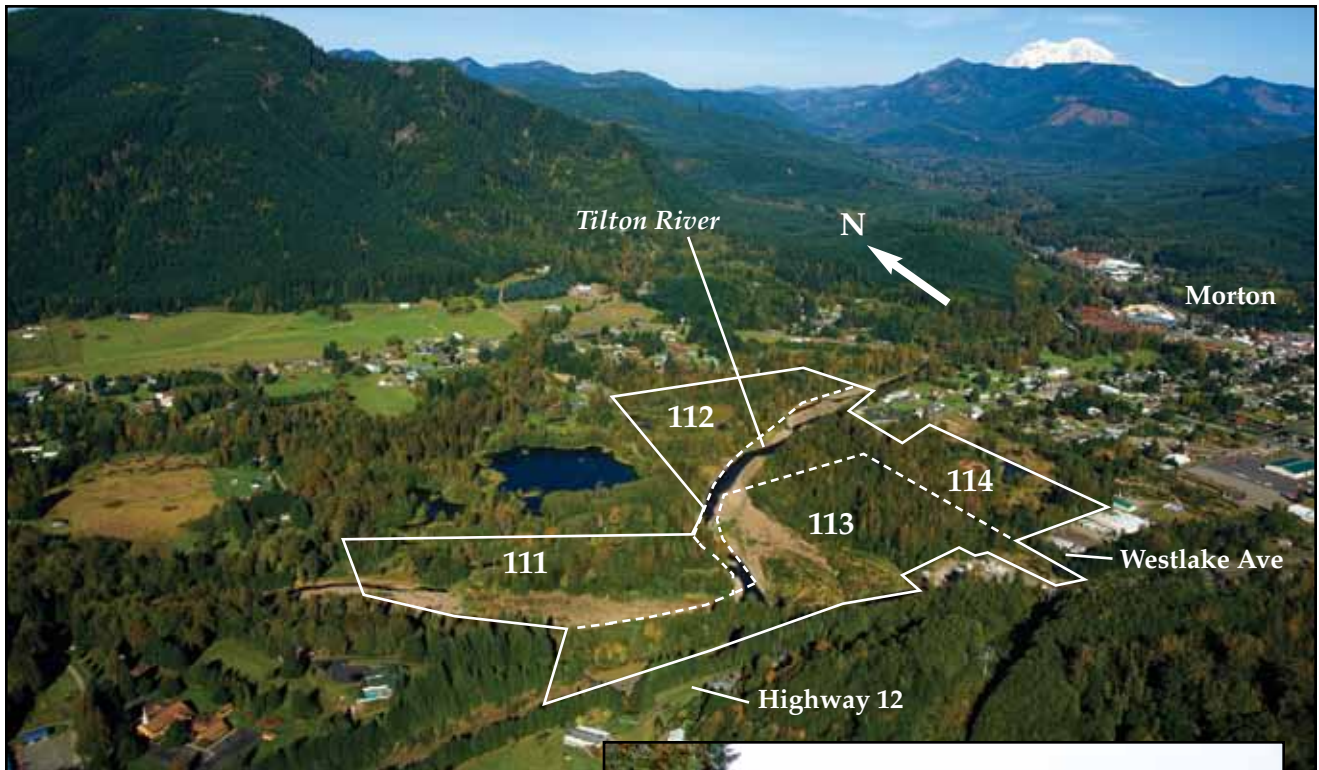


111 thru 114

Tilton River Frontage Parcels with Potential for Homesites or RV Park Lewis County, Washington



PUBLISHED RESERVE: \$170,000

111: No Minimum Bid*
112: \$60,000*
113: \$50,000*
114: \$60,000*

*Seller reserves the right to reject all bids unless the total amount of accepted bids equals, or exceeds, the bulk Published Reserve of \$170,000

LAST ASKING: 111: \$85,500
112: \$99,500
113: \$93,500
114: \$96,500

SIZE: 111: 21.5+ acres
112: 20.9± acres
113: 21.5± acres
114: 22.03± acres

ELEVATION: 2,400± feet

ZONING: Urban Zones

PROPERTY INSPECTION: At Any Time

FINANCING: Seller shall offer purchase money financing, subject to Seller's approval of buyer's credit, on the following terms: A 20% down payment with the balance secured by a first deed of trust, amortized over 20 years at 7% interest, calling for monthly payments of principal and interest; all due and payable at the end of 5 years.

DESCRIPTION: These four Tilton River frontage lots are being offered individually, or as a package of four lots totaling 85± acres. The Seller had proposed the development of a recreational vehicle park on Auction Property #114. Each lot is surveyed. Auction Property #111 has an undeveloped easement for access extending from Aberdeen Road. Auction Property #113 has frontage along Highway 12 but has access into the southeast corner from Westlake Avenue. Auction Property #114 has access from West Main Avenue by use of an undeveloped easement. Power and telephone may require short extensions into a building site. Private well and septic will be required.

LOCATION: Township 12N, Range 4E, Section 3, Tax Lots 029764004001, 029764004002, 029764004003, 029764004004, 029764004005, 029764004006, 029764004007.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., December 6, 2011



Tilton River frontage along #113