

**RM/
NW**

MARKET MAKERS
IN REAL ESTATE

AUCTION

WASHINGTON LAND PORTFOLIO

KLICKITAT COUNTY • MASON COUNTY
THURSTON COUNTY • LEWIS COUNTY



**PRICE REDUCTIONS
OF OVER 66%!**

**RANCH • RIVER FRONTAGE
HUNTING • TIMBER
RESIDENTIAL**

**Two to be sold with
No Minimum Bid!**

Properties from 5± to 405± acres near Hood Canal,
Columbia River Gorge and Mount Rainier

SEALED BIDS DUE December 6, 2011

REALTY MARKETING / NORTHWEST

The Opportunity

The Seller has ordered price reductions of up to 66% for this Portfolio of ranch, river frontage, hunting, timber and residential properties located in Klickitat, Mason, Thurston and Lewis Counties. Auction financing with a 20% down payment is being provided on most of these properties as additional incentive to accelerate sales by January 2012 of these non-core assets. Two of the properties are being sold with No Minimum Bid, subject to the terms of the Auction.

The properties are located within some of Washington's most attractive recreation areas near Hood Canal, Mount Rainier, east of the Cascades between the Yakima Valley and Columbia River, wineries, windsurfing and ski resorts. One of the residential development parcels has proximity to the I-5 corridor between the cities of Chehalis and Centralia.

The largest property is the 405± acre Elk Haven Ranch in Klickitat County, with year-round access from Highway 97 and development potential as a planned recreation community with up to 80± homesites, or as a private hunting retreat with meadows and ponderosa pine.

The property in Thurston County has frontage along the Chehalis River. Four of the properties in Lewis County have frontage along the Tilton River. The Mason County tract with timber and residential zoning along Hood Canal has frontage on Skokomish River.



Auction Property #106 - Hood Canal residential tract with timber and Skokomish River frontage

CELEBRATING 26 YEARS in 2011!



TABLE OF PROPERTIES

Washington Land Portfolio

Bids Due December 6, 2011

#	Description	Location	Last Asking Price	Published Reserve
100	140± Acre Horseranch Road Recreation and Residential Tract	Klickitat County, WA	\$280,000	\$145,000
101	405± Acre Elk Haven Ranch	Klickitat County, WA	\$799,000	\$460,000
102	5± Acre Shiloh Way Homesite	Klickitat County, WA	\$59,000	No Minimum Bid ¹
103	5± Acre Shiloh Way Homesite	Klickitat County, WA	\$59,000	\$25,000 ¹
104	5± Acre Shiloh Way Homesite	Klickitat County, WA	\$59,000	\$25,000 ¹
105	5± Acre Tanzanite Drive Homesite	Klickitat County, WA	\$59,000	\$25,000 ¹
106	41.25± Acre Hood Canal Residential Tract with Timber	Mason County, WA	\$235,000	\$165,000
107	48± Acre Chehalis River Frontage Tract	Thurston County, WA	\$175,000	\$75,000
108	5.17± Acre Salzer Valley Residential Parcel	Lewis County, WA	\$33,000	\$20,000
109	90± Acre Jackson Highway Residential Parcels (Bulk)	Lewis County, WA	\$739,000	\$475,000
110	100± Acre Panisco Road Residential Parcels (Bulk)	Lewis County, WA	\$638,000	\$350,000
111	21.5± Tilton River Frontage Tract	Lewis County, WA	\$85,500	No Minimum Bid ²
112	20.9± Tilton River Frontage Tract	Lewis County, WA	\$99,500	\$60,000 ²
113	21.5± Tilton River Frontage Tract	Lewis County, WA	\$93,500	\$50,000 ²
114	22.03± Tilton River Frontage Tract	Lewis County, WA	\$96,500	\$60,000 ²

¹ The sale of Auction Properties 102-105 is subject to bids, in the aggregate, to total or exceed \$75,000.

² The sale of Auction Properties 111-114 is subject to bids, in the aggregate, to total or exceed \$170,000.

Special Seller Financing with 20% Down Payment
See Financing Terms

Cover photos, clockwise from upper left: Auction Properties #106, #101 and #107.

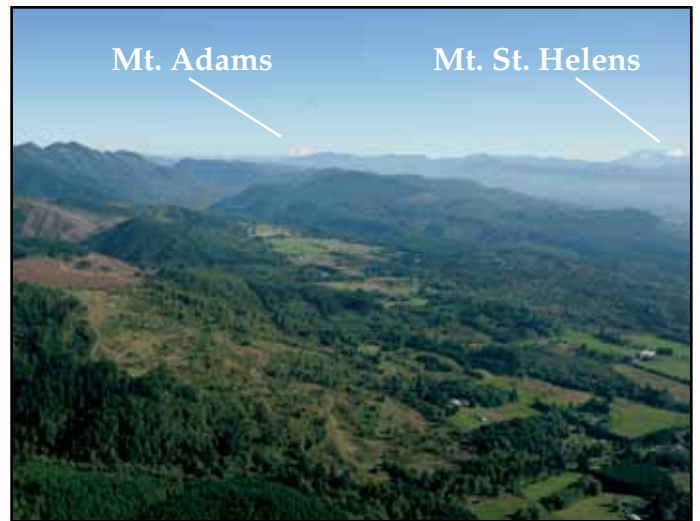
Catalog #1107

Aerial Photography by Northern Light Studios
Graphic Design and Production by Inspiration Point
Printing by Bridgetown Printing
Website Design by Emprise Media

Auction Property Locations



Auction Property #107 - 48± acre Chehalis River frontage tract near City of Grand Mound



Auction Property #110 - 100± acres with five 20± acre parcels with views of Mt. Adams and Mt. St. Helens

100 thru 105

Ranch, Recreation, Timber and Residential Tracts Near City of Goldendale Klickitat County, Washington

These six properties are located five miles northeast of the city of Goldendale and have excellent year-round access from Highway 97. They are along the southern foothills of the Simcoe Mountains, near the Little Klickitat River. There is a total of 565± acres, all recently acquired in an exchange with the Washington Department of Natural Resources, and being offered in parcels ranging from 5± to 405± acres. All these lands have General Rural zoning with a 5 acre minimum parcel size, providing opportunity for total development of 109 homesites.

The two largest tracts include the 140± acre Horseranch Road tract on the west side of Highway 97, with potential for division into 5 acre parcels, or larger “ranchettes,” with rolling terrain, open meadows and stands of ponderosa pine.

The 405± acre Elk Haven Ranch on the east side of Highway 97, could be developed into a private hunting and recreation retreat with excellent building sites for a small lodge with meadows plus areas suitable for horses and livestock, or subdivided into homesites under the General Rural zoning.

This location in Klickitat County, at the base of the Simcoe Mountains, is premier hunting habitat for black tail and mule deer and for elk and turkey.

Goldendale has a collection of historic homes, Goldendale Observatory State Park, and a public golf course, all within a ten-minute drive of the properties.

These lands are located near the Columbia River Valley, Washington’s single fastest-growing wine region, and include the award-winning Maryhill Winery which overlooks the Columbia River with outdoor amphitheatre, and near Maryhill Museum, within a twenty-minute drive.

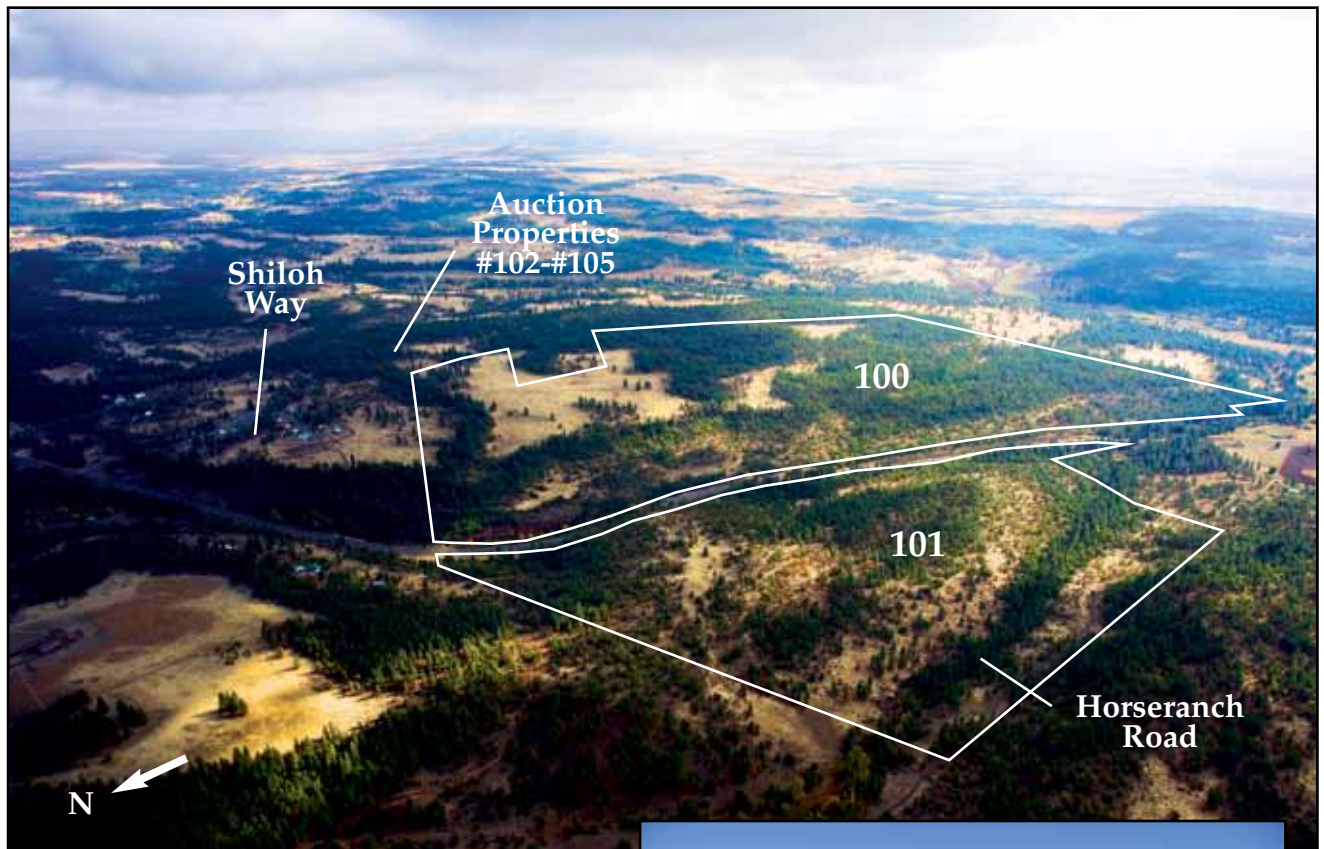
Highway 97 north provides access to both the Yakima Valley and Seattle, south to I-84 and west to Hood River, and the Mt. Hood Ski Resorts. Portland is a two hour drive from Goldendale.



Auction Property #100 - 140± acre Horseranch Road recreation and residential tract



Auction Property #101 - 405± acre Elk Haven Ranch



Horseranch Road is along western boundary

PUBLISHED RESERVE: \$145,000

LAST ASKING: \$280,000

SIZE: 140± acres

ELEVATION: 2,000± feet

ZONING: General Rural

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: This 140± acre tract has 5± acre zoning with potential for development of 29 homesites and is located approximately five miles north of Goldendale. Auction Property #101 is located across US Highway 97 east of the property. The property has over ½ mile of highway frontage on US 97 with Horseranch Road, a county road, running along the western boundary. There are a number of excellent building sites that have views south to the Klickitat Valley. The majority of the property is fenced and is stocked with ponderosa pine and could be retained as a ranch, or divided into three to five 20 to 30 acre "ranchettes." There is power along Horseranch Road. Onsite septic and wells will be required.

LOCATION: Township 5N, Range 16E, Section 36, portion of Tax Lot 05163600000100

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



PUBLISHED RESERVE: \$460,000

LAST ASKING: \$799,000

SIZE: 405± acres

ELEVATION: 2,000± feet

ZONING: General Rural

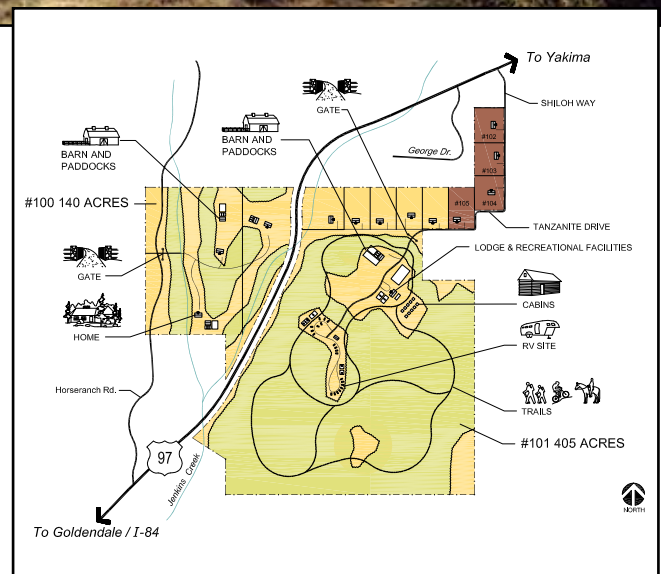
PROPERTY INSPECTION: At Any Time

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: This 405± acre recreation tract is located across Highway 97, east of Auction Property #100, and has gentle to rolling topography. There is access by easement using Tanzanite Drive, a private road into the northeast corner of the property. The Elk Haven Ranch is dominated by a large meadow with a stocking of ponderosa pine along the western slopes leading down to the Highway. The property would make an excellent hunting retreat for elk, deer and upland birds, with the potential for development of a rural master-plan recreation development with shared ranch facilities. The Little Klickitat River runs just below the southeast corner of the property.

LOCATION: Township 5N, Range 16E, Section 36, portion of Tax Lot 05163600000100

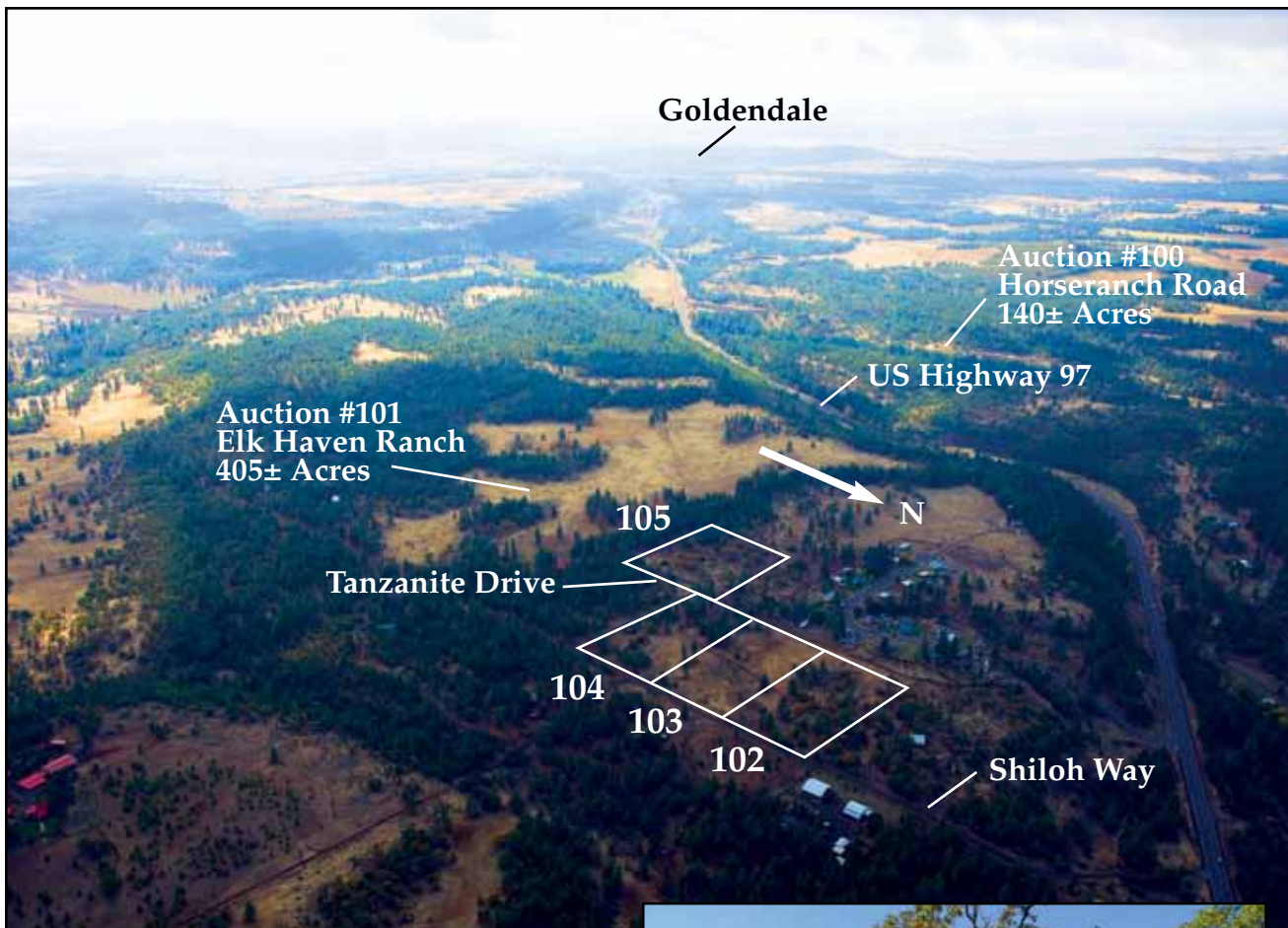
SEALED BIDS DUE NO LATER THAN 5:00 P.M., December 6, 2011



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

102 thru 105

Shiloh Way and Tanzanite Drive Homesites Klickitat County, Washington



PUBLISHED RESERVE: \$75,000

102: No Minimum Bid*
 103: \$25,000*
 104: \$25,000*
 105: \$25,000*

*Seller reserves the right to reject all bids unless the total amount of accepted bids equals, or exceeds, the bulk Published Reserve of \$75,000.

LAST ASKING: 102: \$59,000
 103: \$59,000
 104: \$59,000
 105: \$59,000

SIZE: 5± acre lot each

ELEVATION: 2,000± feet

ZONING: General Rural

PROPERTY INSPECTION: At Any Time

FINANCING: None. All cash to Seller at closing.

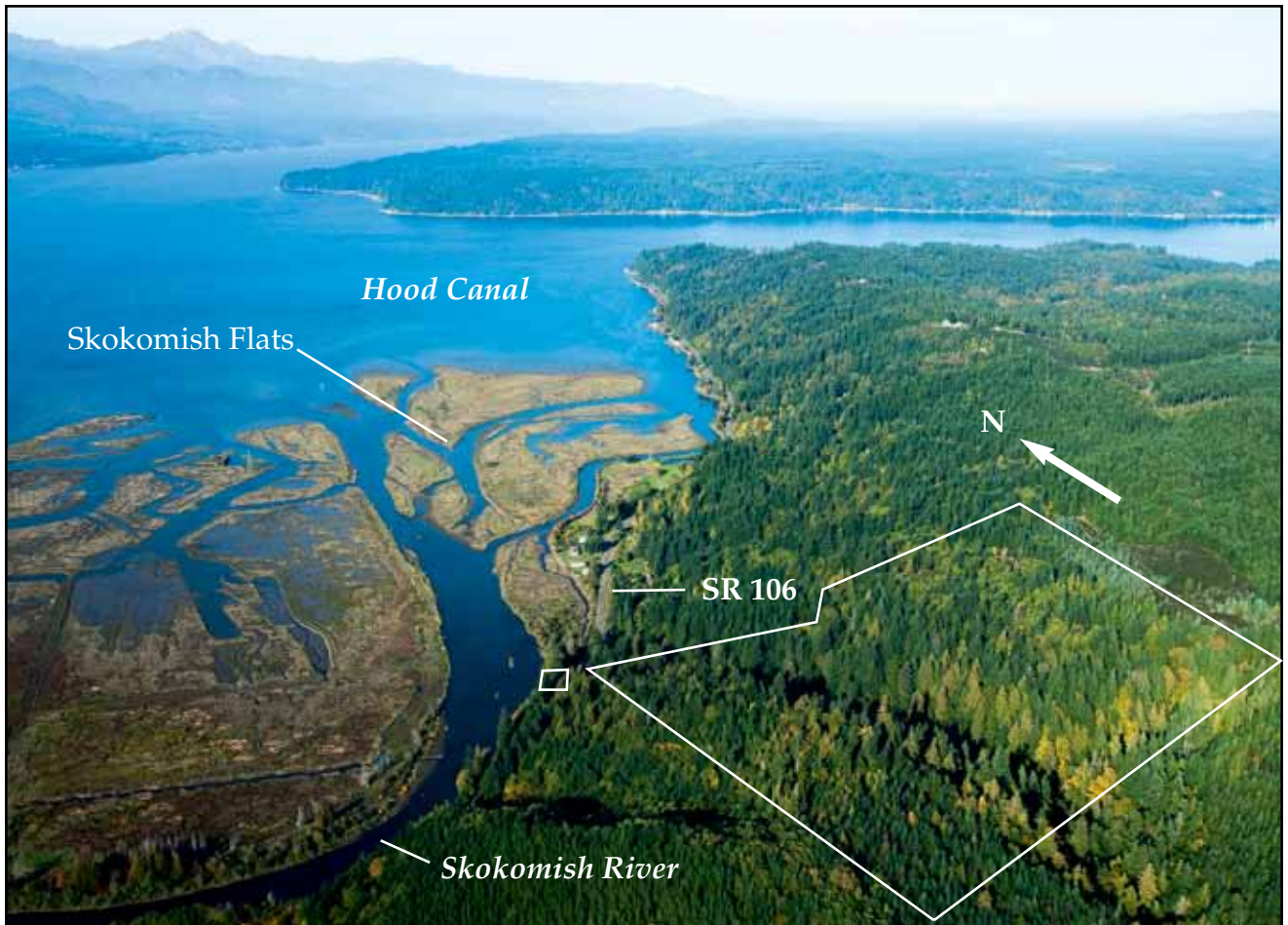
DESCRIPTION: These four homesites are located within 10 minutes of Goldendale just off Highway 97. Each lot is accessed from Highway 97 using Shiloh Way, a county road. Auction Property #105 is accessed using Tanzanite Drive, a private road. Each of these five acre lots require private wells and onsite septic systems. There are a number of homes that have been built nearby.

LOCATION: Township 5N, Range 17E, Section 30 and 31, Tax Lots-05173007250200, 05173007250100, 05173109090100 and 05163609090200

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



Auction Property #103



PUBLISHED RESERVE: \$165,000

LAST ASKING: \$235,000

SIZE: 41.25± acres

ELEVATION: 475± feet

ZONING: Rural Residential 20

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.

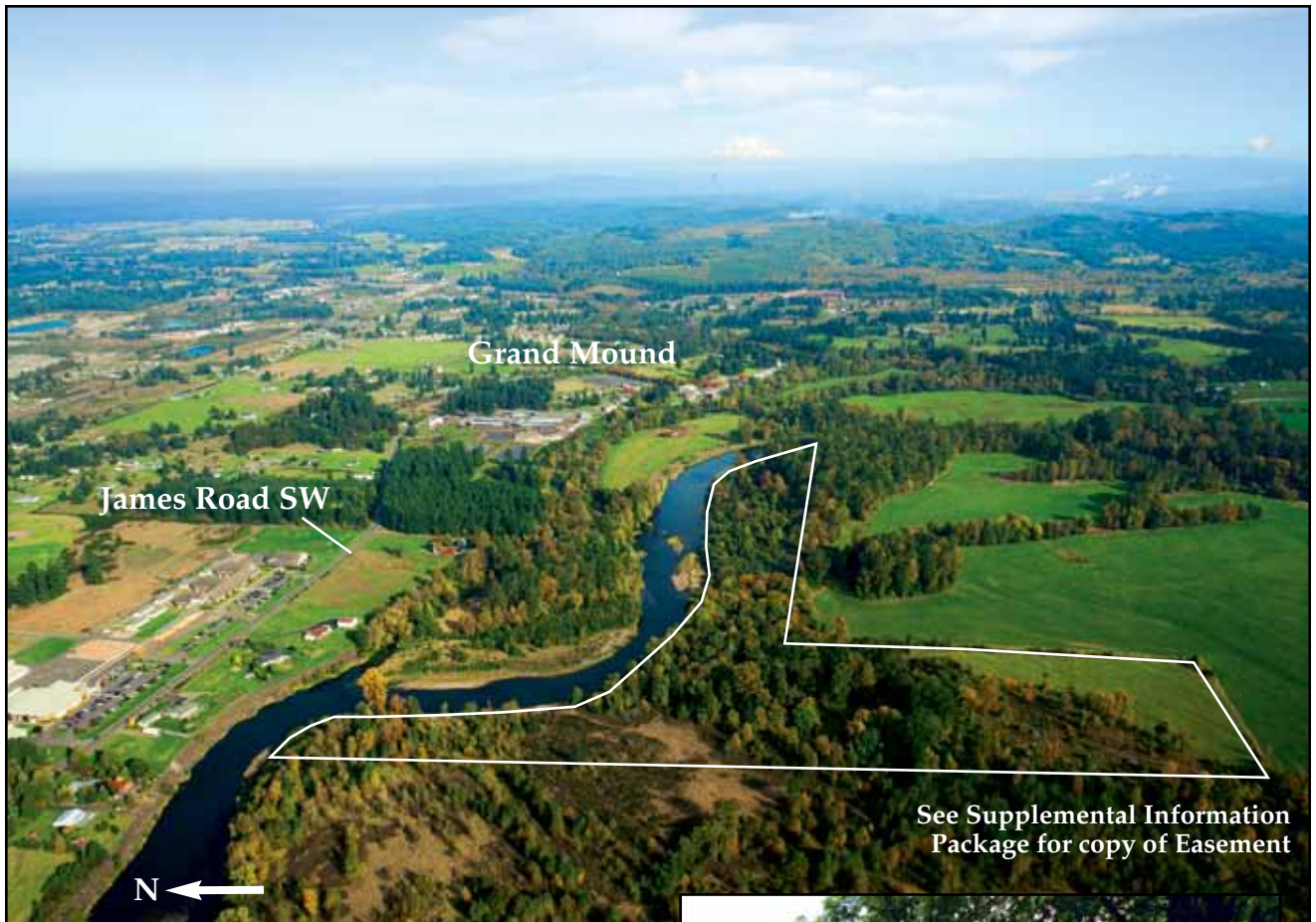
DESCRIPTION: This 41.25± acre tract is located near the south end of Hood Canal, within five minutes of the Alderbrook Resort and Golf Course, and has residential zoning with a 20 acre minimum parcel size. The tract is well stocked with 350± MBF of primarily Douglas fir and red cedar, providing near term cash flow. The tract has frontage on SR 106 which runs along the south end of Hood Canal heading east to the town of Union and approximately 20 miles farther east to the community of Belfair. A small portion of the property lies across the highway from the main block with an estimated 60 feet of no-bank waterfront on the Skokomish River. Power and phone are available along the highway. Private wells and septic will be required.

LOCATION: Township 21N, Range 3W, Section 7, Tax Lot 321072100000, 321072100030, 321072104020, 321072200030, 321063400007

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



View along Skokomish River to Hood Canal



PUBLISHED RESERVE: \$75,000

LAST ASKING: \$175,000

SIZE: 48± acres

ELEVATION: 150± feet

ZONING: Long Term Agriculture

PROPERTY INSPECTION: Locked gate. Call Auction Information Office.

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.



Chehalis River frontage

DESCRIPTION: This 48± acre riverfront recreation tract is located in the southwest corner of Thurston County, near the city of Grand Mound, and within a 10 minute drive of Centralia and I-5. The property has approximately ½ mile of frontage on the Chehalis River. Access to the property is from Bicknell Road and then by easement from the end of this county road. The property lies entirely within the flood plain, but is in an area well-known for duck and deer hunting, with potential for development of a riverfront camping site or base camp.

LOCATION: Township 15 N, Range 3W, Section 14 and 15, Tax Lot 09340004003 and 13515120000

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



PUBLISHED RESERVE: \$20,000

LAST ASKING: \$33,000

SIZE: 5.17± acres

ELEVATION: 200± feet

ZONING: Rural Development District 10

PROPERTY INSPECTION: At Any Time

FINANCING: None. All cash to Seller at closing.

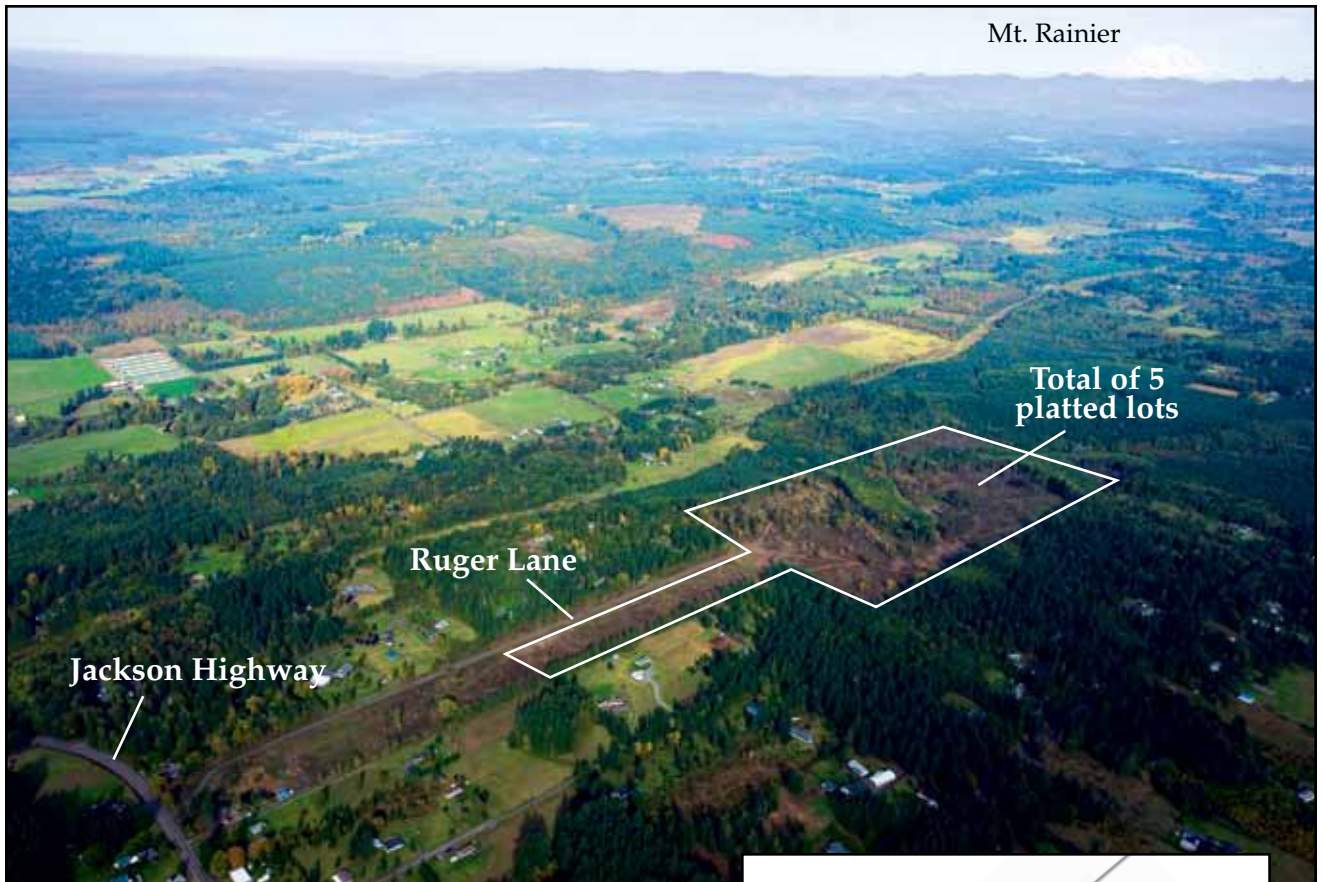
DESCRIPTION: This 5.17± acre residential parcel is located off Salzer Valley Road, 3.5 miles southeast of Centralia and 4± miles east of Chehalis. Salzer Creek is along the eastern portion of the property. The property is accessed from both Profitt Road, which runs along the east property line, and Salzer Road, which runs along the west property line. Power and telephone are available along Profitt Road. Private well and septic will be required.

LOCATION: Township 14 N, Range 2W, Section 23, Tax Lot 021703009000, 021703007002

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



View from Property



PUBLISHED RESERVE: \$475,000

LAST ASKING: \$739,000

SIZE: 90± acres

ELEVATION: 520± feet

ZONING: Rural Development District 10

PROPERTY INSPECTION: At Any Time

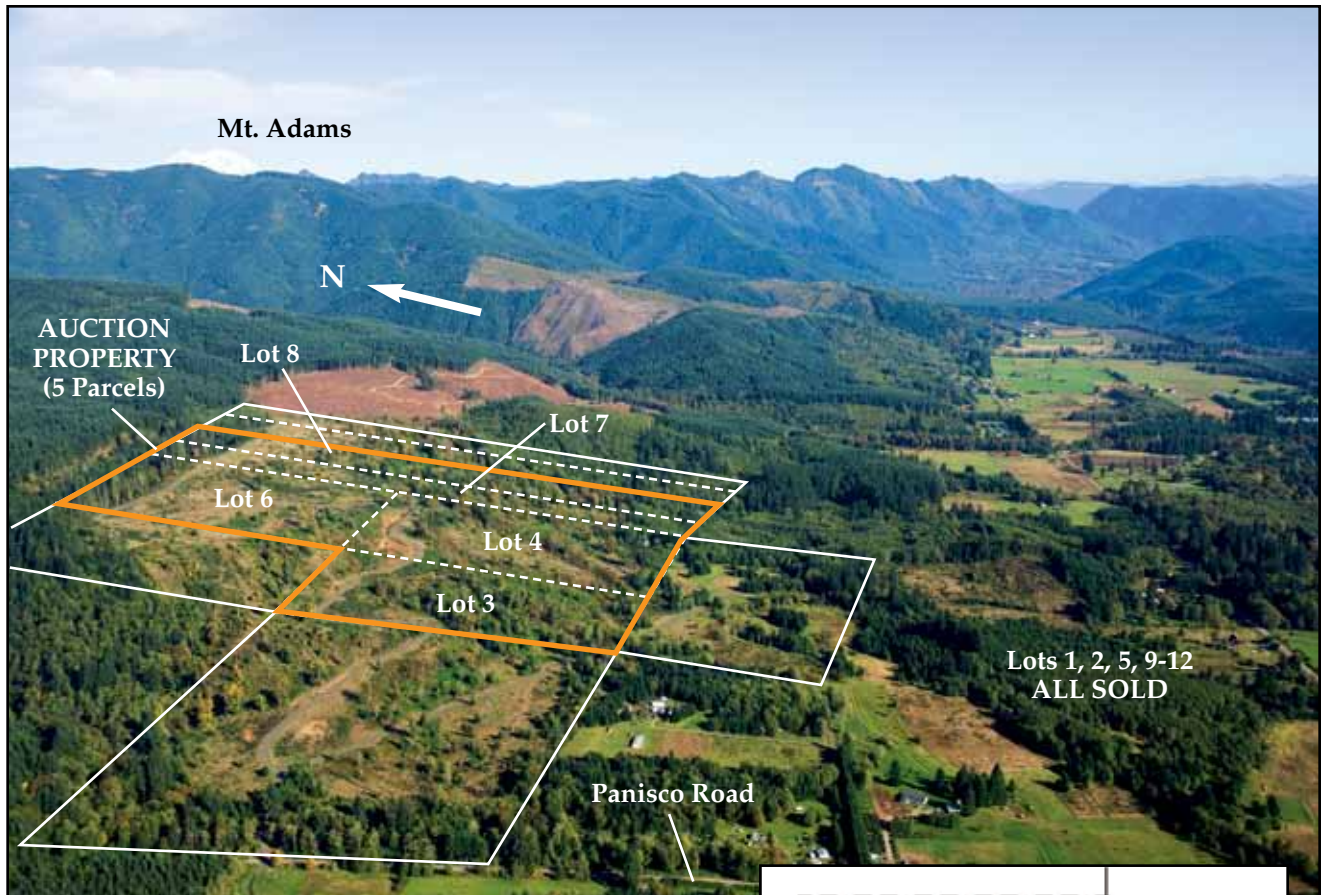
FINANCING: Seller shall offer purchase money financing, subject to Seller's approval of buyer's credit, on the following terms: A 20% down payment with the balance secured by a first deed of trust, amortized over 20 years at 7% interest, calling for monthly payments of principal and interest; all due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

DESCRIPTION: This 90± acre property is an assemblage of 5 platted lots located just north of Mary's Corner and US Highway 12, within a 10 minute drive of I-5 and 20 minutes north to Chehalis. The properties are being offered as a bulk package and were selectively harvested in 2009, leaving behind building sites with views of Mount Rainier as well as driveways developed to each lot. Power has been extended to each lot and wells have been drilled on two of the lots. (See Supplemental Information Package). Onsite wells on the three remaining lots and private septic systems, which have been approved, will be required.

LOCATION: Township 13N, Range 1W, Section 33, Tax Lots 017325001000, 017348001000, 017348002000, 017348003000, 017348004000.

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





PUBLISHED RESERVE: \$350,000

LAST ASKING: \$638,000

SIZE: 100± acres

ELEVATION: 1,250± feet

ZONING: Rural Development District 10

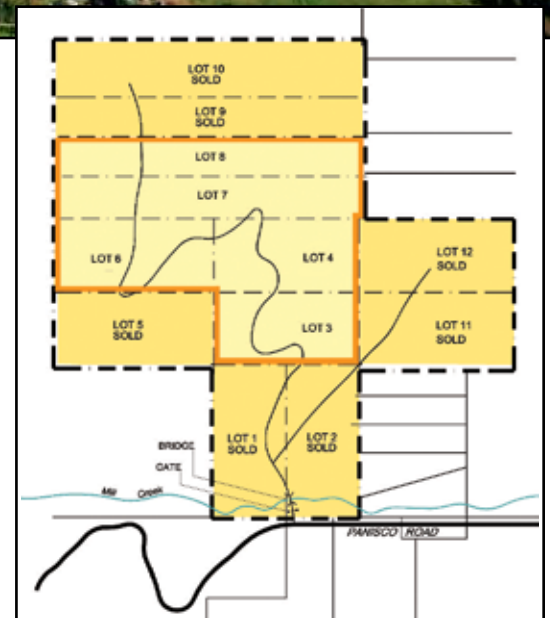
PROPERTY INSPECTION: Locked gate. Call Auction Information Office.

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: This 100± acre property is an assemblage of five 20± acre rural residential tracts located near the community of Cinebar in Lewis County, 15 miles east of the Highway 508 Exit off I-5. The lots are part of a 12 lot plat with a gated security entrance. Access to the plat is by use of Panisco Road from Highway 508 with interior private roads built out to each lot. Power, cable and phone are all installed to each lot. The entire plat was previously selectively logged and replanted in 2007. Each lot has spectacular views of Mt. Adams and Mt. St. Helens, with excellent access to Mayfield and Riffe Lakes located 6 miles south of the property.

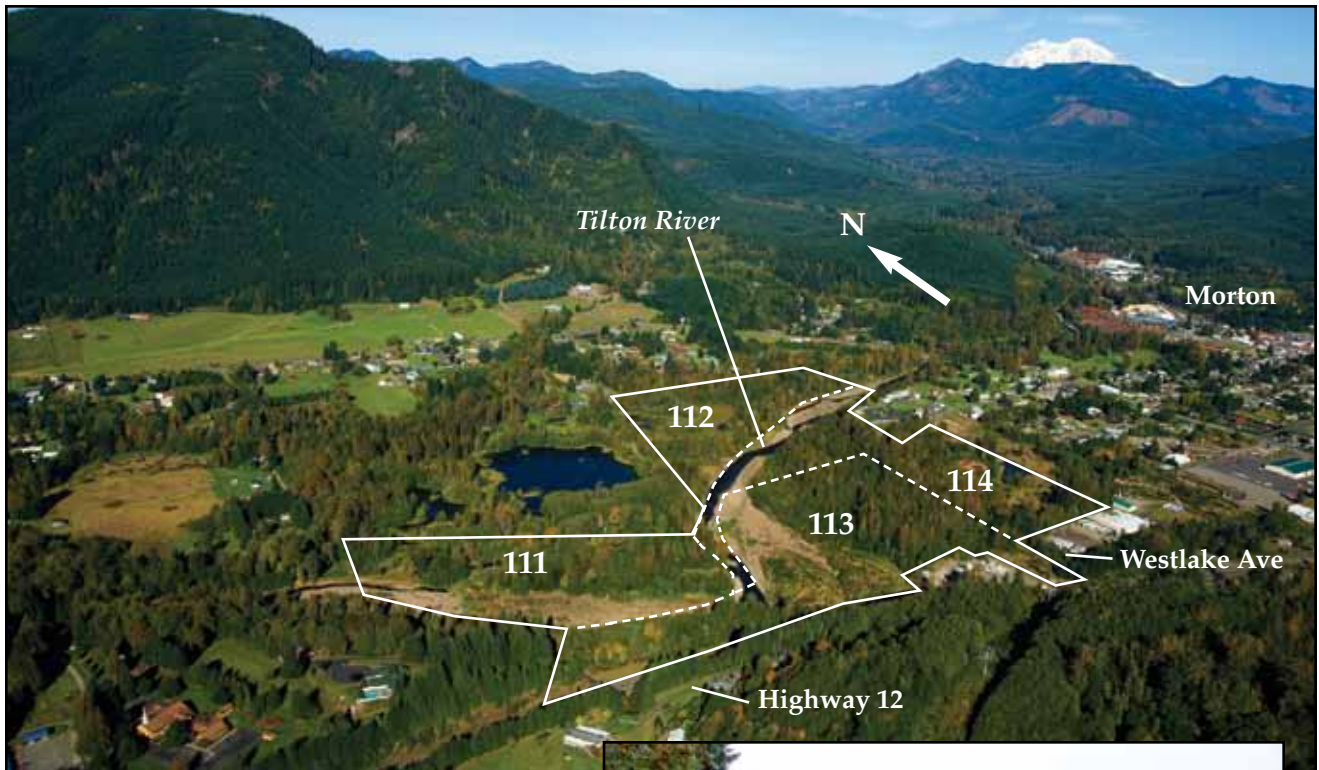
LOCATION: Township 13N, Range 2E, Section 14, Tax Lot 033132001004, 033132002009, 033132002010, 033132003005, 033132003006

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



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

TERMS AND CONDITIONS OF THE AUCTION #1107

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Corporate Office:
522 SW Fifth Avenue, Suite 1250
Portland, Oregon 97204

Washington Office:
2908 228th Avenue S.E., Suite B
Sammamish, Washington 98075

Phones (during regular business hours - 8:30 AM to 5:00 PM Pacific Daylight/
Standard Time)

Portland Metro Area	(503) 228-3248
Elsewhere	(800) 845-3524
Facsimile	(503) 242-1814

Email: info@rmnw-auctions.com

ON-SITE INSPECTION AND SUPPLEMENTAL INFORMATION PACKAGES

More detailed information is available for each property. Supplemental Information Packages include all of the pertinent data provided by Sellers on the properties. To purchase supplemental information call the Auction Information Office and charge your purchase on Visa or MasterCard.

Hard Copy Supplemental Information Packages \$15 each
Individual Supplemental Information Package (CD) \$ 5 each
Email (up to 5 properties) No Charge

MINIMUM BIDS

Auction Properties 102 and 111 are being offered with No Minimum Bid. This means the Seller has established no Minimum or Reserve, and the property will be sold to the high bidder, subject to terms and conditions of the Auction.

PUBLISHED RESERVES

The remaining properties are offered with a Published Reserve price. This means that when the bidding reaches, or exceeds, the amount of the Published Reserve Price, Seller is committed to sell the property to the high bidder. Should the bidding fail to reach the amount of the Published Reserve price, then the Seller reserves the right to accept, counter or reject the high bid no later than five business days following the Auction.

SEALED BIDS DUE

Sealed Bids are due December 6, 2011. Sealed Bids must be received no later than 5:00 p.m. on the bid date. Bids must be accompanied by a certified or cashiers check, in the amount of 10% of the bid deposit, made payable to Realty Marketing/Northwest Client Trust Account (RM/NW CTA) as earnest money deposit. Due diligence must be completed prior to bid submission. Bidders will be notified of acceptance or rejection of bids no later than December 13, 2011. Unsuccessful Bidders' earnest money deposits will be returned within three (3) business days of Seller's rejection.

Earnest money deposit from the successful Bidder will be considered earned and become non-refundable liquidated damages in the event of Buyer default.

FINANCING

The seller is offering financing subject to their approval of Buyer's credit. In order to apply for Seller Financing, a credit application must be submitted with bids. See Supplemental Information Package for details.

COOPERATING BROKERS

Broker cooperation is invited. A commission equal 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 commission will be paid only upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

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 only 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

All sales must close within 45 days of the Sellers Acceptance, 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 recreational.

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 upon failure of the property to correspond to any particular expectation or standard (except the Preliminary Title Report).

(B) Title insurance is available for each property, insuring the title of such property to be in fee simple, subject to no encumbrances except for current taxes and assessments, easements, rights-of-way, 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.

(C) 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.

(D) 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 plan or made applications to any public agency.

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

(F) Seller has the right to postpone or cancel the Auction in whole or in part, in 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.

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

(H) The information contained herein 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 herein.

NEED HELP?

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

BID PACKAGE CALL 1-800-845-3524



MARKET MAKERS
IN REAL ESTATE

REALTY MARKETING/NORTHWEST
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