Marine, one of the largest facilities of its kind in central Oregon, for boat sales, service, and storage, located in Culver, Oregon, near Lake Billy Chinook and Cove Palisades State Park. It is five miles from Lake Billy Chinook and Cove Palisades State Park, and two miles west of Highway 97. The monthly lease income is \$7,500, and the Owner pays the taxes. Please see Supplemental Information Package for copy of the lease.

The 4.7± acre site has a 17,000 square foot steel frame metal building, built in 2005, which is used for both sales and boat repairs and service. 3,000 square feet are dedicated to retail, showroom, and customer service.

The retail area has a partitioned parts area, with a restroom. There is a shop area with 24 foot eave height, plus a total of 18 overhead doors with one additional overhead door at the southern end of the building.

There is a total of eight overhead doors on the south side of the building, and ten overhead doors on the north side of the building. The shop has an employee lunch room and a restroom. The building also has one 6 X 6 X 20 foot drive-in sealed pit for testing outboard motors.



There is a newer RV /boat storage building which is 34 X 240 feet, or 8,160± square feet, built in 2007, which has twenty stalls with overhead door that is 12 X 34 feet.

Four additional buildings are used for storage and are older three-sided wood frame buildings with corrugated metal siding with gravel floor.

Overall, the five boat and RV storage buildings contain a total of 75 rental units with 20 heated and 55 covered. Monthly rental rates range from \$59 to \$200 per month. There is also open lot storage for 42 units that rent for from \$25 to \$40 per month, with two house boat storage spaces that rent for \$100 per month.



It has been projected that the potential annual gross boat storage income is \$96,000.

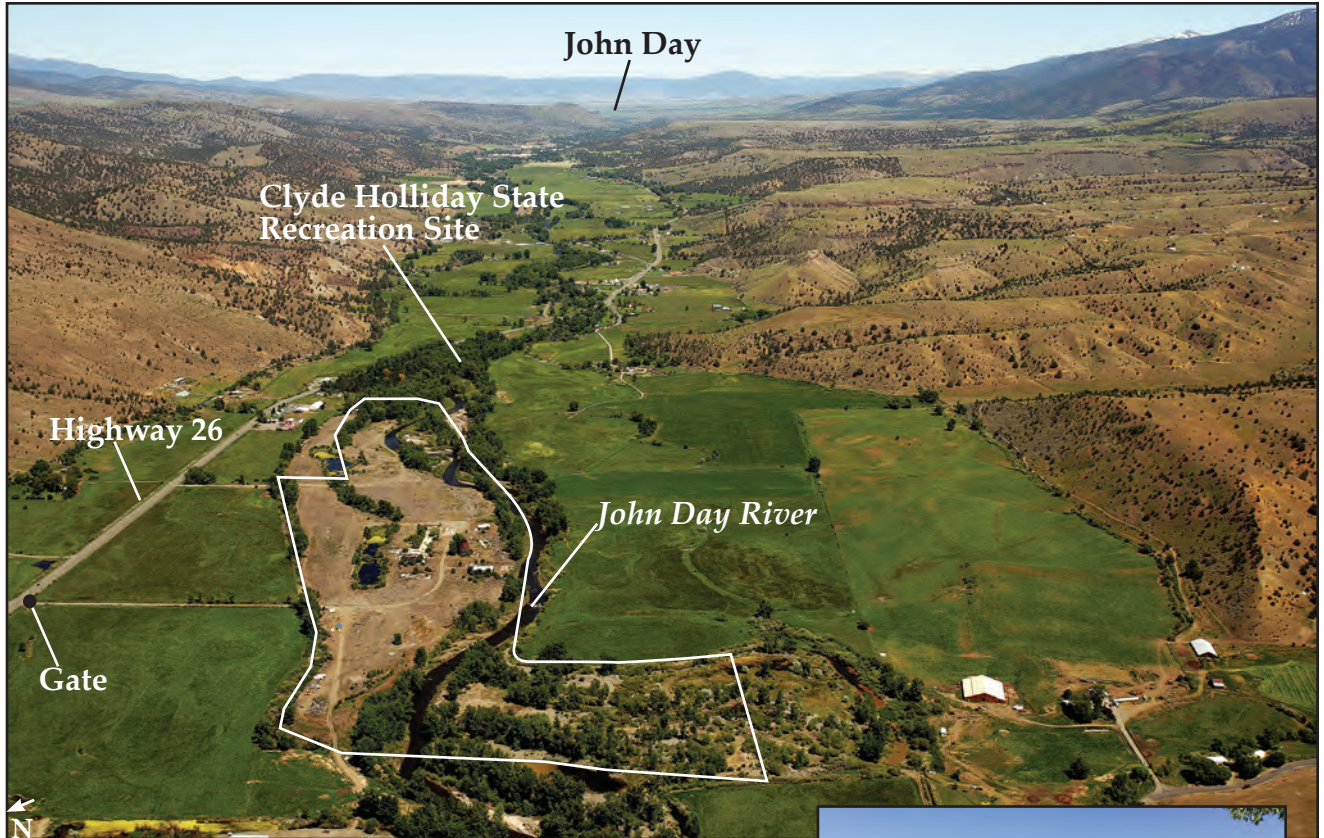
The shop building is wood frame construction, and is 2,400± square feet.

The other improvement is a three bedroom, one and one-half bath home that contains 1,652± square feet and is used by the caretaker. The site is fenced, with a controlled access gate. Public water is provided by city of Culver. There is on-site septic.

Redmond is 17 miles from the property.

LOCATION: 9066 SW Feather Drive, Culver, Oregon 97734. Township 12 south, Range 12 east, Section 25, Tax Lot 102

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



PUBLISHED RESERVE: \$150,000

LAST ASKING: First Time Offered

SIZE: 31± Acres

ZONING: G – I -- General Industrial Zone

PROPERTY INSPECTION: Locked Gate - Call Auction  
Information Office

FINANCING: None – All Cash

DESCRIPTION: This 31± acre development property is located east of the John Day River waterfront community of Mt. Vernon, and is one-quarter mile west of the Clyde Holliday State Recreation Site that is six miles west of John Day. The State Recreation Site has 31 spaces for seasonal camping, restrooms, and day use picnicking, with trails along the River. The Auction Property was used as a sawmill, and has 3/8 mile of John Day River waterfront. The bulk of the property is along the north bank of the River, and has foundation slabs from the original mill buildings. There is also a small metal building on the property

There is a No Further Action Determination Letter dated January 2014 from the Department of Environmental Quality in the Supplemental Information Package.

The property will need to be rezoned in order to allow non-industrial uses, including for an RV Park or other commercial use, under Grant County land use regulations. Portions of the property are within the flood plan. Please see Supplemental Information Package.

There is access to the property via an easement from U.S. Highway 26.

LOCATION: Township 13 South, Range 30 East, Section 27, Tax Lot 1200

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

OR FAX FORM ON PAGE 115 TO 503-242-1814

# 132 thru 135

## Dorion Block Redevelopment Opportunity, near Bi-Mart and Pendleton Round-Up Arena, Pendleton, Oregon



PUBLISHED RESERVE: Bulk Reserve: \$165,000

#132	#133	#134	#135
\$45,000*	\$50,000*	No Minimum Bid*	\$70,000*

\* Sales of #132, 133, 134 and 135 are subject to bids in the aggregate to equal, or exceed, \$165,000

LAST ASKING: First Time Offered

SIZE: 6,465± Square Feet    4,791± Square Feet    4,791± Square Feet    7,840± Square Feet

ZONING: C – MU -- Central Mixed-Use

PROPERTY INSPECTION: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: The Dorion Block contains four individual properties. It is located across the street from Pendleton Grain Growers Corporate Office, and is adjacent to a Bi-Mart store. The portfolio of four properties includes a parking lot at the corner of Dorion and SW 10th Streets, a home that was converted to a hair salon, and two rental homes. All the buildings are vacant, providing opportunity for redevelopment of the entire 23,880± square foot site for either new commercial use, or individual renovations of the three homes.

All four properties are within the Pendleton Urban Renewal District, and have special incentives for both restoration and/or demolition. Please see Supplemental Information Package for details.

Bids can be submitted on an individual basis for each of the four properties, or on a bulk basis. The Seller is only obligated to sell the individual properties if bids in the aggregate equal, or exceed, the bulk

published reserve price. The Seller has the option to accept either the highest bulk bid, or the individual bids which will equal, or exceed, the bulk price of \$165,000.

Auction Property #132 is the 6,465± square foot parking lot at the corner of SW Dorion Avenue and SW 10th which can accommodate ten cars, with access from the alley behind Bi-Mart. Sale of parking lot is subject to a use agreement with Bi-Mart.

Auction Property #133 is a two-story home that was converted to commercial use and was last used as a hair salon. It has a restroom on the main floor, a former kitchen, and two rooms. The second floor has three rooms which had been used as bedrooms.

Auction Property #134 is a one-story 1,021± square foot two bedroom, one bath home that is currently vacant.

Auction Property #135 is a one-story 1,848± square foot three bedroom, one bath home that is currently vacant. The home is located at the corner of SW Dorion and SW 9th Avenues. A Verizon Wireless Retail store is across the street.

All properties are served by all public utilities.

LOCATION: SW Dorion between SW 10th and SW 9th Avenues

Auction Property #132 Tax Lot 9090,  
916 SW Dorion Avenue

Auction Property #133 Tax Lot 9100,  
912 SW Dorion Avenue

Auction Property #134 Tax Lot 9300,  
908 SW Dorion Avenue

Auction Property #135 Tax Lot 9400,  
904 SW Dorion Avenue

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



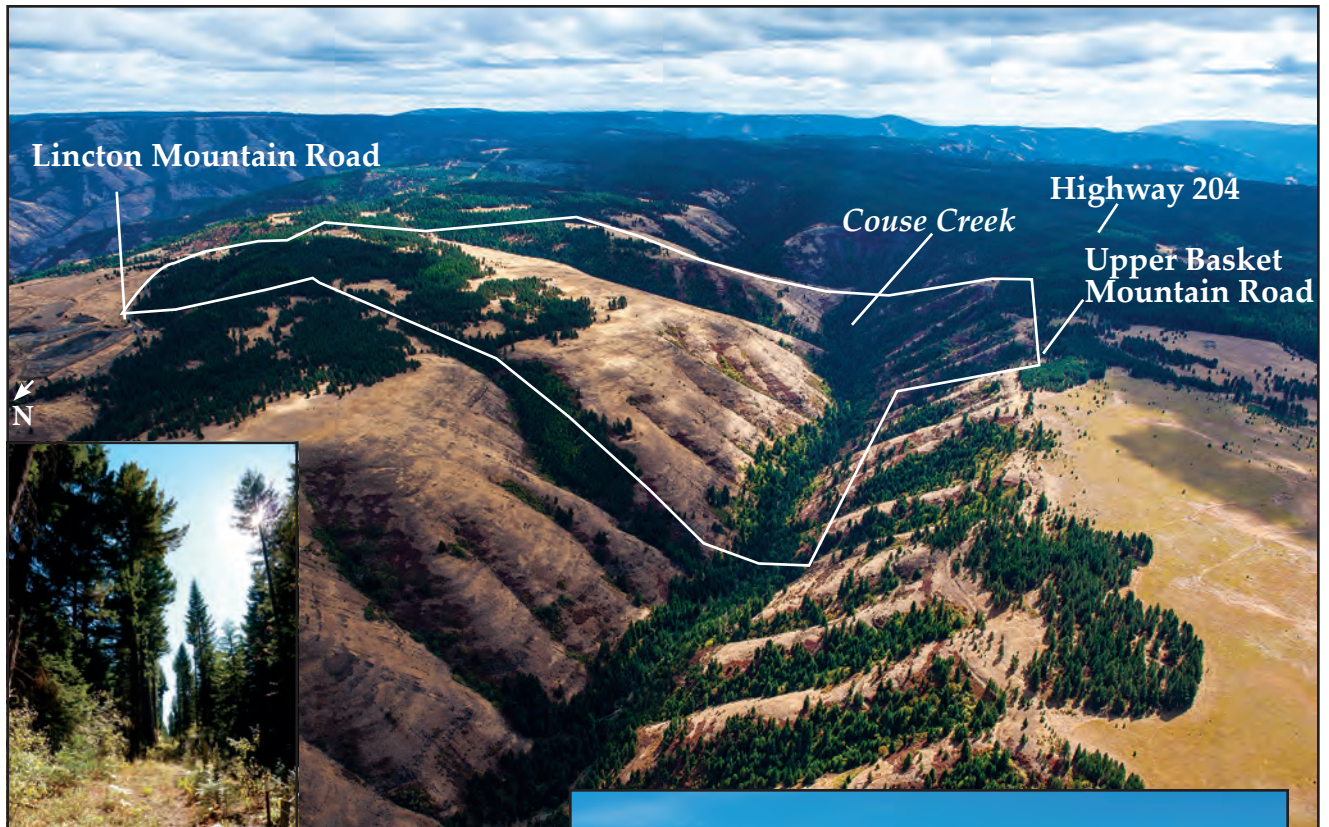
*Dorion Block*



*Auction Property #134 - two bedroom home*



*Auction Property #135 - three bedroom home*



PUBLISHED RESERVE: \$575,000

LAST ASKING: First Time Offered

SIZE: 823± Acres

ELEVATION: 1,000± to 3,600± Feet

ZONING: F1 -- Exclusive Farm Use Zone  
with Critical Winter Range Overlay

PROPERTY INSPECTION: At Any  
Time

FINANCING: None – All Cash

DESCRIPTION: This 823± acre elk hunting and timber tract is located within the Umatilla Wildlife Unit along Lincton Mountain Road, near the Tollgate Resort area in the Blue Mountains of eastern Oregon.

The property is within a 30-minute drive of Milton-Freewater and Pendleton, Oregon. There is excellent access nine miles south along Lincton Mountain Road to Highway 204, and four miles north to Highway 11.

The property has an estimated 270 acres of ridge top along Lincton Mountain Road, with Douglas-fir and pine timber on 175± acres with an estimated 1,600± MBF. See Supplemental Information Package for report. There is a small livestock pond and a power line right-of-way which bisects this section of the property.

The balance of the property is steep slopes along both sides of Couse Creek, with residual timber located along both the Couse Creek Drainage and southeast-facing slopes. The southwest section of the property contains a 50± acre ridge top area that has timber, with access from Upper Basket Mountain Road.

The combination of the location, size, and topography with both rugged drainage and ridge tops provides





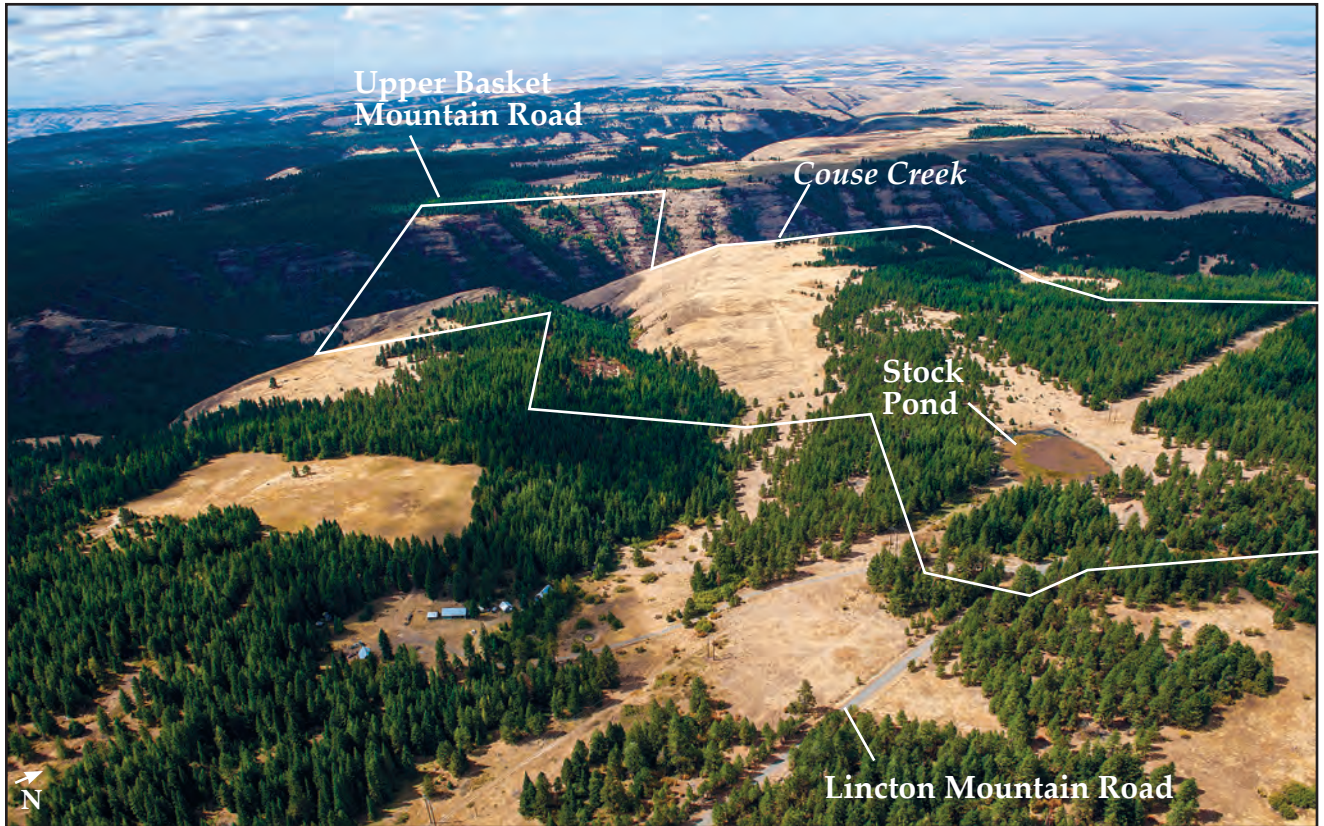
excellent habitat for elk hunting. In addition, the proximity to Pendleton, Milton-Freewater, and Walla Walla allow the use of the property as a private retreat with excellent sites to construct a cabin. The property can also accommodate grazing of livestock.

There is power along Lincton Mountain Road which is a combination of gravel and paved. On-site septic and well will be required.

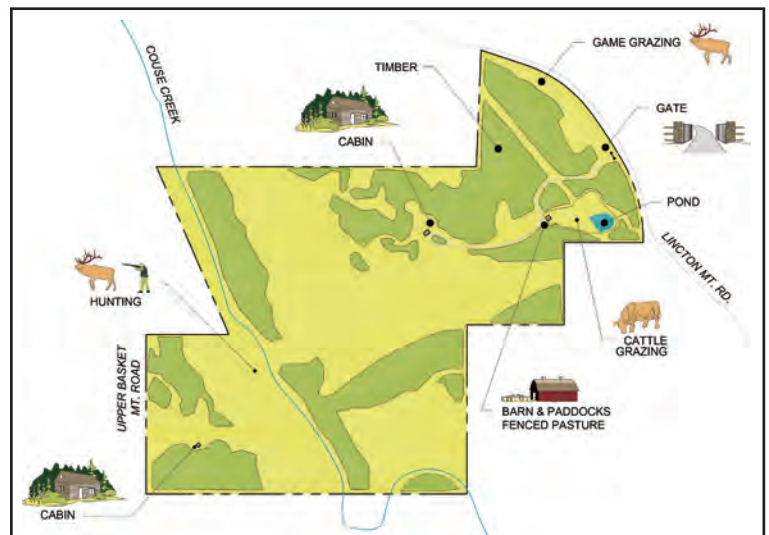
The property has not been leased-out for hunting during the Seller's ownership.

LOCATION: Township 4 North, Range 37 East, Sections 16, 17, and 20. Tax Lot 2100

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



View to the northwest from ridgetop



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

OR FAX FORM ON PAGE 115 TO 503-242-1814

# 137 and 138

*Commercial Building and Development Site next to Gem Theatre and Star Saloon Restoration, Athena, Oregon*



	#137	#138
PUBLISHED RESERVE:	\$115,000*	\$35,000*
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	9,000± Square Foot Building on 12,000± Square Foot Lot	2,580± Square Foot Building on 12,000± Square Foot Lot

\*Sales of Auction Properties #137 and #138 are subject to bids in the aggregate to equal, or exceed, the bulk reserve price of \$150,000.

ZONING: C – Cen -- Central; Commercial R – Com -- Residential Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These two buildings are located in Athena, Oregon -- a small farming community mid-point between Pendleton, Oregon and Walla Walla, Washington. Both properties had been used by Pendleton Grain Growers for retail operations, and are currently vacant.

**Auction Property #137**, the 9,000± square foot building, is at the corner of Main and Third Streets, and is next to the Gem Theatre and Star Saloon, which is being restored by Athena’s Gem, Inc. -- a non-profit corporation. The brick building was built in 1900, and Pendleton Grain Growers used the building as a store until fairly recently. The interior of the building was divided, with one-third used as retail space, and two-thirds used as warehouse space. There are two restrooms, and a full basement accessible from two stairways, one in the middle of the building, and one at the rear of the building. A small fenced area at the rear of the buildings was used as a greenhouse.

9,000± square foot building at corner of Main and Third Streets



Gem Theatre and Star Saloon



Building, and 12,000± square foot lot, have options for reuse and redevelopment

The building has potential for reuse that could include a range of commercial uses compatible with restoration of the Gem Theatre and Star Saloon. The façade along Main Street could be restored to include widows and store front that could accommodate offices, artist studios, and shops.

**Auction Property #138** is a 12,000± square foot fenced lot at the corner of E. Jefferson and Third Streets, and has a 2,580± square foot metal building that was used for storage by Pendleton Grain Growers. The property has residential / commercial zoning, providing opportunity for development of infill housing.

Both water and sewer would need to be extended to the lot.

**LOCATION:** #137 259 E. Main Street, Tax Lot 9100

#138 E. Jefferson and Third Streets, Tax Lots 8900/900

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



PUBLISHED RESERVE: \$150,000

LAST ASKING: First Time Offered

SIZE: 54± Acres

ELEVATION: 2,900± Feet

ZONING: Industrial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 54± acre property is a former sawmill site, located within the City of Wallowa, along Highway 82 within northeast Oregon's Wallowa River Valley, 45 miles north of La Grande, Oregon, at I-84. There is an estimated 2,900 feet of Wallowa River waterfront and the property contains a 27,000 ± square foot, one-story wooden warehouse next to a log pond. The one-story wooden warehouse is 150 X 180 feet, with a 22 foot high ceiling height and had been used for the planing of lumber. There is a small office and restroom. The building is in need of repair. Use of the site as a lumber mill ceased in 1964, and in recent years the property has been used for storage of surplus lumber equipment in the warehouse. Additionally, the warehouse had been leased to a local drilling and trucking company. Currently, there are no leases on the property. Two softball fields, a restroom and concession stand -- called Kirk Jones Memorial Field -- are located on 10± acres of the property in the southwest section. It has been in use by Wallowa High School. Douglas Street, in the southeast section of the property, provides a secondary access to Highway 82.

*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**



PUBLISHED RESERVE: \$775,000

LAST ASKING: First Time Offered

SIZE: 8,952± Square Foot Building on .62± Acre Site

ZONING: General Commercial

PROPERTY INSPECTION: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This 8,952± square foot commercial building is located at the signalized intersection of NE 139th Street and NE 20th Avenue in the Salmon Creek neighborhood of Clark County. The new six-story, 460,000± square foot Legacy Salmon Creek Hospital is situated east of the property, along 139th Street, and employs over 600 people. In addition to health-care based services within the neighborhood, there are many commercial and retail uses which include a Fred Meyer One Stop Shopping Center, Salmon Creek Business Park, and new multi-family and single family residences.

Recent growth in the neighborhood is as a result of a release of a construction moratorium originally imposed due to heavy traffic and congestion near the Interstate 5 and I-205 interchange. The moratorium was lifted after \$140 million of improvements was funded to improve traffic flow, and new construction within the neighborhood resumed in 2011.

The property, formerly operated as a Miller Paint Store, was acquired by Clark County as part of the Interstate 5/NE 139th Street Interchange

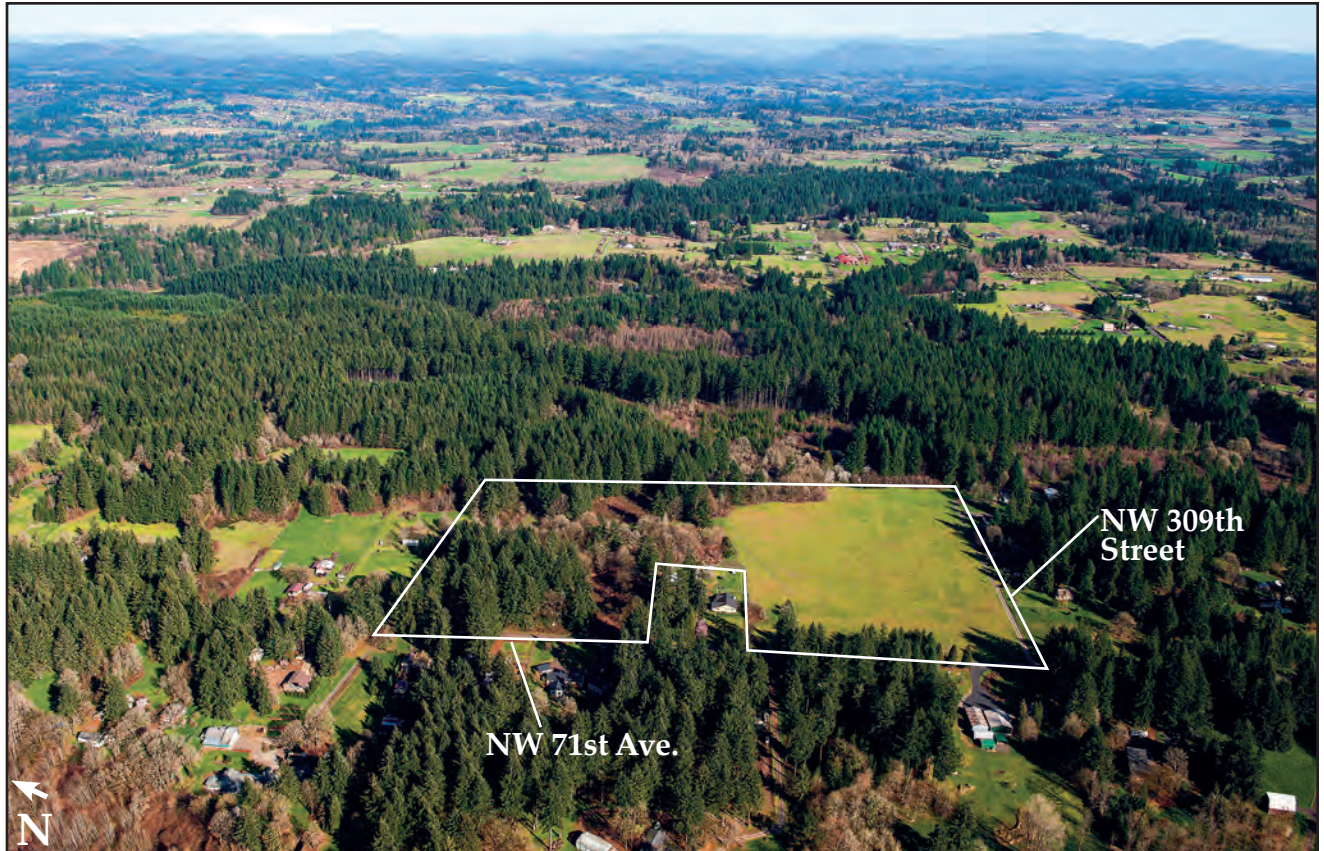
project which was completed in the Fall of 2014. Traffic flow improved significantly, providing direct access to Legacy Salmon Creek Hospital along NE 139th Street, to the east of I-5. These traffic improvements impacted the property due to the need to acquire some of the land that had been used for parking. There may be opportunity to add additional parking spaces along the back of the building by the loading dock. There is an easement with the state of Washington, immediately west of the site, for maintenance of a storm water facility. Please see Supplemental Information Package.

The 8,952± square foot building was built in 2000 using concrete block construction and steel columns. There is store front glass in the northeast corner, and some exterior glass on the east side. The interior has been gutted and is primarily in shell condition. The building will require a complete restoration of the electrical system. The building has 4,164± square feet of space in the northern portion that had been used for retail operations, and 4,788± square feet of warehouse/storage space in the southern portion of the building.

The property is zoned General Commercial which allows for a variety of uses including professional, medical office and retail/service use. Sale of the property is subject to a right of first refusal by an adjoining property owner.

LOCATION: 13800 NE 20th Avenue, Vancouver , Washington

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



PUBLISHED RESERVE: \$300,000

LAST ASKING: No Prior Sale

SIZE: 26.29 ± Acres

ZONING: Residential (R-10)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 26.29± acre residential property is located in Ridgefield, approximately 20± miles from downtown Vancouver and 30± miles north of Portland, Oregon. It is near the Ridgefield Wildlife Refuge and Lewis River. Ridgefield is situated in northern Clark County, and is home to the 5,217± acre Ridgefield National Wildlife Refuge. The site is located along NW 71st Avenue, at the northeast corner of NW 309th Street, within the Enterprise/Paradise Point neighborhood. Interstate 5 is approximately 4 miles east of the site.

The rectangle-shape site is zoned Residential (R-10) and could provide for two 13± acre home sites under this designation, with room for a horse barn or other outbuildings. There is a large meadow area with some residual timber. Access to the site is from either NW 71st Ave or NW 309th Street, providing several options to divide the property into two estate parcels. Power is available, and both an on-site septic, and well, will be required. There is a pipeline easement that runs through the entire parcel. Please see Supplemental Information Package. The property is owned by Clark County and therefore is currently exempt from property taxes.

**LOCATION:** NW 71st Avenue, Ridgefield, Clark County, WA. APN: 210776000

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



PUBLISHED RESERVE: Call Auction Information Office

LAST ASKING: No Prior Sale

SIZE: 4,344± Square Foot Building – 108 S. Washington Street

ZONING: C-1 (General Commercial)

PROPERTY INSPECTION:

Date	Time
Saturday, October 24	11:00 a.m. to 1:00 p.m.
Saturday, November 7	11:00 a.m. to 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 14,560± square foot commercial site includes a two-story building that has a total of 4,344± square feet and is adjacent to Auction Property #16, being offered in the November 14 Oral Auction. The main level is vacant and was to be divided into four commercial spaces, but is unfinished. The upper level of the building is 1,200± square feet and contains a three bedroom, two bathroom apartment. A 2,000± square foot wood-frame storage/shop building is at the rear of the site and has no heating or lighting. There is also a 690± square foot garage in poor condition near the building. Both the shop and garage have access from S. Washington Street. The property could be renovated for a combination of live/





*108 South Washington Street*



*109 South Oak Street*



*610 West Main Street*

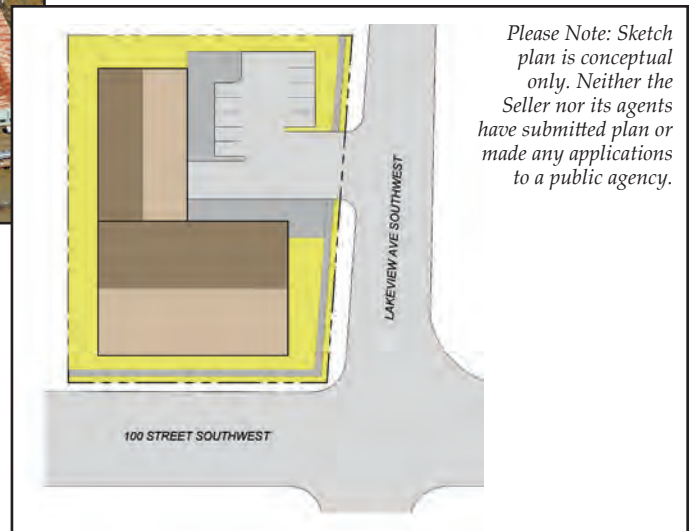
work space for artists, or other craftsman.

Centralia College's thirty± acre campus is located a block south of the property and the popular McMenamins Olympic Club, with hotel, theatre, pub and brewery, is within a five-minute walk of the property.

LOCATION: 108 S. Washington Street, Centralia, Washington. APN 000463000000

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

*Auction Property #16 is a two-bedroom, two-bath home at 109 South Oak Street, and a 3,800± square foot commercial building at 610 West Main Street. Both properties are vacant*



PUBLISHED RESERVE: \$275,000

LAST ASKING: \$538,406

SIZE: .77± acre

ZONING: IBP -- Industrial Business Park

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This infill industrial development site is located on the corner of 100th Street SW and Lakeview Avenue SW, in the city of Lakewood, next to the Lakewood Industrial Park, with over two million square feet of distribution warehouse and manufacturing facilities. Additional development is underway just west of the industrial park. The property has an excellent location with good access to both I-5 and SR-512.

The level site was used for a substation by Puget Sound Energy. Environmental reports are available in the Supplemental Information Package.

The property has an existing access entry from Lakeview Avenue SW, and could accommodate a warehouse / showroom, or other industrial business park uses that can benefit from a corner location.

The site consists of two tax lots with 210± feet along the western boundary, 185± feet on the north boundary, 150± feet on the south boundary, and 211± feet on the east boundary.

All utilities are available, including gas which is available 300 feet to the west of the property.

**LOCATION:** Corner of 100th Street SW and Lakeview Avenue SW

APN# 4001310010 and 4001310020

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



PUBLISHED RESERVE: \$325,000

LAST ASKING: \$528,164

SIZE: 1.87 ± Acres

ZONING: MFM -- Multi-family Medium Density

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

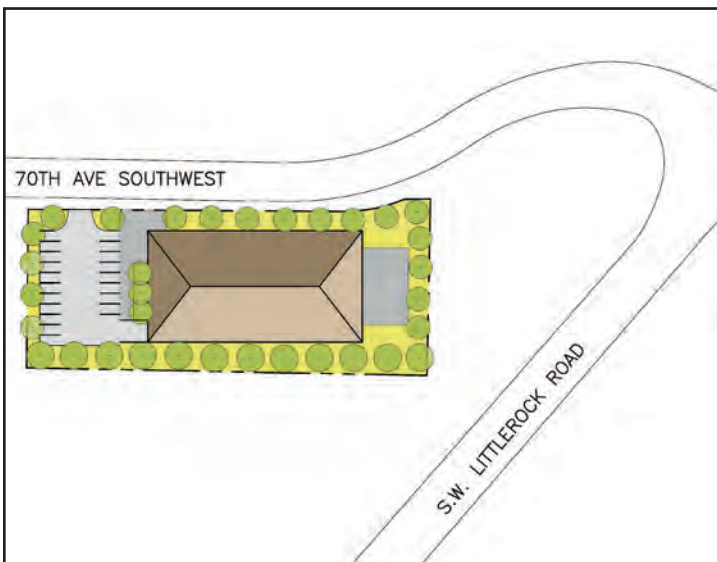
**DESCRIPTION:** This 1.87± acre multi-family development site is located in the southwest section of Tumwater, by the intersection of Little Rock Road SW, and 70th Avenue SW, with excellent access to I-5 at Tumwater Blvd. The MFM zoning has a maximum density of fourteen units per acre, providing opportunity for development of up to twenty-five units. Costco, Walmart and Fred Meyer are all located within a five minute drive north along Little Rock Road SW.

A Puget Sound Energy Substation is located next to the property, and the Veelkommen Mobile Home Park is to the west. The Gold Creek Subdivision is on the north side of 70th Avenue SW. A professional office park is located at Little Rock Road SW and West Israel Road.

The level parcel has some residual timber and 450± feet of frontage along 70th Avenue SW, with depth of 180± feet. All utilities are available to the property.

**LOCATION:** 2421 70th Avenue SW, Tumwater, Washington. APN # 12704430101

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



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



PUBLISHED RESERVE: \$625,000

LAST ASKING: First Time Offered

SIZE: 153± Acres

ELEVATION: 200± to 500± Feet

ZONING: RR -- Rural Residential – 5  
acre minimum

PROPERTY INSPECTION: At Any  
Time. Locked gate – call for combination

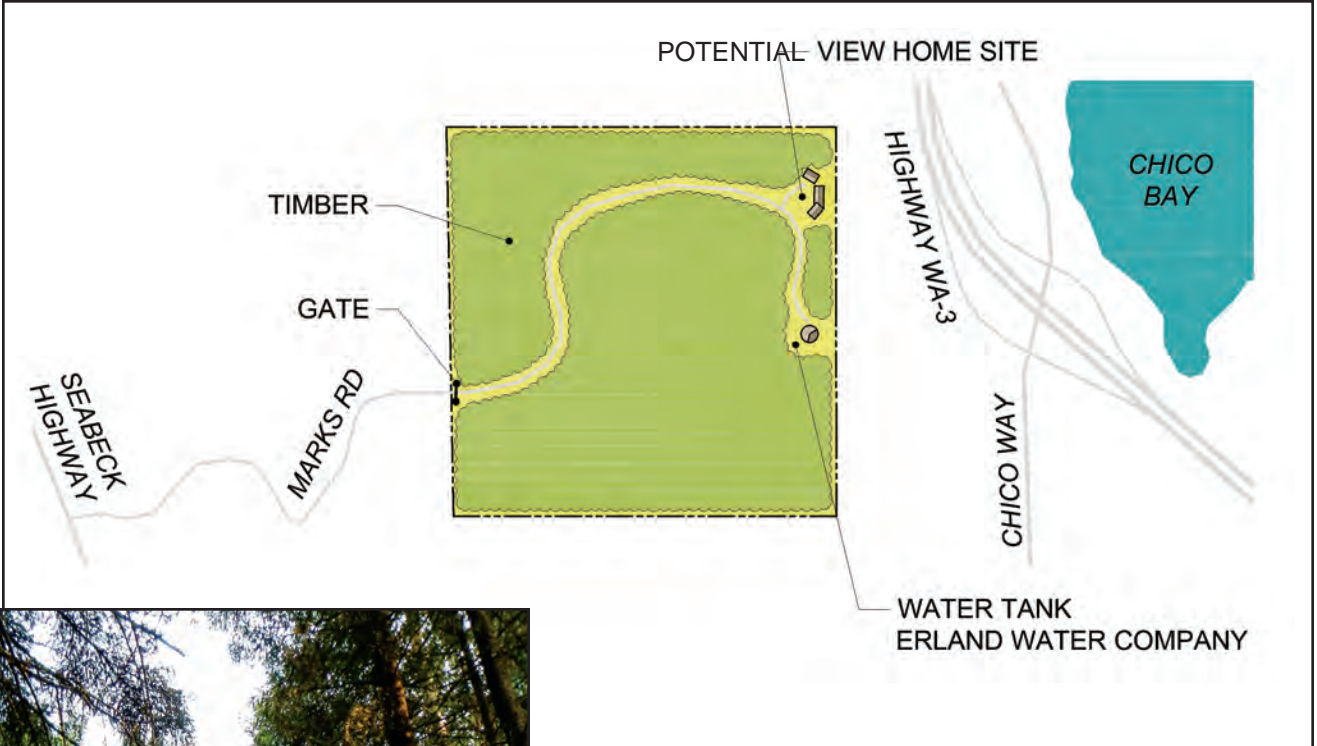
FINANCING: None – All Cash

DESCRIPTION: This timber tract with  
home site potential is located along a  
ridge overlooking Dyers Inlet, by Earlands  
Point, 3± miles northwest of Bremerton,  
and 4 miles south of Silverdale.

The property has good access from Seabeck Highway via NW Marks Road, to the southwest section of the tract.

There are 80± acres of well-stocked 23-year-old Douglas-fir, which within the next 15 years is projected to contain 1,500± MBF, providing significant long-term asset growth. The Douglas-fir site index is 130. There is also near-term cash flow from an estimated 400 MBF of residual Douglas-fir and red alder. (Please see Supplemental Information Package for inventory and growth projection.)

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



Well-stocked 23-year-old Douglas-fir reproduction with 400± MBF

Zoning is Rural Residential, which requires a 5± acre minimum parcel size under Kitsap County zoning. There is power available along NW Marks Road. On-site septic and well will be required.

There is potential for several homesites with views to Dyers Inlet near the end of the existing logging road, on the eastern boundary of the property.

The logging road is gravel and also provides access to the Erland Point Water Company storage tank, which is located on a gated site in the eastern part of the property.

There is a claim from an adjoining owner for an easement north from the existing entry road along the western boundary. (Please see Supplemental Information Package for aerial, with map.)

Topography is mostly gentle, with steep slopes located in the northeastern, eastern, and southeastern sections of the tract.

Acquisition of the 153± acre Erlands Point Tract provides opportunity to own a highly-productive tree farm, with the added benefit of potential view home sites, within commuting distance of the Hood Canal communities of Bremerton, Silverdale, Port Orchard, and Poulsbo.

LOCATION: Township 24 North, Range 1 East Section 6. APN # 06240-1-002-2007, 06240-1-001-2008

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

146  
and  
147

*Mountain Meadows Farm -- Equestrian Estate near Seattle, with Potential for Additional Estate Home Sites, North Bend, Washington*



	#146	#147
PUBLISHED RESERVE:	\$3,995,000	\$1,025,000
LAST ASKING:	\$4,995,000	\$1,075,000
SIZE:	187± Acres with Arena, Barn and Duplex, or to be used for Two Homesites	22± Acres with Residence

ZONING: AF-35

PROPERTY INSPECTION:

Dates and Times:

Thursday, October 22  
10:00 A.M. to 1:00 P.M.

Thursday, November 5  
11:00 A.M. to 2:00 P.M.

FINANCING: Seller financing may be available to qualified parties-see Supplemental Information Package for details.

DESCRIPTION: This 209± acre Mountain Meadows Farm may be one of the largest farms in King County, Washington, still in





private ownership. It is located by the city of North Bend, along the Snoqualmie Valley floor, with unobstructed views of Mt. Si, and within a 35-minute drive of downtown Seattle. It has the potential opportunity for two additional estate home sites on Auction Property #146, assuming demolition of the duplex currently used as a caretaker residence.

Mountain Meadows Farm had been used historically as a dairy farm, and was later developed, by the prior owner, as an equestrian estate, as well as being used for hosting large corporate, private and community events due to its size, spectacular site and proximity to I-90 and Seattle. The property's large meadow with views of Mt. Si, amphitheater-style lawn, ample room for parking and separate entry all contribute to its popularity, along with large indoor arena and barn for special





activities. A Special Use Permit was required by King County.

Mountain Meadows Farm is being offered in its entirety, or in two parcels, providing opportunity for bidders to acquire the entire 209± acre property with six large bedrooms, six and a half bathrooms, colonial-style residence, caretaker's house with two apartments, 17,000± square foot arena, renovated dairy barn with horse stalls, two polo fields, pond, and one-quarter mile of South Snoqualmie River frontage.

Acquisition of the entire 209± acre property provides the option for a new owner to have an equestrian estate with opportunity to operate a commercial equestrian center or horse training facility, with two polo fields, and also for development of two estate home sites that would have views of Mt. Si, and shared use of the equestrian facilities. Please see Supplemental Information Package for details.

Other opportunities include development of portions of the property as an organic farm for blueberries and additional high-value crops, due to the excellent soils along the Snoqualmie Valley floor, and proximity to I-90 and Seattle markets.





*Riding arena*



*Entry in main home of Auction Property #147*

### **Auction Property #146**

187± Acres with Caretaker Residence, Arena, Barn, Shop and Potential Estate View Home Site

Reserve Price: \$3,995,000

Auction Property #146 is the balance of Mountain Meadows Farm of 187± acres, and includes six tax parcels with a separate gated entry just west of the main residence, at the end of 420th Street SE. This was the entry used for corporate events.

Improvements include a 2,600± square foot duplex. Each of the two units has three bedrooms and one bathroom, and is currently occupied by the on-site caretaker. The duplex was built in 1916 and was part of the original dairy farm.

Other improvements include a 17,000± square foot stable and indoor arena which is next to the polo field. The building can accommodate up to sixteen stalls with tack room, restroom, office, storage and workshop. The arena is 68 feet in width and 160 feet in depth, and currently has a paved surface, which could be filled with sand to accommodate indoor riding, or used for corporate events or other purposes.

The former dairy barn is 3,600± square feet and is located near the duplex/caretaker residence. It is currently used for boarding horses and has potential for up to ten stalls. There are tack rooms, two restrooms and office. The loft has been converted to an event space but will require a secondary exit if used in the future.

The 187± acre property is fenced, plus there is a second polo field and an estimated 1,700 square feet of South Fork Snoqualmie River frontage, providing good access for fly fishing for rainbow trout and cutthroat trout. There is also a pond on the property with an excellent location for a Mt. Si view estate home site with access drive to be built around the polo field that would serve as a second estate home site west of the arena.

There is an on-site well that is located in the meadow that was used previously for corporate events.

A resident elk herd frequents the property from the nearby Mt. Si Natural Resources Conservation Area, owned by the Washington Department of Natural Resources, which is located to the east of Mountain Meadows Farm.

The soils on the property are suitable for growing blueberries, as at the nearby Bybee Farms, providing a new owner with opportunity for development of a commercial organic farm and food stand along SE 420th Street.



Portions of the property near the South Fork Snoqualmie River are in a flood plain and provide some seasonal flooding. The existing conservation easement limits development to two additional home sites upon demolition of the existing caretaker's home.

Acquisition of the 209± acre Mountain Meadows Farm either in its entirety, or in individual parcels, is an exceptional opportunity for the ownership of a legacy estate property within a 35-minute drive of Seattle.

### **Auction Property #147**

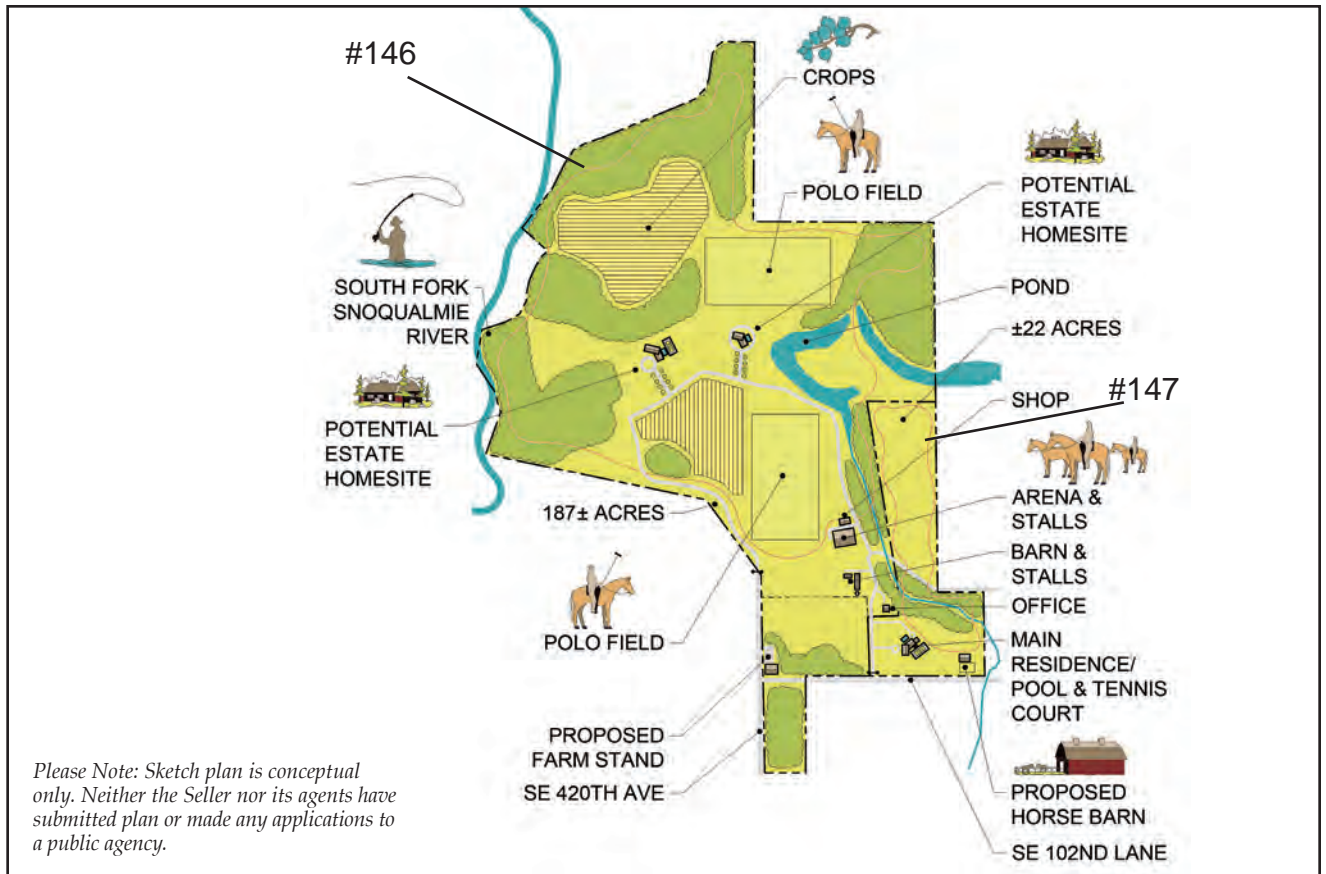
Main Residence on 22.22± Acres

Reserve Price: \$1,025,000

This parcel has a gated entry at 422nd Lane SE, and includes the colonial-style 7,770± square foot home with six bedrooms, six and a half bathrooms, attached five-car garage and nanny apartment. The property has a circular drive with outdoor pool, sport court and small area planted with grapes. The three-story home was built in 1995 and has been well-maintained.

The ground floor has a grand entry with two-story living room with fireplace and spectacular view of Mt. Si and outdoor patio. There is a formal dining room with large kitchen and great room with fireplace and outdoor porch. In addition, a study or library with fireplace is off the entry, with powder room and small office. The fourth fireplace in the home is in the morning room at the south end of the house, which has access to an outdoor porch. The five car garage has a covered walkway to a mud room and full bathroom by the kitchen.

The second floor features a spacious master suite with a sauna and balcony. Five additional bedrooms and four full bathrooms are on the second level and a large nanny apartment with kitchenette and full



bathroom with its own entry. There is also a large room used as an office. Access to the second floor is available from rear stairs in the kitchen that also provide entry to the nanny apartment that is above the garage.

The third floor is a large room that could be used as a gym, writing or art studio or a game room.

The home is served by an on-site well and septic system. Propane is used for cooking, and the heat source is electric.

If the property is sold separate from Auction Property #146, it will use the existing entry drive from 422nd Lane SE. There is additional room on the 22.5± acres for a horse barn or other out-building.

Acquisition of the 209± are Mountain Meadows Farm, either in its entirety, or in individual parcels, is an exceptional opportunity for the ownership of a legacy estate property within a 35-minute drive of Seattle.

LOCATION: 10106 422nd Lane SE, North Bend, Washington.

	APN#	Size
Property #146	332408-9015	84.08± Acres
	332408-9097	24.24± Acres
	032309-9117	20.19± Acres
	032308-9006	29.72± Acres
	159300-0010	24.60± Acres
	159300-1210	4.44± Acres
Property #147	032308-9168	22.22± Acres

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

OR FAX FORM ON PAGE 115 TO 503-242-1814



PUBLISHED RESERVE: Call Auction Information Office

LAST ASKING: \$499,000

SIZE: 10.05± Acres

ZONING: R – 1 -- Single Family Residential

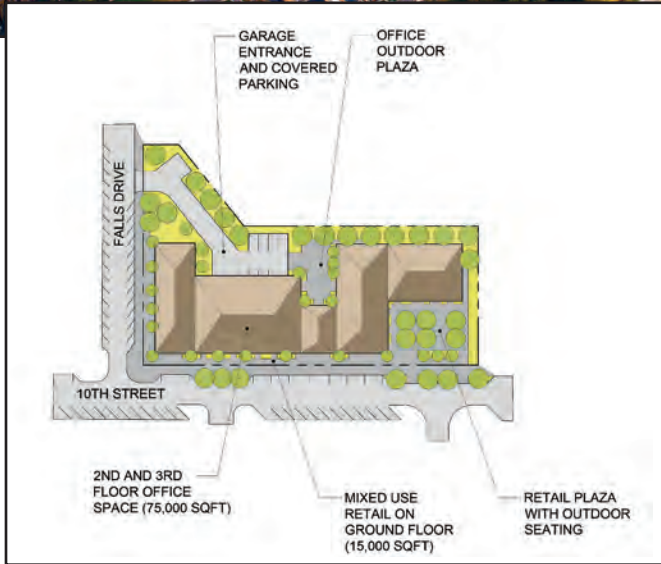
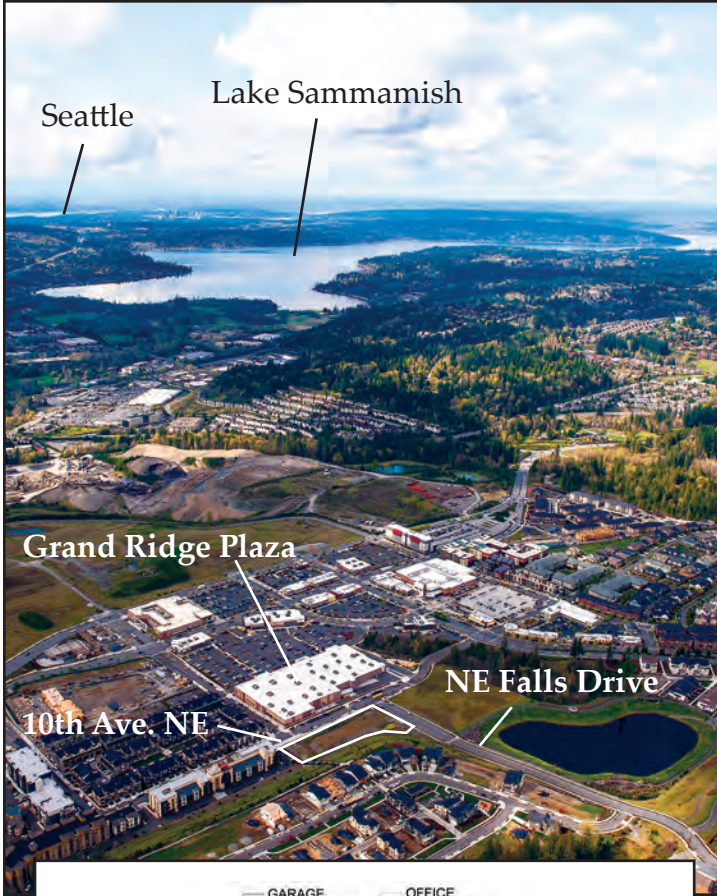
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This ten acre tract is located on the south-facing slope of Newcastle Hills, just east of The Highlands at Newcastle development, with 152 homes around a greenbelt and with multiple parks and play areas. Access to the property is from 144th Place SE, which is a paved rural street up to an adjacent parcel where egress/ingress is provided to the subject property via a thirty foot easement. Future road extension and public utilities extension would be required to fully develop the site for up to ten home sites. Please see Supplemental Information Package for details.

LOCATION: 8830 144th Place SE, Newcastle, WA 98059, APN 342405-9017

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



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

There is a balance of \$500,000 in system development charges pertaining to the property, which will be paid by the Seller at closing. Please see Supplemental Information Package for copies of pertinent documents.

The Seller is providing short-term seller financing, as incentive, in order to accelerate the sale of this development site at Issaquah Highlands.

LOCATION: 1100 10th Avenue N.E. – Issaquah, Washington. APN# 3630360050

PUBLISHED RESERVE: \$2,300,000

LAST ASKING: No Prior Sale

SIZE: 53,976± Square Foot Site

ZONING: Urban Village District

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years.

DESCRIPTION: This commercial development site is located at the corner of 10th Avenue N.E. and Falls Drive, next to Grand Ridge Plaza, the only major retail center in Issaquah Highlands. Grand Ridge Plaza is anchored by Safeway, Regal Cinemas, Marshall's and Dick's Sporting Goods. Issaquah Highlands is a 2,200± acre master-plan community 18 miles east of Seattle, along I-90. When complete, Issaquah Highlands is projected to contain 3,250 residential units, 2.9 million square feet of commercial use, and 425,000 square feet of retail.

Swedish Medical Center, with both hospital and medical office complex, is located at Issaquah Highlands. Bellevue College is building a new campus on a 20± acre site near-by. A 63± acre site next to Swedish Medical Center, originally purchased by Microsoft, was sold to a Seattle developer in 2013 for a mixed-use project, with both multi-family and commercial uses.

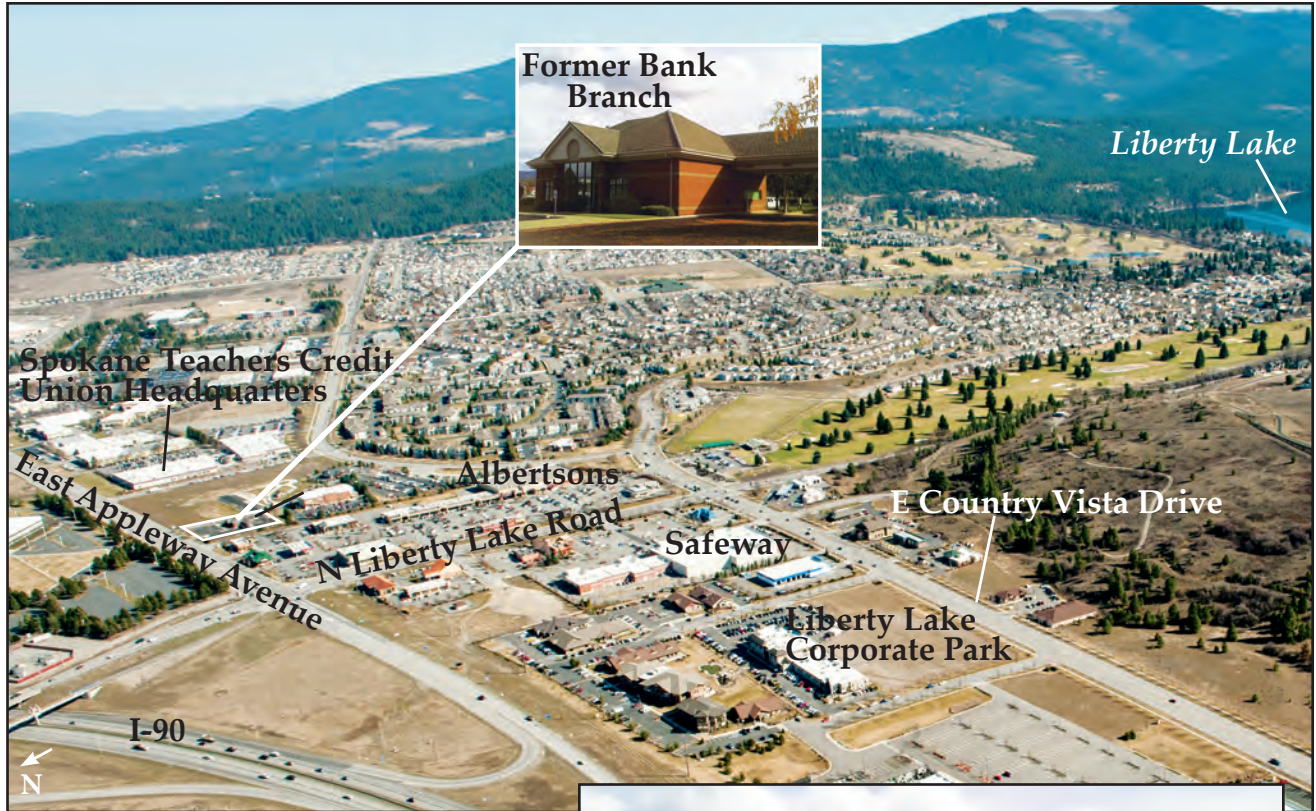
The site was originally approved, with permits, as a 111 room, five-story, Residence Inn by Marriott with parking garage.

The Seller has invested \$750,000 in site preparation, including construction of a foundation wall to be used in development of the hotel.

Permits have expired, and the site is now non-strategic to the Seller's on-going operations.

The Declarant of Use Covenant, which had restricted the site to hotel use, has been terminated, providing a new owner the option to develop the site for up to a maximum of 90,000 square feet of office and additional commercial uses.

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



PUBLISHED RESERVE: \$300,000  
(Leasehold Interest Only)

LAST ASKING: No Prior Sale

SIZE: 2,814± Square Feet on 1.13± Acre Site

ZONING: M-3 (Community Center Mixed Use)

PROPERTY INSPECTION: By Appointment Only – Building is occupied. Please do not disturb tenant.

FINANCING: None – All Cash

DESCRIPTION: This 2,814± square foot former bank branch was built in 2000 and is currently vacant. The property is located near Liberty Lake Corporate Park at the intersection of East Appleyway Avenue and Meadowood Lane, with excellent access to I-90. The property has potential reuse as professional office, restaurant or retail. The building is across from the Liberty Lake Business Park and is near Albertsons, Safeway, and the Spokane Teachers Credit Union headquarters.

Liberty Lake is a growing Spokane subdivision and is within a 20-minute commute west. The population of Liberty Lake has increased 8.7% from 2010-2013.

The sale of this property is for the leasehold interest, only. The current annual ground lease paid by the Seller is \$32,000, and expires in November 2019, with an option to extend until November, 2049. Please see Supplemental Information Package for a copy of the lease.

The M-3 zoning allows for a variety of commercial and retail uses, including school, child care center, office, medical supply, restaurant / cafe, hair and tanning salon.

The property is 1.13± acres, and has parking for 33 cars.

The property is 1.13± acres, and has parking for 33 cars.

LOCATION: 22408 E. Appleyway Avenue, Liberty Lake, Washington. APN: 55103017

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



FOR SUPPLEMENTAL INFORMATION CALL 1-800-845-3524



PUBLISHED RESERVE: SOLD

LAST ASKING: \$265,000

SIZE: 65± Acres

ZONING: M District -- Manufacturing and Industrial

PROPERTY INSPECTION: Locked Gate. Call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This 65± acre industrial site is located 3 miles northeast of Crescent City, California, along Elk Valley Road, between Highway 101 and the Jedediah Smith Redwood State Park, which is adjacent to the eastern boundary of the property. The property was originally used as a sawmill site by the Medply Corporation, which ceased operations in the late 1970s. The buildings were removed, and the former log pond was filled, by the prior owner.

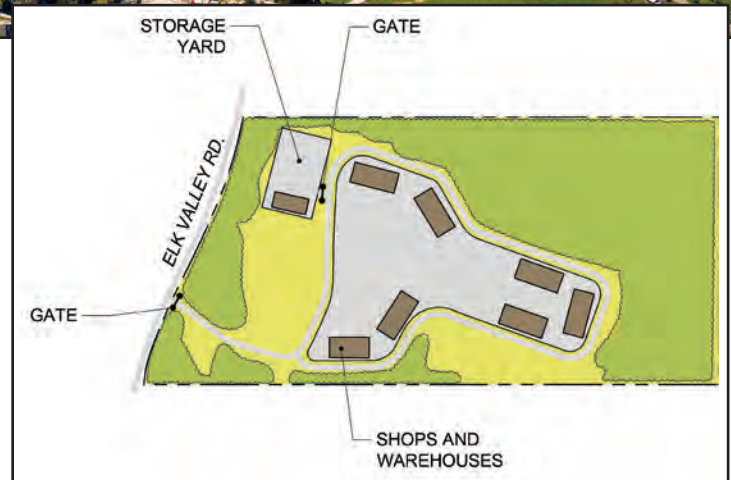
Caltrans currently leases a 2 acre portion of the site at a monthly rate of \$350.00.

The balance of the site could be developed for industrial use with ample room for a shop or other industrial buildings, plus yard area. The northeast and eastern sections of the property have residual timber.

Elk Valley Road provides excellent access both north and south to Highway 101.

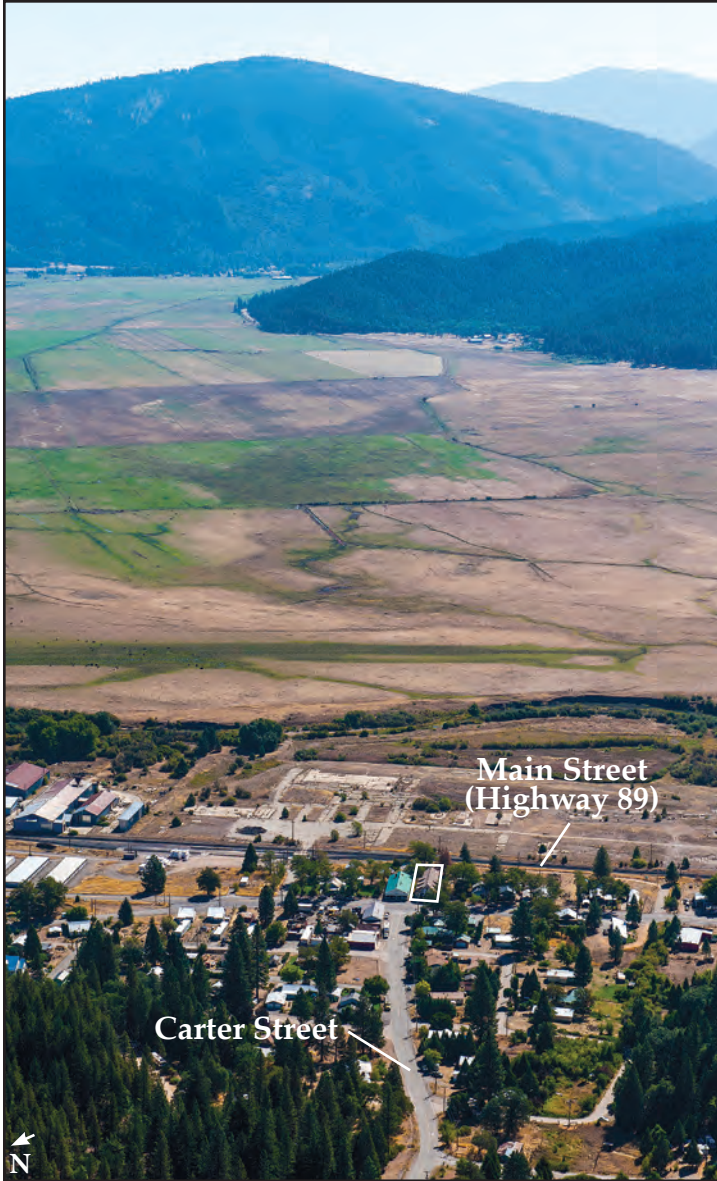
Tidewater Starry Rock Pit is next to the property to the north. Power is available along Elk Valley Road. On-site septic and well will be required.

LOCATION: 1805 Elk Valley Road, Crescent City, California. Assessor Parcel #112-020-09



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

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



PUBLISHED RESERVE: Call Auction Information Office

LAST ASKING: \$112,500

SIZE: 7,696± Square Feet on .41± Acre Site

ZONING: Core Commercial – C1

PROPERTY INSPECTION: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This 7,696± square foot former bed and breakfast is located in unincorporated Crescent Mills, approximately 25 miles east of Lake Almanor, which is a major year-round recreation destination area. The property is located along State Route 89 (Main Street) on the northeast side of the Indian Valley, with views of Mt. Hough.

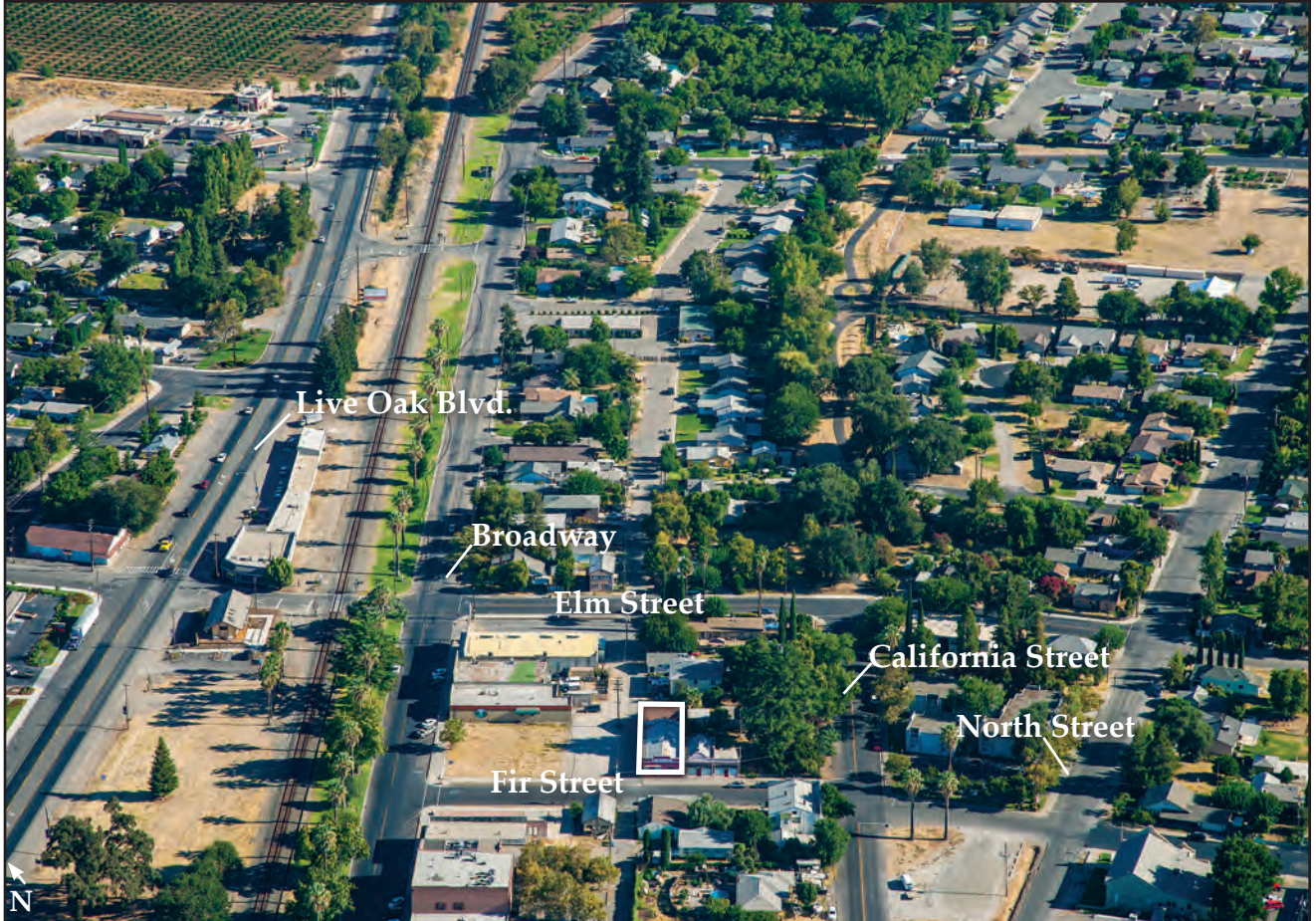
The two-story building, built in 1927, has been vacated for several years and is in poor condition. The first floor of the building contains a large bar and lounge area as well as a formal dining room. There is a second bar and dining area towards the rear of the building, along with a full-service kitchen and pantry. The second floor has a large common space which functioned as a lounge and kitchenette for guests, as well as a laundry area. There are eight small rooms which all share one common bathroom, and two larger guest rooms which each have a bathroom. A small 576± square foot single-family residence that could function as a manager's unit is located on the site. Please see Supplemental Information Package for floor plans.

The property is considered a non-conforming use by Plumas County as it does not meet current on-site required parking spaces without the development of a parking lot.

LOCATION: 15778 Main Street, Crescent Mills, APN: 111-084-001

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





PUBLISHED RESERVE: \$99,500

LAST ASKING: \$120,000

SIZE: 4,068± square foot building on 5,662± square foot lot

ZONING: General Commercial Downtown

PROPERTY INSPECTION DATES: Call Auction Information Office to Arrange

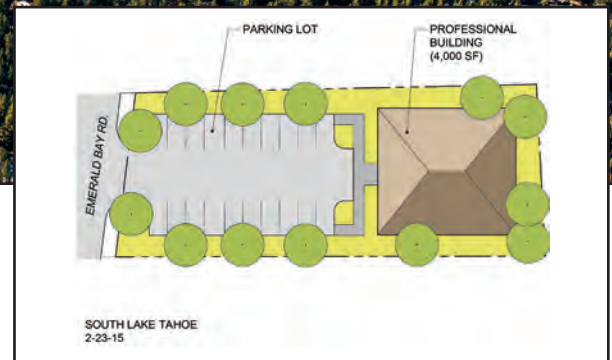
FINANCING: None – All Cash

DESCRIPTION: This 4,068± square foot commercial building is located on Fir Street in downtown Live Oak, a rural northern California community situated north of Yuba City, 40± miles north of Sacramento. The building was formerly operated as a butcher shop, consisting of two buildings constructed in 1925 and 1944, and was later fully connected by an adjoining roof. The improvements are in fair condition and would likely require renovation due to the condition of the buildings and the current zoning requirements.

The improvements in the current condition are considered non-conforming due to current construction standards. In addition, the portion of the building constructed in 1925 is part of both the historic registry and the historic district, and any privately-funded restoration is subject to specifications imposed by the city planner. The building has good access and excellent visibility. There are no on-site parking spaces. However, street parking is available. All utilities are available to the building.

LOCATION: 2618 Fir Street – Live Oak, California, 95953

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 18, 2015



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

**PUBLISHED RESERVE:** Call Auction Information Office

**LAST ASKING:** \$150,000

**SIZE:** 29,155± Square Feet

**ZONING:** TRPA Plan Area Statement 110, South Y – Commercial/Public Service

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** This 29,155± square foot commercial development site is located along Emerald Bay Road (US Highway 50) in the South Lake Tahoe “Y” neighborhood, which is one of the most heavily traveled intersections within the Lake Tahoe Basin, with shopping centers and factory stores as the focal point. Property and usage development in the immediate neighborhood includes restaurants, medical, dental and professional offices, older motels, single and multi-family residences and the Tahoe Valley Campground. The Lake Tahoe Airport is located a short distance to the southeast, and Barton Memorial Hospital is a short distance to the northeast.

The rectangular site could accommodate a professional office, or commercial building with on-site parking. Please see Supplemental Information Package for zoning details. The southerly portion of parcel 7 is improved as a parking area containing four parking spaces. The site has good access and visibility, with approximately 104 feet of frontage along US Highway 50, and access directly from the Highway. The property is within the TRPA Plan Area 110 – South “Y”, which allows for development of Commercial/Public Service uses.

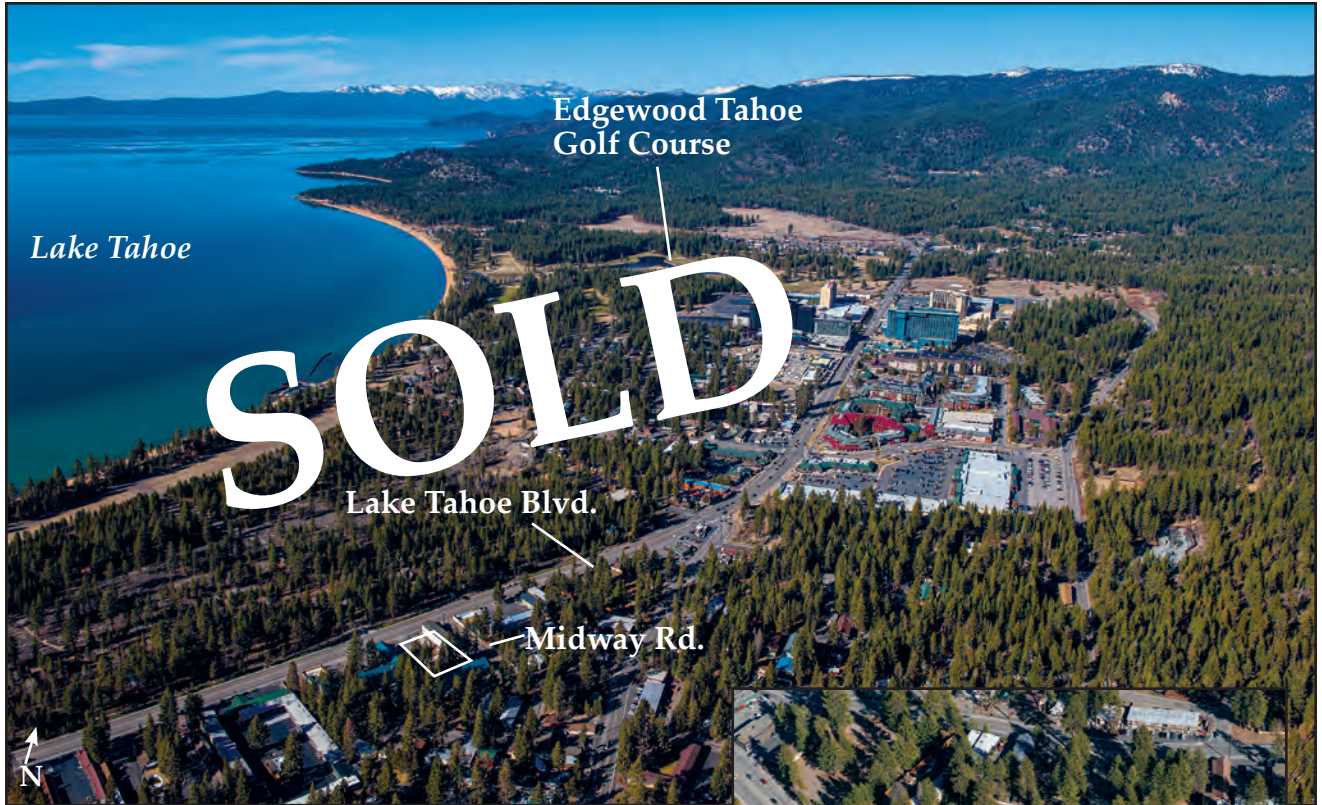
All utilities are available to the site.

Auction Property #155, a 15,000± square foot site, is located nearby at 3868 Lake Tahoe Blvd.

**LOCATION:** 1189 and 1201 Emerald Bay Road. APNs: 032-196-06 and 07

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

**FOR SUPPLEMENTAL INFORMATION CALL 1-800-845-3524**



PUBLISHED RESERVE: SOLD

LAST ASKING: \$100,000

SIZE: 15,000± Square Feet

ZONING: Tourist Accommodation, Multi-Family Residential within Stateline/Ski-Run, District 1D – Midway District Community Plan

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

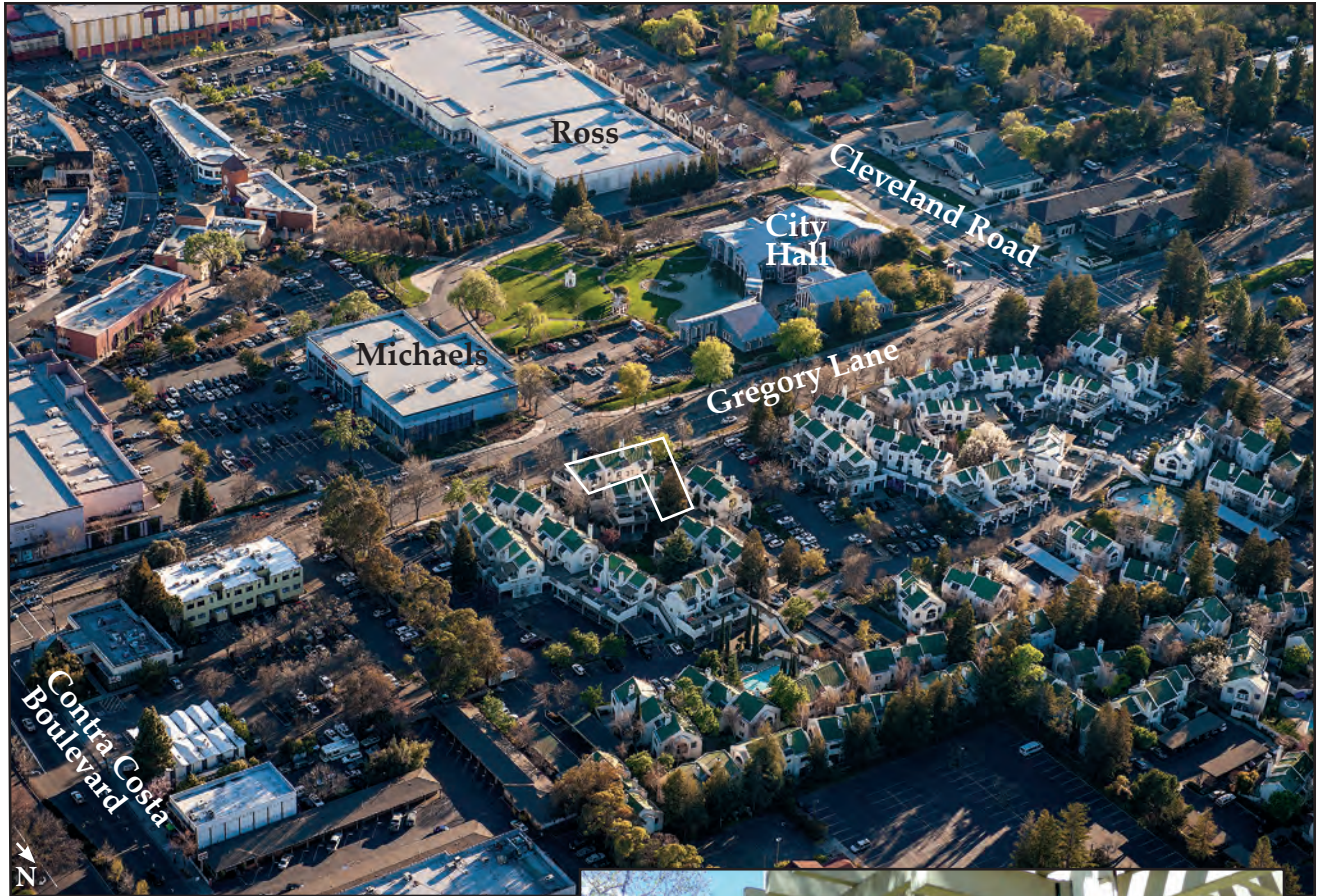
DESCRIPTION: This 15,000± square foot development site is located in South Lake Tahoe within the Lake Tahoe Basin, an area considered to be one of the most diversified year-round recreation resort areas in the western United States. This in-fill development site is located in an area of South Lake Tahoe that has been substantially revitalized over the last ten years, due to redevelopment of the Stateline casinos as well as additional investments in the Heavenly Gondola, The Shoppes at Heavenly Village, the 18-hole championship Edgewood Gold Course, and Ski Run Marina.

The property was originally developed as a 21-unit motel, and included a single residence. The motel has been demolished and the 20 Tourist Accommodation Units and 1 Residential Unit rights, associated with the prior improvements, were subsequently sold. Remaining on the site is a concrete slab foundation and asphalt paving. BMP Application (Best Management Practice for storm water) is required in order to bring the property into compliance with the Tahoe Regional Planning Agency (TRPA). Property compliance includes removal of the concrete slab and rejuvenation of the lot in order to obtain issuance of a BMP Certificate. Future development of the property is subject to the Tourist Core Area Plan.

All utilities are available to the site and access is off of Lake Tahoe Blvd, where the site has 100 feet of frontage.

LOCATION: 3868 Lake Tahoe Blvd., South Lake Tahoe, California, 96150. APN: 029-161-24

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



**PUBLISHED RESERVE:** Call Auction Information Office

**LAST ASKING:** \$499,500

**SIZE:** 2,747± Square Feet (net rentable)

**ZONING:** Planned Unit Development (PUD-347)

**PROPERTY INSPECTION:** Call Auction Information Office to Arrange

**FINANCING:** None – All Cash

**DESCRIPTION:** The property is comprised of five ground floor condominiums consisting of 2,747± net rentable square feet which have been configured into one large contiguous medical office suite in Pleasant Hill, on Gregory Lane, and is currently leased to Sutter Health.



Two Worlds Condominiums was built in 1984, and the office space has a highly-partitioned central hall layout, with an open reception area. There are two private offices, nine exam rooms and two restrooms. The medical office has been leased since 1996 to the same user, with the current lease generating \$6,531 per month, with a lease expiration of October 2016. The lease is modified gross with the tenant responsible for utilities and janitorial service and the landlord responsible for real estate taxes, property management and exterior maintenance. HOA monthly fees of \$2,658 are paid by the landlord and cover



exterior maintenance, insurance, outside common area utilities, landscaping, management and reserves. See Supplemental Information Package for a copy of the Lease.

Pleasant Hill is located in the heart of Contra Costa County with Interstate 680 running north/south, connecting the City with Highway 24 to Oakland, the Bay Bridge and San Francisco. The property's immediate neighborhood is fully built-up with mostly retail, commercial, multi-family and single family residences. The Pleasant Hill BART Station is located approximately four miles southeast of the site, which services 250,000+ riders daily. The property is part of a larger condominium complex which consists primarily of residential units with retail/commercial uses on the ground floor of some of the buildings. There are residential units situated above the subject condominium(s).

LOCATION: 91 Gregory Lane (Units 13/14/15/15/18), Pleasant Hill, California, APNS: 150-240-046-6; 047-4; 048-2; 049-0; 051-6

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

# 157

## Two Residential Lots and a Single Family Home Salton City, California



PUBLISHED RESERVE: Call Auction Information Office

APPRAISED VALUE: \$48,000

SIZE: 1,586± Square Foot Two Bedroom, One Bath Home

ZONING: Single Family Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This single family home is located in Salton City at the corner of Marlin Drive and Harbor Drive. The Salton Sea is located to the east of the property and Highway 86 is to the west. The home is situated on a 25,645± square foot site, consisting of two tax parcels located in an area of other single family homes, with additional neighborhood conveniences located nearby towards Highway 86. This 1,586± square foot ranch-style home was built in 1958 is in poor condition. It has two bedrooms and one bath, a kitchen and living room.

LOCATION: 2458 Marlin Drive, Salton City, California. APN: 012-371-005 & 004

**SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 18, 2015**

# 158

## Smokey Point Industrial Development Tract Near I-5 Marysville, Washington



PUBLISHED RESERVE: Call Auction Information Office

LAST ASKING: \$425,000

SIZE: 9.58± Acres

ZONING: Light Industrial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 9.58± acre industrial development tract is located at the north end of the city of Marysville. The property lies within the 675± acre Smokey Point Master Plan Area, which is conceived as the largest developable concentration of commercial and light industrial zoned property along I-5, from the United States – Canada border to south of Seattle-Tacoma. The property has excellent access with 320± feet of frontage along the 152nd Street NE, a county road with all utilities available. The property is mostly level, and is ready for development.

LOCATION: The 4500 block of 152nd Street NE, Marysville, Washington, Snohomish County Tax Parcel Number: 310533-001-005-00

**SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 18, 2015**



	#159	#160	#161	#162	#163	#164
PUBLISHED RESERVE:	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$80,000
2015 ASSESSED VALUE:	\$136,472	\$143,213	\$166,708	\$159,491	\$164,253	\$171,765
SIZE:	6± Acres	5.7± Acres	5.9± Acres	5.5± Acres	5.9± Acres	5.4± Acres

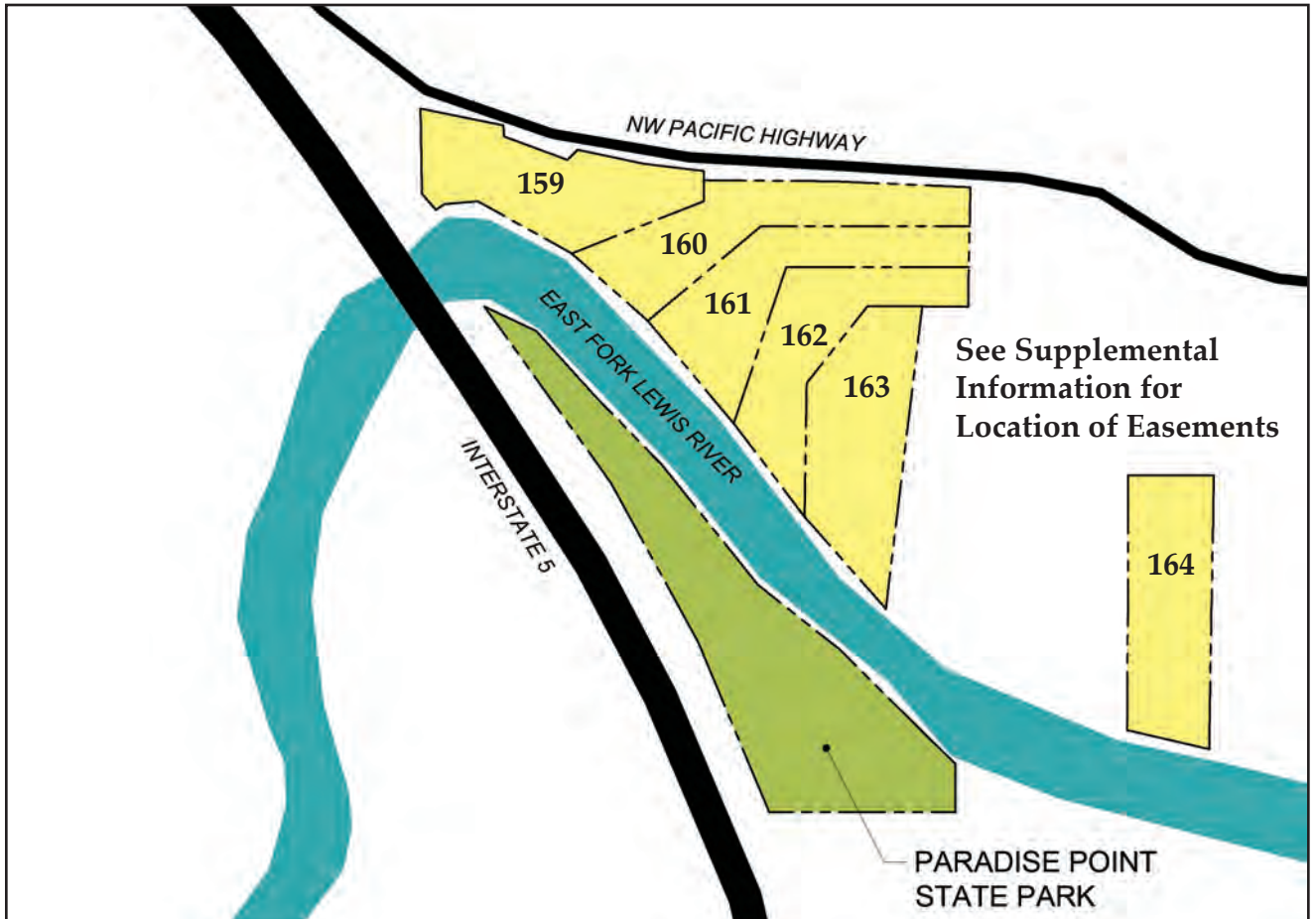
ZONING: Rural Residential – 5 Acre Minimum

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These six riverfront home sites are located along a bluff overlooking the East Fork of the Lewis River, across from Paradise Point State Park, less than a 25 minute drive to the Vancouver/Portland metropolitan area, and approximately two miles west of La Center. There is excellent access to I-5 Exit 16 at La Center Road.

Clark County acquired these home sites as part of its program for conservation of Lewis River Greenway’s forested slopes and river frontage, across from Paradise Point State Park. All six properties are being sold subject to a conservation easement that restricts the home site to the northern section of each property, and also allows limited public access along the riverfront. Please see Supplemental Information Package for copy of conservation easement with map.



The home sites range in size from 5.4± to 6± acres, and Auction Properties #159 and #160 have frontage along NW Pacific Highway. Auction Properties #161 through #164 have easements for NW Pacific Highway.

There is power, phone and natural gas available. Each home site will require on-site septic and well, with the exception of Auction Property #164 which shares a well with an adjacent residence.

East Fork Lewis River frontage ranges from 270± feet on Auction Property #164 to 540± feet on Auction Property #159. The East Fork Lewis River, which joins the main Lewis River near Woodland, is popular for steelhead fishing, kayaking and bird watching.

**LOCATION:**

- #159 - APN #258469000
- #160 - APN #258467000
- #161 - APN #258470000
- #162 - APN #258468000
- #163 - APN #258441000
- #164 - APN #258455000

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



# CONDITIONS of AUCTION

## REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:  
522 SW Fifth Avenue, Suite 725  
Portland, Oregon 97204

Washington Office:  
112 West 11<sup>th</sup> Street, Suite 250  
Vancouver, Washington 98660

California Office:  
1860 Howe Avenue, Suite 210  
Sacramento, California 95825

Phones (during regular business hours - 8:30 a.m. to  
5:00 p.m. Pacific Time)

Portland Metro Area: 503-228-3248

Toll-Free: 800-845-3524

FAX: 503-242-1814

Email: [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com)

## SUPPLEMENTAL INFORMATION PACKAGES

Additional detailed information is available for each property. Supplemental Information Packages include all pertinent data provided by the Sellers. To order supplemental information, mail, fax or email the Supplemental Information Package Request Form on page 115 of this Catalog.

Hard Copy Supplemental Information Package  
\$15 each

Individual Supplemental Information Package (CD)  
\$ 5 each

Email  
**NO CHARGE**

## ORAL AUCTION (Properties 1-21)

Saturday, November 14, 2015, at 12:00 p.m. in Portland, Oregon at the Embassy Suites Portland Airport located at 7900 NE 82nd Avenue. The Auction will begin promptly at noon. Please arrive by 11:30 a.m.

Directions: From I-205 North – take Exit 24A, Portland International Airport. This will put you onto Airport Way going towards the airport. Take left at 82nd Avenue and then left into the parking lot.

From I-5 North/I-205 South – take Exit 24, Portland International Airport. Take a right onto Airport Way. Take left at 82nd Avenue and then left into parking lot.

## SEALED BID SALES (Properties 100-164)

Sealed Bids must be received no later than 5:00 p.m., Wednesday, November 18, 2015.

## NO MINIMUM BID

Auction Properties #1, 2, 13, 17, 19, 20, 21, and 134, are being offered with **No Minimum Bid**. This means the Seller has not established a Minimum or Published Reserve Price. The property will be sold to the high bidder, subject to terms and conditions of the Auction.

## MINIMUM BID

A Minimum Bid has been established for Auction Properties #100, 101 and 102. This means the Seller has agreed to accept, at this Auction only, bids equal to (or greater than) the Minimum Bid for these three properties. No bid below the Minimum Bid will be recognized.

## PUBLISHED RESERVES

The remaining properties are being offered with a Published Reserve price. This means when the 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 Auction.

## ORAL AUCTION

### Bids by Mail

If you are unable to attend the Oral Auction, request a Mail Bid Form by contacting the Auction Information Office at 1-800-845-3524 or [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com). Mail Bid Forms will be accepted when accompanied by Certified Funds made payable to the Realty Marketing/Northwest Client Trust Account in the amount equal to 10% of the maximum authorized bid for the property you wish to purchase. If you are not a successful bidder, your deposit will be returned to you, by mail, by the third business day following the Auction.

### Registration

Registration is required for eligibility to bid at the Oral Auction. Complete and return the Auction Registration Form to the Auction Information Office.

On Auction day, all registered bidders must show that they have in their possession a separate Cashier's Check or Certified Check ("Certified Funds") made out to the bidder (no cash, please) in the amount of \$2,500 for each property the bidder intends to purchase.

#### Auction Day Procedures

**Pre-Registered Bidders:** As a pre-registered bidder, you will check in at the Pre-Registered Bidder area prior to the Auction. You will be asked to show your \$2,500 in Certified Funds as described under Registration. You will receive your assigned Bidder Number. If you plan to purchase more than one property, you must present separate Certified Funds for each property you wish to purchase.

**Auction Day Registration:** Those who register on Auction Day will be required to complete the Auction Registration Form and provide evidence of Certified Funds in the amount of \$2,500 for each property you wish to purchase. Auction Day registrants should plan to arrive at least thirty minutes prior to the Auction in order to complete the registration process.

Bidding on each property will take approximately two minutes. The properties will not necessarily be auctioned in the order they appear in the Catalog. The order of the bidding will be announced prior to the Auction. As the successful bidder, you will sign a Bid Confirmation Sheet immediately upon acceptance of your high bid. An Auction escort will then usher you to the Contract Area, where you will complete the sales contract.

#### Writing the Sales Contract

In the Contract Area on Auction Day, you will sign the sales contract and make an earnest money deposit of ten percent (10%) of your bid price, but in no event less than the amount of your Certified Funds for each property you purchase. Your Certified Funds will be deposited as a portion of your earnest money deposit. The balance of the earnest money deposit may be by personal, or company, check. In addition to the Purchase and Sale Agreement, you will be required to sign a Buyer Acknowledgement Form verifying that you have inspected the property and are purchasing it in its "as is" condition. No allowances will be made for contingencies. Sample copies of contract documents are available in each Supplemental Information Package. The sales contract is a binding contract.

#### SEALED BID AUCTION

All Sealed Bids must be accompanied by Certified Funds for ten percent (10%) of the bid price as an earnest money deposit. Within three (3) business days of acceptance of a bid, earnest money deposit must be increased to ten percent (10%) of the accepted bid price. Checks should be made payable to the Realty Marketing/Northwest Client Trust Account. Due diligence should be completed prior to bid submissions. Bidders will be notified of acceptance or rejection of bids no later than five business days after the bid submission deadline. Escrows will close within 30-45 days of the date of the bid acceptance.

#### FINANCING

Some Sellers offer financing, subject to approval of Buyers' credit. See individual property descriptions for details.

#### COOPERATING BROKERS

Broker cooperation is invited. A commission ranging from 1% to 2% will be paid to the real estate agent whose Buyer closes on the purchase of any Auction 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 commissions will be paid upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

Buyers must register their real estate agent on the Auction Registration Form or on the Sealed Bid Form. For the Oral Auction, the Registration Form should be received by the Auction Information Office at least three days prior to the Auction. No Auction Day Registration of real estate agents will be accepted.

For the Oral Auction, registered real estate agents must attend the Auction with their Buyer and must accompany their Buyer into the Contract Area if their Buyer is the successful high bidder.

No real estate agent will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller, or Realty Marketing/Northwest, concerning the Auction Property purchased. 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 upon the full and final closing by

the Buyer on the conveyance of the property and the receipt of the full purchase price by Seller. No exceptions to this procedure will be made and no oral registrations will be accepted.

### **CLOSING AND COSTS**

All sales must close within 30 to 45 days of the Auction, 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.

For the properties being offered for sale with No Minimum Bid, the Buyer will be required to pay all customary closing costs, including, but not limited to, title insurance premiums and sales tax thereon (if any), full escrow fees, back taxes and penalties (if any), local improvement and irrigation district assessments (if any), and state excise taxes.

### **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, other than the Preliminary Title Report.

(B) No bidder shall offer an advance on the previous bid of less than the amount the Auctioneer directs. In the event of a dispute between bidders, the Auctioneer will make the sole and final decision to either accept the final bid or to re-offer and resell the property in dispute. The Auction will be recorded, and if any dispute arises following the Auction, the Auctioneer's records will be conclusive in all respects.

(C) Title insurance is available for each property, ensuring the title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rightsofway, 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 each property may be inspected prior to the Auction.

(D) To the extent permitted by law, properties 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 the close of escrow.

(E) Sizes and square footages set forth for the properties 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 plans or made applications to any public agency.

(F) Agency Disclosure. The selling and listing agent, Realty Marketing/Northwest, represents the Seller in these transactions.

(G) Seller and Sellers' Agents reserve the right to refuse admittance to or expel anyone from the Auction premises for interference with Auction activities, causing a nuisance, canvassing or other reasons.

(H) 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 and to announce such modifications or additional conditions either prior to, or at, the Auction.

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

(J) The information contained here 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 here.

### **NEED HELP?**

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





# SUPPLEMENTAL INFORMATION PACKAGE REQUEST FORM

RETURN TO: Realty Marketing/Northwest  
P.O. Box 6465  
Portland, Oregon 97228

Fax # (503) 242-1814  
Email: info@rmnw-auctions.com

Please send me the Supplemental Information Package for the following:

Property Number	Property Name	Cost
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total		_____

The cost is: \$15.00 each  
Supplemental Information Packages are also available on CD at a cost of \$5.00 each

Enclosed is a check for \$\_\_\_\_\_

Please print below:

NAME: \_\_\_\_\_ TELEPHONE: (\_\_\_\_) \_\_\_\_\_

COMPANY: \_\_\_\_\_ FAX: (\_\_\_\_) \_\_\_\_\_

ADDRESS: \_\_\_\_\_ Email: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

Business Profile:  Broker  Investor  Owner/User  Other \_\_\_\_\_



# WHO WE ARE

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Realty Marketing/Northwest is a real estate marketing and brokerage company with offices in Portland, Oregon; Vancouver, Washington; and Sacramento, California. The firm was established in 1985 and is the largest operation of its kind in the northwestern United States.

Renowned for its creative marketing techniques, thoroughness of information provided and follow-through to close of escrow, Realty Marketing/Northwest is widely acclaimed by both Buyers and Sellers.

In addition to its auction marketing programs, Realty Marketing/Northwest has earned a growing reputation for innovative marketing through traditional channels.

To learn more about how Realty Marketing/Northwest can serve your real estate needs — as Buyer or Seller — call John Rosenthal, President, at 800-433-4669.

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Oregon, Washington and California Broker  
Washington Auction Company License #96

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Keenan & Partners  
Pacific Real Estate Investments  
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Windermere Western View Properties  
Zina Ovchinnikoff Realty

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