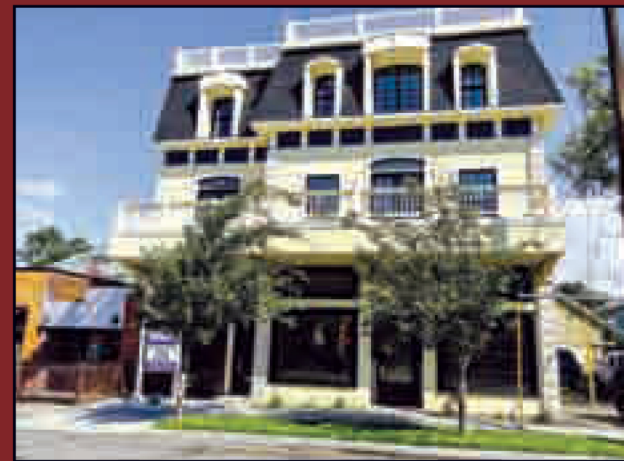
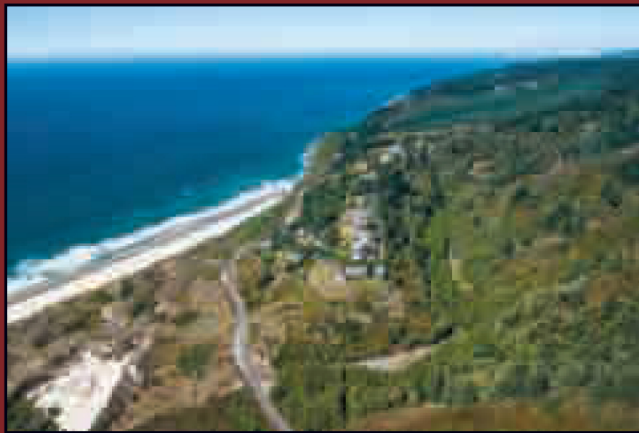
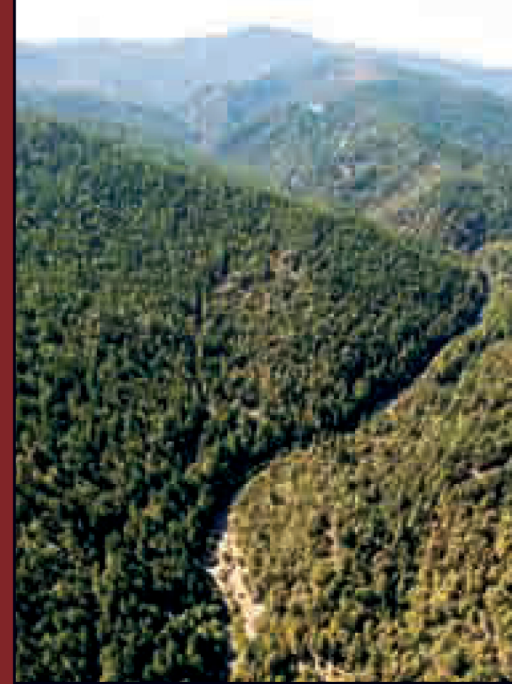


**RM/  
NW**

MARKET MAKERS  
IN REAL ESTATE

# AUCTION



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

**ORAL AUCTION: NOVEMBER 15, 2014**

**SEALED BIDS DUE: NOVEMBER 19, 2014**

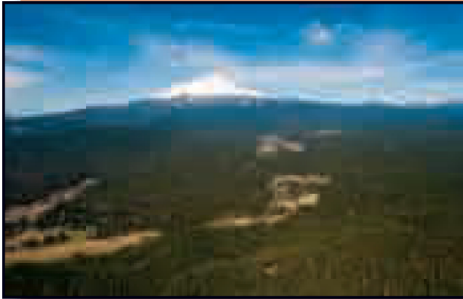
**REALTY MARKETING / NORTHWEST**

# GREENGOLD TIMBERLAND

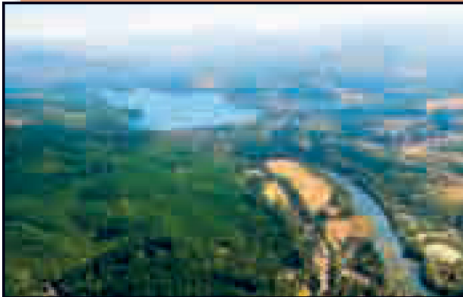
## Near-Term Cash Flow and Long-Term Asset Growth California • Oregon • Washington



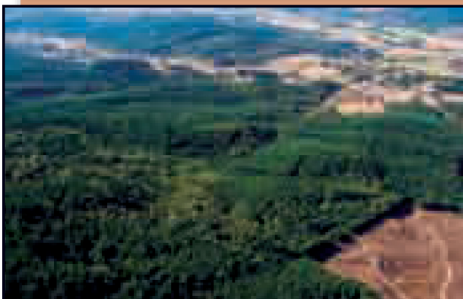
1,942± acre South Rancheria Creek North Coast Redwood Tree Farm with 27± million board feet and 3.1± miles of Rancheria Creek frontage, near Anderson Valley in Mendocino County, California. Available in bulk, or in two parcels. **\$1,325,000 and \$3,575,000**



1,409± acre Squaw Valley Road Tree Farm at base of Mt. Shasta with 12.5± million board feet, residential zoning, Squaw Valley Creek and Soda Springs, by golf course in McCloud, California. **\$3,800,000**



Timber tracts from 47± to 192± acres in northwest Oregon with well-stocked Douglas-fir reproduction near Eugene, Sweet Home, Salem and Portland. Some with cabin, creeks and potential home site. **\$93,500 to \$475,000**



Timber tracts from 78± to 639± acres in southwest Washington with primarily 25- to 35-year old pre-merch Douglas-fir in proximity to I-5, and to both domestic, and export, log markets. **\$610,000 to \$1,870,000.**

*"Trees are great tenants – they always pay rent through growth, do not complain and do not relocate!"*

*Introduction*

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We are pleased to present our 2014 Fall Auction Catalog, with properties located in Oregon, Washington, Idaho and California being sold by banks, corporations, investment firms, and a public agency. Realty Marketing/Northwest has been conducting these regularly-scheduled Fall and Spring Auctions since 1987.

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

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

*Table of Contents*

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Table of Properties .....	2
Property Descriptions .....	8 through 84
Terms and Conditions of the Auction .....	85
Realty Marketing/Northwest Auction Information Office .....	85
On-site Inspection and Supplemental Information Packages .....	85
No Minimum Bids .....	85
Published Reserves .....	85
Oral Auction .....	85
Sealed Bid Sales .....	86
Financing .....	86
Cooperating Brokers .....	86
Closing .....	86
Extensions .....	86
Additional Conditions .....	87
Need Help? .....	87
Supplemental Information Package Request Form .....	88

*Cover Photos, clockwise from upper left photograph*

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Front: Auction Property #104, Auction Property #127, Auction Property #100, Auction Property #121

Back: Auction Property #132, Auction Property #120, Auction Property #1, Auction Property #119

Aerial Photography by Bergman Photographic Services, Inc.  
 Graphic Design by Inspiration Point  
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 Website Design by EmpriseMedia  
 Editing by Marti Cohn

# TABLE OF PROPERTIES

*Oral Auction – Saturday, November 15, 2014, at 12:00 p.m. Embassy Suites Portland Airport*

#	Description	Location	Published Reserve
1	12 Unit Multi-Family Development Site, with Entitlements	Vancouver, WA	\$99,500
2	1.07± Acre Industrial Development Site, with Entitlements	Vancouver, WA	\$99,500
3	69± Acre Endicott Creek Timber Tract	Columbia County, OR	\$110,500
4	48± Acre Pleasant Valley Timber Tract	Linn County, OR	\$93,500
5	Duplex Lot	Springfield, OR	\$12,500
6	105± Acre Mohawk River Valley Timber Tract	Lane County, OR	\$275,000
7	Former John's Place Restaurant, 168 N. Main Street	Heppner, OR	\$37,500
8	Former Ione Bar & Grill, 325 Main Street	Ione, OR	\$32,500
9	Three Bedroom, One Bathroom Single Family Home, 228 N. Quincy Ave.	Hines, OR	\$23,750
10	Three Bedroom, Two Bathroom Single Family Home, 648 Bergman Road	Nyssa, OR	\$35,000
11	2.76± Acre Commercial Development Site with Home, and Rental Unit	Biggs Junction, OR	\$100,000
12	.33± Acre Development Site next to McDonalds	Yakima, WA	\$25,000
13	15.5± Acre White River Recreation Tract	Buckley, WA	No Minimum Bid
14	6.68± Acre White River Recreation Tract	King County, WA	No Minimum Bid
15	Home Site, 835 Wildwood Court	Montesano, WA	\$22,000
16	15± Acre Commercial Site	Ocean Shores, WA	No Minimum Bid

*Sealed Bid Auction—Wednesday, November 19, 2014*

#	Description	Location	Published Reserve
100	Mixed-Use 4 Bdrm/3 Bthrm Residential / Retail Building in Historic District, 145 South Cannon Street	Spokane, WA	\$850,000
101	50± Acre White River Frontage Residential / Recreation Tract	King County, WA	\$125,000
102	79± Acre Residential Development Tract	Pierce County, WA	\$225,000
103	29± Acre White River Recreation Tract	Auburn, WA	No Minimum Bid
104	3,600± S.F. Commercial Building, 310 State Street	Marysville, WA	\$250,000
105	9.58± Acre Industrial Development Site	Marysville, WA	\$425,000
106	140± Acre Development Tract	Ocean Shores, WA	\$225,000
107	328± Acre Garrard Creek Timber Tract	Lewis County, WA	\$1,870,000
108	78± Acre Curtis Timber Tract	Lewis County, WA	\$610,000
109	121± Acre Marys Corner Timber Tract	Lewis County, WA	\$630,000
110	81± Acre Alpha Timber Tract	Lewis County, WA	\$1,012,500
111	639± Acre Timber and Recreation Development Tract	Skamania County, WA	\$1,280,000
112	Highway 99 35,000± S.F. Commercial Development Site	Vancouver, WA	\$535,000
113	Five Redwood Village Commercial Lots, 10,659± to 16,141± S.F.	Canby, OR	\$25,500 to \$36,500
114	2.57± Acre Development Site in Pioneer Industrial Park	Canby, OR	\$225,000
115	192± Acre Teal Creek Timber Tract with Cabin	Polk County, OR	\$475,000
116	9,629± S.F. Former Bank Branch on 37,000± S.F. Site, 22 NE Highway 20	Toledo, OR	\$365,000
117	16,455± S.F. Office Building, 422 NE Fifth Ave.	McMinnville, OR	\$525,000
118	7,400± S.F. Leased Industrial Building on 1.6± Acres, 34015 Excor Road	Albany, OR	\$650,000
119	146± Acre North River Road Timber Tract with Two Potential Home Sites	Linn County, OR	\$399,500

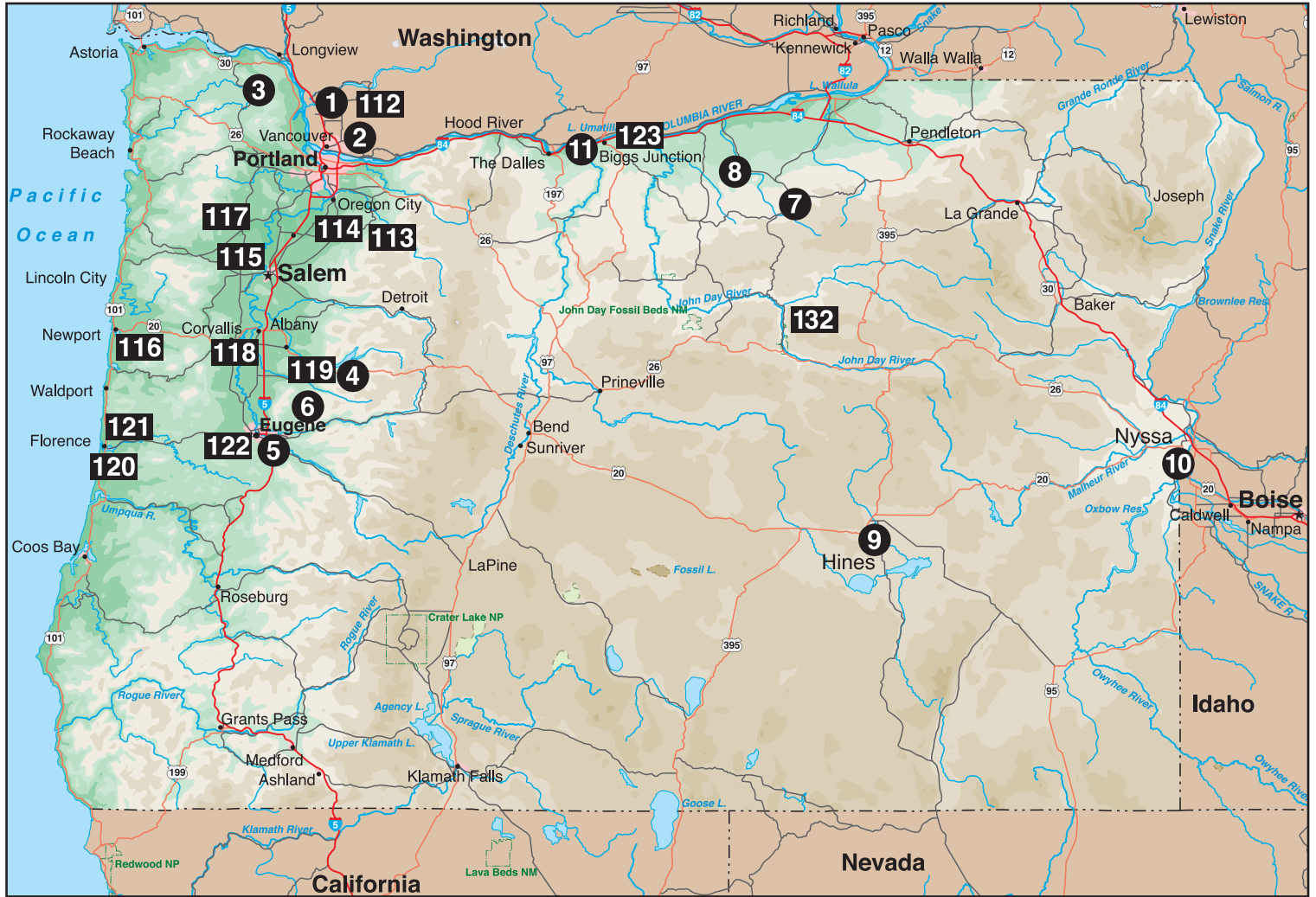
120	99 Townhome Lots next to Sandpines Golf Links A - 46 Lots - golf frontage B - 53 Lots - non-golf frontage	Florence, OR	Bulk Price	\$890,000 A - \$625,000 <sup>1</sup> B - \$265,000 <sup>1</sup>
121	Two Bedroom, Two Bathroom Ocean-View Custom Home with Office, Wine Cellar and Family Room – 90773 Southview Lane	Florence, OR		\$525,000
122	8.24± Acre Santa Clara Crossing Development Site with Entitlements A - 7.69± acre commercial site B - .55 acre apartment site	Eugene, OR	Bulk Price	\$3,999,950 \$3,849,950 <sup>2</sup> \$150,000 <sup>2</sup>
123	5.64± Acre Commercial Development Site	Biggs Junction, OR		\$222,500
124	2,231± S.F. Commercial Building, 618 South Main Street	Hailey, ID		\$150,000
125	1,409± Acre Tree Farm with Residential Zoning	McCloud, CA		\$3,800,000
126	Former Bed and Breakfast Inn, 15778 Main Street	Crescent Mills, CA		\$112,500
127	1,942± Acre South Rancheria Creek Tree Farm A - 1,521± Acres B - 421± Acres	Boonville, CA	Bulk Price	\$4,900,000 \$3,575,000 <sup>3</sup> \$1,325,000 <sup>3</sup>
128	Seven-Lot Residential Development Site, with Entitlements	Sacramento, CA		\$69,500
129	15,000± S.F. Development Site	South Lake Tahoe, CA		\$150,000
130	1.67± Acre Amador Pines Home Site	Amador County, CA		\$5,000
131	Former Corporate Fly Fishing Retreat	Shoshone County, ID		\$249,500
132	8,270± Acre Miller Flat Tract at Rudio Mountain Ranch	Grant County, OR		\$3,350,000

1 Sale of lot package A and lot package B is subject to bids in the aggregate to equal, or exceed, the bulk reserve price of \$890,000.

2 Sale of Parcel A and Parcel B is subject to bids in the aggregate to equal, or exceed, the bulk reserve price of \$3,999,950.

3 Sale of Parcel A and Parcel B is subject to bids in the aggregate to equal, or exceed, the bulk reserve price of \$4,900,000.

# Oregon Auction Property Locations



Auction Property #120 – 99 Townhome lots by Sandpines Golf Links, Florence, OR



Auction Property #9 – Three Bedroom, One Bath Home in Hines, Oregon

# Washington Auction Property Locations



Auction Property #105 – 9.58± Acre Smokey Point Industrial Development Site in Marysville, WA



Auction Property #102 – 79± Acre Residential Development Tract near Lake Tapps, WA



# California & Idaho Auction Property Locations



Auction Property #131 – Former Corporate St. Joe River Fly Fishing Retreat near Avery, ID



Auction Property #128 – Seven Lot Development Site with Entitlements, in Sacramento, CA

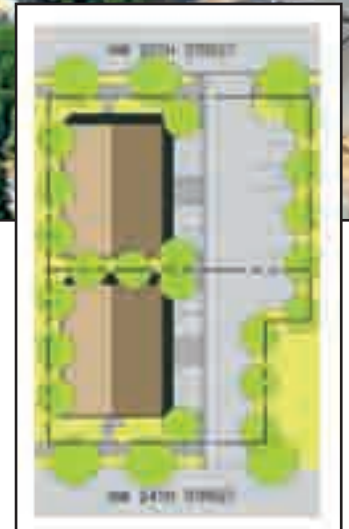


Auction Property #124 – Commercial Building in downtown Hailey, ID



# 1

## Multi-Family Development Site with Preliminary Site Plan Approval for Twelve Units, Vancouver, Washington



*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: \$99,500

LAST ASKING: \$140,000

SIZE: .327± Acre

ZONING: Multi-Family (R-30)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This .327± acre residential infill development site is located near downtown Vancouver, west of Interstate 5, with frontage along West 24th and West 25th Streets. The property has excellent access to I-5 via West Fourth Plain Blvd., and is located in a neighborhood that contains a mix of both housing and commercial uses.

The site has received both Design Review Approval, and Preliminary Site Plan Approval, to develop the property as a twelve-unit apartment complex from the city of Vancouver. The proposed development is known as the Lincoln Village Apartments, and will have two 3-story buildings of 7,000± square feet each, with each building to have four two bedroom, two bathroom apartments, and two studio apartments. The Preliminary Site Plan Approval expires in 2015, and may be extended for an additional period of three years. (Please see the Supplemental Information Package for all approvals as well as Boundary Survey, Traffic Study, Geotechnical Report, and Storm Water Design Report.)

The R-30 zoning accommodates up to 30 units per acre. As part of the approval process, the seller was able to apply and use the Transportation District Overlay Standards, which, as such, increases density by 25% and allows for construction of 12 units. All utilities are available to the site.

**LOCATION:** West 24th Street, Vancouver, Washington, Tax Lot #: 062090-000



PUBLISHED RESERVE: \$99,500

LAST ASKING: \$199,000

SIZE: 1.66± Acres

ZONING: Light Industrial (IL)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 1.66± acre light industrial development site is located on Lakeside Road, south of Vancouver Lake, west of Fruit Valley Road, and has preliminary plans for a 16,452± square foot warehouse. There are industrial buildings near the site, and a mobile home park that is north of the property and across Lakeside Drive at the corner of NW Whitney Road.

The property consists of two tax parcels of 1.16± and .51± acres. The .51± acre parcel is impacted by wetlands which will limit development of the entire property. The Seller had planned to develop the site with two industrial buildings that total 16,452± square feet, and were to contain the warehouse, general office, parking and fenced storage for vehicles. A pre-application conference was held with the City of Vancouver, and preliminary Engineering and Wetland Delineation Assessment reports, plus additional reports, were prepared by the Seller. (Please see the Supplemental Information Package for Site and Building Sketch and Engineering Plans, Wetland Delineation Assessment, development review by city of Vancouver, zoning, and utility information.) Water will need to be extended from NW Whitney Road and sewer will require an on-site septic system.

**LOCATION:** Lakeside Road, Vancouver, Washington, Tax Parcels: 147386-000 and 147379-000



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



PUBLISHED RESERVE: \$110,500

LAST ASKING: First Time Offered

SIZE: 68± Acres

ELEVATION: 400± to 500± Feet

ZONING: PF-80 (Primary Forest)

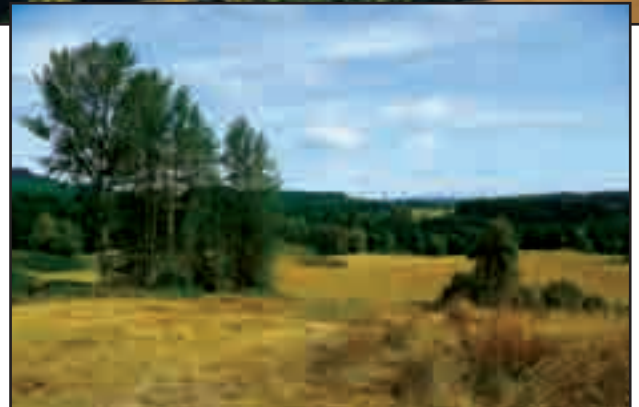
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 68± acre tract is located in the northeast section of Columbia County, near the small community of Deer Island, and is 10± miles northwest of Saint Helens. The property has some residual Douglas-fir in the northern portion, with the balance in young Douglas-fir reproduction and an estimated 30 acres of pasture.

There is an easement from Clark Road through lands owned by Weyerhaeuser to the northwest corner. Endicott Creek runs through the northern section of the tract. The land to the east is a private residence along Anliker Road.

LOCATION: Township 6 North, Range 2 West, Section 30, Tax Lot 200





PUBLISHED RESERVE: \$93,500

LAST ASKING: First Time Offered

SIZE: 48± Acres

ELEVATION: 600± to 700± Feet

ZONING: FF (Farm Forest)

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office for Combination

FINANCING: None – All Cash

DESCRIPTION: This 48± acre tract is located along the South Santiam River Valley, with access from Pleasant Valley Road, and is within a 15-minute drive of the community of Sweet Home. Auction Property #119 is located five miles east of the property.

The tract has well-stocked 18-year-old Douglas-fir, and gentle to moderate southwest-facing slopes. The site class is III+. There is an easement to the tract from Pleasant Valley Road.

It is projected that within twenty years, the property will contain an estimated 1,704 MBF. (Please see Supplemental Information Package for growth projection.) There is good access to domestic log markets, with mills operated by Weyerhaeuser in nearby Sweet Home and Lebanon. A right-of-way bisects the northeast section of the property.

LOCATION: Township 13 South, Range 1 West, Sections 23 and 24, Tax Lot 301. From Sweet Home, take Pleasant Valley Road 3.4 miles to the locked gate on the right side of the road.





PUBLISHED RESERVE: \$12,500

Lane County 2013 – 2014 Real Market Value \$44,027

SIZE: .11± Acre

ZONING: Medium Density Residential - MDR

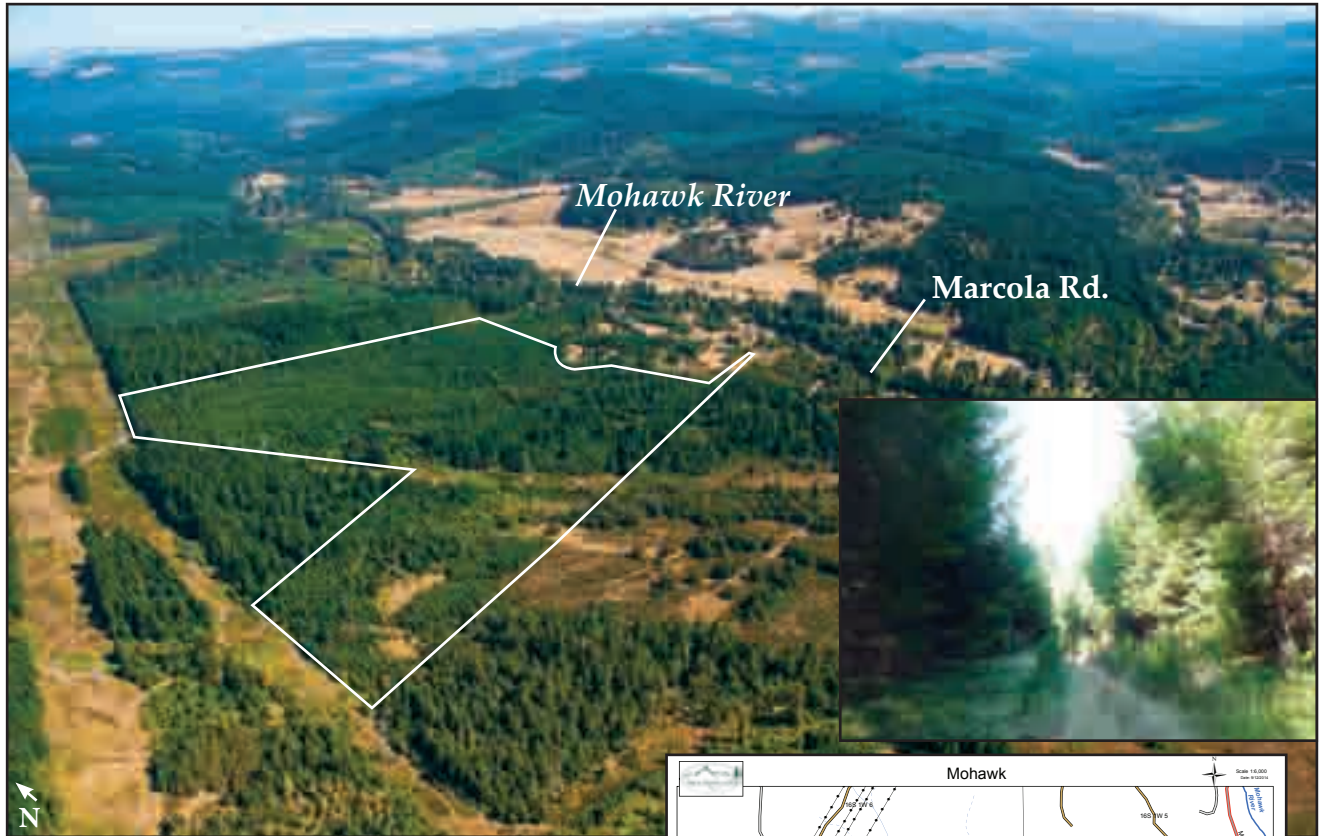
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This .11± acre duplex lot is located in Springfield on South 42nd Street, at the corner of Booth-Kelly Road, in an area primarily comprised of residential dwellings. The MDR zoning allows for 10 to 20 units per acre. Access to the property is from South 42nd Street via a driveway easement. The site is improved with a concrete driveway, curbs, streetlights and a sidewalk.

All utilities are available to the site.

LOCATION: Township 18 South, Range 2 West. Section 5, Tax Lot 302



PUBLISHED RESERVE: \$275,000

LAST ASKING: First Time Offered

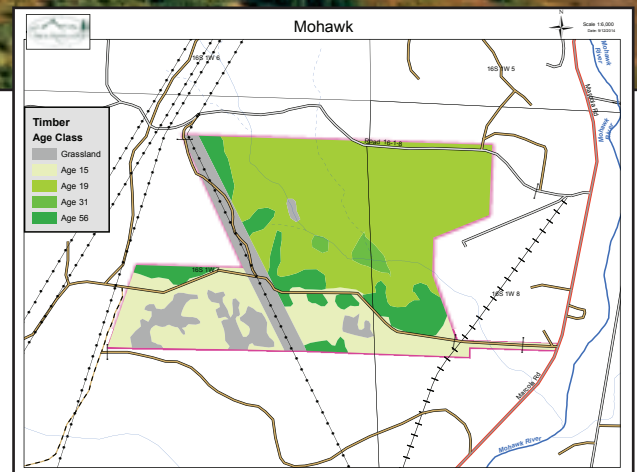
SIZE: 105± Acres

ELEVATION: 550± to 800± Feet

ZONING: F2 (Impacted Forest Zone)

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office for Gate Combination

FINANCING: None – All Cash



DESCRIPTION: This 105± acre tract is located along the Mohawk River Valley, 2.3± miles north to the U.S. Post Office in the small community of Marcola. The property is within a 20-minute drive of Springfield at Highway 126. There is deeded access from Marcola Road.

The tract is well-stocked with 91± acres of primarily 11- to 20-year-old Douglas-fir reproduction. Fifty-one acres are in the 16- to 20-year-old age class, providing exceptional growth during the next twenty years. The Douglas-fir site class is II, and the topography is gentle south-facing slopes.

It is projected that within twenty years the tract will contain an estimated 1,450 MBF of Douglas-fir timber. There are some older residual Douglas-fir trees on the property that have an estimated 131 MBF which can provide near-term harvest income.

A power line right-of-way bisects an estimated 7.5 acres along the western portion of the property. There is a small creek that runs through the mid-section that is tributary to the Mohawk River. There is a good rocked logging road that provides access along with a BLM road along the northeast section of the property.

LOCATION: Township 16 South, Range 1 West, Sections 7 and 8, Tax Lots 200 and 400



PUBLISHED RESERVE: \$37,500

LAST ASKING: \$65,000

SIZE: 3,700± Square Foot Building on 4,356± Square Foot Site

ZONING: Commercial

PROPERTY INSPECTION:

Saturday, October 25 1:00 to 3:00 p.m.

Sunday, November 9 1:00 to 3:00 p.m.

FINANCING: None – All Cash



**DESCRIPTION:** This restaurant facility, formerly called John's Place, is centrally located on North Main Street in downtown Heppner, which is located 50 miles south of the Columbia River in the foothills of the Blue Mountains. Heppner is the county seat of Morrow County and is a gateway to Blue Mountain Scenic Highway (Highway 74). The main floor is 2,310± square feet and the second floor is 1,391± square feet. The main floor consists of a main dining area, banquet room, men's and women's restrooms, kitchen area and walk-in cooler. The second floor has open seating and storage space, and potential opportunity for re-use as an apartment for providing monthly rental income. A bathroom and kitchen would need to be added to the second floor, along with a secondary outside entry.

The building is fully-equipped and includes stoves, pizza oven, deep fryers, salad bar, coolers, tables and chairs. (Please see Supplemental Information Package for inventory.)

The Heppner U.S. Post Office, Bank of Eastern Oregon, and several retail buildings, located on North Main Street, are near the restaurant facility. The property is serviced by city water and sewer. There is a small paved area in the rear of the building that is accessible from an alley.

**LOCATION:** 168 N. Main Street, Heppner, Oregon. Township 2 South, Range 26 East, Section 35BB, Tax Lot 11600.





PUBLISHED RESERVE: \$32,500

LAST ASKING: \$60,000

SIZE: 3,312± Square Foot Building on 14,475± Square Foot Site

ZONING: Commercial

PROPERTY INSPECTION:

Saturday, October 25 10:00 a.m. to Noon

Sunday, November 9 10:00 a.m. to Noon

FINANCING: None – All Cash

**DESCRIPTION:** The former Office Pub & Bar is located just off of Highway 74, in the small town of Ione, midway between I-84 and Heppner. The one-story building, located at the northwest corner of Main and Green Streets, was built in 1952 and was rebuilt in 1975 following a fire. A pitched metal roof was added in 2004. The building has a lounge seating area, bar, dining area, men's and women's restrooms, equipped kitchen, walk-in cooler, and office break room with employee restroom. All furniture, fixtures and equipment are included in the sale. The property has public water and a septic system.

There may be potential to build an additional small building on the property in order to take advantage of excess land along Green Street which provides access to Highway 74. The adjoining property to the west is used by Morrow County Grain Growers, and to the east is the Ione Market.

**LOCATION:** 325 W. Main Street, Ione Oregon. Township 1 South, Range 24 East, Section 4DC, Tax Lots 1200 and 1201.





PUBLISHED RESERVE: \$23,750

LAST ASKING: Harney County 2014 Real Market Value \$51,660

SIZE: 1,270± Square Foot, Three Bedroom, One Bathroom Home on 12,500± Square Foot Lot

ZONING: RS – Single Family Residential

PROPERTY INSPECTION: Call Auction Information Office to arrange

FINANCING: None – All Cash

DESCRIPTION: This three bedroom, one bathroom home is located along N. Quincy Avenue in the town of Hines, within walking distance of the Hines City Park. The cottage style home was built in 1930s and is in poor condition, with significant deferred maintenance. The home has two stories, with the main level having a living room with wood stove, kitchen, bathroom and two bedrooms. The second level has one bedroom. The improvements include a one-car detached garage with storage shed. The home is serviced by all utilities.

LOCATION: Township 23 South, Range 30 East, Section 23, Tax Lot 4100  
228 N. Quincy Avenue, Hines, OR 97738



PUBLISHED RESERVE: \$35,000

LAST ASKING: \$75,000

SIZE: 1,244± Square Foot, Three Bedroom, Two Bathroom Home on 34,412± Square Foot Lot

ZONING: C-A1 – Exclusive Farm Use

PROPERTY INSPECTION: Call Auction Information Office to arrange

FINANCING: None – All Cash

DESCRIPTION: This 1,244± square foot three bedroom, two bathroom, ranch-style home in eastern Oregon is located 12 miles south of Nyssa, in Malheur County. The home is located along Bergman Road.

The home, built in 1940, has a metal roof and wood siding. The improvements include a one-car detached garage and three-car carport. The home is serviced by private well and septic.

LOCATION: Tax Lot 800, 648 Bergman Rd., Nyssa, OR 97913





PUBLISHED RESERVE: \$100,000

LAST ASKING: No Prior Sale

SIZE: 2.76± Acres

ZONING: General Commercial (C-1)

PROPERTY INSPECTION: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This is the site of the former Biggs Motel, which burned down in February 2014. Acquisition of this property provides opportunity for development of an RV Park to take advantage of its proximity to I-84 and Highway 97 interchange with its views of the Columbia River. The property has a single family home and the former manager's unit, which could be retained for rental income. Just below the former motel site is a level area which has been used for RV parking. Several spaces have septic and power hookup. A gas station was located on the site but ceased operation over 70 years ago. The C-1 zoning allows a wide variety of uses, including an RV Park. There is a restrictive covenant that will not allow a gas or fueling operation.

LOCATION: .2± mile west of intersection of Highway 97 and Biggs-Rufus Highway on the north side of the road, Biggs Junction, Oregon. Tax Lot 300



PUBLISHED RESERVE: \$25,000

LAST ASKING: \$55,000

SIZE: 31,363± Square Foot Site

ZONING: Commercial (GC)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 31,363± square foot commercial development site is located in the city of Yakima, near the Valley Mall. This commercial corridor has seen the recent development of a number of retail users located along South First Street. The property has shared access from South First Street with an adjoining McDonald's Restaurant. There is a deed restriction for a fast food restaurant. (Please see Supplemental Information Package.) The General Commercial Zoning designation allows for a wide range of retail and office uses. All utilities are available to the property.

**LOCATION:** 2332 South First Street, Yakima, Washington, Yakima County Parcel Number: 191332-32436



*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: No Minimum Bid

ASSESSED VALUE: \$96,900

SIZE: 15.5± Acres

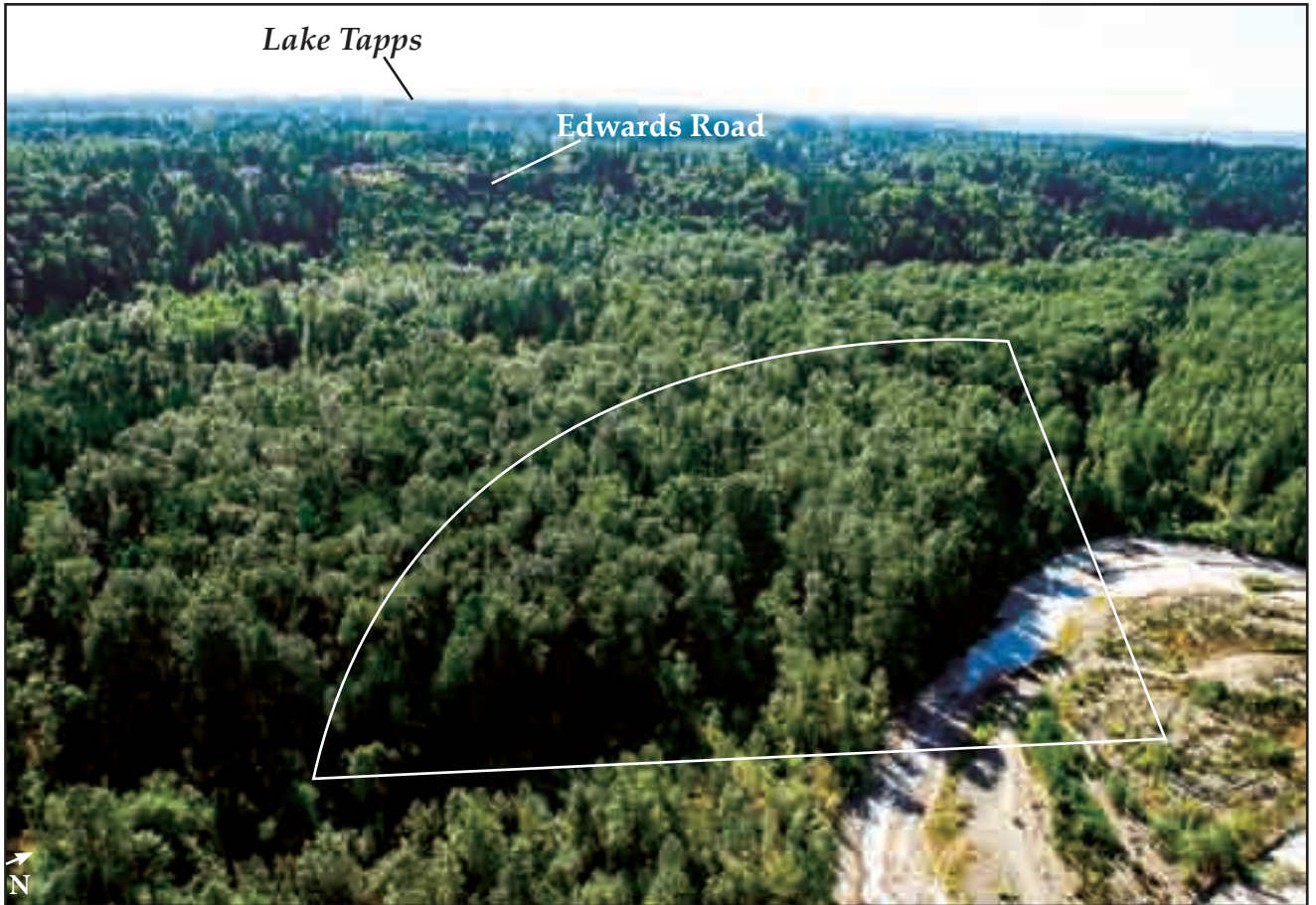
ZONING: Sensitive (City of Auburn)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 15.5± acre recreation tract is located in Pierce County, in the City of Buckley. The property has approximately one-quarter mile of White River frontage and is well-stocked with mature hardwoods. The property does lie within the one hundred year flood plain. The property has no developed means of legal access.

LOCATION: Township 6 North, Range 6 East, Section 35, Pierce County Tax Parcel: 0620354000



PUBLISHED RESERVE: No Minimum Bid

ASSESSED VALUE: \$103,000

SIZE: 6.68± Acres

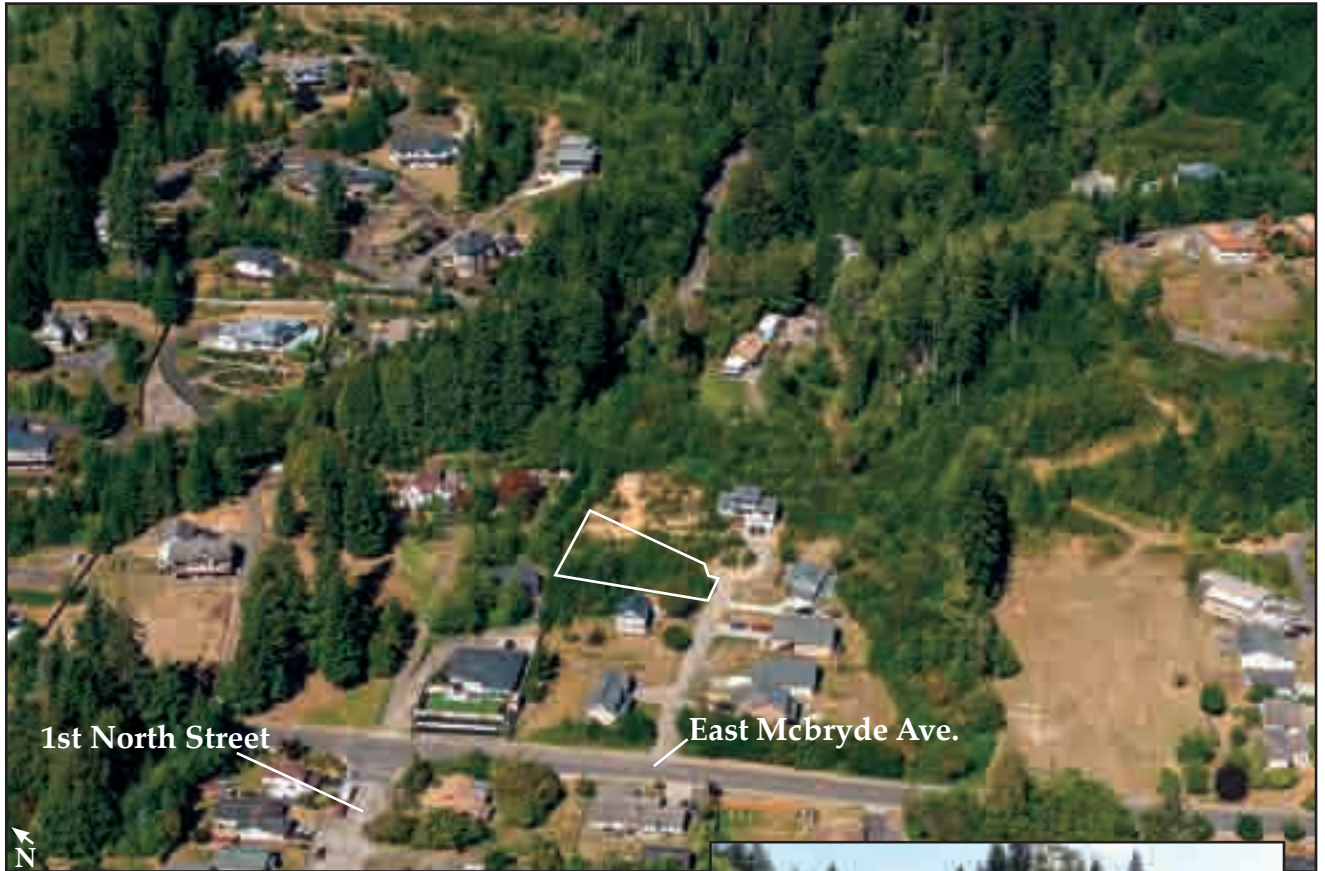
ZONING: Residential (RA10)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 6.68± acre recreation tract is located north of Lake Tapps, in unincorporated King County. The parcel lies within the one hundred year flood plain and has approximately 300 feet of frontage along the White River. Although a series of dirt logging roads provides recreational access to some parcels along the White River, there is no legal or developed means of access to the property.

LOCATION: Township 20 North, Range 5 East, Section 3, King County Tax Parcel: 0320059001



PUBLISHED RESERVE: \$22,000

2014 ASSESSED VALUE: \$45,000

SIZE: 13,195± Square Feet

ZONING: Low Density Residential (R-1)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash



DESCRIPTION: This 13,195± square foot residential lot is located in the City of Montesano, the county seat for Grays Harbor County. The property is part of a nine lot short plat, of which six lots have homes built on them. The property has over 40 feet of frontage on Wildwood Court, a paved road. Power, water and sewer service are all available to the property. The City of Montesano is located approximately halfway between Olympia and Ocean Shores, on the Washington coastline.

LOCATION: 835 Wildwood Court, Montesano, Washington, Grays Harbor Tax Parcel Number 617070614025





PUBLISHED RESERVE: No Minimum Bid  
 LAST ASKING: \$299,000  
 SIZE: 15± Acres  
 ZONING: General Commercial (C2)  
 PROPERTY INSPECTION: At Any Time  
 FINANCING: None – All Cash



**DESCRIPTION:** This 15± acre commercial development site is located in Grays Harbor County, near the oceanfront community of Ocean Shores. Ocean Shores is a six mile peninsula bordered by the Pacific Ocean and Grays Harbor, providing for year-round recreation activities. Over 3 million visitors come to Ocean Shores on an annual basis. The property is located within a commercial area along State Route 109 known as Hogans Corner, and has frontage along the highway. A portion of the property was previously used as a gravel pit. The Quinault Beach Resort and Casino is less than one mile from the property. Power and water are available to the property. A private septic system will be required. The Grays Harbor County zoning designation allows for a wide range of commercial uses.

**LOCATION:** Just east of the intersection of SR 109 and SR 115 (Hogans Corner) at Hale Avenue, Grays Harbor Tax Parcel: 181214330010.

# SEALED SBID 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. 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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*WASHINGTON*

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*OREGON*

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*CALIFORNIA*

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*IDAHO*

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PUBLISHED RESERVE: \$850,000

LAST ASKING: \$1,150,000

SIZE: 5,685± Square Foot Building on  
2,200± Square Foot Lot

ZONING: Neighborhood Retail (NR-35)

PROPERTY INSPECTION:

Wednesday, October 15 1:00 to 3:00 p.m.

Saturday, November 1 1:00 to 4:00 p.m.

Tuesday, November 11 1:00 to 3:00 p.m.



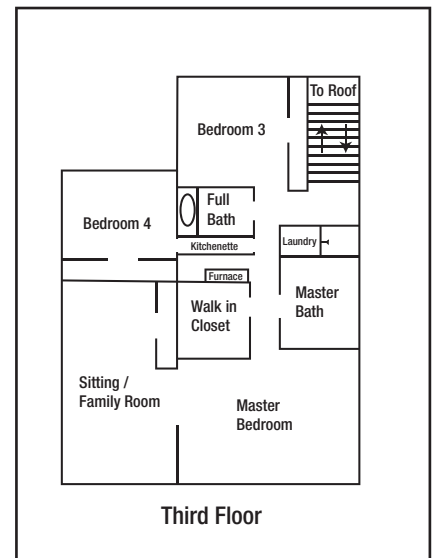
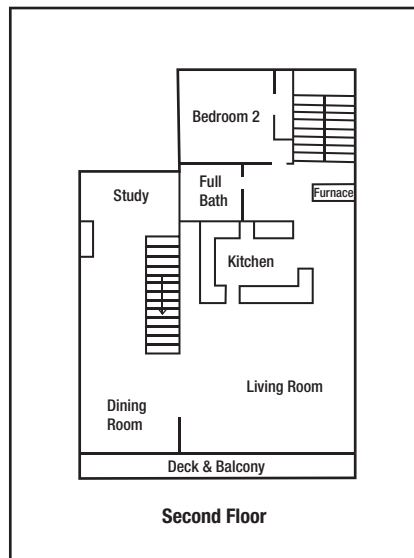
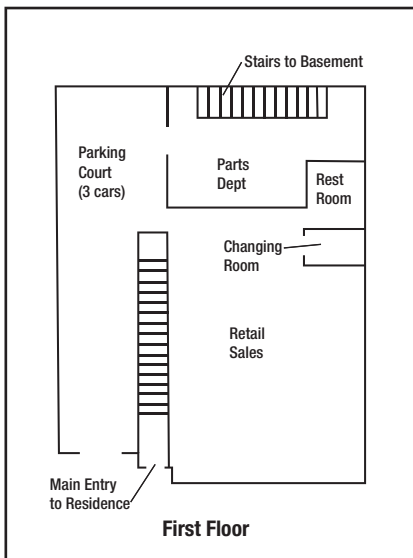
FINANCING: Seller financing available. Terms subject to Seller's approval of credit.

DESCRIPTION: This 5,685± square foot building is located within the historic Browne's Addition neighborhood in Spokane, WA. Browne's Addition was Spokane's first neighborhood, and for decades was home to the city's elite residents. Building construction began in 2009 and has been designed to reflect the historic nature of the neighborhood, with high-quality materials used throughout the building.

The building has three floors plus an unfinished basement. The ground level has 1,206± square feet of retail space and was formerly used as a bike shop. The ground level has access to the 1,216± square foot basement, which can be used for storage. The garage has street access for end-to-end parking of up to three cars. The upper two floors are designed for a single family residence with four bedrooms



1,206± square foot retail space

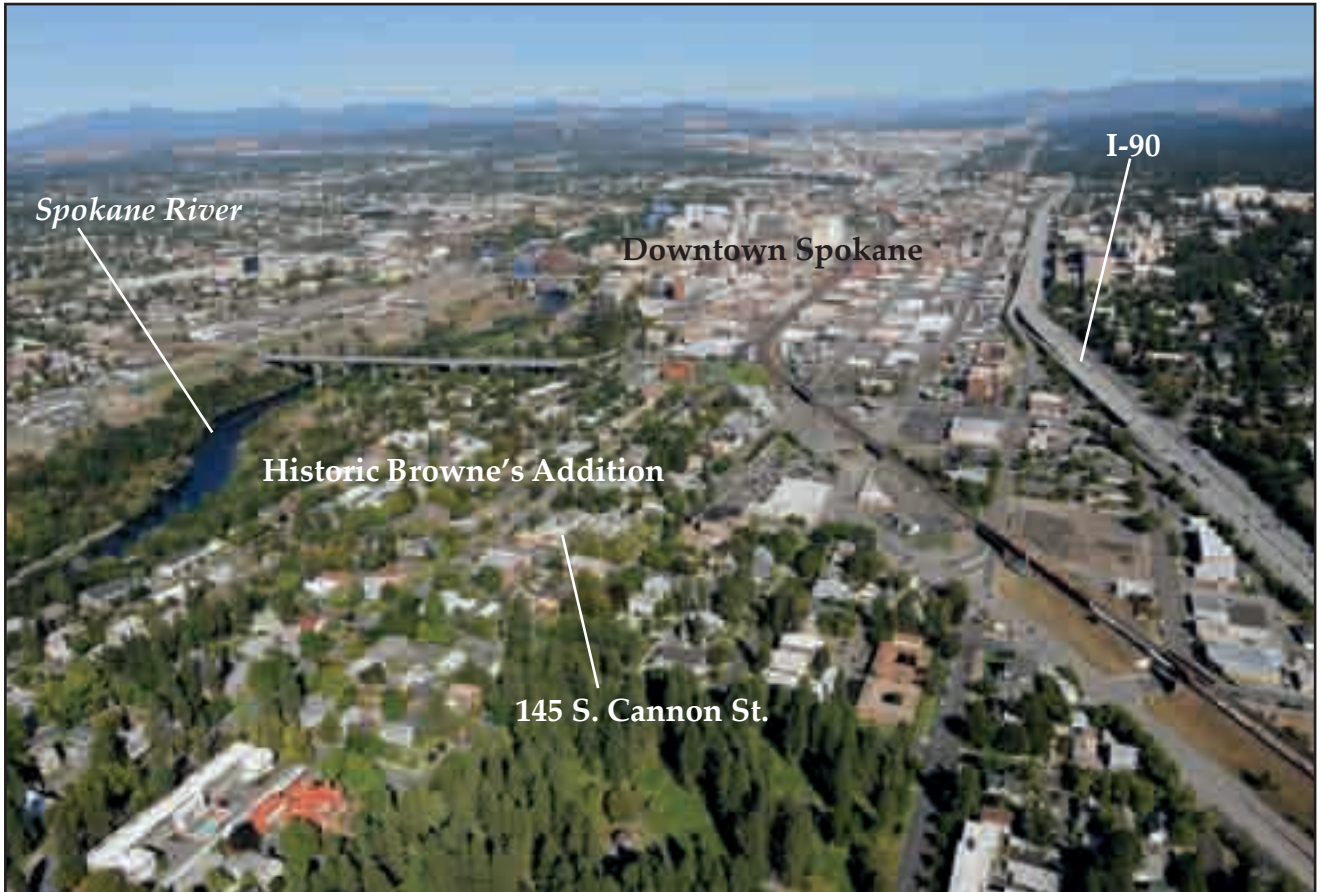


and 3 bathrooms. The 1,618± square foot second floor has a great room with fireplace, kitchen and bedroom, full bathroom and laundry room. The 1,645± square foot third floor has a large master suite with walk-in-closet, and bathroom, plus two bedrooms which share a bathroom, and a laundry room. This floor also has a small kitchenette with marble counters and a stainless steel sink. The residence is estimated to be 80–85% complete. Kitchen appliances, countertops, bathroom cabinetry and some fixtures, including lighting and some finish work, remain to be completed. Interior walls are textured and painted; floor coverings are a combination of hardwood, marble tile and carpeting. HVAC is installed and has separate metering for the retail space and the residence. All windows are thermal wood frame. The 1,400± square foot roof top has a 360° view of the city and is designed to hold roof top gardens with water features.



LOCATION: 145 South Cannon Street, Spokane, Washington, Spokane County Assessor Parcel Number: 25241.1805

SEALED BIDS DUE NO LATER THAN 5:00 P.M., November 19, 2014





PUBLISHED RESERVE: \$125,000

LAST ASKING: First Time Offered

SIZE: 50± Acres

ZONING: Residential (RA10)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 50± acre residential/recreational tract has over one mile of White River frontage, and is located along SE Mud Mountain Road, just east of Highway 410. Portions of the property lie within the one hundred year flood plain, but the rural zoning designation (RA10) which allows 10 acres minimum lot sizes may allow up to five clustered home sites, subject to King County approval. Power and water are available to the property. Private septic systems will be required.

**LOCATION:** From Highway 410 in Buckley, proceed north across the White River. Turn right onto SE Mud Mountain Road and proceed easterly approximately ½ mile to the property. King County Tax Parcel Numbers 342006-9026, 352016-9020/9021, 642700-0450/0435.

**SEALED BIDS DUE NO LATER THAN 5:00 P.M.,  
November 19, 2014**



*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: \$225,000

LAST ASKING: First Time Offered

SIZE: 79± Acres

ZONING: Residential (R10)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 79± acre residential development tract is located near Lake Tapps, above Printz Basin. The property is well-stocked with primarily mature hardwoods and conifer. The parcel is mainly level, providing flexibility in development. The zoning designation will allow 10 acre minimum lot sizes. All utilities will require extension to the property. Access has been reserved by an undeveloped county right-of-way to the southern boundary of the property (64th Street East).

LOCATION: Township 20 North, Range 5 East, Section 23, Pierce County Tax Parcel Number: 052023-4-006

SEALED BIDS DUE NO LATER THAN 5:00 P.M., November 19, 2014



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: No Minimum Bid

ASSESSED VALUE: \$340,000

SIZE: 29± Acres

ZONING: Residential – Manufactured Home Park (R-MHC)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash



DESCRIPTION: This 29± acre parcel extends to both the east- and west-banks of the White River, within the city limits of Auburn, and near Auburn-Riverside High School. Roegner Park is located along the eastern boundary of the property. The property lies entirely within the one hundred year flood plain. There is no recorded means of legal access from either side of the White River to the property.

LOCATION: In Auburn, adjacent to Roegner Park at 601 Oravetz Road, King County Tax Parcel Number: 6655000025

SEALED BIDS DUE NO LATER THAN 5:00 P.M., November 19, 2014





PUBLISHED RESERVE: \$250,000

LAST ASKING: \$299,500

SIZE: 3,600± Square Foot Building on  
3,750± Square Foot Lot

ZONING: Downtown Commercial (DC)

**PROPERTY INSPECTION:**

Friday, October 17 1:00 to 3:00 p.m.

Wednesday, October 29 1:00 to 3:00 p.m.

Saturday, November 8 11:00 to 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 3,600± square foot building is located in the heart of downtown Marysville, near the 4th Street Interstate 5 Exit. The property is located on State Avenue, the main north/south commercial corridor through Marysville. The surrounding area has some of the few examples of historical architecture in Marysville. There is ample free parking along city streets. The building is currently vacant. The interior is open, which allows use for either retail or office. There is one bathroom for the building. All utilities are available to the building.

LOCATION: 310 State Avenue, Marysville, Washington, Snohomish County Tax Parcel Number: 00-5287-005-008-01

SEALED BIDS DUE NO LATER THAN 5:00 P.M., November 19, 2014





PUBLISHED RESERVE: \$425,000

LAST ASKING: \$750,000

SIZE: 9.58± Acres

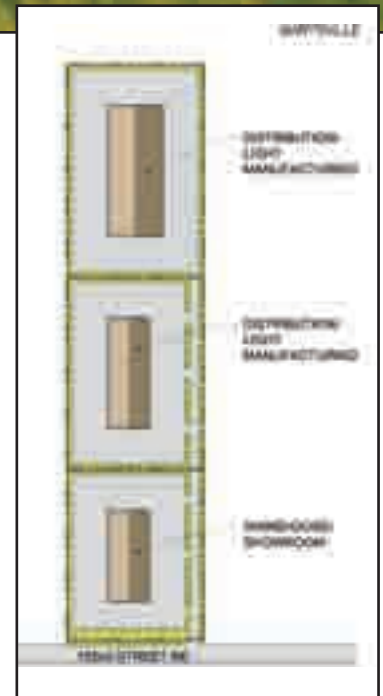
ZONING: Light Industrial

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



*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 P.M., November 19, 2014**



PUBLISHED RESERVE: \$225,000

LAST ASKING: \$495,000

SIZE: 140± Acres

ZONING: General Development (G5)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

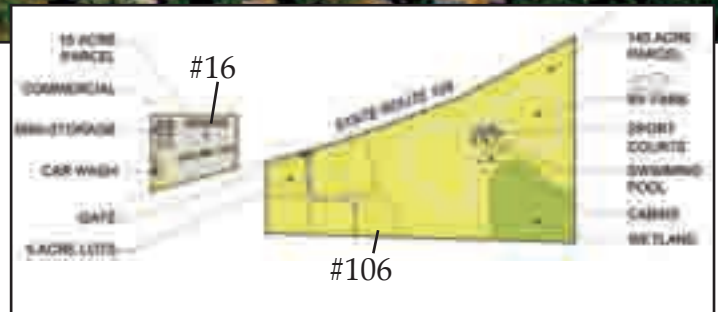
DESCRIPTION: This 140± acre residential development tract is located in Grays

Harbor County, near the ocean-front community of Ocean Shores and near the Quinault Beach Resort and Casino. Ocean Shores is a six mile peninsula bordered by the Pacific Ocean and Grays Harbor, providing for year-around recreation activities. Over 3 million visitors travel to Ocean Shores annually. The property is located along SR 109, near Auction Property #16, and has over 4,000 feet of highway frontage. The tract was logged-over ten years ago, and has not been replanted. The Grays Harbor zoning designation allows for minimum lot sizes of five acres, or for the potential for development of up to 28 residential parcels, an RV Park, or additional commercial uses.

Power is available to the property. Water is available within 1/4 mile. Private, on-site septic systems will be required.

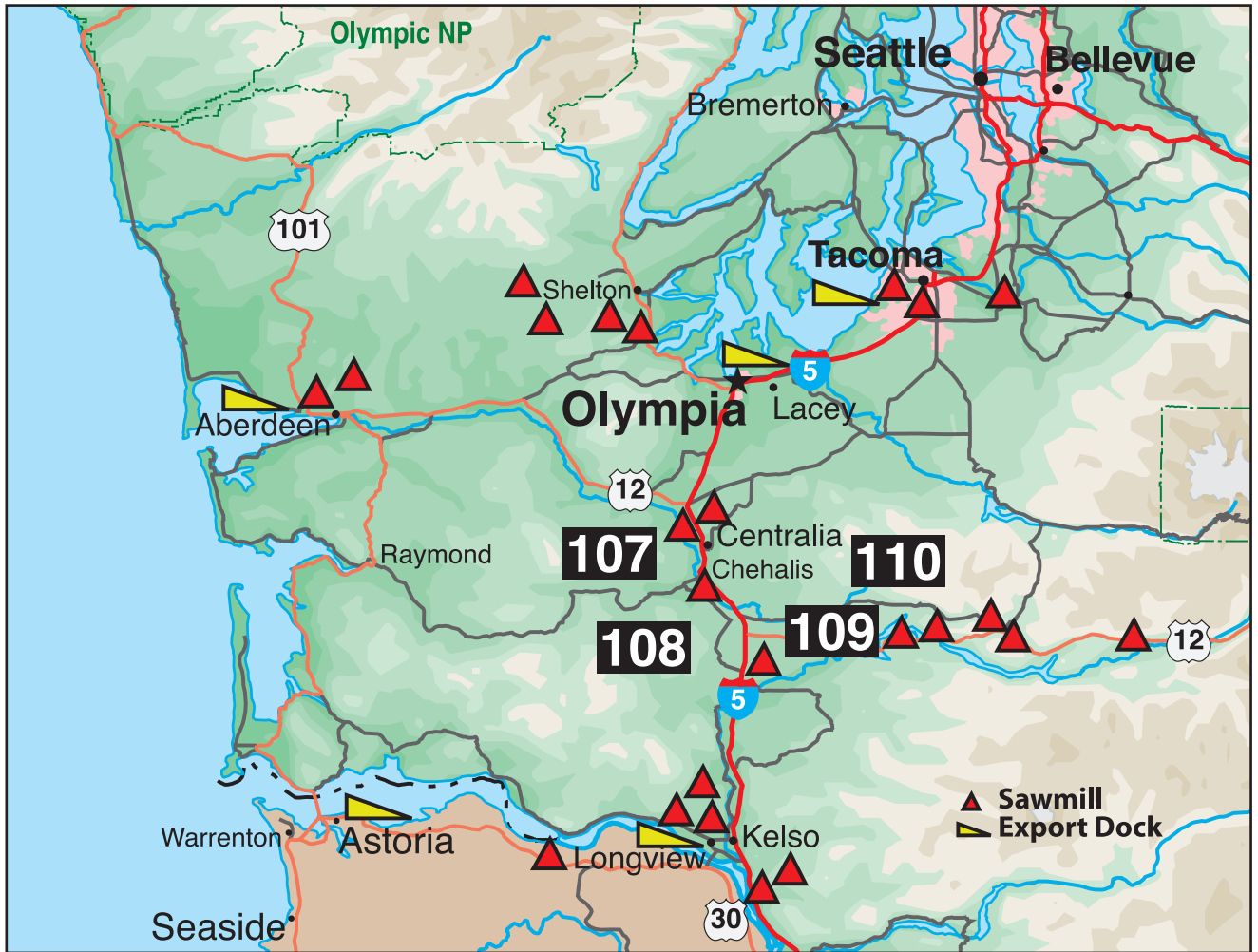
LOCATION: Just east of the intersection of SR 109 and SR 115 (Hogans Corner), Grays Harbor Tax Parcel Numbers: 181214410010 and 181214440000

SEALED BIDS DUE NO LATER THAN 5:00 P.M., November 19, 2014



107  
thru  
110

*Lewis County Timberland Portfolio  
Four Investment-Grade Parcels from 78± to 328± Acres*



This timberland portfolio of four tracts is an exceptional opportunity to acquire well-stocked and highly-productive Douglas-fir lands having a location strategic to southwest Washington domestic and export log markets.

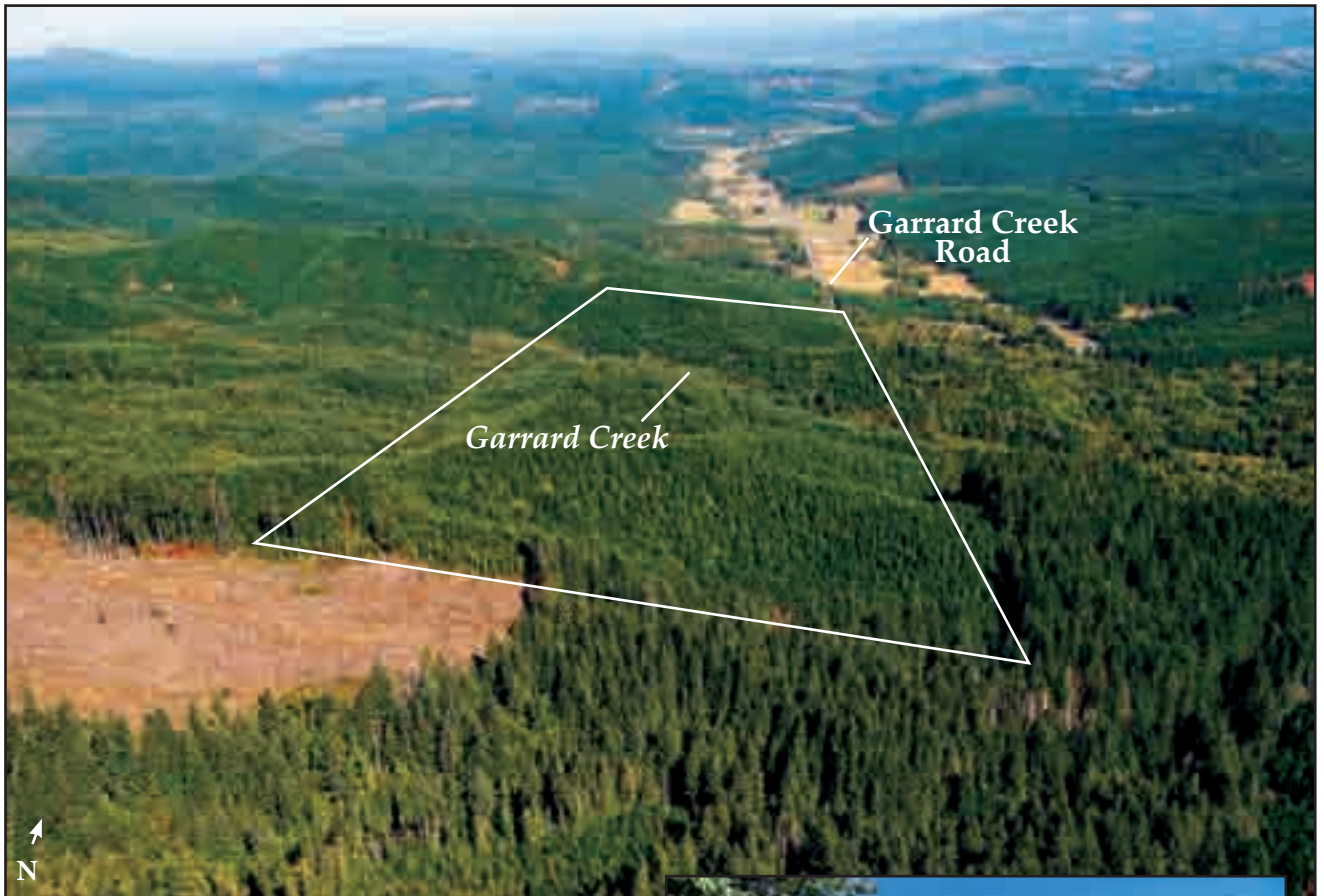
A total of 54% of all sawmill production within the state of Washington is located in Lewis, Cowlitz, Grays Harbor, Mason and Skamania Counties.

The tracts range from 78± to 328± acres and are located east and west of I-5, with 63% of timber in the 25- to 34- year-old age class, providing significant near-term growth and cash flow.

**Timberland Portfolio Summary**

Property	Size in Acres	Timbered Acres	Age Class by Acres		
			20-24	25-29	30-35
107 Garrard Creek	328±	278±	80±	198±	
108 Curtis	78±	74.4±		56±	18±
109 Mary's Corner	121±	116±	116±		
110 Alpha	81±	78.5±			72±
<b>TOTAL</b>	<b>608±</b>	<b>546.9±</b>	<b>196±</b>	<b>254±</b>	<b>90±</b>

The properties may be acquired as a portfolio, individually, or as a combination, with reserve prices starting at \$610,000. Northwest Farm Credit Services is the preferred lender, and has attractive rates.



PUBLISHED RESERVE: \$1,870,000

LAST ASKING: First Time Offered

SIZE: 328± Acres

ELEVATION: 300± to 1,100± Feet

ZONING: Forest Resource Lands

PROPERTY INSPECTION: Call Auction  
Information Office for Gate Combination

FINANCING: None – All Cash

DESCRIPTION: This 328± acre timber tract is located in Lewis County, south of Oakville. Access is by easement from Garrard Creek Road. Garrard Creek passes through the northern portion of the tract, which has 50± acres impacted by a riparian area. The tract is well-stocked with 24- and 25-year-old Douglas-fir on 278± acres. Seventy-one percent of the tract, or 198± acres, has 2,665± MBF of 25-year-old pre-merch. Approximately 75% of the property is categorized Site Class I (143) and the remainder is site Class II (126). The topography is mostly moderate north-facing slopes.

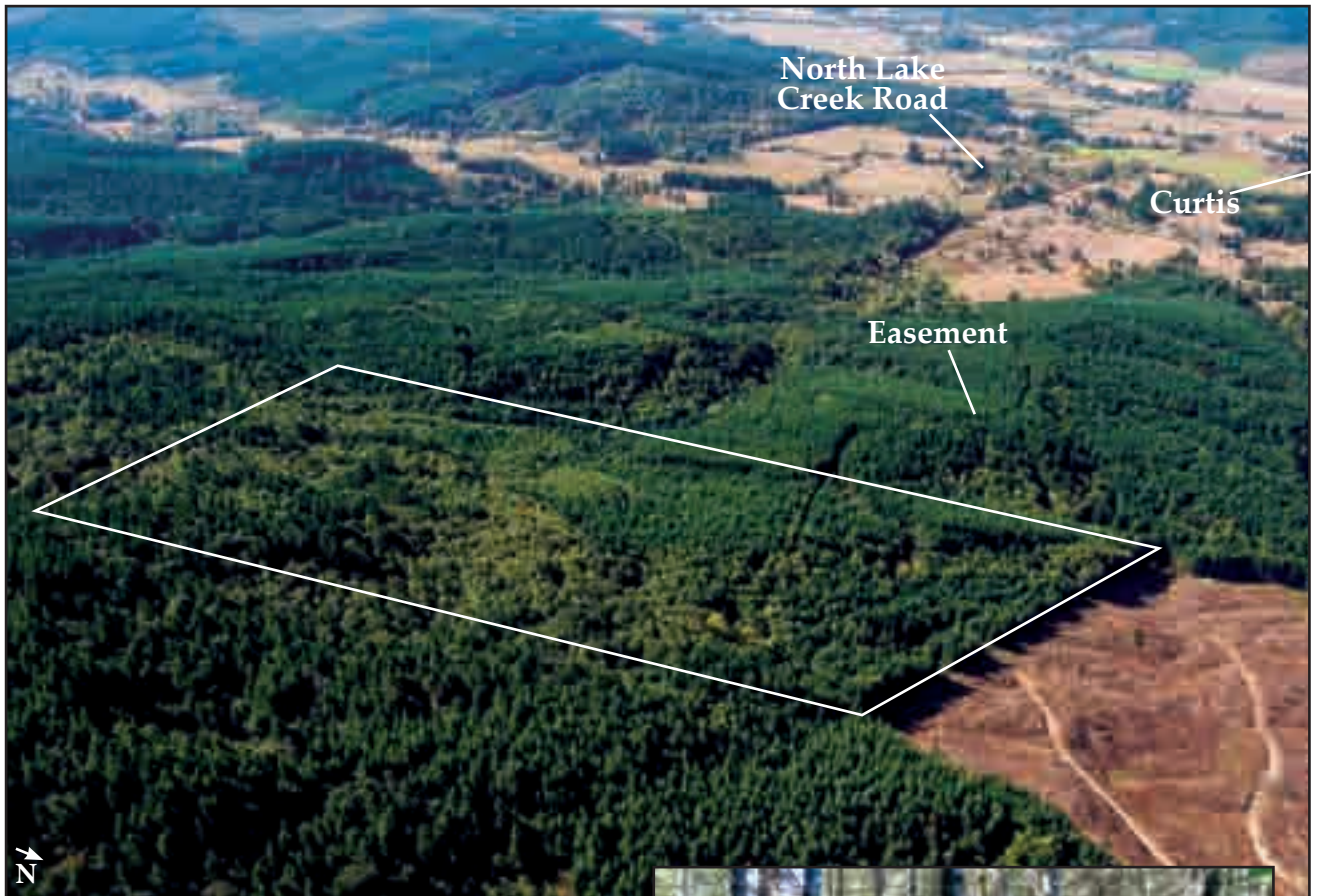
Zoning on this tract will allow one residential unit for the entire tract, subject to Lewis County approval.

LOCATION: Section 28, Township 15 North, Range 5 West, Lewis County Tax Parcel Number 024464000000

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 19, 2014

OR FAX FORM ON PAGE 88 TO 503-242-1814





PUBLISHED RESERVE: \$610,000

LAST ASKING: First Time Offered

SIZE: 78.6± Acres

ELEVATION: 200 to 960± Feet

ZONING: Rural Development District (RDD20)

PROPERTY INSPECTION: At any time

FINANCING: None – All Cash

DESCRIPTION: This 78.6± acre timber tract is located in Lewis County, just east of the community of Curtis. The property has access by private easement through four unlocked gates from Lake Creek Road. The parcel is well-stocked with 56± acres of 27-year-old Douglas-fir that contains 552± MBF of pre-merch with potential for near-term cash flow from commercial thinning. There are 18± acres of 37± year-old Douglas-fir and 208± MBF of merch timber. The Douglas-fir site index is Class II (132). The topography is moderate to steep west-facing slopes.

Zoning on this parcel will allow residential development on minimum lot sizes of 20 acres, subject to Lewis County approval.

LOCATION: Section 29, Township 13 North, Range 3 West, Lewis County Tax Parcel Number 019075000000

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 19, 2014





PUBLISHED RESERVE: \$630,000

LAST ASKING: First Time Offered

SIZE: 121± Acres

ELEVATION: 600± Feet

ZONING: Rural Development District (RDD20)

PROPERTY INSPECTION: Call Auction  
Information Office for gate code

FINANCING: None – All Cash

DESCRIPTION: This 121± acre timber tract is located in Lewis County, just northeast of the intersection of State Route 12 and the Jackson Highway, in the area of Mary's Corner, and has excellent access to I-5. The parcel is accessed by private easement from Larmon Road. The tract is well-stocked with 20-year-old Douglas-fir on 115± acres. The topography is gentle and the Douglas-fir site index is Class II (118). The parcel does have zoning that allows for a residential parcel with 20 acre minimum lot sizes, subject to Lewis County approval.



LOCATION: Section 1, Township 12 North, Range 1 East, Lewis County Tax Parcel Numbers 014339002000 and 014339003000

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 19, 2014



PUBLISHED RESERVE: \$1,012,500

LAST ASKING: First Time Offered

SIZE: 81± Acres

ELEVATION: 850± to 950± Feet

ZONING: Rural Development District (RDD20)

PROPERTY INSPECTION: Call Auction  
Information Office for gate code

FINANCING: None – All Cash

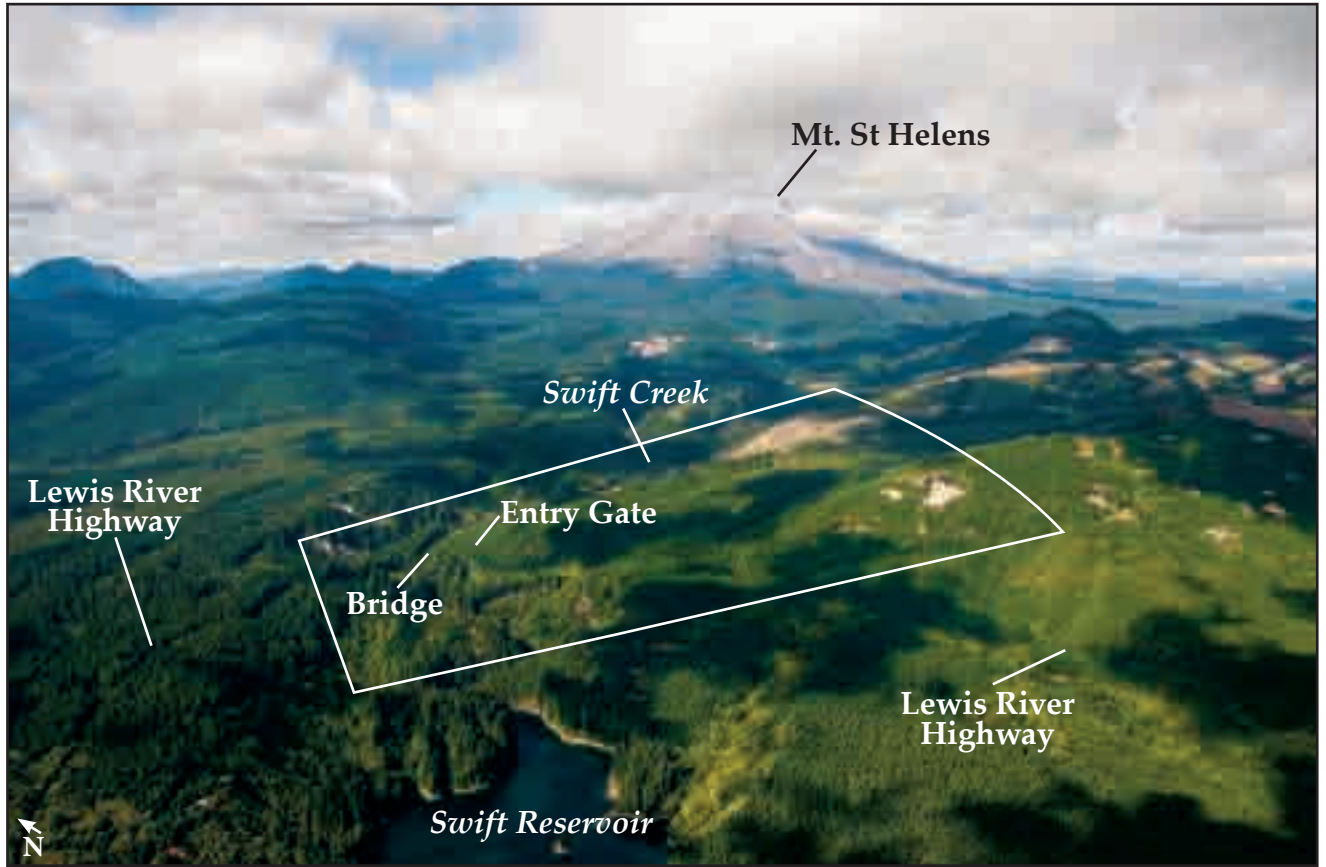


DESCRIPTION: This 81± acre timber tract is located within Lewis County, just outside the community of Alpha. The property has access by easement from Stub Road across Weyerhaeuser land. The tract is well-stocked with approximately 1,700 MBF of pre-merch Douglas-fir in the 32-year-old age class with 6 acres containing 340± MBF of primarily 63-year-old western hemlock. The Douglas-fir site index is Class II (133) and the topography has mostly moderate north-facing slopes. The parcel is zoned to allow home sites with minimum lot sizes of 10 acres, subject to Lewis County approval.

LOCATION: Section 12, Township 13 North, Range 1 East, Lewis County Tax Parcel Number 03243000000

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 19, 2014





PUBLISHED RESERVE: \$1,280,000

LAST ASKING: First Time Offered

SIZE: 639± Acres

ELEVATION: 1,400± to 2,300± Feet

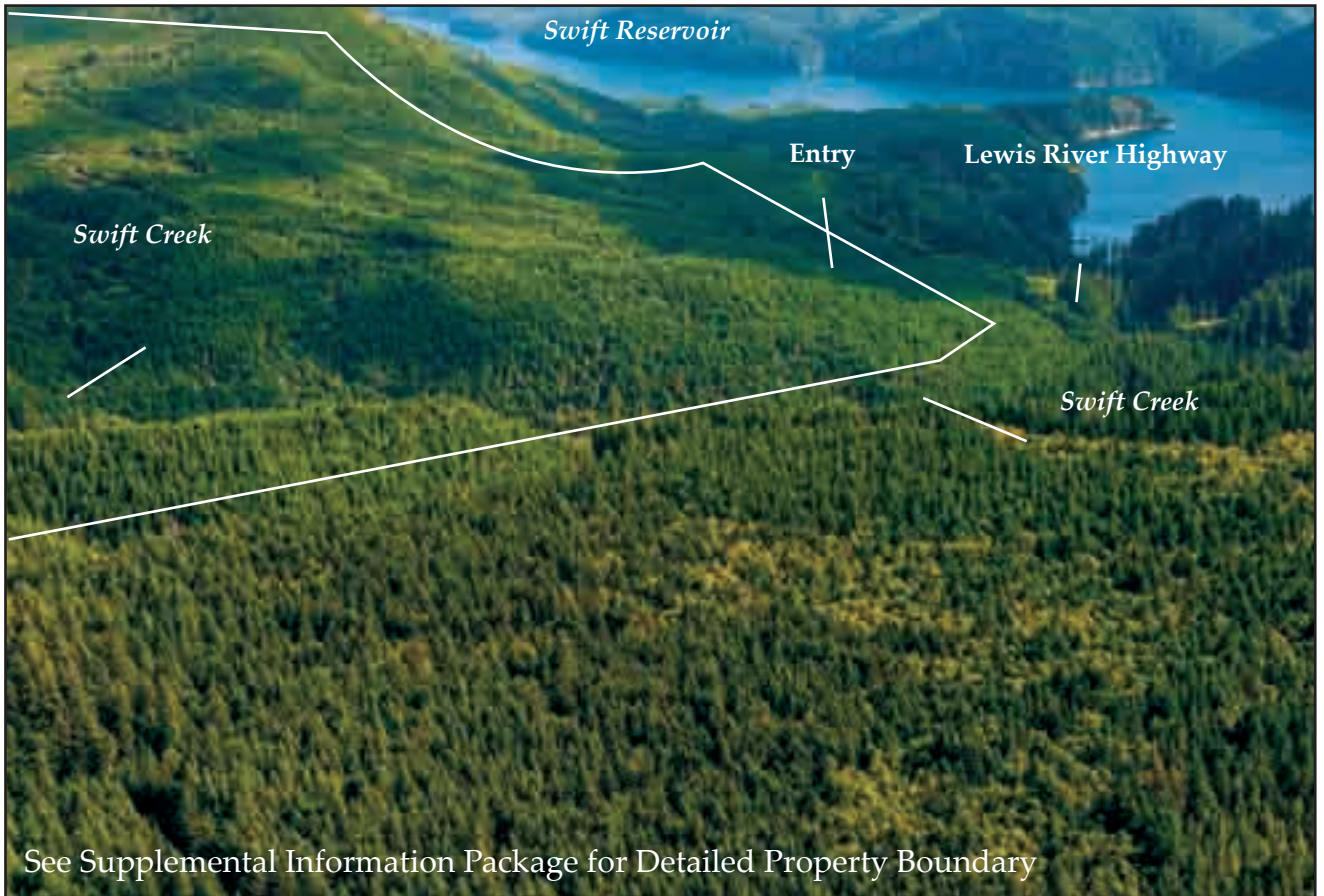
ZONING: SW – FL-20 (Swift Forest Lands 20)

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office for Combination

FINANCING: None – All Cash

DESCRIPTION: This 639± acre timber and recreation tract is located at the northwest end of Swift Creek Reservoir, with frontage along Lewis River Road (USFS Road 90) and has views of both Swift Reservoir and Mount St. Helens. The property is less than a 90-minute drive to the Portland/Vancouver metropolitan area. It is near the Swift Forest Campground and boat ramp, with easy access to the reservoir for fishing, boating and water skiing. There is also year-round entry to the surrounding Gifford Pinchot National Forest and there is good access





north to the Mount St. Helens National Volcanic Monument.

The 639± acre tract is a well-stocked Douglas-fir tree farm, providing both near-term income and long-term asset growth. The property has 330± acres in the 24-27 year-old pre-merchantable age class which, in the next ten to fifteen years, will be ready for harvest. It is estimated that within fifteen years, 5,900± MBF will be available for harvest. (Please see Supplemental Information Package for growth-projected assumptions.) 124± acres of the property are advanced reproduction in the 18-22 year-old age class, with the balance of 130± acres as young reproduction that was planted in 2005 and in 2013. The Douglas-fir site is a III+, and there is a developed rock pit in the northwest corner.



*Entry road from Lewis River Highway*

The seller has recorded a total of thirty-two 20± acre parcels compliant with the zoning, providing additional opportunity for development of forest cabins or for obtaining value from a Working Forest Conservation Easement. Three of the parcels have frontage along both sides of Lewis River Road, with potential views of Swift Reservoir.



The FL-20 zoning will allow residences, cabins, camps and private campground.

Columbia Land Trust is in the process of conserving up to 20,000 acres east, and south, of the auction property, using a combination of conservation easements and purchases. The headwaters of Swift Creek are located at the Mount St. Helens National Monument, and the Creek bisects the northwest and southwest sections of the property. An estimated 53 acres of the tract includes riparian area and existing logging roads.

The gated entry is off Lewis River Road, and the 7900 Road provides additional access to adjoining timberland owned by Fruit Growers Supply and the US Forest Service with a reciprocal road-use agreement. PacifiCorp is an adjoining owner to the southeast, and Rocky Mountain Elk Foundation is to the north.

LOCATION: Township 7 North, Range 5 East, Section 16. From I-5, take Woodland exit and proceed east to SR 503 (Lewis River Highway). Follow SR 503 to SR 523 and then to Cougar. Follow signs to Randall/Carsen on USFS Road 90. Entry gate is 1/2 mile past turn-off for Forest Road 83 to Trail of Two Forests.

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014**



*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: \$535,000

LAST ASKING: No Prior Sale

SIZE: 34,514± Square Feet

ZONING: General Commercial - GC

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 34,514± square foot commercial development site in the Hazel Dell neighborhood has a strategic location at the intersection of NE Highway 99 and NE 88th Street, midpoint between the NE 78th and NE 99th Street exits to I-5. Walmart is located across the street from the site, and Riverview Community Bank Branch is at the corner of NE 88th and NE Highway 99. Fred Meyer is located south of the property at NE 78th Street, and WINCO Foods is to the north at NE 99th Street. Regal Cinema 99, Popeye's Louisiana Kitchen, Taco Del Mar and additional retail uses are located nearby.

The site is comprised of four tax lots and was purchased by Clark County in order to retain a right-of-way as part of the Highway 99 Master Plan to realign and widen NE 88th Street and add improved sidewalks, curbs, gutters and signals. The 34,514± S.F. site is the remainder parcel which has approximately 180± feet of frontage along Highway 99 and 280± feet along NE 88th Street. There is a median along both NE Highway 99 and NE 88th Streets which allows for right-in/right-out only. There is a temporary chain link fence on a portion of the site and a retaining wall which will need to remain as outlined in a deed restriction to be conveyed with the property. Access from NE 88th Street is from NW 13th Street.

The General Commercial zoning is established for retail and service uses, which would include restaurants, gas stations, and banks (see Supplemental Information Package for zoning ordinance).

All utilities are available to the site.

**LOCATION:** Intersection of NE Highway 99 and NE 88th Street, Clark County, Vancouver, WA. Tax Serial Numbers: 097895, 097901, 097900, 097906

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014**



Property #	Size in s.f.:	Address:	Last Asking:	Published Reserve:
Lot 3	12,600 ±	1530 SE 3rd Court	\$55,000	\$25,500
Lot 4	12,600±	1546 SE 3rd Court	\$66,000	\$30,500
Lot 5	13,068±	1568 SE 3rd Court	\$77,000	\$35,000
Lot 6	16,117±	1586 SE 3rd Court	\$80,000	\$36,500
Lot 8	14,375±	1561 SE 3rd Court	\$77,000	\$35,000

ZONING: CM (Commercial Manufacturing)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These five commercial lots are located in the Redwood Professional Village, a planned development with a combination of light, industrial and office uses, next to the Canby Pioneer Industrial Park. The five sites range from 12,600± square feet to 16,117± square feet, and can be acquired individually, or in any combination. All the lots are at the end of a cul-de-sac and are serviced by all utilities.

Auction Property #114 is located within the nearby Pioneer Industrial Park.

The Redwood Professional Village lots have good access to Highway 99E, and are within a fifteen minute drive west of I-5.

LOCATION: SE 3rd Court, Canby, Oregon. Township 3 South, Range 1 East, Section 34, Tax Lot 3500, 3600, 3700, 3800, 3900, 4000.

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014**



PUBLISHED RESERVE: \$225,000

LAST ASKING: \$330,250

SIZE: 2.57± Acres

ZONING: M1 (Light Industrial)

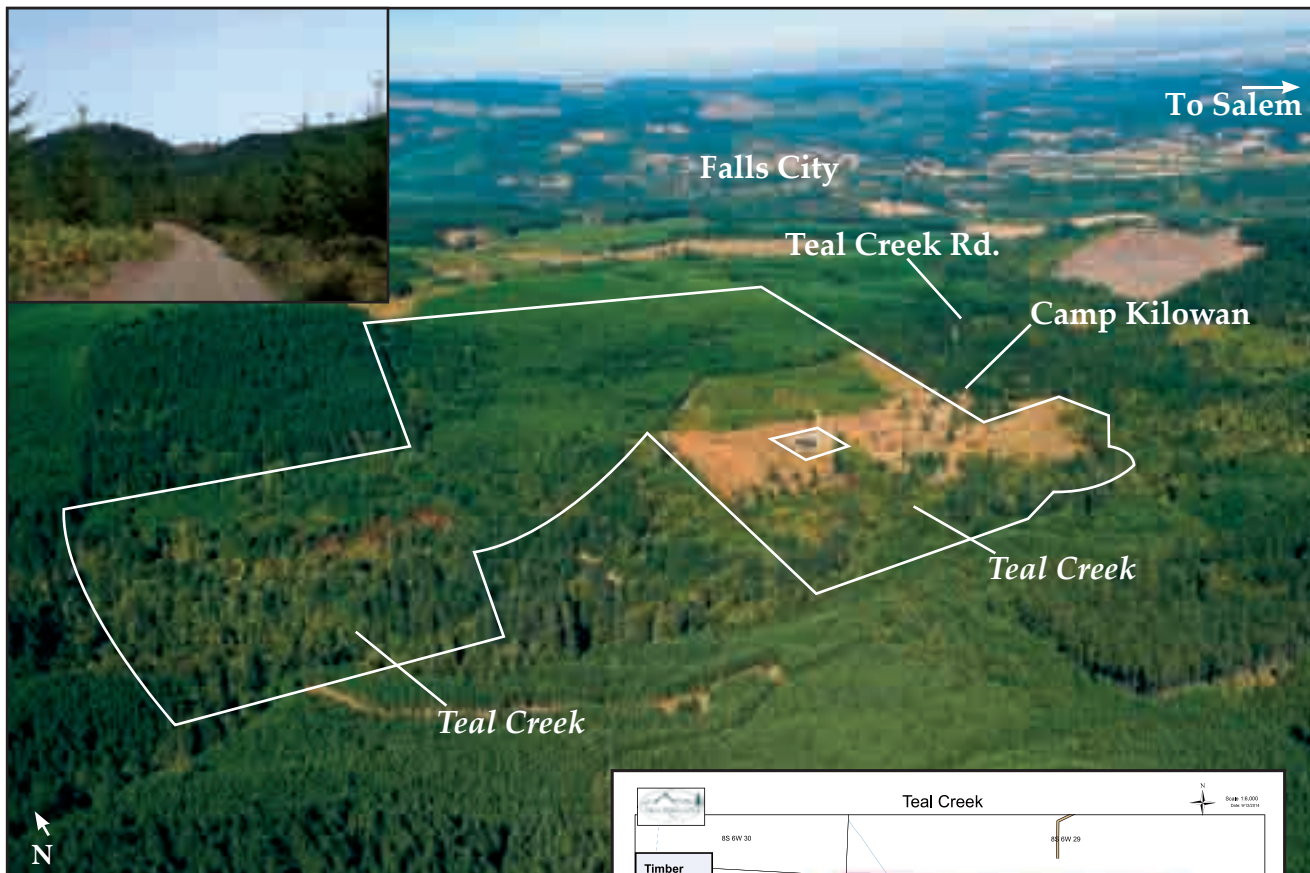
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 2.57± acre site is the last remaining parcel out of a four-lot division located in the Pioneer Industrial Park, at the east end of Canby. There is excellent access to Highway 99 and nearby businesses include Fred Meyer, Willamette Falls Health Center, Providence Canby Medical Plaza and Kendal Floral Supply. All utilities are available to the site.

LOCATION: SE First Avenue and SE Hazel Dell Way, Canby, Oregon. Township 3 North, Range 1 East, Section 34 and Tax Lot 3600

SEALED BIDS DUE NO LATER THAN 5:00 PM,  
NOVEMBER 19, 2014



PUBLISHED RESERVE: \$475,000

LAST ASKING: First Time Offered

SIZE: 192± Acres

ELEVATION: 600± to 1,000± Feet

ZONING: TC (Timber Conservation)

PROPERTY INSPECTION: At Any Time

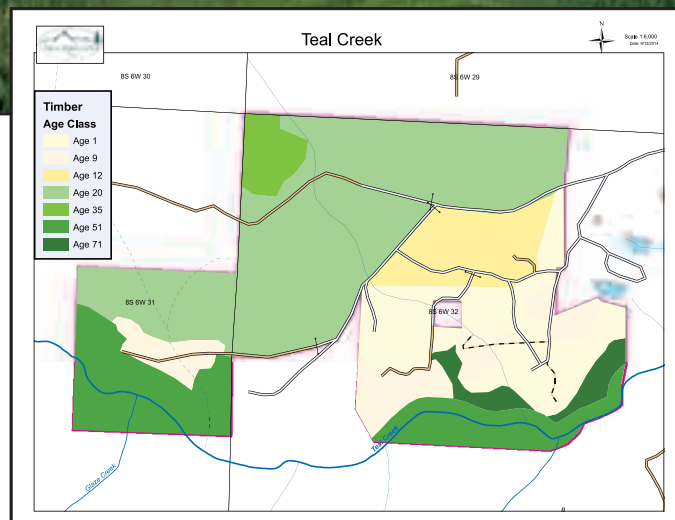
FINANCING: None – All Cash

DESCRIPTION: This 192± acre timber and recreation tract is located 12 miles southwest of Dallas, Oregon, in the foothills of Oregon's coastal range, and is within a 40-minute drive of Salem. The Teal Creek Timber and Recreation Tract was originally part of the Camp Kilowan ownership which is now operated and owned by the LDS Church as a summer and year-round family camp.

The auction property contains one of the original cabins which could be re-used by a new owner, and a home that is in poor condition. Power and water are available to serve the cabin and other home site.

The property is a Douglas-fir site Class I and is well-stocked with primarily 9- to 18-year-old Douglas-fir reproduction on 117± acres, and with 71 acres to be harvest-ready within the next 20 years. There is an estimated 483± MBF of 35- to 75-year-old Douglas-fir which may provide near-term harvest income. 29± acres near the cabin were recently harvested and replanted with Douglas-fir.

It is projected that within twenty years, a total of 3,673± MBF will be available to harvest from the 71± acres of 18± year-old reprod. Please see Supplemental Information Package for growth projections.





*Waterfall across from Auction Property*



*Cabin with Sleeping Loft*



*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 city of Falls City has a small reservoir located within the tract that is used for part of the city water supply. Teal Creek, tributary to the Little Luckiamute River, runs along the southwest and southeast sections of the property for 1/2 mile. A small waterfall along Teal Creek is on the adjoining property and can be viewed from the tract.

Teal Creek Road, which is a county road, provides access to the property. Adjoining owners to the north, west and south are Weyerhaeuser and the BLM. There is a private owner along the southwest corner who has an easement for access to his property.

The 192± acre property provides opportunity for ownership of a highly-productive tree farm, with both near-term cash flow and long-term growth, and the added benefit of potential development of a family retreat within a 40-minute drive of Salem.

**LOCATION:** Township 8 South, Range 6 West, Section 23, Tax Lots 105, 700, 601, 502 and 507. From Dallas, proceed south on OR 233/SW Fairview Avenue/S. Kings Valley Highway for six miles. Turn right at Bridgeport Road, proceed 1.4 miles and stay left on Bridgeport Road (unpaved) for 2.3 miles and turn left onto Frost Road for .2 mile. Proceed straight to Clark Road and after .1 mile take first left onto Teal Creek Road and proceed 1.3 miles. The entry to the property is on the right, after Camp Kilowan.

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014**



*Teal Creek*





PUBLISHED RESERVE: \$365,000

LAST ASKING: \$490,000

SIZE: 9,629± Square Foot Building on 37,000± Square Foot Site

ZONING: C (Commercial)

PROPERTY INSPECTION:

Wednesday, October 22, 1:00 p.m. to 3:00 p.m.

Sunday, November 9, 11:00 a.m. to 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This former 9,629± square foot bank branch building is located in downtown Toledo, five miles east of the coastal resort community of Newport, at the corner of Highway 20 and NE 1st Street. The two-story building was constructed in 1994, and has an elevator.

The building's main level is 3,948± square feet, and contains a two-story lobby atrium, private offices, a conference room, storage room, one restroom, service-counter-teller area, and walk-in vault. The second floor is 1,829± square feet, and contains an open-office area, break room, and two restrooms. The basement is 3,852± square feet, and contains private offices, a storage area, open-office area, and one restroom.

The building's exterior is of attractive wood frame, with shingle siding. A glass drive-through teller window is on the west side of the building. The 37,000± square foot site has twenty-eight on-site parking spaces, and has entry from both NE 2nd and NE 1st Streets. The building is in good condition, and could be re-used for office space, or other commercial uses including a creative renovation as a brew pub with walk-in vault. There may be opportunity to construct an additional small building on the eastern portion of the property using some of the unimproved land and part of the parking lot.

LOCATION: 222 NE Highway 20, Toledo, Oregon. Township 11 South, Range 10 West, Section 17, Tax Lots 1800, 2000, 2001 and 2100

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014





PUBLISHED RESERVE: \$525,000

LAST ASKING PRICE: No Prior Sale

SIZE: 16,455± Square Foot Building on 12,000± Square Foot Site

ZONING: C-3

PROPERTY INSPECTION: By Appointment Only – Call Auction Information Office to Arrange

FINANCING: Subject to Seller's approval of Purchaser's credit:

Term: 15 to 20 year full amortizing loan

Loan to Value: Loan to be appraised or cost value, whichever is less, not to exceed 65%

Rate: Federal Home Loan Bank fixed rate index plus 3% adjustable every 5 years with a floor rate of 5.5%

Fees: 1% plus usual customary third party costs

DESCRIPTION: This three-story, 16,455± square foot multi-tenant office building is located at the corner of NE Fifth and NE Evans, by the Yamhill County Courthouse and the Board of Commissioners offices, and is a potential mixed-use redevelopment opportunity for offices, studio apartments, work/live units or private school. The General Commercial (C-3) zoning allows mixed uses. It is within a few blocks of McMinnville's Historic Downtown District which has McMenamins Hotel Oregon, along





Main Floor Plan



Second Floor Plan



Basement Floor Plan

with quaint boutiques, wineries, unique shops and restaurants. The McMinnville Farmers' Market is located nearby and McMinnville was recently rated second best "Foodie Town" in America by Bon Appetit magazine. McMinnville is located in the heart of Willamette Valley's wine country, midway between Portland and the Oregon Coast.

The office building, located at the corner of NE Fifth Street and Evans Street, was originally built in 1937 as a private hospital, and was later used for medical offices after it was renovated in the 1970s. The three-story building has a daylight basement with gross square feet of 16,455±, or 5,485± square feet per floor; it has 15,177± square feet of rentable space and is currently vacant. The building is on a 12,000± square foot site and has a common access drive with Yamhill County offices from NE Fifth Street, and a rear parking lot for four cars. The City of McMinnville has a newer two-story parking garage across the street.

The building has concrete exterior walls with exterior brick siding, concrete floor decking and flat wood frame roof with built-up composition cover. A sky bridge connects the building on the second floor to the Yamhill County building and had been used when the building was occupied by physicians. The sky bridge is now inaccessible. The building has an elevator, an interior stairwell, and two exterior staircases. There are restrooms on each floor.

There are a total of eleven suites or offices. There is an outdoor stairway to access the main floor, and a ramp from the street to access the daylight basement entry. An elevator serves all three floors of the building and the building is ADA compliant. On the main floor, there are four office suites which range from 575± to 1,975± square feet. Each of these suites has a restroom. Two restrooms are located by the largest suite, with access from the common hallway.

The daylight basement has its main entry from NE Evans Street, and has three office suites which range from 480± to 1,775± square feet. Each office suite has a restroom, and the mechanical room is located off the lobby. The building has a combination of roof-monitored HVAC units, heat pumps and furnace.

Overall, the building is in fair condition with some deferred maintenance, and will require significant investment for reuse and redevelopment. A Phase I assessment is available in the Supplemental Information Package, along with operating costs, zoning, schematic floor plans, preliminary title report and photos.

LOCATION: 422 NE Fifth Street, McMinnville, Oregon, Tax Lot 2400

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014



PUBLISHED RESERVE: \$650,000

LAST ASKING: No Prior Sale

SIZE: 7,400± Square Foot Building on 1.7± Acres

ZONING: UD-11 (Urban Development Industrial)

PROPERTY INSPECTION: By Appointment Only -- Please do not disturb tenant

FINANCING: Subject to Seller's approval of Purchaser's credit:

Term: 15 to 20 year full amortizing loan

Loan to Value: Loan to be appraised or cost value, whichever is less, not to exceed 65%

Rate: Federal Home Loan Bank fixed rate index plus 3% adjustable every 5 years with a floor rate of 5.5%

Fees: 1% plus usual customary third party costs

DESCRIPTION: This 1.7± acre industrial property, with 7,400± square foot metal building, is located along Highway 34 near Corvallis, home of Oregon State University, and Albany, and within five minutes of I-5 Exit 228. The property has the opportunity to be developed with additional buildings on the excess land, which has excellent exposure along Highway 34. The site has easy access to I-5 and Corvallis, and Highway 99 and Albany.



The building is currently leased to Student First, Inc. for school bus and transit bus storage and light maintenance. The monthly rental is \$5,873, and the lease expires June 30, 2015. Please see Supplemental Information Package for details regarding lease.

The building is metal with steel beam construction, on concrete slabs. The parking area along Excor Road is paved, and the balance of the site is gravel. The building has natural gas service for heat and there is a well on-site and septic system.

The building was built in 1977 and includes a 4,000± square foot display room and office area, with main entry, and exposure along Highway 34. There is a large display area and a reception area. There are three offices, a work area, kitchen, and two rest rooms. A small second floor of 400± square feet is above the entry, and could be used for storage.

The remaining 3,000± square feet on the main level is a large shop area which has roll-up doors on the east side, a rest room and a storage room.



*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 Seller is in the process of completing a partition which will allow the adjoining 3± acre property, which has a 12,336± square foot building on it, to be sold to an equipment dealer. The sale will close by year-end.

LOCATION: 34015 Excor Road, Albany, Oregon. Township 11 South, Range 4 West, Section 33, and portion of Tax Lot 2800

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 19, 2014



*Showroom*



*Kitchen*



PUBLISHED RESERVE: \$399,500

LAST ASKING: First Time Offered

SIZE: 146± Acres

ELEVATION: 550± to 800± Feet

ZONING: FF (Farm Forest)

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office for Combination

FINANCING: None – All Cash

DESCRIPTION: This 146± acre tract is located between the city of Sweet Home and Foster Reservoir, along the north bank of the Middle Santiam River in the foothills of the Cascade Mountains. There is excellent access west to Lebanon and I-5, and east to central Oregon's resorts. The property has access from North River Drive and provides opportunity for having a highly productive tree farm with up to two home sites. The tract has two legal lots and conditional approval from Linn County for two home sites. (See Supplemental Information Package for conditions for approval). On-site well and septic are required. Power is available from North River Road.

The property is well-stocked with 23-year-old Douglas-fir that has a significant growth projected over the next 15 to 20 years due to a combination of age class and the property's productive Douglas-fir site class of II. It is estimated that within the next 15 years the tree farm will have up to 4,207± MBF available to harvest. There is also near-term opportunity for a new owner to undertake some pre-commercial thinning, which will add productivity to the property. (Please see Supplemental Information Package for projections.)

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 good all-season logging road that provides access to the western end of the tract, and also to a spur road to Tax Lot 214, the 12± acre parcel in the southwest section of the property. The topography is mostly gentle to moderate west- and south-facing slopes.

Foster Reservoir is within a five-minute drive of the property, and Linn County operates two parks along the Reservoir, which is used for boating and fishing. The Reservoir is stocked annually with over 40,000 rainbow trout, and is also known for its kokanee and bass populations.

LOCATION: Township 13 South, Range 1 East, Section 28, Tax Lots 100 and 214. From Sweet Home, take Pleasant Valley Road at Highway 20 and proceed north across Middle Santiam River. Take a right on North River Road and proceed east 3.5± miles to the gate on the north side of the road.

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014







	Bulk	Lot Package A	Lot Package B
PUBLISHED RESERVE:	\$890,000	\$625,000*	\$265,000*

\*Individual sales of Lot Package A and Lot Package B are subject to bids in the aggregate to equal, or exceed, \$890,000

	99 Lots	46 Lots	53 Lots
2013-2014 REAL MARKET VALUE:	\$5,499,815		

ZONING: Multi-Family Residential (RM)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 99 East Bank PUD single family townhome lots are located at Sandpines Golf Links, in the coastal resort community of Florence, Oregon, which is a 90-minute drive from Eugene. Sandpines Golf Links, a Rees Jones designed course, was honored in 1993 as the “Best Public Golf Course in America.”

The East Bank PUD is ready for development and is located on Nandina Drive, with 46 of the townhome lots having frontage on the 9th hole, and 53 of the lots being along the east side of Nandina Drive. The property is fully improved with paved street, concrete curbs and gutters, street lights, underground utilities and entry gate.



*Sandpines Golf Links Clubhouse*



*Gated entry at Nandina Drive to townhome lots*

The lots range in size from 2,263± square feet to 5,793± square feet, and are designed to accommodate nine 3-unit townhome buildings, and eighteen 4-unit townhome buildings.

The 99 townhome lots may be purchased in their entirety, or bids may be submitted on either Lot Package A or Lot Package B, with the sale subject to bids in the aggregate to equal, or exceed, \$890,000.

There is access from Highway 101 to a gated entry at Oak Street and Nandina Drive, or west from the Sandpines Golf Links Clubhouse. The lots may be used for single family homes, subject to a replat and conditional use approval from the city of Florence. (Please see Supplemental Information Package.) There is Master Plan approval for the 250± acre planned community at Sandpines which can accommodate up to 650 residential units, including condominiums, single family residences, townhomes and a hotel.

There are recorded CC& Rs for the Eastbank PUD and nine areas are designated as common space. Copies of bylaws and CC& Rs are included in the Supplemental Information Package.

LOCATION: Nandina Drive, Florence, Oregon. Map 18-12-14-32, Tax Lots 3500-5500 and Map 18-12-15-44, Tax Lots 100-7800

**SEALED BIDS DUE NO LATER THAN 5:00 PM,  
NOVEMBER 19, 2014**



PUBLISHED RESERVE: \$525,000

LAST ASKING: \$699,000

SIZE: 3,318± Square Foot, Two Bedroom, Two Bathroom Home on 21,344± Square Foot Lot

ZONING: Residential

PROPERTY INSPECTION:

Open House Dates

Sunday, October 19, 11:00 a.m. to 1:00 p.m.

Saturday, November 1, 11:00 a.m. to 1:00 p.m.

Sunday, November 16, 11:00 a.m. to 1:00 p.m.

FINANCING: None – All Cash

**DESCRIPTION:** This three level custom Craftsman-style, timber-framed home is located in the gated community of Southview, seven miles north of Florence, along the central Oregon coast, with spectacular views of Oregon National Dunes Recreation Area. Florence is one of the largest coastal resort communities with two golf courses, Three Rivers Casino & Hotel, and a revitalized historic downtown that is along the Siuslaw River. The city of Eugene is within a 90-minute drive.

The two bedroom, two bathroom home is located on a secluded lot, was built in 1996, and was designed by a local architect. High-quality materials, custom woodwork and built-ins are used throughout the home.

The main level has a great room with fireplace, vaulted ceiling, and wrap-around deck off the great room. There is Basque slate flooring, Douglas-fir ceilings and built-in entertainment center with cabinets.



*Virtual tour available at  
[www.rmnw-auctions.com](http://www.rmnw-auctions.com)*



The guest room has a private deck and full bathroom. There is a utility/laundry room with access to a two car garage.

The upper level has a large master suite with vaulted ceiling, wood burning stove and private deck with ocean view. The flooring is antique French terra cotta. The master bathroom has a Jacuzzi tub with walk-in closet. There is also a small alcove used for reading and a larger loft area with full ocean views and oak flooring that could be used for an office or library.

The lower level has a wine cellar, family room and generous office with ocean views which could be used for an artist studio. This space could also be converted to a third bedroom or second master suite.

The home has radiant floor heat, exterior cedar-shake siding and metal roof. A home inspection report was completed in August 2014, and is available in the Supplemental Information Package.

There are a total of 29 home sites at Southview. Annual HOA dues are \$1,000 and include water from a community well.

LOCATION: 90773 Southview Lane, Florence, Oregon. From 101, go north 7± miles to the Southview gated entrance. See directions at gate during open house.

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014**



PUBLISHED RESERVE:	Bulk \$3,995,900	Parcel A \$3,845,000*	Parcel B \$150,000*
*Sale of Parcel A and Parcel B is subject to bids in the aggregate to total, or exceed, \$3,995,900			
LAST ASKING:	\$6,508,000	\$6,298,000	\$210,000
SIZE:	8.24± Acres	7.69± Acres	.55± Acres

**ZONING:**

Parcel A – C-2/PD/SR Community Commercial with Planned Unit Development and Site Review Overlay

Parcel B – R-2/PD/SR Medium Density Residential with PUD

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 8.24± acre site is located within the Santa Clara neighborhood of Eugene and is one of the largest bank-owned, mixed-use development sites in the Eugene market. It had been planned as an 85,000± square foot village-type development with farmers market, central pedestrian plaza and apartments.

Entitlements for the property have been extended until May 2015 by the city of Eugene. A Planned Unit Development and Site Review Performance Agreement (#2009-042520) was recorded on July 23, 2009 with conditions for tentative development approval (data site is available with documents, studies and other information).



The property has a corner location at River Road and Hunsaker Lane, near Fred Meyer and Santa Clara Square anchored by Albertsons and Office Max. Retirement and assisted living communities, and several medical offices, are located nearby.

There is excellent access from the Santa Clara Crossing property to the Randy Pape Beltway and east to I-5, University of Oregon campus, and downtown Eugene, which is all within a 15-minute drive. An estimated 62,400 cars per day travel along the beltway and 28,900 cars per day along River Road. The 8.24± acre site is available in its entirety, or in two parcels. The sale of either parcel is subject to total bids in the aggregate to equal, or exceed \$3,995,900. Parcel A is 7.69± acres and has the commercial zoning, and had been used at one time as the Santa Clara Elementary School until it was closed and demolished. A former mini-lube facility is located along the property on River Road. Parcel B is .55± acre and contains a vacant three bedroom, two bathroom home along Green Lane. It has Medium Density zoning which will allow up to 16 units.



The mostly rectangular-shaped site has 506± feet of frontage along River Road with 675± feet of frontage along Hunsaker Lane to the north, and 633± feet of frontage along Green Lane. A small outparcel at Green Lane and River Road is not owned by the Seller. A Lane Transit District bus stop is located near the southwest corner of the property.

All utilities are available to the property.

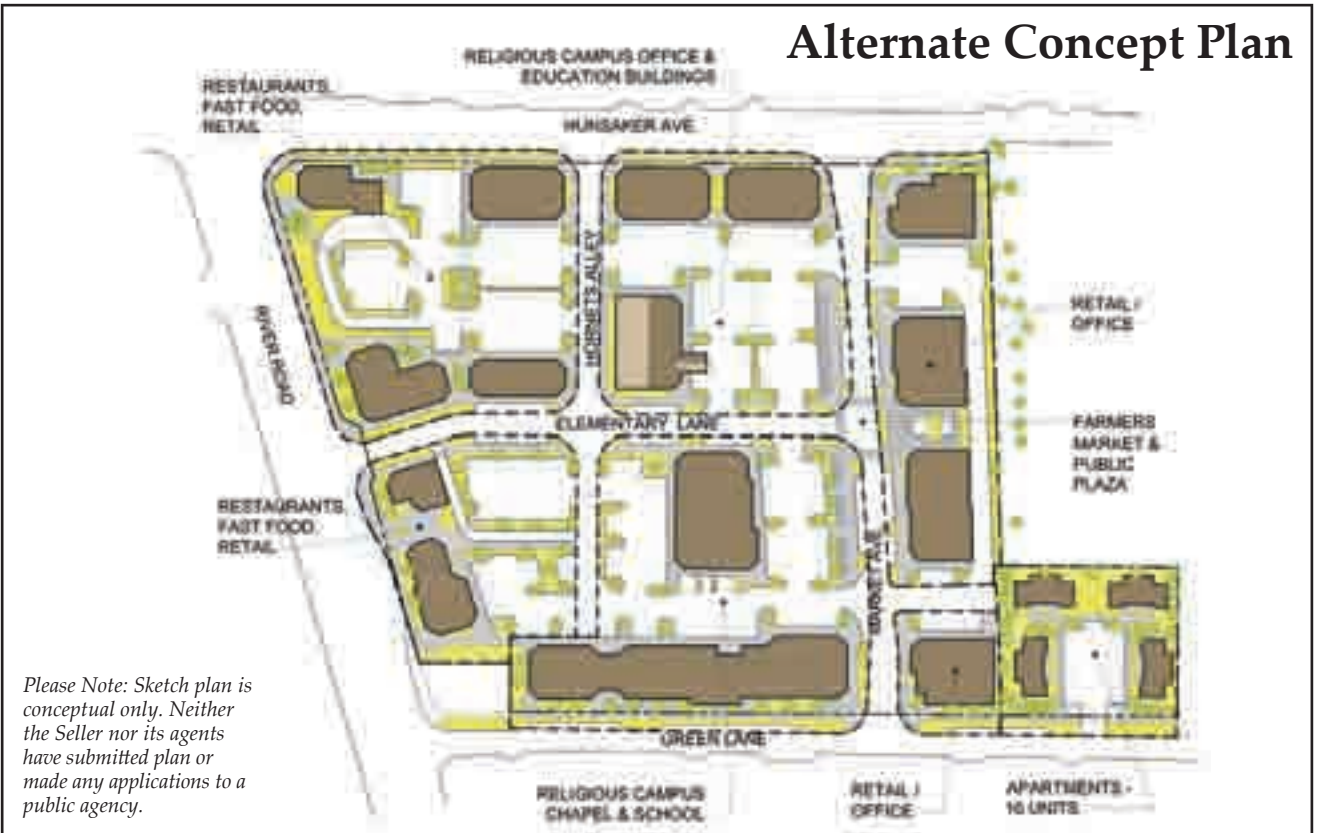
LOCATION: River Road and Hunsaker Lane.

Parcel A: Township 17 South, Range 4 West, Section 11, Tax Lots 9101, 501, 602, 601, 800, 400, 300, 200, 9200, 9350, and 9100, City of Eugene, Lane County, Oregon.

Parcel B: Township 17 South, Range 4 West, Section 11, Tax Lot 101, City of Eugene, Lane County, Oregon.

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014

OR FAX FORM ON PAGE 88 TO 503-242-1814







PUBLISHED RESERVE: \$222,500

LAST ASKING: No Prior Sale

SIZE: 5.65± Acres

ZONING: General Commercial (C-1)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 5.65± acre site is located along the Biggs-Rufus Highway and currently has a structure used as a truckers' church. The property is located across from Auction Property #11. The C-1 zoning allows for a wide variety of commercial uses and could be developed as a truck service center due to its proximity to both I-84 and US-97. Power and sewer are available, and water is provided by a well, located on property that is not part of the auction, under a license agreement. (Please see Supplemental Information Package for well license.)

A mobile home and motor home on the property are not part of the sale and will be removed prior to close of escrow.

LOCATION: Tax lots 1000/1100. Proceed .2± mile west of intersection of Highway 97 and Biggs-Rufus Highway on the south side of the road, Biggs Junction, Oregon.

**SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 19, 2014**



PUBLISHED RESERVE: \$150,000

LAST ASKING: \$250,000

SIZE: 7,405± Square Foot Site  
2,231± Square Foot Building

ZONING: Business

PROPERTY INSPECTION:

Thursday, October 23, 1:00 p.m. to 3:00 p.m.  
Thursday, October 30, 1:00 p.m. to 3:00 p.m.  
Thursday, November 6, 1:00 p.m. to 3:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 2,231± sq. ft. building is located at 618 South Main Street in Hailey, Idaho, the County Seat for Blaine County. Hailey is the location of Friedman Memorial Airport, the airport for the resort area of Sun Valley, which is twelve miles north. The city of Hailey is characterized by small boutique retail shops and restaurants. The building has an excellent location, with frontage along South Main Street, which is also known as Highway 75, and is the only route from I-84 into Sun Valley. The building was built in 1912 has two bathrooms, parking for two cars, and was most recently occupied by a local consignment boutique. The property is serviced by all utilities.

LOCATION: 618 South Main Street, Hailey, Idaho,  
Blaine County APN RPH0000004019A

SEALED BIDS DUE NO LATER THAN 5:00 P.M.,  
November 19, 2014



PUBLISHED RESERVE: \$3,800,000

LAST ASKING: \$4,400,000

SIZE: 1,409± Acres

ELEVATION: 3,000 to 3,300± Feet

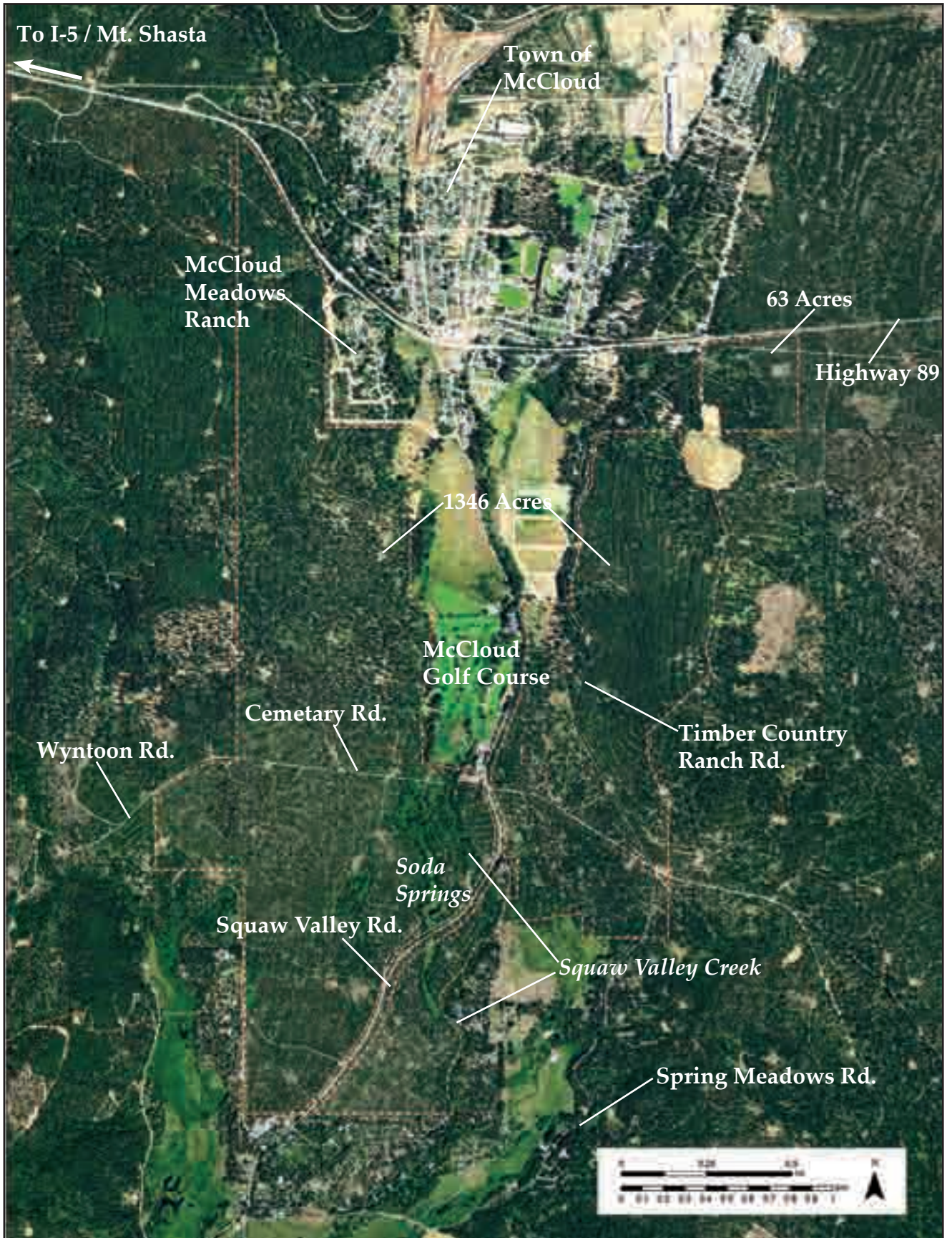
ZONING: R-R-B-40 (1,238± Acres), R-R-B-5 (108± Acres), TPZ (60.8± Acres), and M-L (2.3± Acres)

PROPERTY INSPECTION: At Any Time

FINANCING: Financing may be available through American AgCredit by contacting David Jackson, Vice President, at 707-445-8871. See Supplemental Information Package for details.

DESCRIPTION: This 1,409± acre tract is located at the base of Mt. Shasta and near the historic mill town of McCloud, California. It contains an estimated 12.5 million board feet of primarily ponderosa pine and white fir timber. It may be one of the largest blocks of property that has a location strategic to a four-season recreation market within a 15 minute drive of Interstate 5, with residential zoning.

The main block of ownership, 1,346± acres, extends north from Highway 89 and McCloud River Ranch Subdivision, and south along both sides of Squaw Valley Road, and adjoins the Nine-Hole McCloud Golf Club, which is the oldest public golf course in northern California. One mile of Squaw Valley Creek, tributary to the McCloud River, runs through the southern section of the property and has





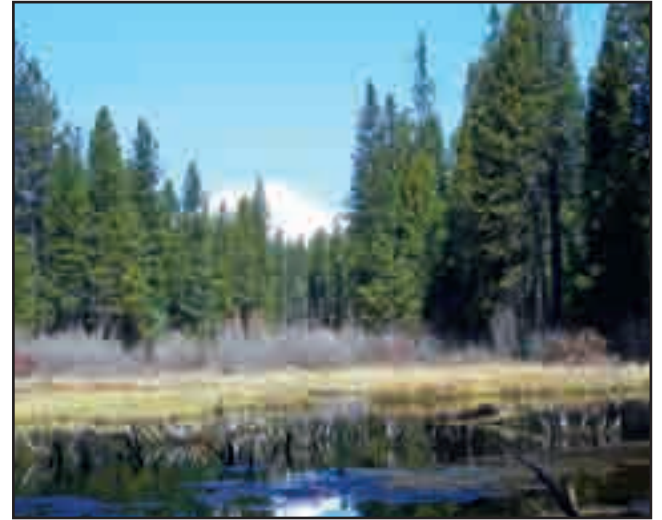
*Soda Springs and  
Squaw Valley Creek*



several meadows and small ponds. Soda Springs is also located near the Squaw Valley Creek.

The timberland has been thinned, which has improved both its productivity and its growth. The property is a high-site II, and the 800 acres of 35- to 40-year old pine plantations will be ready for harvest in the next 15 years. It is projected that there is an annual growth rate of 4%, and that within fifteen years the total volume without any harvests will be an estimated 22.3 million board feet, providing opportunity to schedule harvests in order to take advantage of near-by log markets south to Anderson, north to Weed and Yreka, California, and farther north to Medford, Oregon. Please see inventory and growth projections in Supplemental Information Package.

The Tree Farm is located along the McCloud Flats, the topography is gentle to rolling, and there are primarily east- and west-facing slopes. There is frontage along both sides of Squaw Valley Road and Highway 89. McCloud Community Services District Sewage Treatment Facility is next to the northwest portion of the main block, across from the McCloud Golf Course, and near Squaw



Valley. The other portion of the property is a non-contiguous parcel of 63± acres located along Highway 89 that has 2.3 acres zoned industrial.

The entire main block of 1,346± acres has residential zoning which could allow up-to 53 units of housing with 5± acre minimum lot size on the northern portion of the block by the McCloud River Ranch Subdivision, and the balance on 40± acre parcels. Cemetery Road bisects the southern section of the property, and there is additional access to the east from Timber Country Ranch Road.

This property has been managed as a commercial tree farm for over one hundred years by the McCloud River Lumber Company, United States Plywood Corporation, Champion International Corporation, and within the last twenty-five years by several timber investment firms.

Hancock Timber Resource Group's 12,805± acre town block is the adjacent ownership along the western boundary of the main block of 1,346± acres. Pacific Forest Trust is in the process of acquiring a working Forest Conservation Easement for the Hancock property as part of a program to help conserve and protect McCloud's working forests and habitat within the McCloud River watershed, one of the major tributaries to the Upper Sacramento River which "provides water into the state's water system on which 25 million Californians depend." Power and phone service are available to the property along Squaw Valley Road. On-site septic and well are required.

A new owner of the 1,409± acre Squaw Valley Road Tree Farm will have opportunity to evaluate options for development of the property for residential use, a retreat, camp or private club, all of which would take advantage of views of Mt. Shasta, Squaw Valley Creek and meadows, and proximity to McCloud Golf Club, Mt. Shasta Ski Park, and McCloud River.

An alternate opportunity is to obtain conservation value by limiting development of the property to

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

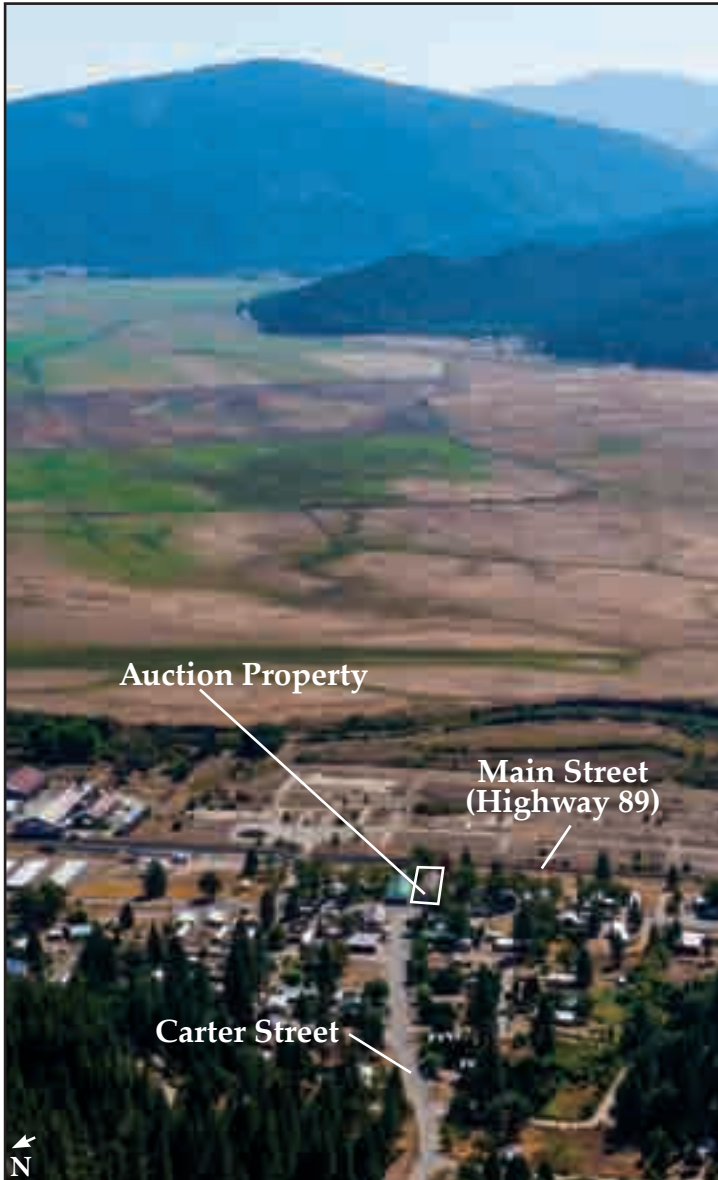


only a few residences, with management of the property as a working forest, through either a sale, or donation, of a conservation easement.

Copies of the November 2013 timber cruise by High Country Forestry and fifteen-year growth projections, zoning, title reports and additional property information are all contained in the Supplemental Information Package.

LOCATION: From I-5, take the McCloud/Reno Exit and travel east ten miles on Highway 89. Turn right on Squaw Valley Road, and proceed south past McCloud Golf Club. The property is on both sides of the road. Township 39 North, Range 3 West. Sections 1, 12, 13 and 39 North, Range 2 West, Sections 6, 7, 18.

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014**



PUBLISHED RESERVE: \$112,500

LAST ASKING: \$160,000

SIZE: 7,696± S.F. on .41± acre site

ZONING: Core Commercial – C1

PROPERTY INSPECTION: Call Auction Information Office to Schedule an Inspection

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 managers unit is located on the site. (Please see Supplemental Information Package for floor plans.)

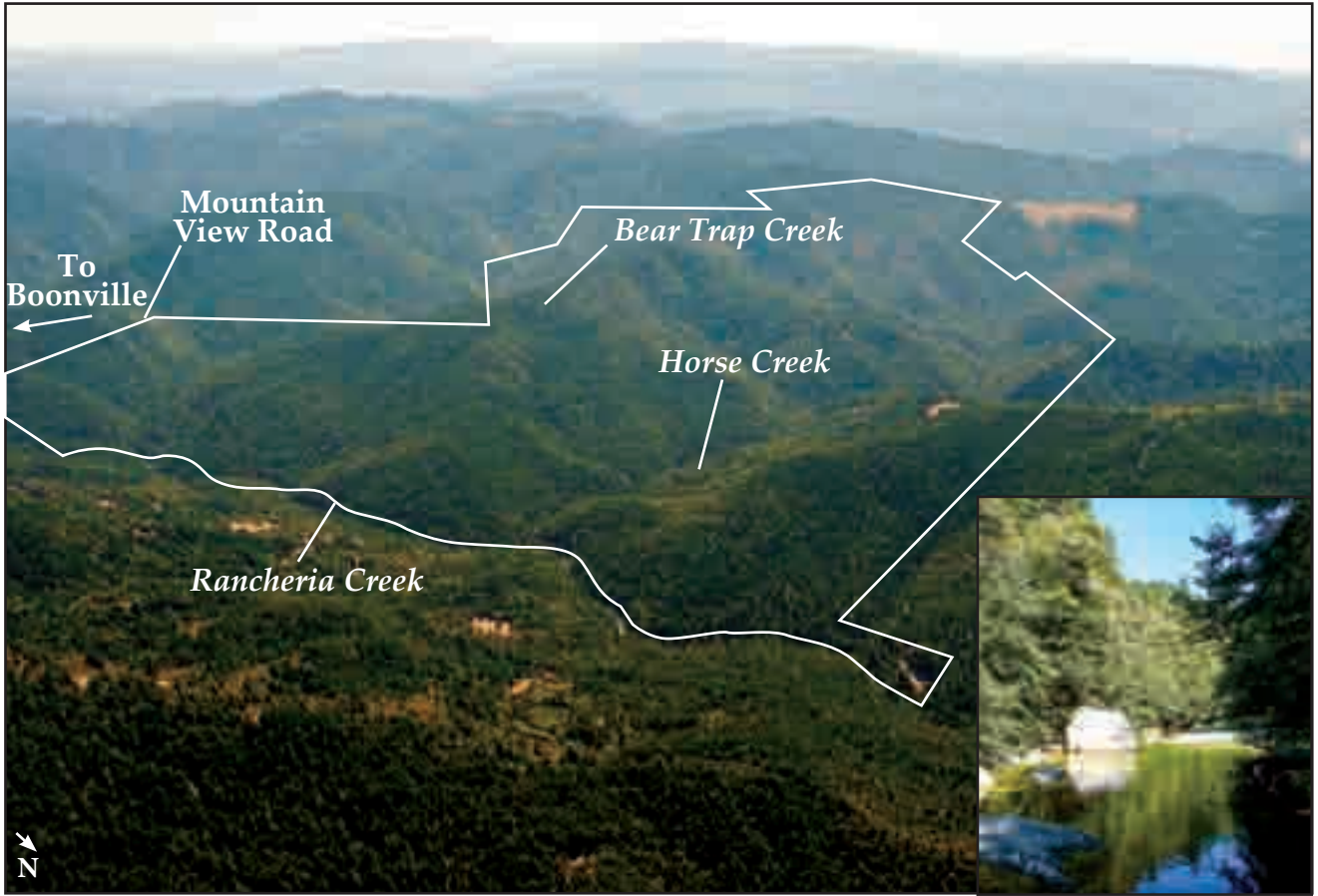
The property is considered a non-conforming use by Plumas County as it does not meet current on-site required parking spaces without the development of a parking lot.

LOCATION: 15778 Main Street, Plumas County, APN: 111-084-001

SEALED BIDS DUE NO LATER THAN 5:00 PM,  
NOVEMBER 19, 2014







PUBLISHED RESERVE:	Bulk \$4,900,000	Parcel A \$3,575,000*	Parcel B \$1,325,000*
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\* Sale of Parcel A and Parcel B is subject to bids in the aggregate to total, or exceed, \$4,900,000

SIZE:	1,942± Acres	1,521± Acres	421± Acres
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LAST ASKING PRICE: First Time Offered

ZONING: TPZ (Timber Production Zone)

ELEVATION: 400± to 1,600± Feet

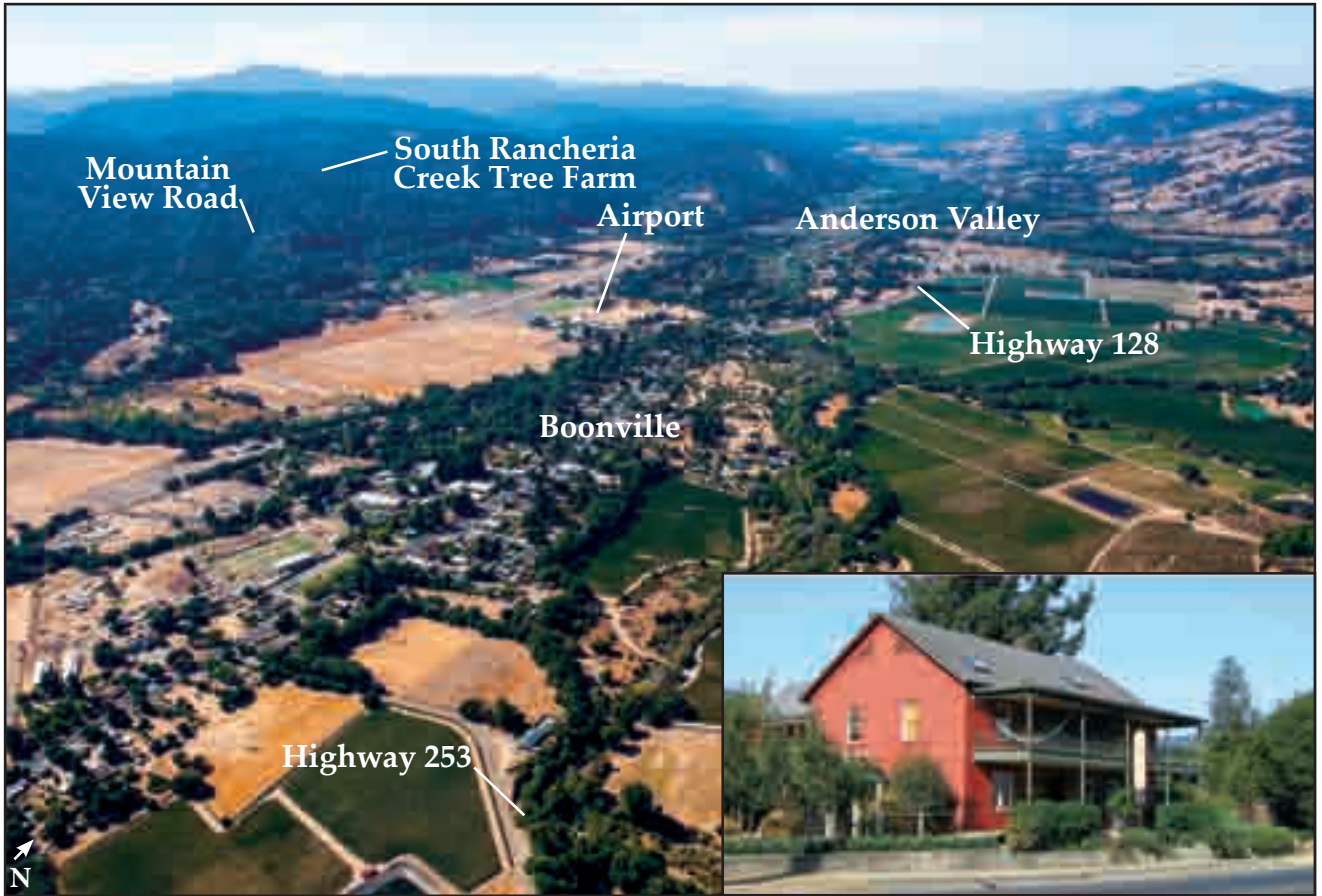
PROPERTY INSPECTION: Locked Gates – Call Auction Information Office to Arrange

FINANCING: Financing may be available through American AgCredit by contacting David Jackson, Vice President, at 707-445-8871. See Supplemental Information Package for details.



Anderson Valley

DESCRIPTION: The 1,942± acre South Rancheria Creek property is a rare North Coast redwood investment-grade tree farm, located along Mountain View Road, within a two-hour drive of San Francisco and in the heart of the Anderson Valley, renowned for its vineyards. The Tree Farm is within



five miles of historic Boonville, which has an airport that can accommodate private aircraft, and is a 45-minute drive to the Mendocino Coast. There are 3.1± miles of Rancheria Creek frontage, and 11 legal parcels within the Tree Farm which could provide significant conservation values through obtainment of a Working Forest Easement which would restrict harvests near South Rancheria Creek, and limit parcelization of the Tree Farm.

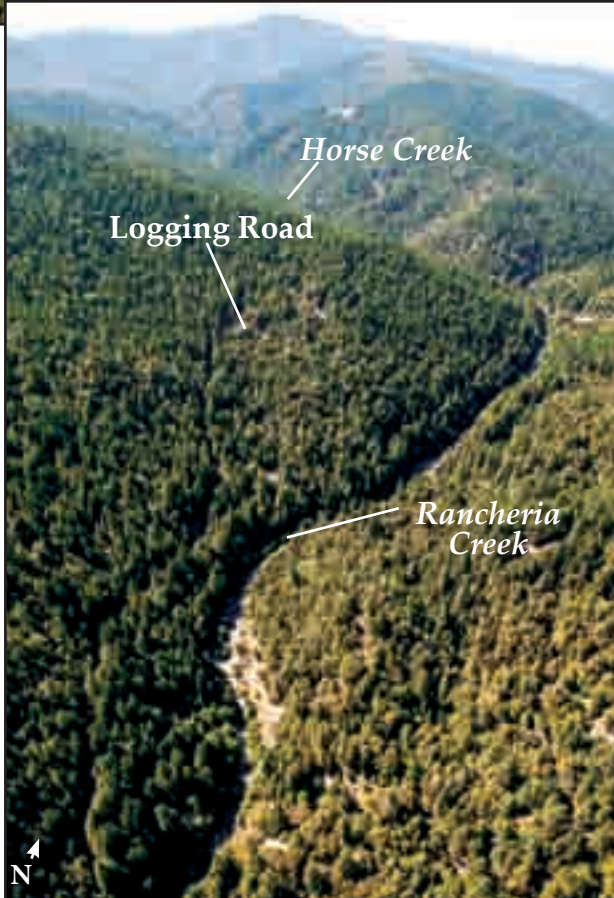
The South Rancheria Creek Tree Farm has a location strategic to domestic log markets in nearby Ukiah, Cloverdale and Willits, with sawmills operated by Mendocino Redwood Company, Redwood Empire, Agwood Mill and Lumber, and Willits Redwood. Additional domestic log markets are to the north in Humboldt County in Scotia, Eureka and Arcata. Export facilities for Douglas-fir are located to the north at Humboldt Bay, and to the south at the Port of Oakland, and in Sacramento.

The property has been managed as a commercial tree farm by the Seller for over thirty years, and has had no significant harvest activities since 1992. There is an estimated 27,600± MBF of primarily 50- to 70-year old Douglas-fir and redwood, at an average of 14,460 board feet per acre, providing a new owner with near-term cash flow and long-term asset growth.

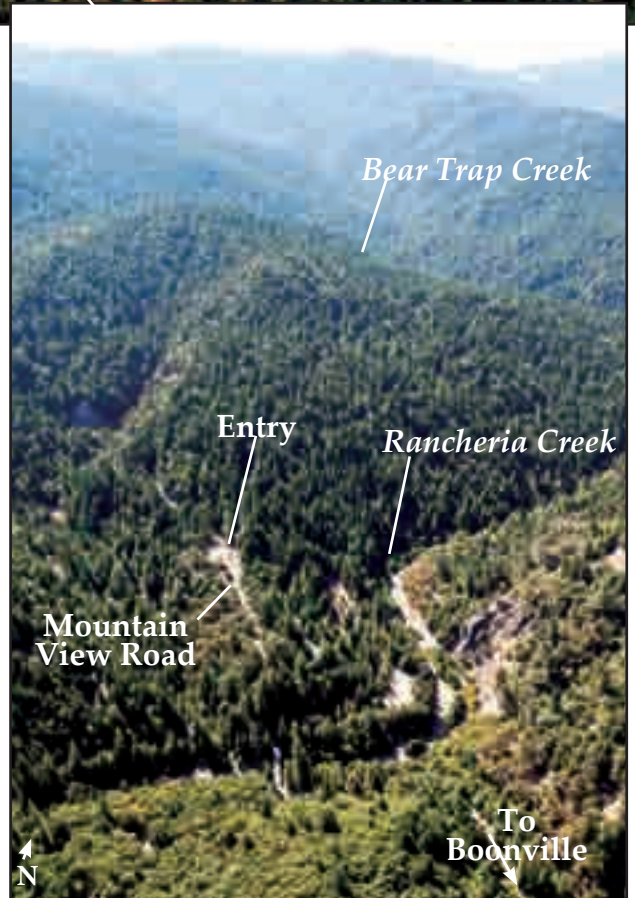
Ridgetop vineyards are located north of property

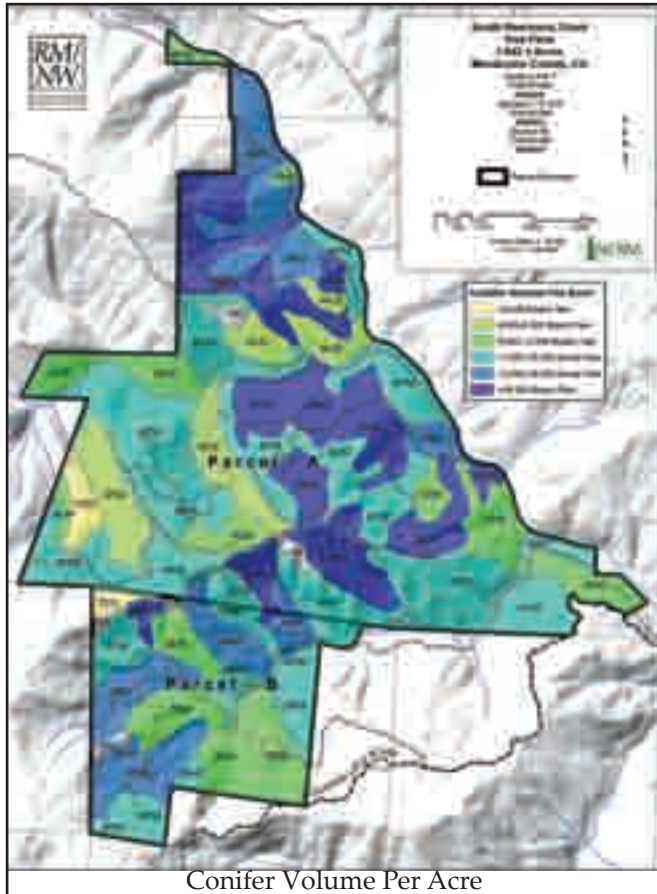


Left: There are 3.1± miles of Rancheria Creek frontage



Right: Gated entry from Mountain View Road





Conifer Volume Per Acre

One-third of the property, or 684± acres, has over 15,000 board feet per acre, with opportunity to undertake some thinning in order to increase growth and productivity. Sixty-four percent, or 17,700± MBF of the Tree Farm, is Douglas-fir and thirty-six percent, or 9,900± MBF, is redwood. North Coast Resource Management (NCRM), as forest manager for the Seller, has updated a 2008 inventory and has prepared a 20-year growth projection, all available in the Supplemental Information Package. NCRM has projected an annual growth rate of 5.1% and has also projected that within the next ten years, the total Douglas-fir and redwood volume will increase to 42,300± MBF, or an average of 22,000± board feet per acre. NCRM has projected that redwood volume will increase to 13,700± MBF and Douglas-fir to 28,600± MBF.

The increased growth and productivity of the South Rancheria Creek Tree Farm is due in part to the well-stocked 50- to 70-year-old age class of both Douglas-fir and redwood, along with nearly 50% of the Tree Farm having north-aspect-facing slopes. The tract is a Site Class III.

There is a total of 18.5± miles of mostly-rocked logging roads which provide access throughout the property. Additionally, a rock source is located on the property. Cable logging systems will be required for the majority of the tract. Access to the tree farm is from Mountain View Road, via an easement. Additional easements provide access to the southwest section of the property.

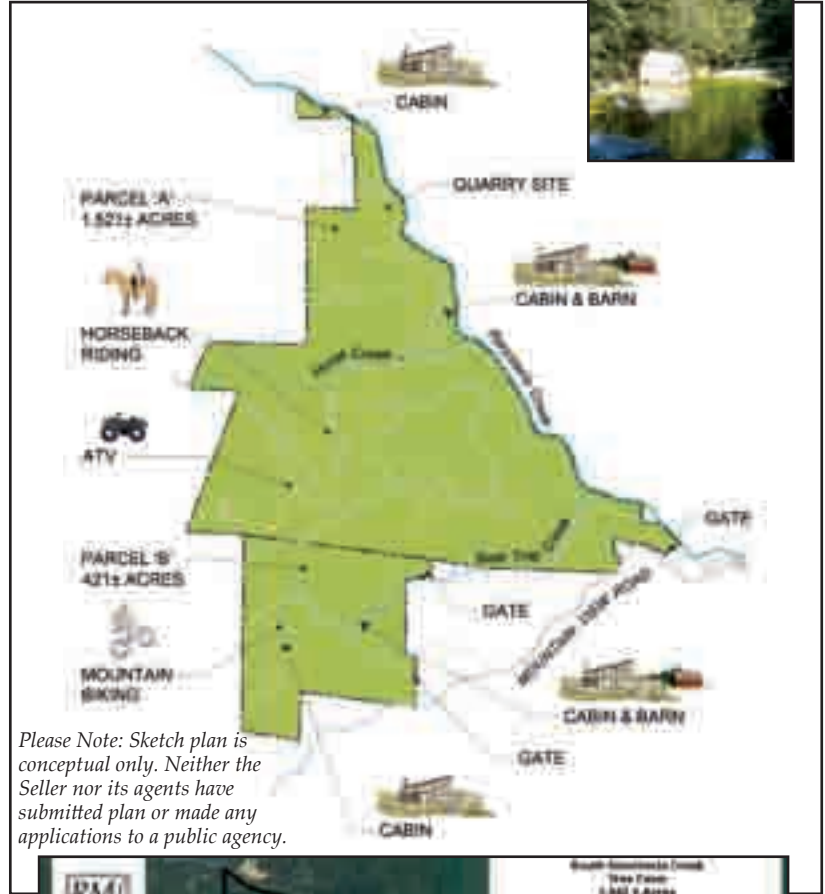
There are no active THPs on the property. There is an owl activity area located near Horse Creek that North Coast Resource Management has been monitoring.

The 1,942± acre South Rancheria Creek Tree Farm may be acquired in either its entirety, or in two parcels. Parcel A is 1,521± acres and contains a total of 23,236± MBF. Parcel B is 421± acres and contains a total of 6,325± MBF. The volume by species is as follows:

Parcel	Size (± Acres)	Douglas-fir (± MBF)	Redwood (± MBF)	Total Volume (± MBF)
A	1,521	13,813	7,424	21,236
B	421	3,835	2,491	6,325
Total	1,942	17,648	9,915	27,561

The ten-year growth projection for Parcel A is that it will increase to 32,930± MBF and for Parcel B is that it will increase to 9,326± MBF. Copies of the timber inventory and growth projections, with maps (GIS) are available for each parcel in the Supplemental Information Package.

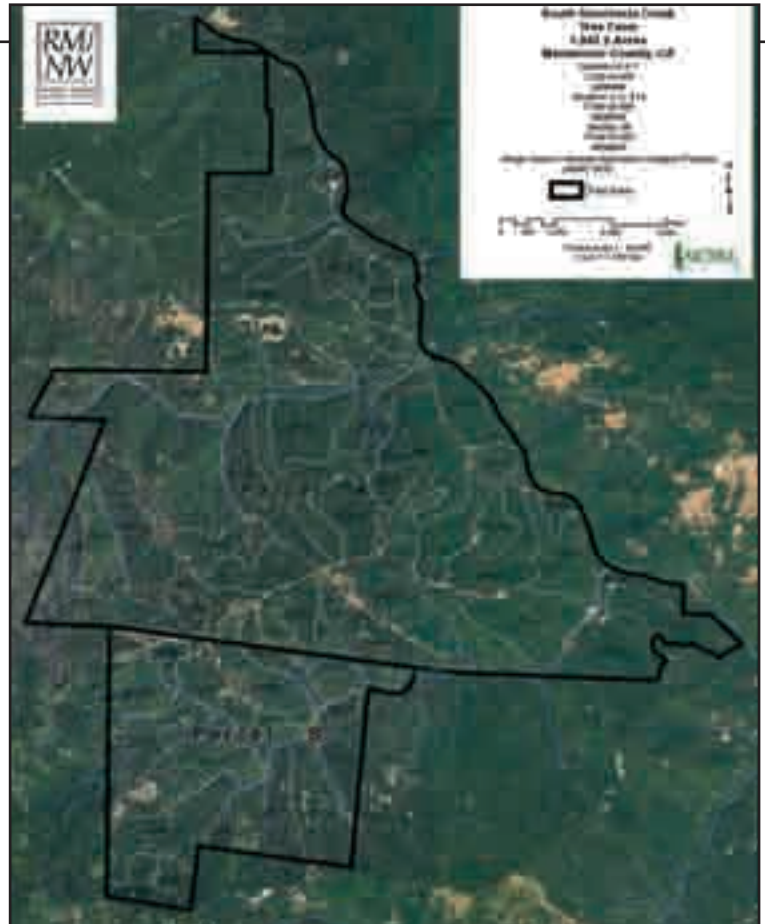
The Tree Farm’s location, near the Anderson Valley and Boonville, with proximity to the San Francisco Bay Area, provides opportunity to develop a legacy private family retreat on the 1,942± acre property. There are a number of excellent sites for development of a lodge and cabins with views, all having access to South Rancheria Creek. Existing logging roads can be used for horseback riding, hiking, and mountain biking. South Rancheria Creek is part of the greater Navarro River Watershed which is a popular stream for kayaking. There is a locked gated entry from Mountain View Road, providing privacy to the owner.



The combination of the South Rancheria Creek Tree Farm location, exceptional growth rates for Douglas-fir and redwood, proximity to log markets, accessibility to San Francisco, and the added benefit of potential conservation values, provides a rare opportunity to acquire a North Coast redwood investment-grade tree farm.

LOCATION: Township 14 North, Range 15 West, Sections 25, 26, 35 and 36 and Township 13 North, Range 14 West, Sections 1, 2, 11, 12 and 13, APN# 02644046, 02644038, 02646046, 02646056, 02646034, 02646058, 02646059, 02646060, 02646061, 02646062, 02646063, 02966034, 02966035, 02966032, 02648060, 02648062, 02648064, 02648050, 02648051

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014**





*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: \$69,500

LAST ASKING: \$99,000

SIZE: 24,394± Square Feet

ZONING: Residential Office - RO

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 24,394± square foot residential development site known as Academy Place has approval for the development of seven single-family homes. The approvals specify two-story plans ranging in size from 1,300 – 1,400 square feet at a density of 12.5 units per acre. The entitlements are due to expire in 2015. (Please see Supplemental Information Package for Site Plan and Elevations.)

The property is located in the long-established neighborhood of Del Paso Heights, situated north of downtown Sacramento, with excellent access from Interstate-80. The site is located at the corner of Del Paso and Academy Boulevards and has surrounding uses comprised of single and multi-family dwellings. The site is improved with concrete sidewalks and rolled curb.

The RO zoning has a maximum density of 36 dwellings per unit and allows for the development of office uses, subject to a special use permit. A Phase I Environmental, completed in October 2013, requires no further assessments. All utilities are available to the site, including sewer, water, gas and electricity.

**LOCATION:** 3163 Academy Way, Sacramento, California. APN #: 265-0384-011

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014**



PUBLISHED RESERVE: \$150,000

LAST ASKING: \$235,000

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

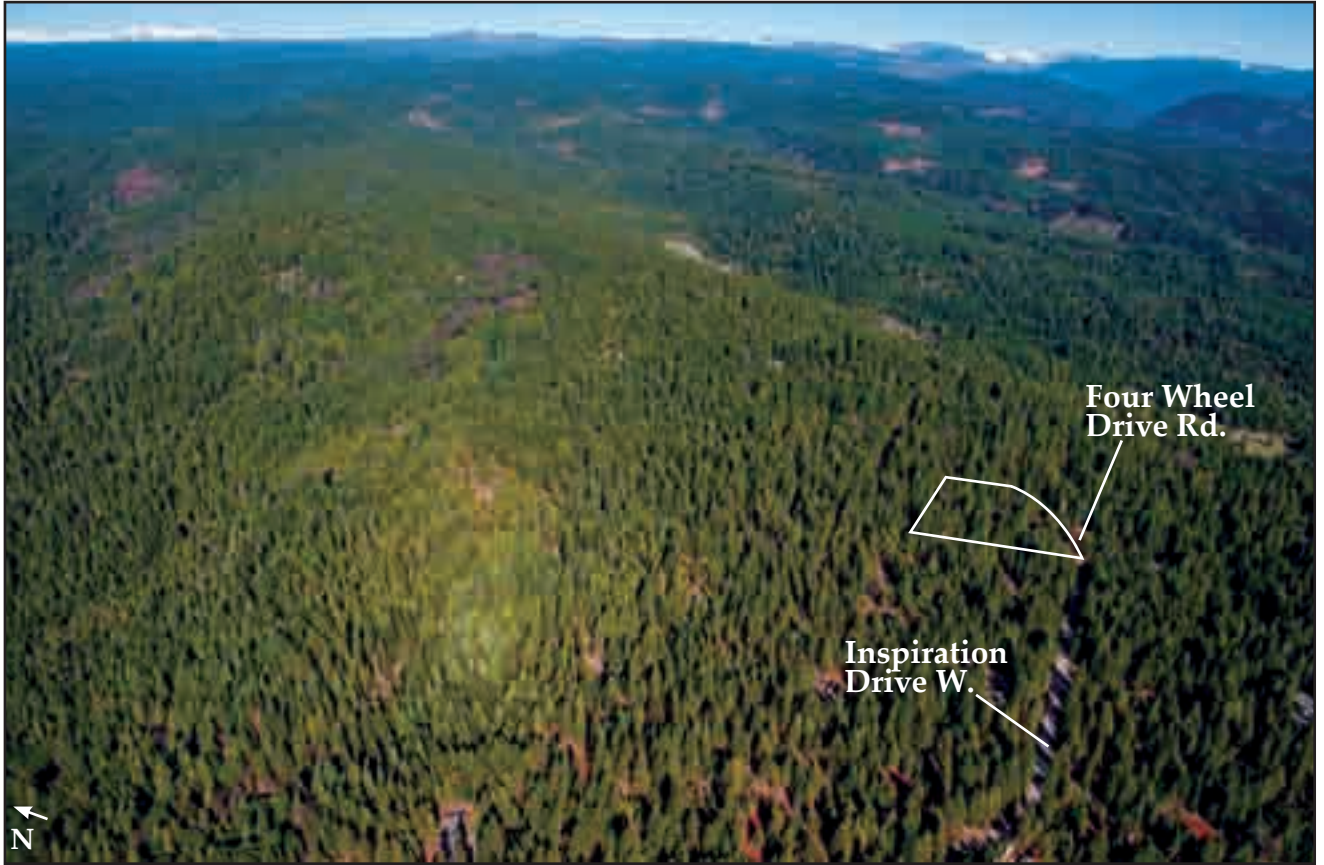
DESCRIPTION: This 15,000± square foot development site is located in South Lake Tahoe in the Lake Tahoe Basin, an area considered to be one of the most diversified year-round recreation resort areas in the western United States. This in-fill development site is located in an area of South Lake Tahoe 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, which 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 stormwater) 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 19, 2014



PUBLISHED RESERVE: \$5,000

LAST ASKING: \$15,000

SIZE: 1.67± Acres

ZONING: R-1

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1.67± acre home site is located in Amador County, a few miles outside of Pioneer in the Sierra Nevada Mountains, along Highway 88 approximately 50 miles southeast of Sacramento, in the Amador Pines subdivision. The lot is a sloping wooded site situated along Inspiration Drive West, a narrow private road. Both a well and septic system would be required. The CC&Rs are not specific to construction specifications. The R1 zoning allows for development of a home site on a minimum lot size of 6,000 square feet.

LOCATION: 19022 Inspiration Drive West APN: 032-250-044-000 (Lot 168-D)

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014





PUBLISHED RESERVE: \$249,500

LAST ASKING: \$299,500

SIZE: 10.2± Acres

ZONING: NR (Natural Resources)

PROPERTY INSPECTION: Open House Dates  
 Saturday, October 18, 11:00 a.m. to 3:00 p.m.  
 Sunday, October 19, 11:00 a.m. to 3:00 p.m.  
 Saturday, November 15, 11:00 a.m. to 3:00 p.m.  
 Sunday, November 16, 11:00 a.m. to 3:00 p.m.  
 Please verify arrival time by calling the Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This former corporate fly fishing retreat is located two miles from the historic town of Avery, along a Wild and Scenic stretch of the St. Joe River, within the panhandle of northern Idaho. It is one hour east of St. Maries and within a two hour drive of Coeur d'Alene. The 10.2± acre property has 1,100± feet of low-bank St. Joe River frontage, and could be used as either a private retreat, or as a commercial operation, subject to an approved conditional use permit from Shoshone County, as a base camp for fishing, hunting and snowmobiling.

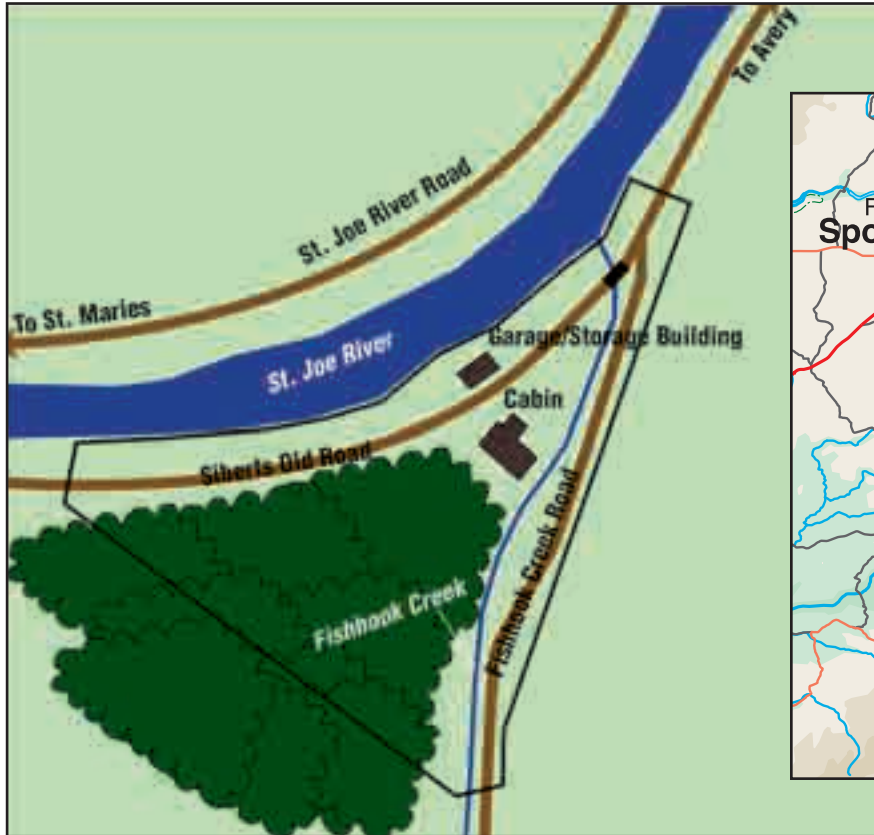
There are two buildings that have been used as a retreat by public corporations and investment firms in the forest products and timber business.

The 1,237± square foot three bedroom, two bathroom cabin has been recently renovated and is being sold fully furnished. The cabin can accommodate up to six, with a great room and natural rock fireplace, equipped kitchen and laundry. There is electric heat and the cabin is served by an on-site well and septic, and there is telephone service. The cabin has a covered deck with a view of the St. Joe River. Fishhook Creek has 1,050± feet of frontage along the eastern boundary.

The second building is 754± square feet and is located below the cabin, along Siberts Old River Road, with frontage on the St. Joe. It has been used as a garage and for storage. There is 300± square feet of unfinished space that has potential for additional guests or caretaker quarters with the addition of a full bathroom. Power and water will need to be extended. A new 1,000 gallon septic tank was installed in 2009. There is an easement to Molpus Timberlands to access a former log landing on the adjoining property.

There is four-season access to the cabin from St. Maries, Idaho along the St. Joe River Road.

The St. Joe River is considered a blue-ribbon stream and offers year-round catch and release fishing for native cutthroat as well as rainbow and bull trout. The surrounding St. Joe National Forest offers excellent big game hunting for trophy elk, deer and bear. There are over 80 miles of groomed



snowmobile trails in the St. Joe area.

The historic riverfront town of Avery is two miles upstream from the cabin and from 1900 to 1982 was on the main line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, and served as the transition point for switching from coal/diesel locomotives to electric locomotives as they crossed the Bitterroot Range in Montana through a system of tunnels.

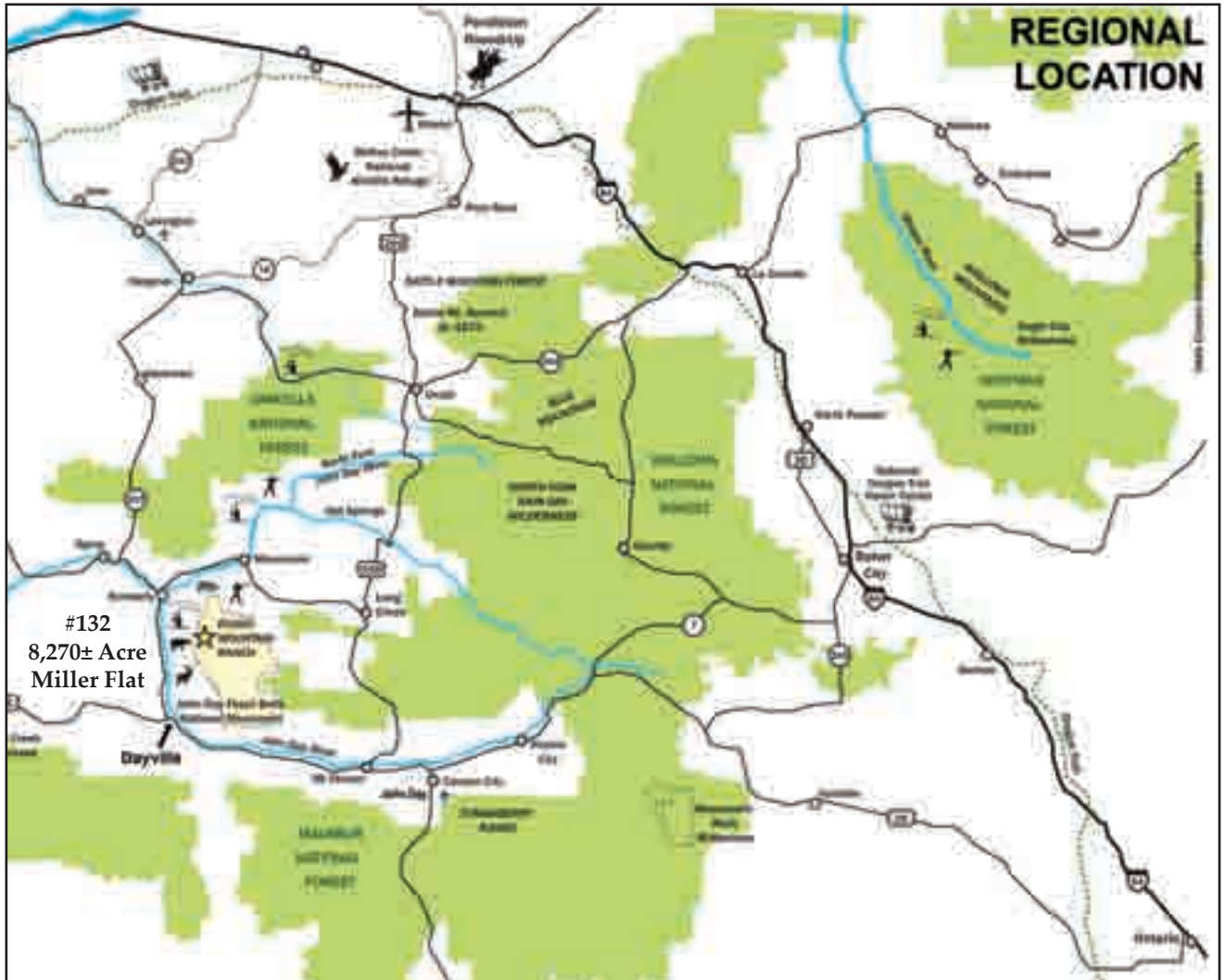
The rail line was abandoned and the Hiawatha Trail was opened in 1998, and is one of the most scenic bike trails in the western United States. The Pearson Trailhead is located nine miles north of Avery, and has a general store and some lodging.

Acquisition of the property is a rare opportunity to own almost one-quarter mile of St. Joe River frontage with year-round access and three bedroom, two bathroom fully-furnished cabin and outbuilding, all in good condition.

LOCATION: From Avery, Idaho, cross over the St. Joe River Bridge to Siberts Old River Road, travel two miles downstream to Fishhook Creek and then cross over the Fishhook Bridge to the cabin.

*Top: Fishhook Creek along eastern boundary of property*

*Bottom: Great room with fireplace - cabin is being sold fully-furnished*



PUBLISHED RESERVE: \$3,350,000 / \$405 per acre

SIZE: 8,270± Acres

ELEVATION: 3,800 to 5,400 Feet

ZONING: PF – MUR (Primary Forest – Multiple Use Range)

PROPERTY INSPECTION: Locked Gate – Please call Auction Information Office for Entry Permit

FINANCING: None – All Cash. Financing may be available from Northwest Farm Credit Services

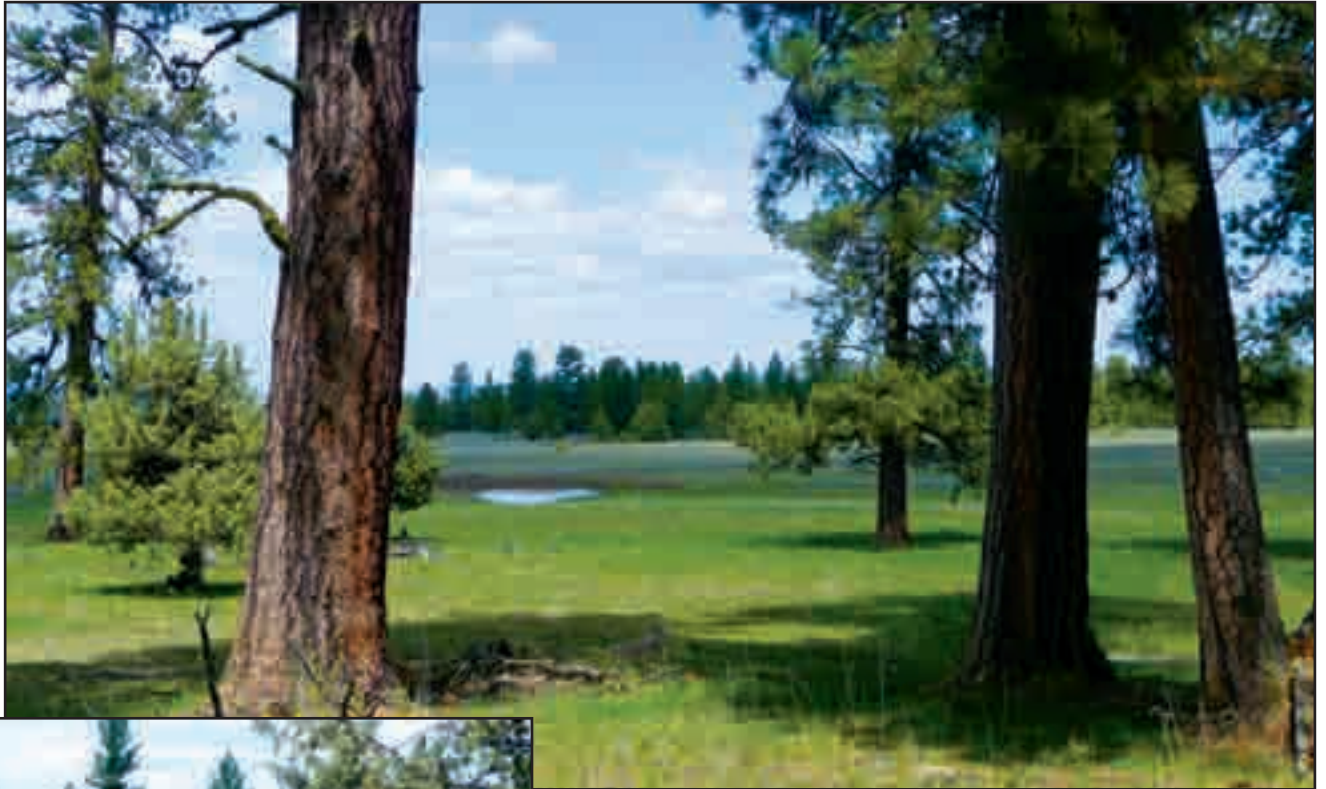
DESCRIPTION: The 8,270± acre Miller Flat Parcel is located within the northwest section of Rudio Mountain Ranch, which is between the North Fork John Day River, and the John Day Fossil Beds National Monument. The auction property contains the headwaters of Gilmore, Camp, Straight and Shirttail Creeks. The headwaters of Rudio Creek are located south of the property. Rudio Creek runs along a portion of the southwest section of the property. Miller Flat is the last remaining parcel within Rudio Mountain Ranch. The Seller has sold 27,300± acres of Rudio Mountain Ranch during the



last four years and these lands are being managed for timber production, hunting and grazing. An estimated 500 acres of the property is within Miller Flat – a ridge top that has excellent locations for a secluded private base camp along with a number of springs, plus stock ponds for cattle grazing and hunting. The Miller Flat Parcel is currently leased for hunting and has no public access. The lease will be terminated December 31, 2014. The tract is located within the Northside Game Unit.



The balance of the tract has moderate- to steep-topography, providing good habitat for both elk and deer. There is an estimated 8± million board feet of primarily residual ponderosa pine located on the property. A fire in August 2014 impacted an estimated 750 acres of the northeast portion of tract. An estimated 400 MBF of pine was impacted by the fire. There is seasonal gated access from Dick Creek Road and Erickson Road to the southwest section, and from an easement through a private ranch to the northeast section.



*View North of Miller Flat*



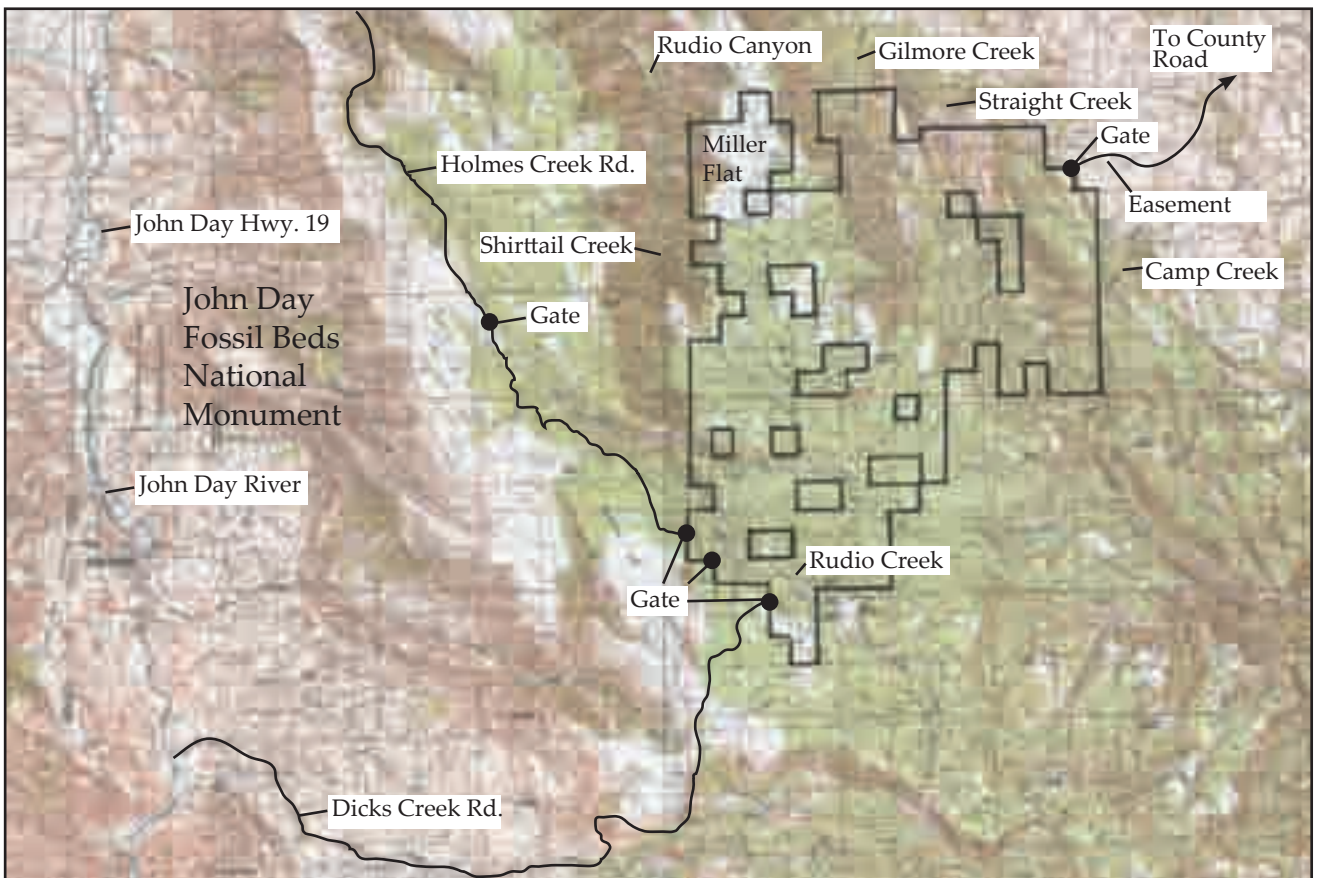
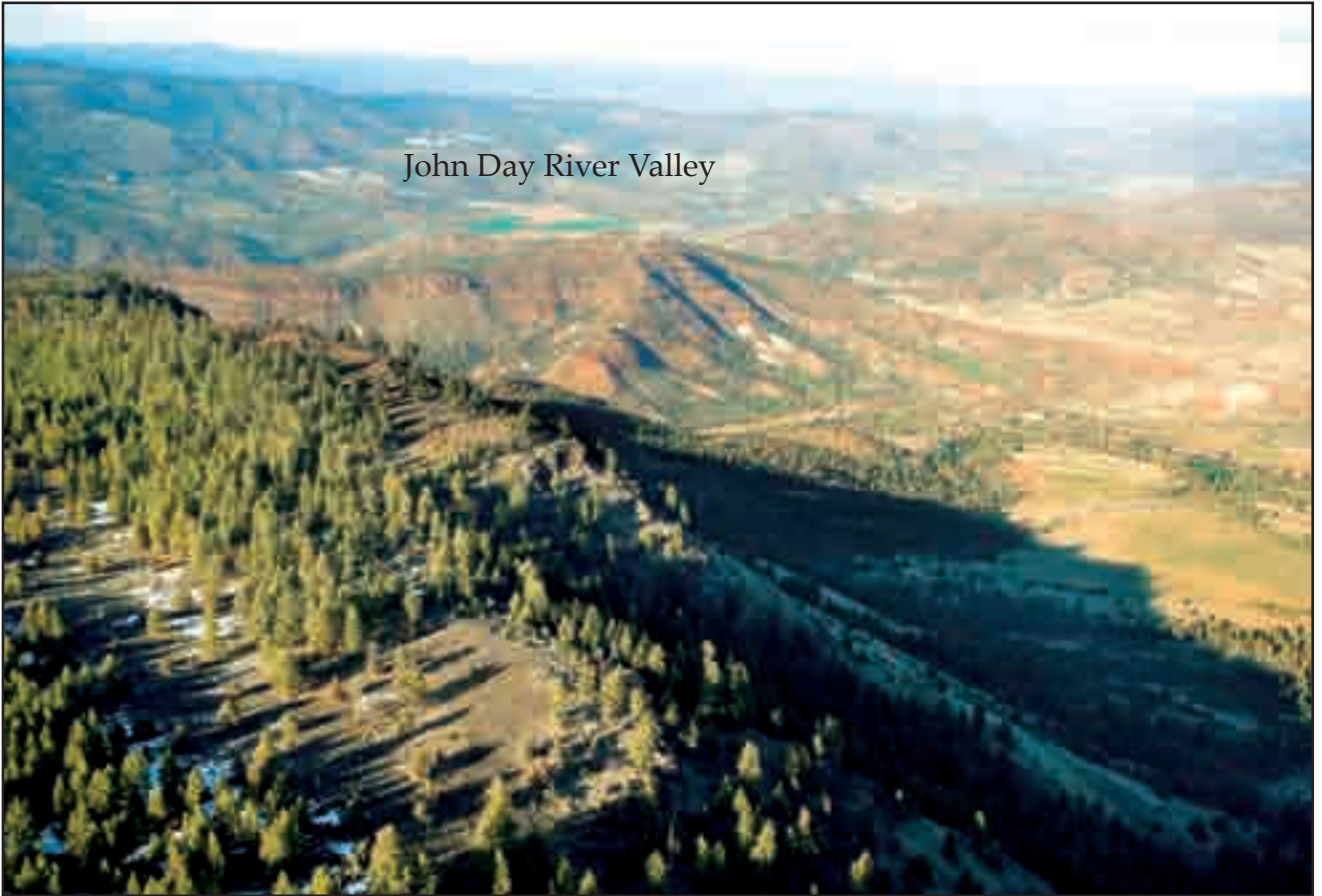
*Resident Elk Herd at Rudio Mountain*

There are eleven small in-holdings of lands that are owned by the BLM within the property and which have no public access.

Rudio Mountain is known for trophy elk hunting and has a history of being leased to commercial outfitters.

LOCATION: Township 10 South, Range 27 East, Tax Lot 2100 Sections 4-8, 17 and 8 and Township 11 South, Range 26 and 27 East, Tax Lot 200, Sections 19-22 and 27-34.

**SEALED BIDS DUE NO LATER THAN 5:00 PM,  
NOVEMBER 19, 2014**



# TERMS AND CONDITIONS OF THE AUCTION

## REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:

522 SW Fifth Avenue, Suite 725  
Portland, Oregon 97204

Washington Office:

2908 228th Avenue SE, Suite B  
Sammamish, Washington 98075

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

## SUPPLEMENTAL INFORMATION PACKAGES

Additional detailed information is available for each property. Supplemental Information Packages include all pertinent data provided by the Sellers. To purchase supplemental information mail, fax, or email, the Supplemental Information Package Request Form on page 88 of this Catalog.

Hard Copy Supplemental Information Package:  
\$15 each

Individual Supplemental Information Package (CD)  
\$ 5 each

Email: No Charge

## ORAL AUCTION (Properties 1-16)

Saturday, November 15, 2014, 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 100-132)

Sealed Bids must be received no later than 5:00 p.m., Wednesday, November 19, 2014

## MINIMUM BIDS

Auction Properties #13, 14, 16, and 103 are being offered with No Minimum Bid. This means the Seller has established No Minimum or Reserve Price, and the property will be sold to the high bidder, subject to terms and conditions of the Auction.

## 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 selling 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. Mail Bid Forms will be accepted when accompanied with 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 at least three days prior to the Oral Auction.

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 are planning 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

Several 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 special assistance, please contact John Rosenthal, President 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 for paper copy.  
Supplemental Information Packages are also available on CD at a cost of \$5.00 each  
There is no cost for Supplemental Information Packages that are emailed.

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

Please print below:

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

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

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

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

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

***Please Note:***  
***The Fall 2014 Oral Auction on Saturday, November 15,***  
***is being conducted at Embassy Suites Portland Airport***

# WHO WE ARE

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Realty Marketing/Northwest is a real estate marketing and brokerage company with offices in Portland, Oregon; Sammamish, 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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Sykes Real Estate  
Pacific Real Estate Investments  
Windermere Real Estate Ocean Shores

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