



FALL 2024 AUCTION

No Starting Bids and No Hidden Reserves!

OREGON • WASHINGTON • CALIFORNIA
Six Properties to be Sold with No Minimum Bid!

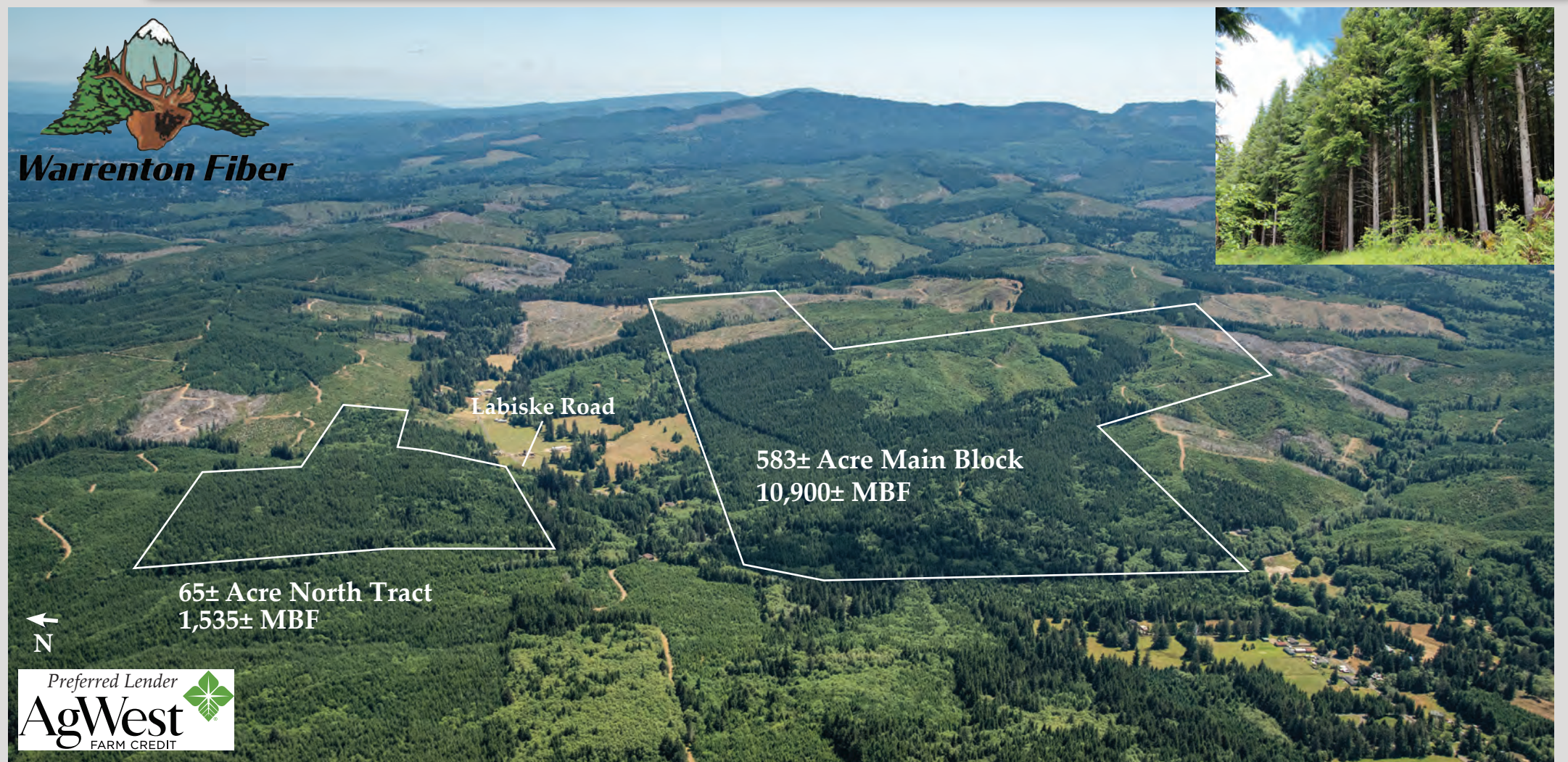
330± acre Residential Development Opportunity. Zoned for up to 66 Homesites
Private Lake and 1.6 Million Board Feet of Timber. 30 Minutes from I-5 and Olympia, WA



Proximity to Joint Base Lewis-McChord. Option to cluster homesites under Thurston County zoning. Concept plan available with bid package. \$3,500,000



GreenGold Timberland – 793± acre Timberland Portfolio along North Oregon Coast near Astoria – 16.6± Million Board Feet and 283± acres of Reprod



Strategic location to competitive domestic and export log markets. Four tracts from 65± to 583± acres of primarily 40 to 50 year-old Douglas-fir and hemlock. Prices from \$635,000 to \$6,795,000

Auction Conducted By:

Realty Marketing/Northwest

2310 NW Everett Street, Suite 250, Portland, Oregon 97210

Washington Auction License #1917

44± acre Mixed-Use Development Opportunity with Industrial and Residential Zoning, and 20,000± Square Foot Warehouse. Near Highway 97 in Klamath Falls, Oregon



Available both in its entirety for \$750,000, or in five parcels from .57± to 21± acres with 20,000 SF warehouse. Two to be sold with No Minimum Bid!

Income Properties – Triple Net Lease 42,400 Square Foot Warehouse at 11% Cap Rate and Partially Leased 61,300 Square Foot Cold Storage Complex in Klamath Falls, Oregon



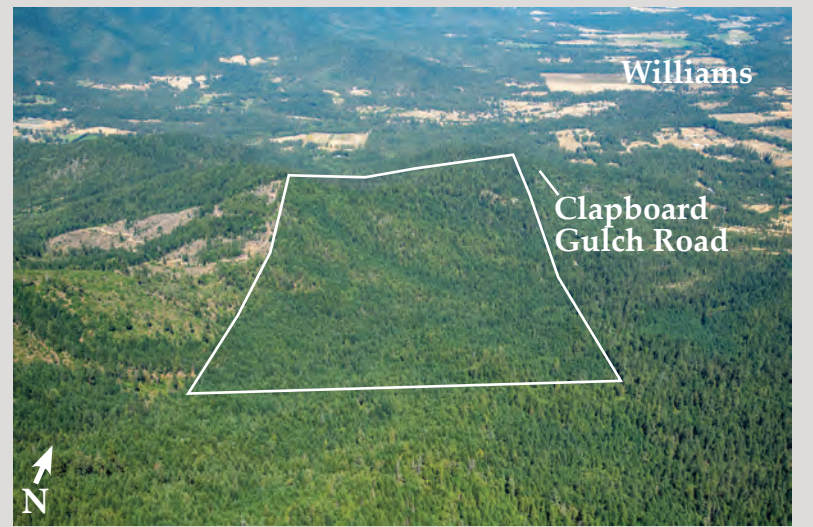
Partially leased – price reduced by \$1 million to \$5,950,000 with Seller financing



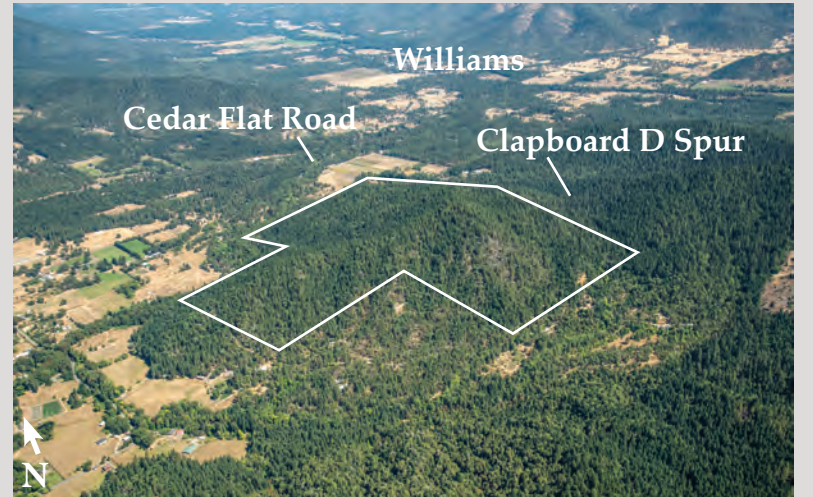
NOI of \$168,000 with 11% cap rate. \$1,525,000



GreenGold Timberland – 2,084± acres in Southern Oregon with Over 28 Million Board Feet
 Tracts from 80± to 600± acres - Prices start at \$1,250 per acre!



320± acre Clapboard Gulch Tract – 6,302± MBF
 \$2,360,000



160± acre Little T Tract – 1,885± MBF
 \$838,500

Nine tracts from 80± to 600± acres near Williams with 25.3± Million Board Feet, being sold by Josephine County
 Prices start at \$99,500

Two Tracts in Curry County with 2.9± Million Board Feet



160± acre Silver Creek Tract with 1.3± Million Board Feet of Douglas-fir. Near Rogue River
 \$370,000 / \$2,312 per acre



124± acre Bear Trap Tract with 1± Million Board Feet of Douglas-fir
 \$338,500 / \$2,729 per acre

Residential Development Properties from 3.64± to 100± acres in Longview and Moses Lake, Washington. With Price Reductions and Seller Financing



Two Park Hill Development Tracts of 3.64± and 54± acres. Zoned for 6,000 SF lots, in Longview.

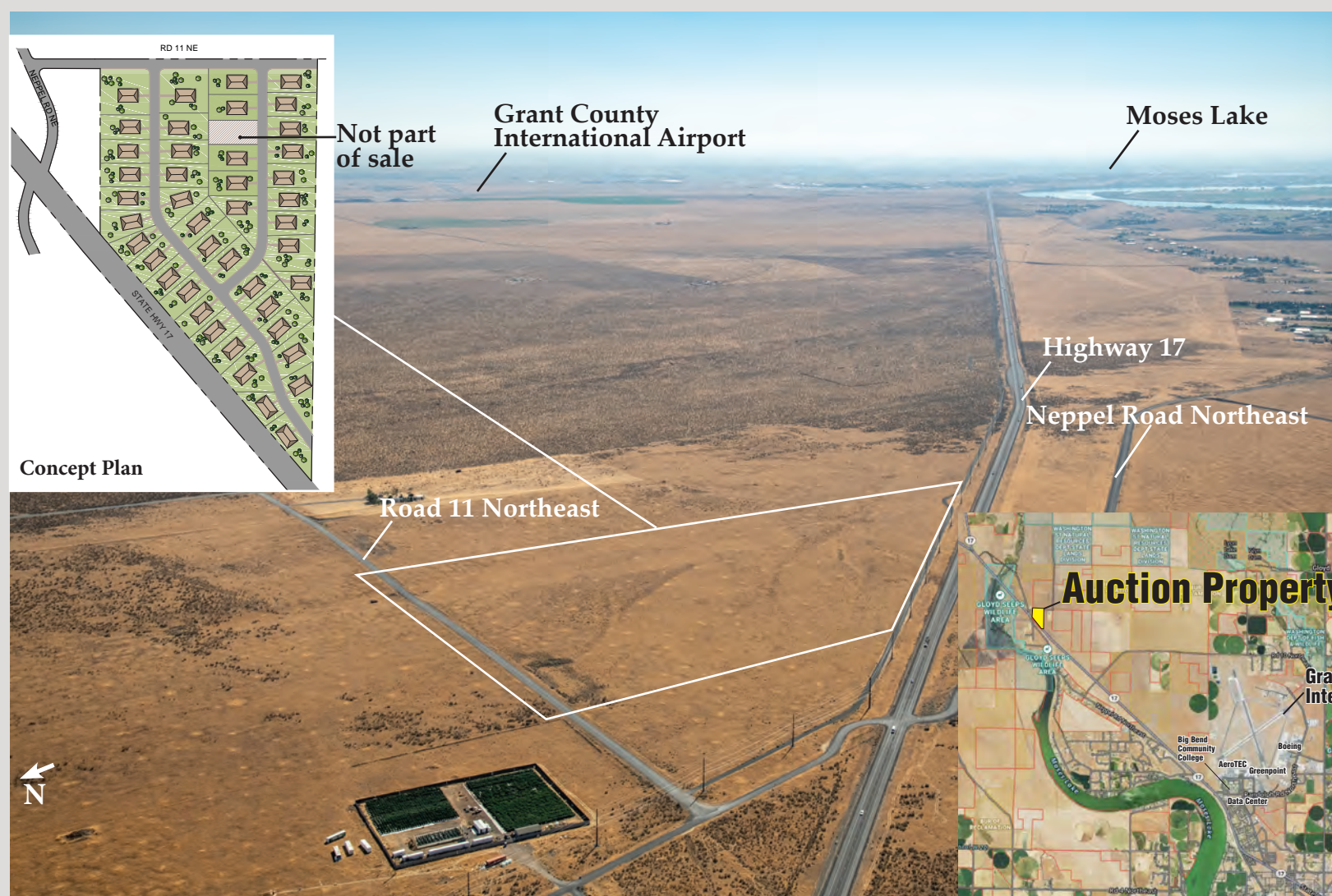
All utilities available. Proximity to schools, shopping, I-5, and employment centers north to Centralia and south to Vancouver.

\$30,000 and \$397,500 or less than \$7,400 per acre with Seller financing



100± acre Carlon Loop View Development Properties in Longview. Zoned for 5 acre parcels with opportunity for estate homesites. Available in two tracts of 50 acres each. Excellent access east to I-5 and west to Washington and Oregon Coast.

\$295,000 and \$400,000 with Seller financing



39 platted lots ready to be developed near Grant County Airport Industrial Park and I-90 in Moses Lake, Washington. Potential for manufactured or work force housing. **\$465,000 with Seller financing**

Bank-Owned Two Bedroom, Two Bathroom 1,100± Square Foot A-Frame Home within Thirty Minute Drive of San Francisco in Woodacre, California



Opportunity for rental or weekend retreat. \$575,000

Six Properties to be Sold with No Minimum Bid!



40± acre recreation tract near Leavenworth, WA



.17± acre Hanks Street homesite in Klamath Falls, OR



.65± acre residential parcel by Highway 97 in Klamath Falls, OR



.57± acre Thrall Street homesite in Klamath Falls, OR



4.82± acre residential parcel near Running Y Ranch in Klamath Falls, OR



.68± acre parcel near Lost River in Klamath Falls, OR



FALL 2024 AUCTION TABLE OF PROPERTIES

#	Description	Location	Published Reserve
100	582± acre Labiske Road Tree Farm Main Block with 10,900 MBF near Astoria	Clatsop County, OR	\$6,795,000 ⁱ
101	65± acre North Labiske Road Tree Farm North Tract with 1,535 MBF near Astoria	Clatsop County, OR	\$635,000 ⁱ
102	80± acre Highway 202 North Timber Tract with 1,786 MBF near Astoria	Clatsop County, OR	\$690,000 ⁱ
103	66± acre Highway 202 South Timber Tract with 2,503 MBF near Astoria	Clatsop County, OR	\$695,000 ⁱ
104	Withdrawn		
105	320± acre Munger Creek and Cedar Flat Timber Tract with 3,391± MBF	Josephine County, OR	\$1,545,000
106	160± acre Little T Timber Tract with 1,885± MBF	Josephine County, OR	\$838,500
107	320± acre Clapboard Gulch Timber Tract with 6,302± MBF	Josephine County, OR	\$2,360,000
108	600± acre Thompson Creek and Pipe Fork Timber Tract with 9,305± MBF	Josephine County, OR	\$3,895,000
109	160± acre Little Sugarloaf Timber Tract with 3,283± MBF	Josephine County, OR	\$1,235,000
110	80± acre Bear Wallow Timber Tract with Young Reproduction	Josephine County, OR	\$99,500
111	160± acre Low Divide Timber Tract with Young Reproduction and 790± MBF	Josephine County, OR	\$412,500
112	160± acre Silver Creek Timber Tract near Rogue River with 1.3± Million Board Feet	Curry County, OR	\$370,000
113	124± acre Bear Trap Timber Tract with 1± Million Board Feet	Curry County, OR	\$338,500
114	19.17± acre Lakeport Blvd. Industrial Development Tract	Klamath Falls, OR	\$295,000 ⁱⁱ
115	2.68± acre Alma Alley Street Residential Development Site	Klamath Falls, OR	\$20,000 ⁱⁱ
116	20,000 sf Warehouse along Montelius Street on 21.12± acre Site with Industrial and Residential Zoning	Klamath Falls, OR	\$435,000 ⁱⁱ
117	.57± acre Thrall Street Residential Development Site	Klamath Falls, OR	No Minimum Bid ⁱⁱ
118	.65± acre Montelius Street Residential Parcel	Klamath Falls, OR	No Minimum Bid ⁱⁱ
119	.17± acre Hanks Street Homesite near Harbor Links Golf Course	Klamath Falls, OR	No Minimum Bid
120	Triple Net Lease 42,400± sf Warehouse with 11% Cap Rate and NOI of \$168,000 - 615 Spring Street	Klamath Falls, OR	\$1,525,000
121	Partially Leased 61,300± sf Cold Storage Complex with Warehouse and Office 661/801 Spring Street	Klamath Falls, OR	\$5,950,000
122	Triple Net Lease 10,324± sf Industrial Building with 10% Cap Rate 242/284/292 Market Street	Klamath Falls, OR	Sale Pending
123	Triple Net Lease 18,679± sf Industrial Building with 9.5% Cap Rate 2859 Avalon Street	Klamath Falls, OR	Sale Pending
124	4.82± acre Parcel Zoned SR near Ridgewater Community and Running Y Ranch	Klamath Falls, OR	No Minimum Bid
125	.68± acre Parcel by Lost River	Klamath Falls, OR	No Minimum Bid
126	50± acre Carlon Loop Road North Residential Development Site with 5-Acre Zoning	Longview, WA	\$295,000 ⁱⁱⁱ
127	50± acre Carlon Loop Road South Residential View Development Site with 5-Acre Zoning	Longview, WA	\$400,000 ⁱⁱⁱ
128	54± acre Park Hill Residential Development Property zoned R-10	Longview, WA	\$397,500 ^{iv}
129	3.64± acre Archwood Drive / Maplewood Drive Residential Development Parcel zoned R-10	Longview, WA	\$30,000 ^{iv}
130	330± acre Lake Fifteen Tree Farm and Residential Development Site with 5-Acre Zoning. Private Lake and 1.6± Million Board Feet near I-5, Olympia, and Joint Base Lewis-McChord	Rainier, WA	\$3,500,000
131	40± acre Timber and Recreation Tract near Leavenworth	Chelan County, WA	No Minimum Bid
132	39 Platted Neppel Road Estates Lots near Airport Industrial Park and I-90	Moses Lake, WA	\$465,000
133	Bank-Owned 2 Bedroom, 2 Bathroom, 1,100 sf A-Frame Home within 30 Minute Drive of San Francisco - 4 Fir Avenue	Woodacre, CA	\$575,000

ⁱ Individual sales of Auction Properties 100-103 are subject to total bids to equal, or exceed, the bulk published reserve price of \$8,815,000

ⁱⁱ Individual sales of Auction Properties 114-118 are subject to total bids to equal, or exceed, the bulk published reserve price of \$750,000

ⁱⁱⁱ Individual sales of Auction Properties 126-127 are subject to total bids to equal, or exceed, the bulk published reserve price of \$695,000

^{iv} Individual sales of Auction Properties 128-129 are subject to total bids to equal, or exceed, the bulk published reserve price of \$417,500

Sealed Bids Due November 13, 2024

Broker Cooperation Invited

Call Now for Free Color Catalog #2404

1-800-845-3524

Auction conducted in affiliation with:
Cushman & Wakefield #120 / 121
Norman Home Team / Keller Williams Realty #133

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