



# SUMMER 2017 AUCTION

*No Starting Bids and No Hidden Reserves!*

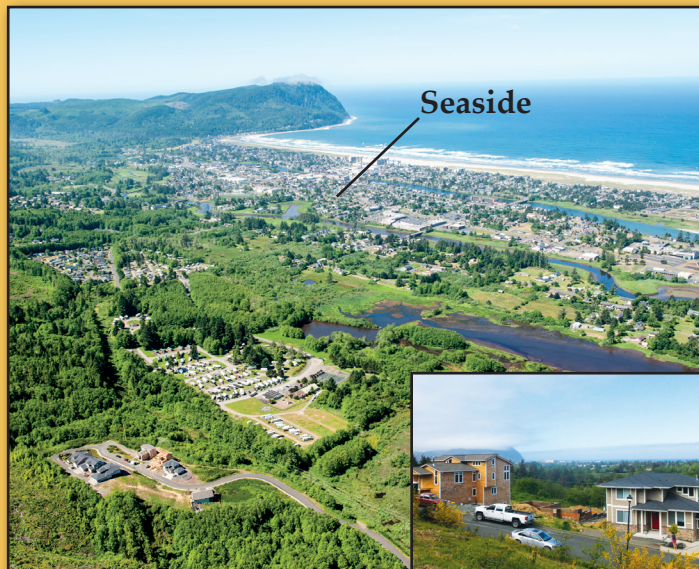
## OREGON • CALIFORNIA

### Subdivision Lots, Development Properties, Ranch, Timber and Commercial Building

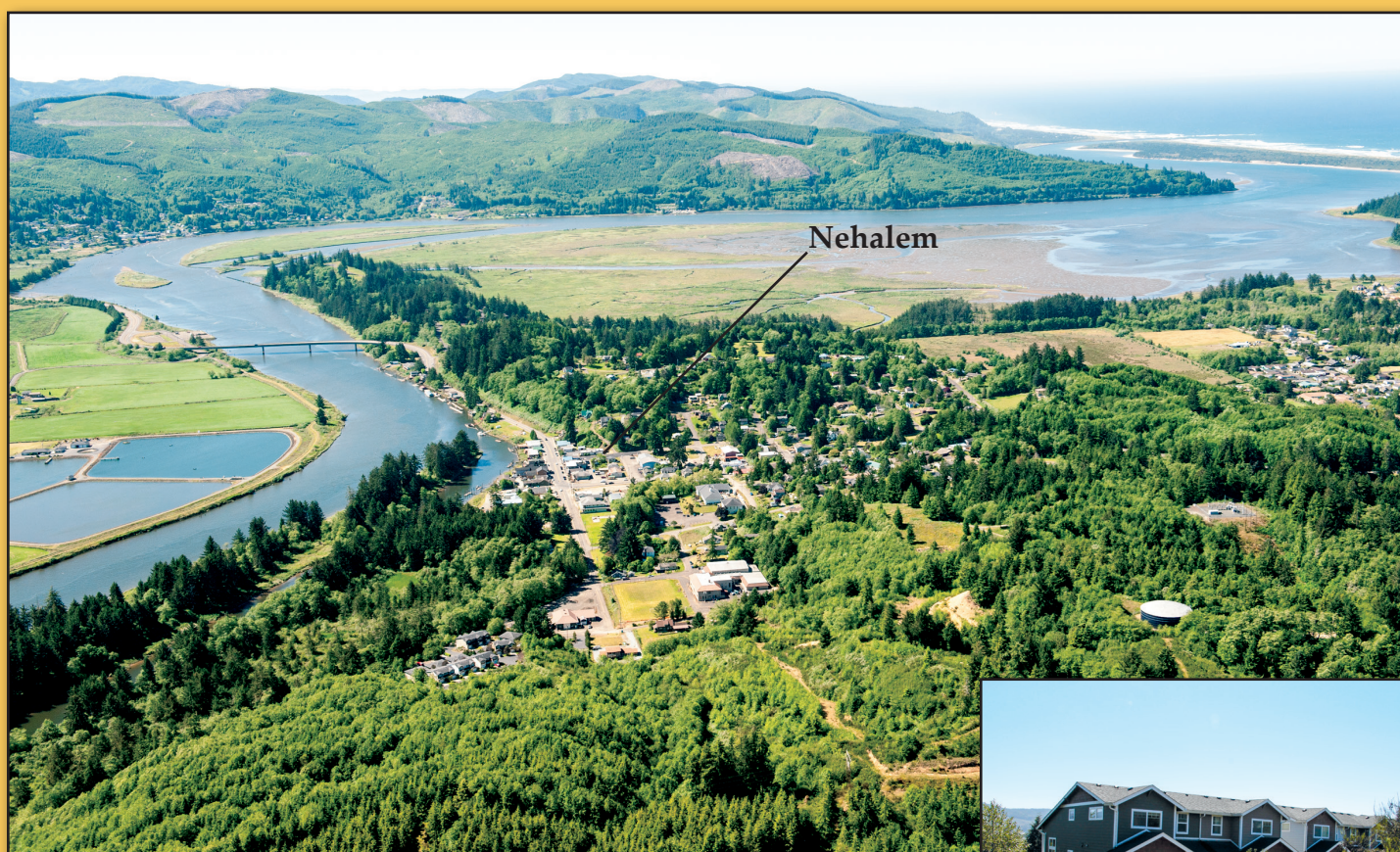
### One Property to be Sold with No Minimum Bid!

### SEALED BIDS DUE AUGUST 16, 2017

#### OREGON - NORTH COAST



Eight bank-owned oceanview home sites, from 6,792± to 19,137± square feet, at The Heights at Thompson Falls, in city of Seaside. Lot prices start at \$36,500, with special seller financing available for bulk purchase of eight lots



Bulk sale of sixteen bank-owned townhome lots at Hilltop Estates in city of Nehalem, some with views of Nehalem Bay. \$120,000 / \$7,500 per lot

Additional 4.27± acre development parcel by Hilltop Estates, proposed for 17 lots. \$45,000

Sixteen lots are located on .7 acre site near existing townhomes



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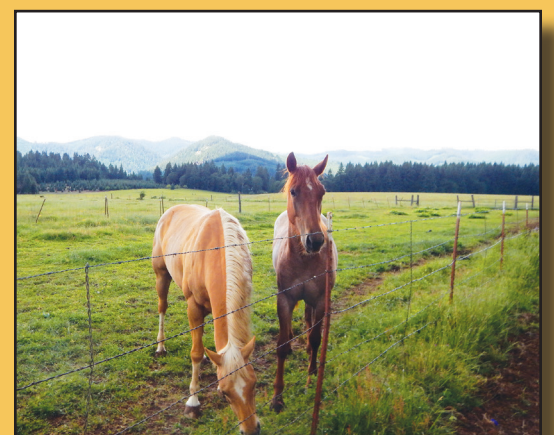
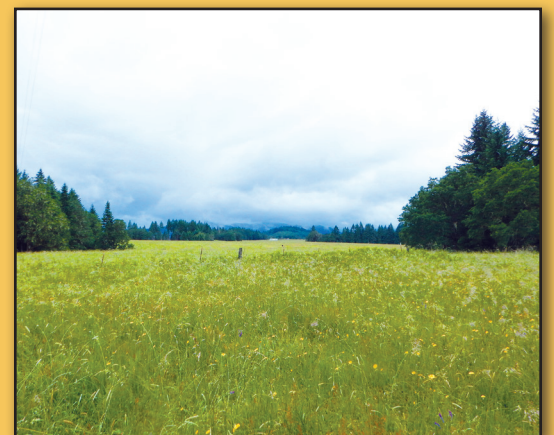
## Realty Marketing/Northwest

522 S.W. 5th Avenue, Suite 725, Portland, Oregon 97204



# SUMMER 2017 AUCTION

## OREGON - CASCADE FOOTHILLS HIGH PRAIRIE RANCH



622± acre Cascade Foothills Ranch with resident elk herd and spectacular location, along High Prairie near Oakridge, within one hour drive of Eugene. Proximity to North Fork of the Middle Fork of the Willamette River, Waldo Lake, and Willamette Pass Ski Resort. Circle Bar Golf Course and Oakridge State Airport are located three miles from ranch.

Ranch has 322± acres of productive meadows with springs, and is currently used for cattle operation. Three bedroom, one bathroom caretaker home with garage and kitchenette, two 6,000± square foot barns, three equipment sheds, and 4,000± square foot metal building with office.

622± acre ranch on High Prairie Road is largest private holding along the 2,000± acre High Prairie, located on a ridge above the North Fork of the Middle Fork of the Willamette River, with potential for horse and cattle operation, or private retreat, with room for airstrip.

High Prairie Ranch is available in its entirety, or in two parcels:

**455± acre** main block with caretaker home, barns, sheds, and other improvements. Sale is subject to a timber deed on an estimated 117 acres. **\$1,335,000**

**167± acre** tract along High Prairie Road with 31± acres of meadow (18± acres used for growing Christmas trees), 98± acres to be replanted, and potential for home site. **\$240,000**





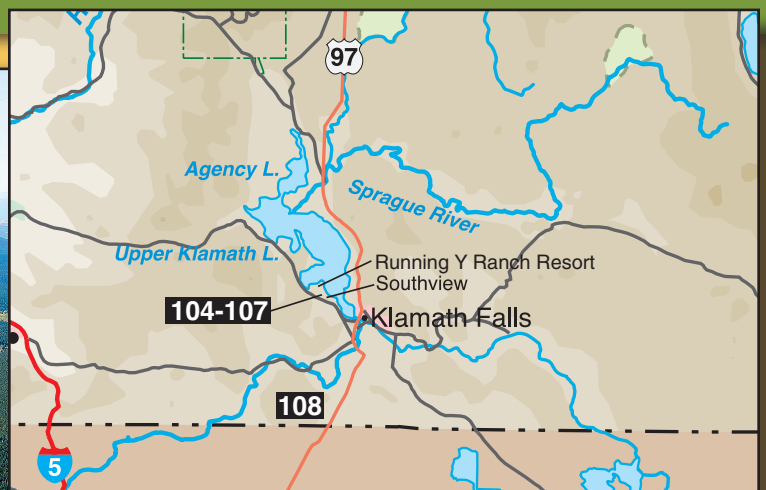
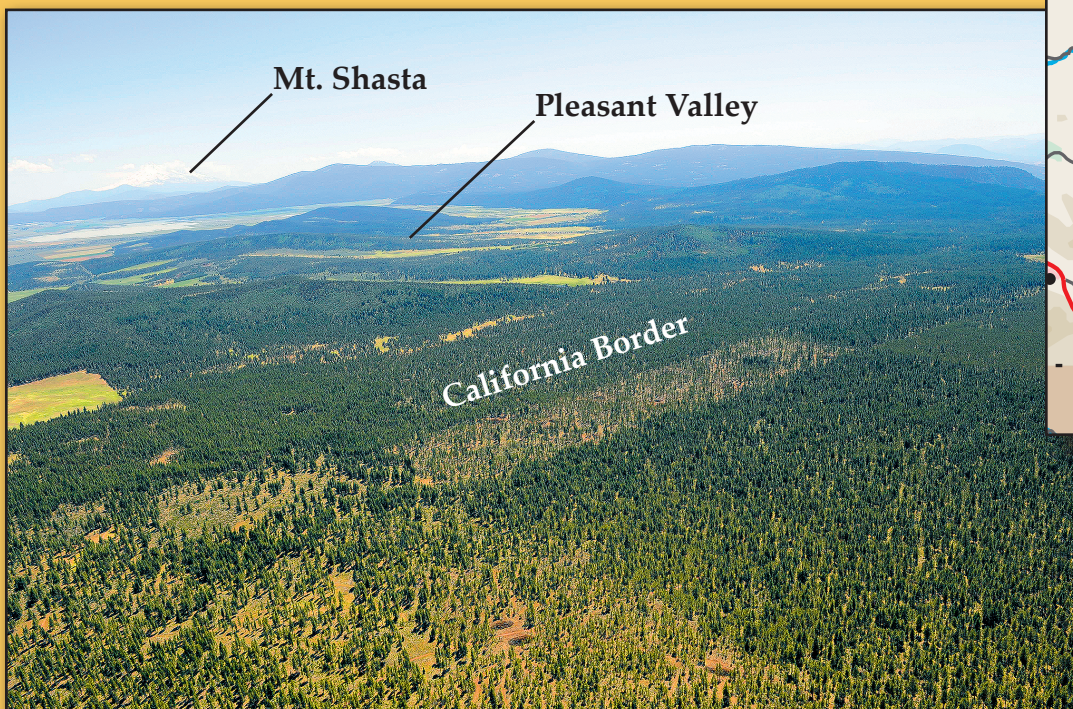
# SUMMER 2017 AUCTION

## OREGON - HIGH PRAIRIE RANCH



622± Acre High Prairie Ranch has strategic location and spectacular setting one hour from Eugene with excellent access to year-round recreation and Oakridge State Airport

## OREGON - UPPER KLAMATH BASIN

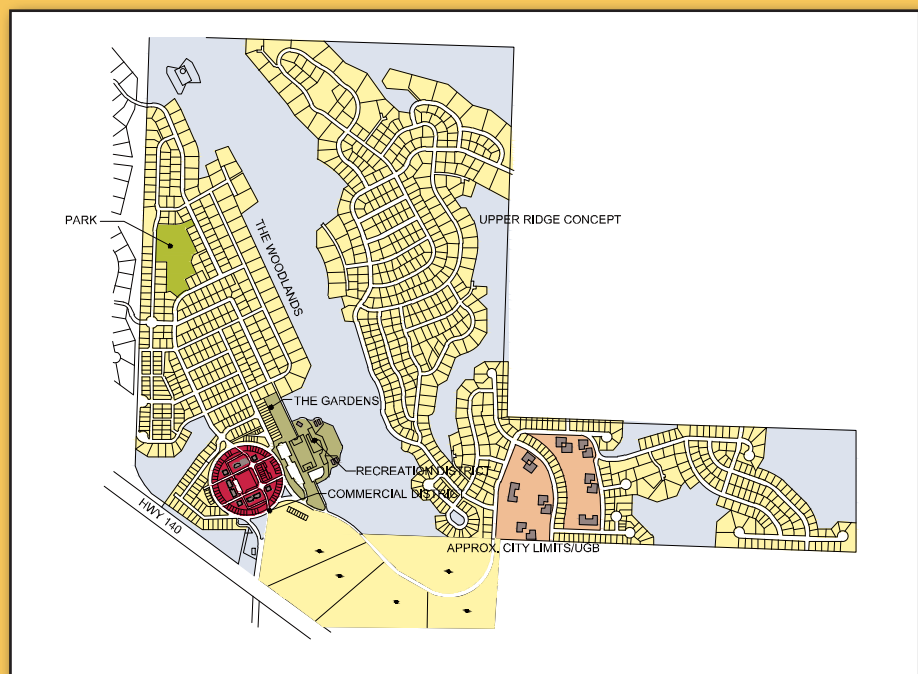
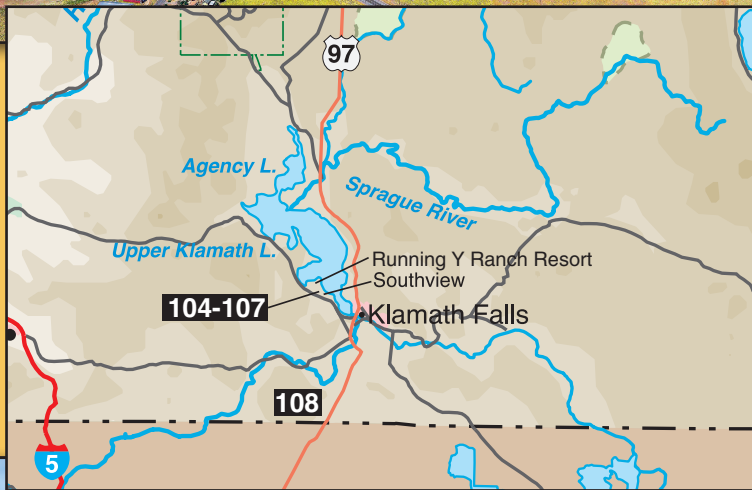
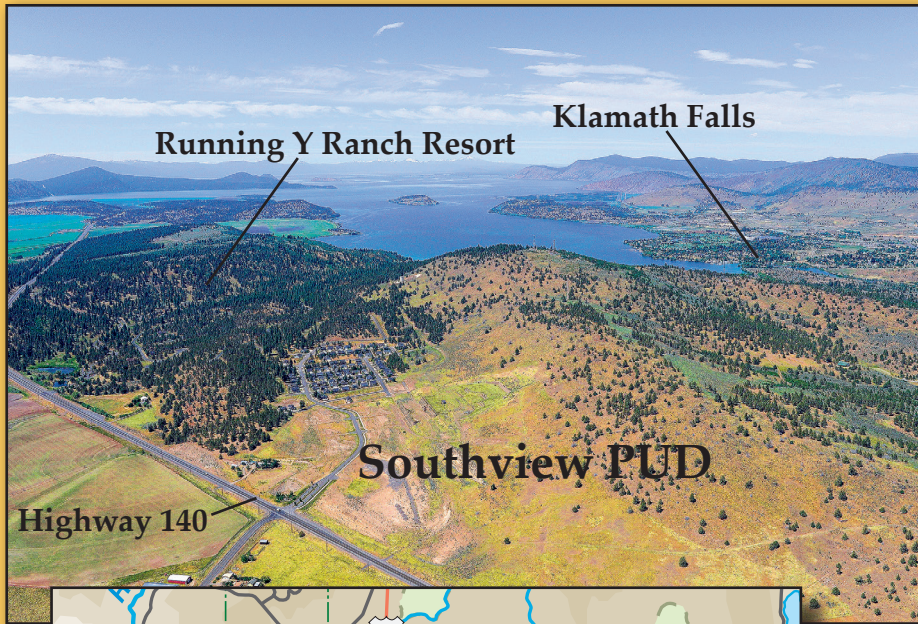


**Bank-owned** secluded 40± acre recreation tract along Oregon and California border, zoned Forestry. To be sold with **No Minimum Bid!**



# SUMMER 2017 AUCTION

## CITY OF KLAMATH FALLS - MASTER PLAN DEVELOPMENT OPPORTUNITY NEAR RUNNING Y RANCH RESORT



Proposed original Southview Master Plan - See Supplemental Information Package for auction property maps

**Bank-owned Southview PUD**, originally planned for up to 1,330 housing units, 35 acres of commercial use, and outdoor amphitheater to accommodate 5,300. **Special seller financing provided**

- Total of 55 developed home sites. Available in bulk for \$555,000 / \$10,000 per lot, or in two lot packages:

37-lot package Woodlands Phase 3 \$360,000

18-lot package Gardens Phase 1 \$195,000

- 173± acre lower PUD development property, located next to existing homes, zoned for residential and mixed-use. **\$480,000 / \$2,775 per acre**

- 69± acre parcel outside of PUD by entry, along Highway 140, with potential for 10± acre lots. **\$185,000 / \$2,681 per acre**

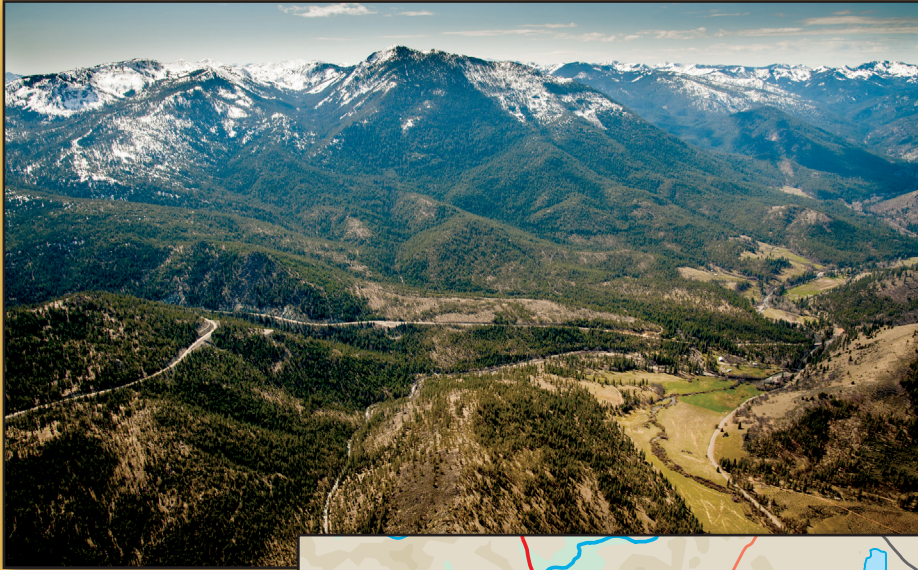


Lot packages are next to existing homes



# SUMMER 2017 AUCTION

## NORTHERN CALIFORNIA - SCOTT VALLEY



2,064± acre Scott Mountain timber and recreation tract located within Klamath National Forest, along Highway 3 in Siskiyou County, near historic Scott Valley

Property is located along north slopes of Scott Mountain near Pacific Crest Trail, and north of Trinity Alps Wilderness, with opportunity for seasonal base camp

Mule, Shingle and Big Mill Creeks are tributary to East Fork Scott River. There is over 8 million board feet of residual Douglas-fir, white and red fir, ponderosa, sugar and white pine located on the property

**Price reduced to \$625,000 / \$303 per acre!**

## SOUTHERN CALIFORNIA - INDIO - 23 MILES EAST OF PALM SPRINGS



**Bank-owned** 4,880± square foot former restaurant with outdoor enclosed patio, on 18,371± square foot corner site, at Indio Boulevard and Arabia Street. Building has pick-up window and 23 parking spaces. Zoned CC - Community Commercial

**Price reduced to \$399,000 / \$82 per square foot!**





# SUMMER 2017 AUCTION

## Table of Properties

#	Description	Location	Published Reserve
100	The Heights at Thompson Falls (8 Lots)	Seaside, OR	(Bulk) \$395,750
	A - Lot 3		\$56,500 <sup>1</sup>
	B - Lot 11		\$56,500 <sup>1</sup>
	C - Lot 12		\$48,750 <sup>1</sup>
	D - Lot 13		\$63,500 <sup>1</sup>
	E - Lot 14		\$48,750 <sup>1</sup>
	F - Lot 15		\$48,750 <sup>1</sup>
	G - Lot 19		\$36,500 <sup>1</sup>
	H - Lot 20		\$36,500 <sup>1</sup>
101	Hilltop Estates	Nehalem, OR	(Bulk) \$165,000
	Parcel A 16 Townhome Lots		\$120,000 <sup>2</sup>
	Parcel B 4.27± acre Development Site		\$45,000 <sup>2</sup>
102	455± acre High Prairie Ranch with Home, Barns and Improvements	Oakridge, OR	\$1,335,000
103	167± acre East High Prairie Road Tract	Oakridge, OR	\$240,000
	Southview PUD	Klamath Falls, OR	(Bulk) \$1,220,000
104	Southview PUD Woodlands Phase 3 - 37 Lots		\$360,000
105	Southview PUD Gardens Phase 1 - 18 Lots		\$195,000
106	Southview PUD 173± acre Development Parcel		\$480,000
107	Southview PUD 69± acre Development Parcel		\$185,000
108	40± acre Klamath County Recreation Tract	Klamath County, OR	<b>No Minimum Bid</b>
109	2,064± acre Scott Mountain Timber and Recreation Tract	Siskiyou County, CA	\$625,000
110	4,880± sq. ft. Former Restaurant Building on 18,371± sq. ft. site	Indio, CA	\$399,000

<sup>1</sup>Sales of individual lots will be subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$395,750

<sup>2</sup>Sales of Parcel A and Parcel B will be subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$165,000

### Sealed Bids Due August 16, 2017

Broker Cooperation Invited • Seller Financing Available on Some Properties

Call Now for Bid Package #1706

**1-800-845-3524**

### ADVANCE NOTICE - EASTERN OREGON AUCTION

200± acre Pheasant Ridge Ranch overlooking Eagle Valley, between Eagle Cap Wilderness and Hells Canyon Snake River, within 40-minute drive of historic Baker City. Ranch has 140± acres of water rights, newer hilltop complex which includes owners home, vineyard, shop, caretaker apartment, and equipment building. Resident elk herd and extensive conservation enhancement for wildlife



1,743± square foot two bedroom, two bathroom condominium in historic Pollman Building in downtown Baker City for live/work, or rental

Catalog #1707 Available July 26



Auction Conducted By:

**Realty Marketing/Northwest**

522 S.W. 5th Avenue, Suite 725, Portland, Oregon 97204

Washington Auction License #1917