



SEALED BID AUCTION

OCEAN VIEW SHILOH SANCTUARY

Rare Pacific Northwest Legacy Property

Oceanside, Oregon

Sealed Bids Due July 23, 2013

Auction conducted in affiliation with Windermere Western View Properties



320± ACRE SECLUDED HILLTOP RETREAT, WITH UNRESTRICTED VIEWS TO CAPE MEARES, CAPE LOOKOUT AND TILLAMOOK BAY

QUALITY HAND-CRAFTED FAMILY COMPOUND THAT INCLUDES TWO ARCHITECTURAL HOMES AND A LARGE MAINTENANCE SHOP, ALL BUILT IN 1990, FEATURING CUSTOM LOG-STYLE CONSTRUCTION

Tillamook Bay

Shiloh Sanctuary



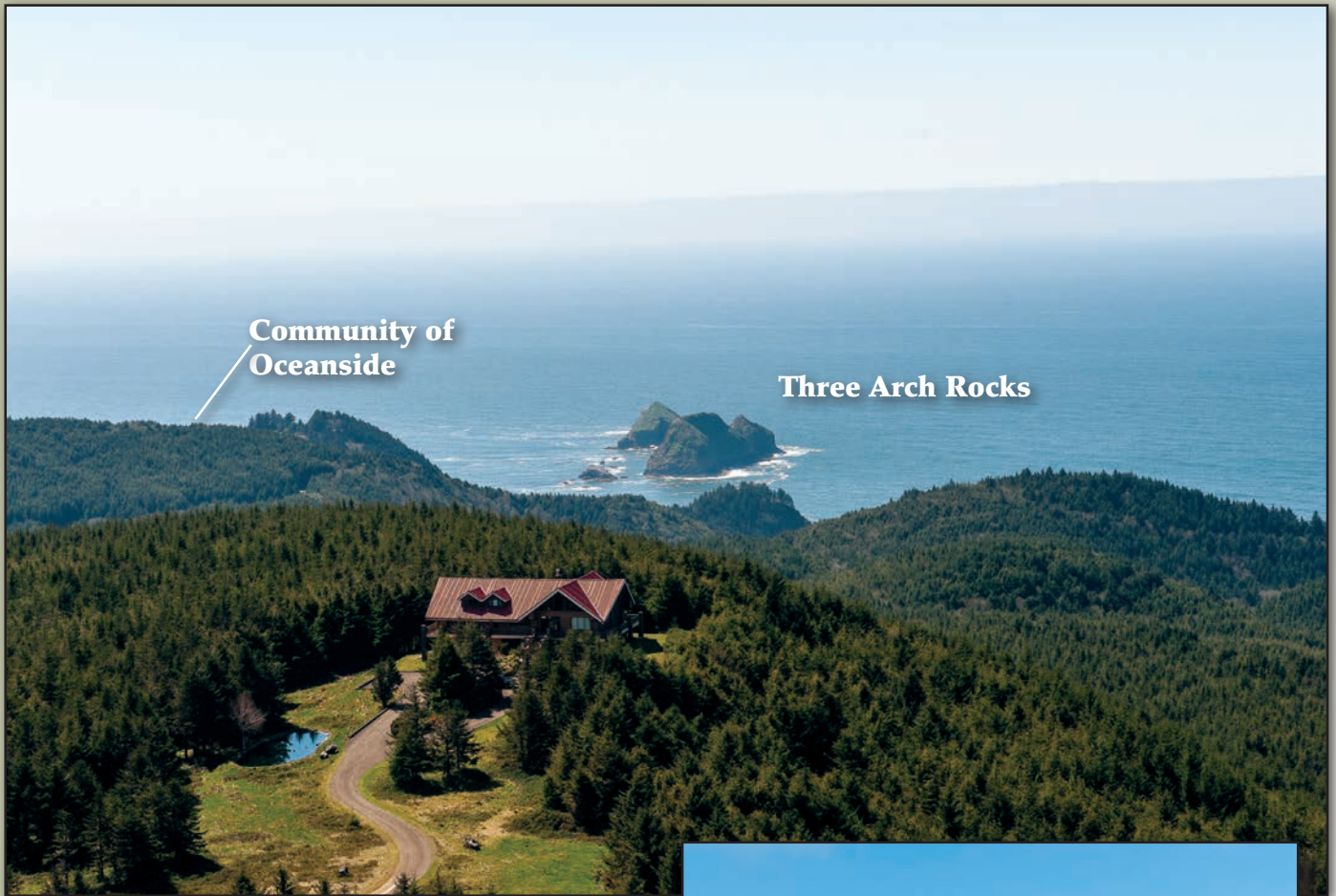
OVER THREE MILLION BOARD FEET OF WELL-STOCKED APPROXIMATELY 35-YEAR-OLD HEMLOCK, PROVIDING BOTH NEAR-TERM CASH FLOW AND LONG-TERM ASSET GROWTH GATED ENTRY. TWO HOUR DRIVE FROM PORTLAND, AND WITHIN 25 MINUTES OF PORT OF TILLAMOOK AIRPORT, WHICH CAN ACCOMMODATE PRIVATE JET AIRCRAFT

Shiloh Sanctuary

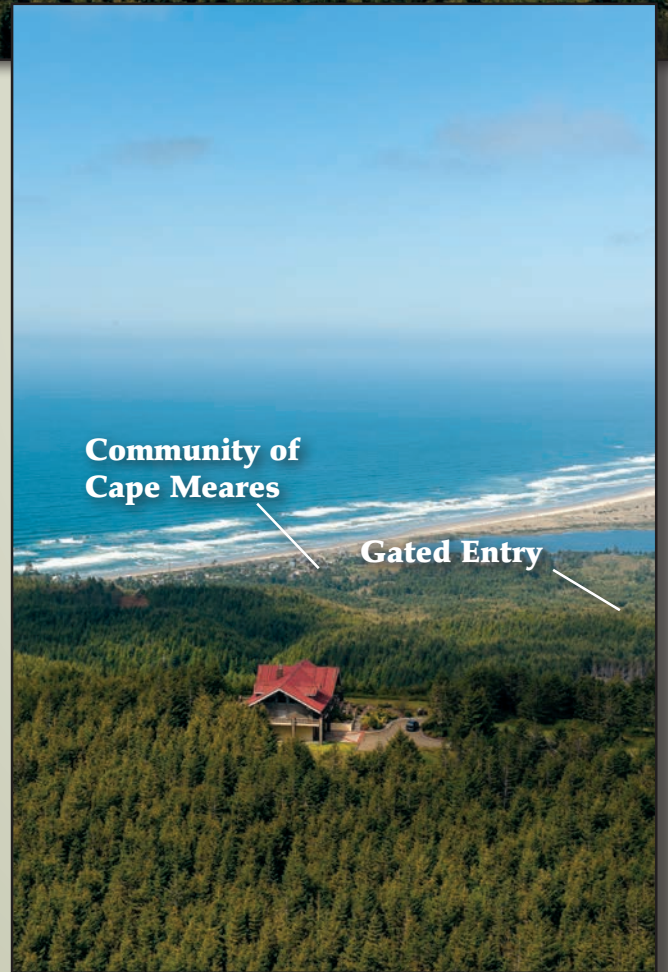
Three Capes Scenic Route

**1890 Cape Meares
Lighthouse**

The Opportunity



The Shiloh Sanctuary is a rare Pacific Northwest legacy property developed in 1990 by Robert D. Van Kampen, founder of the Chicago investment banking firm Van Kampen Merritt, Inc. It had been used as a Van Kampen family retreat, and as a Management Center to a 5,000 acre tree farm now owned by Stimson Lumber Company. The 320± acre Shiloh Sanctuary property is no longer strategic to the Van Kampen family's on-going real estate investment portfolio, and is being offered at auction with a \$1,650,000 price reduction so that a sale may be accelerated, with closing by September 2013.





Strategic location overlooking Oregon's North Coast. Near Tillamook Airport, and within two hour drive of Portland



For Supplemental Information Package with Bid Documents Call

800-845-3524

The 320± acre property has been developed using quality architectural custom log-style construction for all three structures: the owner's residence, caretaker's home, and maintenance shop. The property extends from a ridge top at an elevation of 1,000± feet, providing unobstructed views from both homes west to Cape Meares and its magnificent headland and 1890 historic lighthouse, south to Cape Lookout, north to

Tillamook Bay, and to the mouth of the Columbia River which is 40 miles to the north. The balance of the land that extends to the Three Capes Scenic Highway is managed as a tree farm, and contains an estimated three million board feet of primarily hemlock timber.

Portland is a two-hour drive, and the Port of Tillamook Airport, which can accommodate corporate jet aircraft, is a 25-minute



**Community of
Cape Meares**

Owner's Residence

Entry road to hilltop compound

drive. The only road access into the property is by gated entry from Three Capes Scenic Route, which is widely recognized as having some of the most panoramic viewpoints along the Oregon Coast.

A total of 18,258± square feet of improvements are located on the hilltop ridge and include a 8,945± square foot owner's residence, 5,427± square foot caretaker's home, and a 3,885±

square foot equipment and maintenance shop. Both residences, and the shop, have been carefully maintained by both the Seller, and the full-time on-site Caretaker. The residences feature exposed old-growth log beams, wood-vaulted ceilings, wrap-around decks, and authentic western heritage interiors. Both residences are sited to take advantage of the views to the Pacific Ocean, and to the coastline.



**Equipment and
Maintenance Shop**

Caretaker's Home

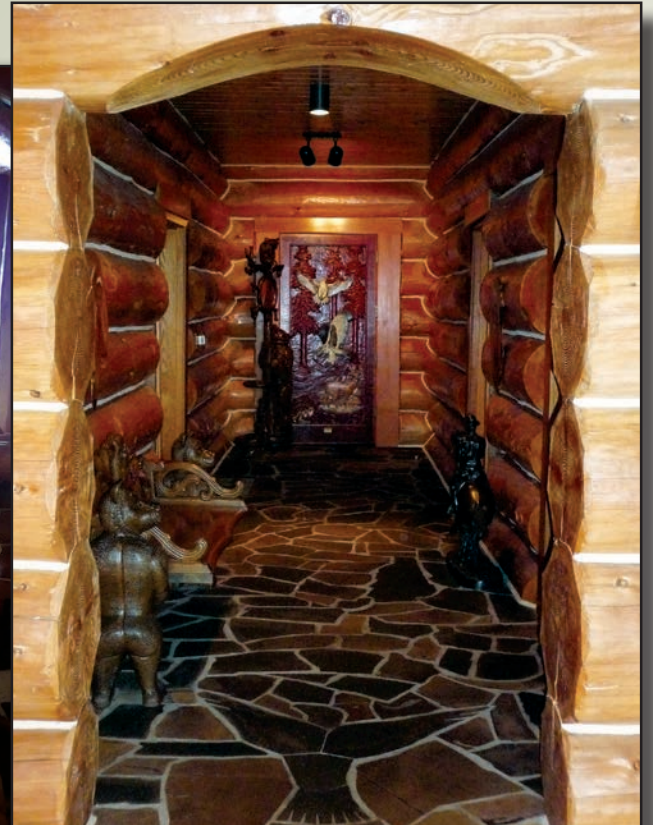
Tillamook Bay

The owner's luxury residence, which has two complete guest suites in addition to the master suite, is being sold fully furnished, and includes seven Frederic Remington bronze sculptures that have been acquired by the Van Kampen family. Additionally, the Shiloh Sanctuary includes a well-stocked highly productive investment-grade tree farm, with 268± acres containing 3± million board feet of primarily 33- to 38-year-old hemlock, all of which is projected to increase by another 1.4± million board feet within ten years. This asset growth will provide the new owner with near-term cash flow from competitive log markets and sawmills in nearby Tillamook, and north to Warrenton, Oregon.

The Shiloh Sanctuary is near world-class ocean salmon fishing, crabbing in Tillamook Bay, and steelhead and salmon fishing in the five rivers that drain into Tillamook Bay: Wilson, Kilchis, Miami, Tillamook and Trask. It is also near excellent elk hunting in the coastal range, within both state and national forests. The nearby north coast resort communities of Oceanside, Netarts, Rockaway, and Manzanita all provide access to beaches and several golf courses. Additionally, a new owner could construct a horse barn with corral near the caretaker residence with opportunity for using the property, and its logging road system, for horseback riding and hiking.



Main floor two-story great room



Two guest suites located on main floor



View north from Owner's Residence



The combination of the Shiloh Sanctuary with its spectacular and private coastal setting, proximity to an airport, easy access to Portland, along with a turn-key, fully-furnished, quality custom-design compound, and added benefit of an established tree farm containing “green gold” cannot easily be duplicated, and provides an exceptional ownership opportunity for a Pacific Northwest legacy property that will provide dividends to future generations.

PUBLISHED RESERVE PRICE: \$4,250,000

LAST ASKING: \$5,900,000

FINANCING: None. All cash.



Northwest Farm Credit Services is the preferred lender, and may have financing available to qualified parties. Please see Supplemental Information Package for details.

INSPECTION and DIRECTIONS: Gated Entry – By Appointment Only. Please call the Auction Information Office at 1-800-845-3524 to schedule an appointment, which will be held on the following dates and times:

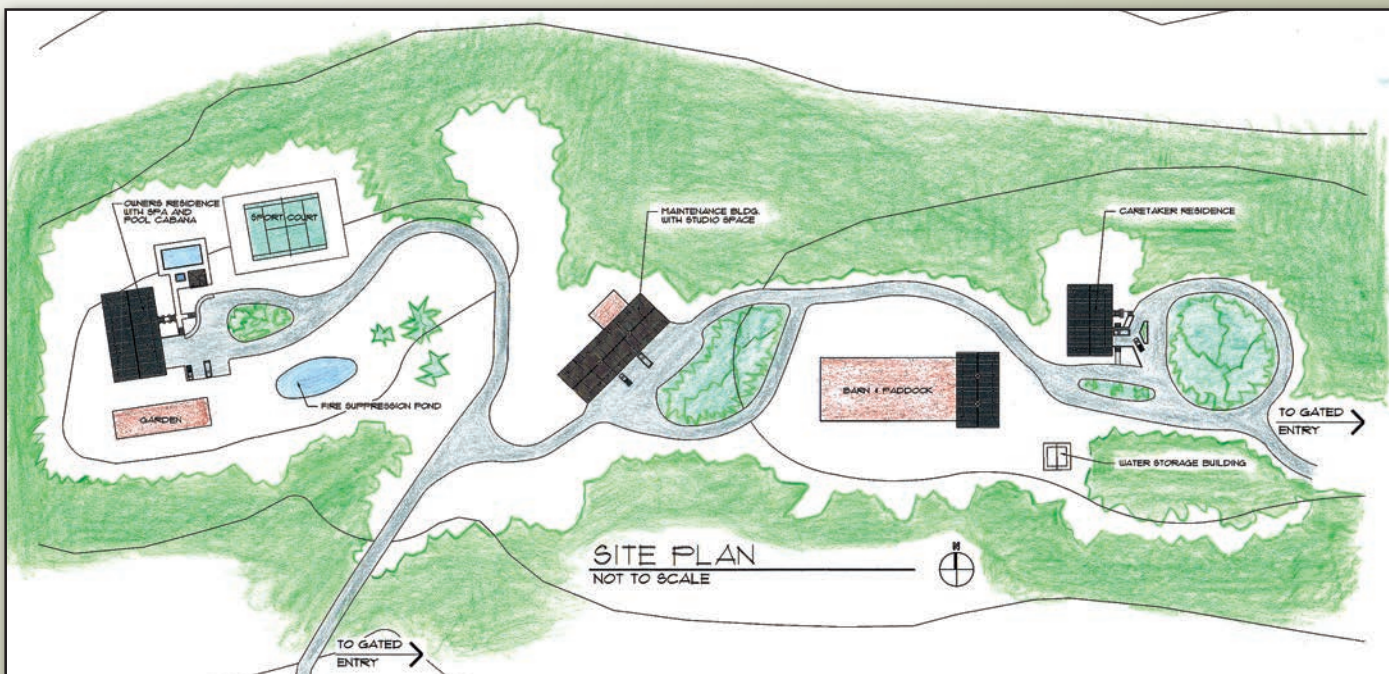
SATURDAY, JUNE 15 10:00 A.M. to 4 P.M.

SATURDAY, JUNE 29 10:00 A.M. to 4 P.M.

SATURDAY, JULY 20 10:00 A.M. to 4 P.M.

The Shiloh Sanctuary has a locked entry gate, and an entry permit is required in order to gain access. Please call the Auction Information Office at 1-800-845-3524.

Directions: from Tillamook, take Three Capes Scenic Route west to Bay Ocean Road. Take a right and proceed 7.5 miles to a locked gate. A guided tour of the property will start at the locked gate.



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

Plan outlines sport court and outdoor spa/pool to be built near Owner’s Residence, and horse barn near Caretaker’s Home

Owner's Residence

IMPROVEMENTS

All three buildings are of timber handcrafted-style construction, and exterior walls are faced with cedar siding, stucco, and stainless steel flashing, on a concrete slab foundation. Log walls are all uniformly two feet in diameter; roofs are all weighted metal. There is a domestic water system with a fresh water spring, pump house, tank house, and distribution system, along with fire suppression pond near the owner's home. Cell coverage is available, all power and phone are underground, and septic systems serve both residences and the maintenance shop. The entry road is gravel, and the Seller has a Reciprocal Road Easement with Stimson Lumber Company. There is also a secondary access from the property south to Three Capes Scenic Route. Please see Supplemental Information Package for details.

View southwest to Owner's Residence



Handcrafted door near guest suites

OWNER'S RESIDENCE INCLUDING ALL FURNISHINGS

The three bedroom, four and one-half bathroom, owner's residence contains 7,564± square feet, with a 1,381± square foot attached garage. The home's premiere location was sited to take advantage of the view, especially north to Tillamook Bay, and the north coast. The two-story home has a daylight basement that contains an oversize, two-car garage, full laundry room, and half-bathroom. The Tree Farm Management Center has a kitchenette, and fireplace, and is self-contained on the lower level of the Owner's Residence, with entry from both the garage, and from the main level of the home. It is used for meeting with contractors, and for on-going management activities for the Shiloh Sanctuary Tree Farm.



Entry of Owner's Residence

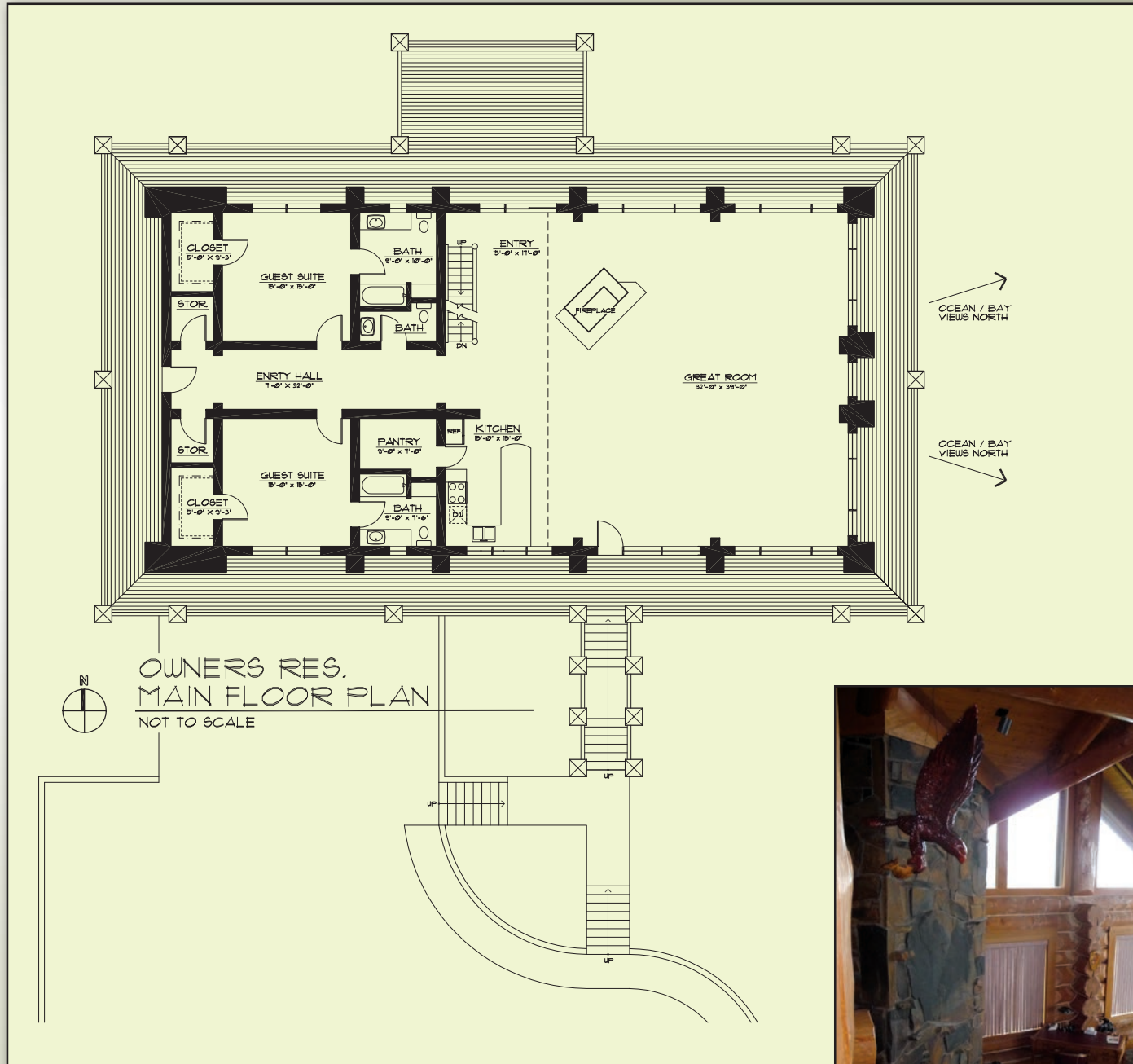
The main level of the home is accessed from both the lower level, and from the outdoor entry steps. There is a six-foot cedar plank balcony around the entire perimeter, with a generous deck at rear of home, off the home's great room. Views from the deck are of the Pacific Ocean, Tillamook Bay, and the Coastal Range.

The 3,506± square foot main floor has a two story great room, with vaulted ceiling, fireplace, kitchen and pantry. There are two guest suites, each with full bathroom. A half-bathroom is near the entry hall. Flooring throughout the home is cypress wood. Additional finish materials include ceramic tile and stone. Temperature-control is forced-air electric heating and cooling.

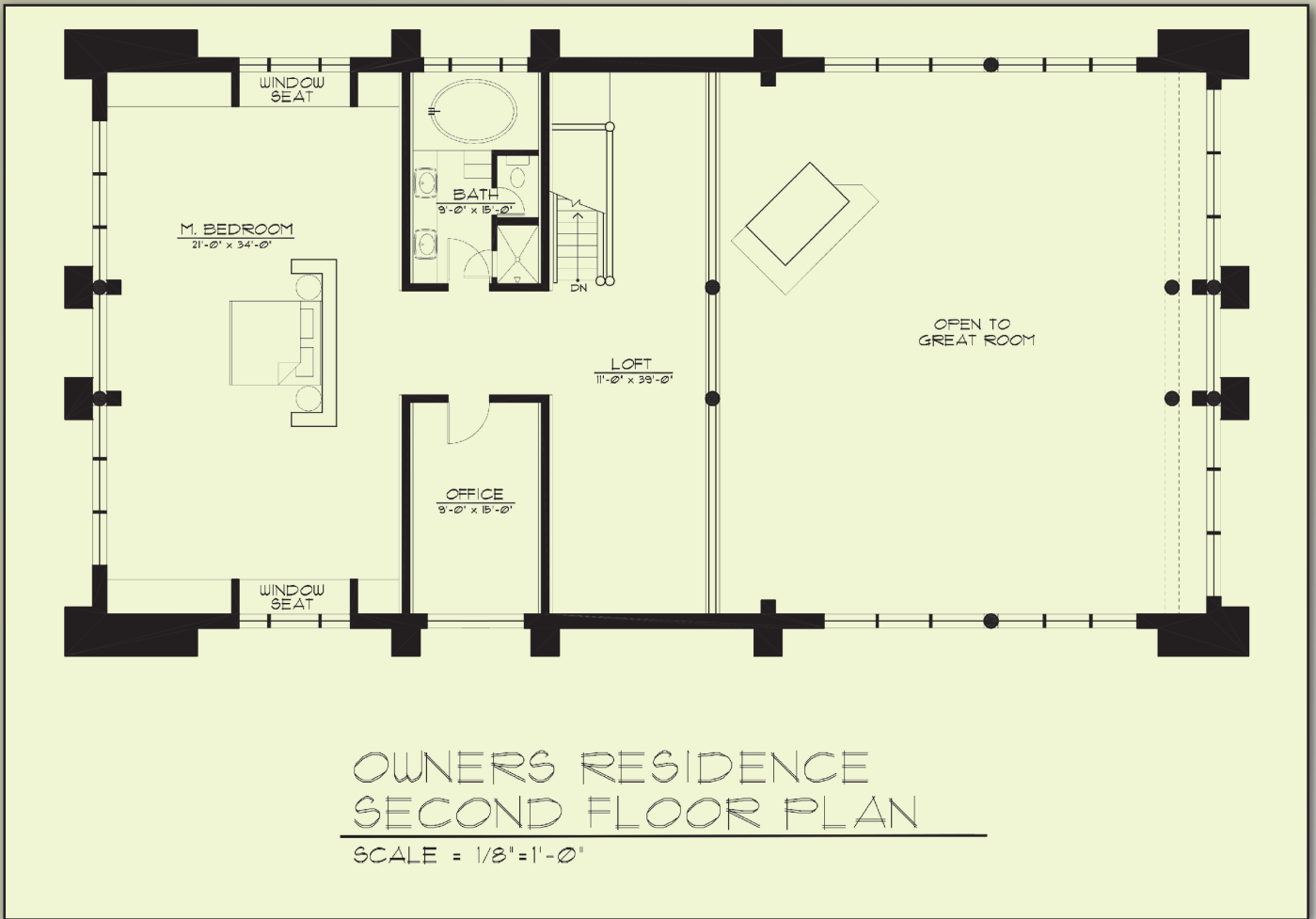
The 1,933± square foot upper level has a spacious master suite with Jacuzzi tub, and a small office area which was also used for sleeping grandchildren. The loft overlooks the great room.

A new owner could construct, next to the home, an outdoor spa and pool, with cabana. The site would have views north to the coast and to Tillamook Bay.

All furnishings, which include fixtures, appliances, area rugs, linens, art, wood carvings, and Fredric Remington bronze sculptures, will remain with the house once it is sold, providing a turn-key, move-in-ready transition for the new owner. Please see Supplemental Information Package for additional detail on contents of the home.



Home to be sold fully furnished, including art installations





Deck access off great room



Two level stone masonry fireplace



Kitchenette located in lower level management center



Loft area overlooking great room



Fully-equipped kitchen



Fireplace in management center



View north from deck



Seven Fredric Remington sculptures are part of the sale



Master suite with loft area

Caretaker's Home

The caretaker's home has a total of 4,436± square feet, and is very similar in design-style and materials to the owner's residence. It is located at the eastern end of the property, near the maintenance shop and pump house. The home has a 1,040± square foot daylight basement, plus two stories. The daylight basement has a two-car garage, an office, full laundry room, half bathroom and family room, with fireplace. The 2,031± square foot main level has access from both the lower level, and from an outdoor entry. A six-foot cedar plank balcony extends around the perimeter of the home, similar to the owner's residence, and there is a deck at the rear of the home

with views that are also similar to the owner's residence of the Pacific Ocean, Tillamook Bay and the Coastal Range.

The main level of the caretaker's home has a two story great room, with fireplace, vaulted ceiling, and a kitchen and pantry. There are two bedrooms and a full bathroom on the main level.

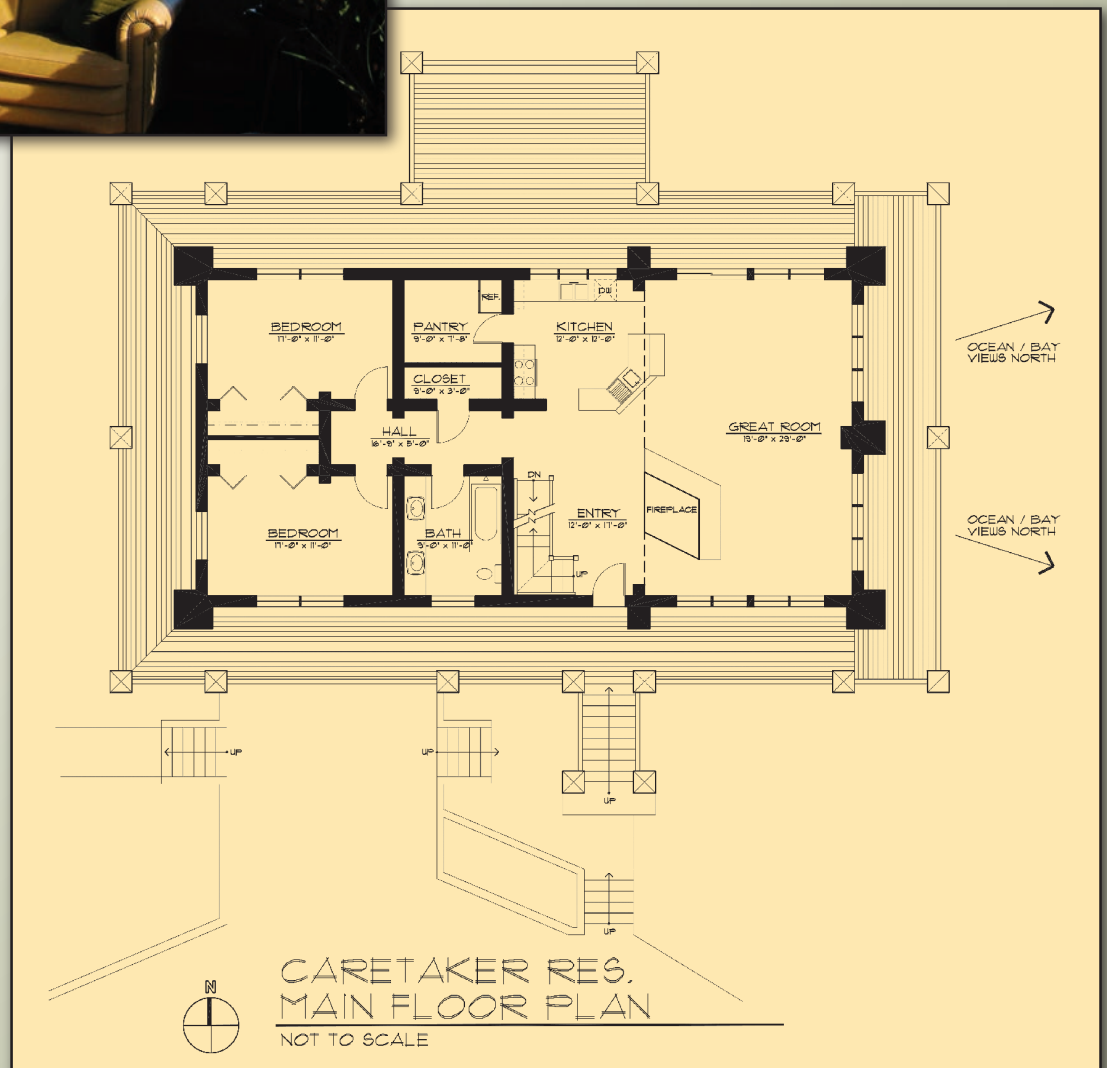
The 1,365± square foot upper level has a master suite with Jacuzzi bathtub, and loft area that overlooks the great room. Flooring throughout the caretaker's home is cypress wood, and finish materials include ceramic tile and stone. Temperature-control is forced-air heating and cooling. All furnishings are the personal property of the caretaker, and are not part of the sale.

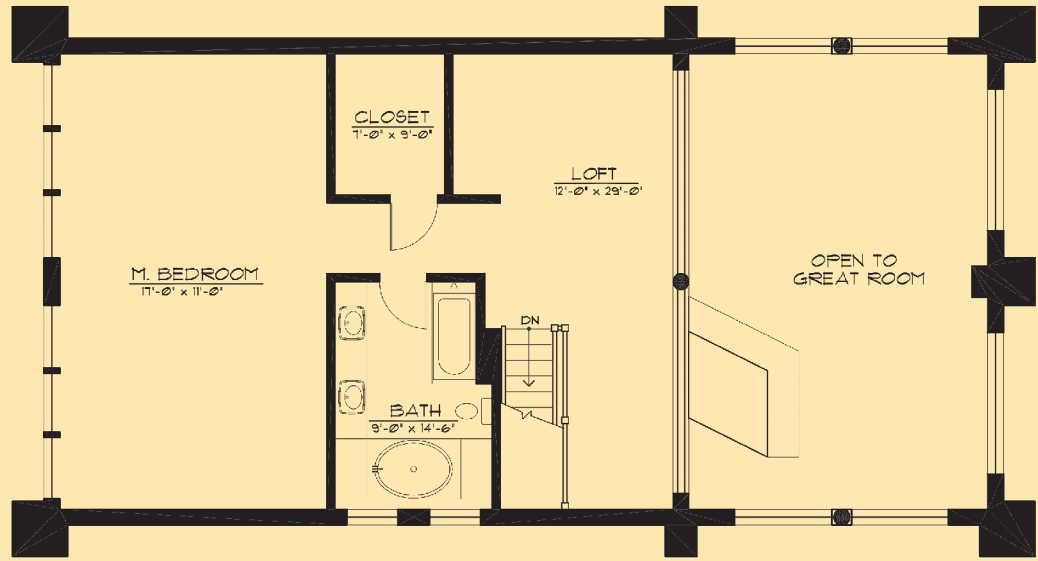


View from great room in Caretaker's Home



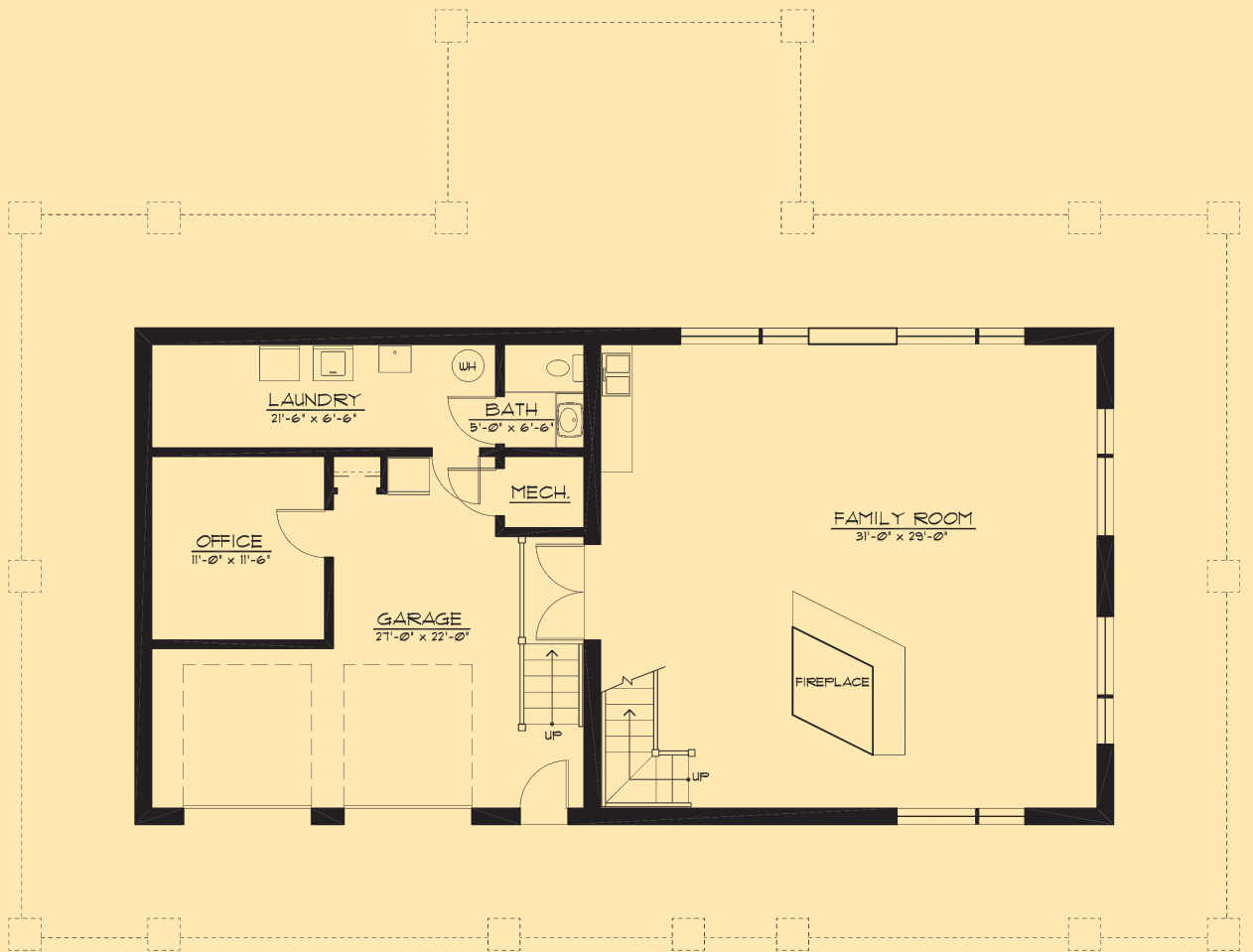
Front entry to Caretaker's Home





CARETAKER RES.
SECOND FLOOR PLAN

SCALE = 1/8" = 1'-0"



CARETAKER RESIDENCE
BASEMENT FLOOR PLAN

SCALE = 1/8" = 1'-0"

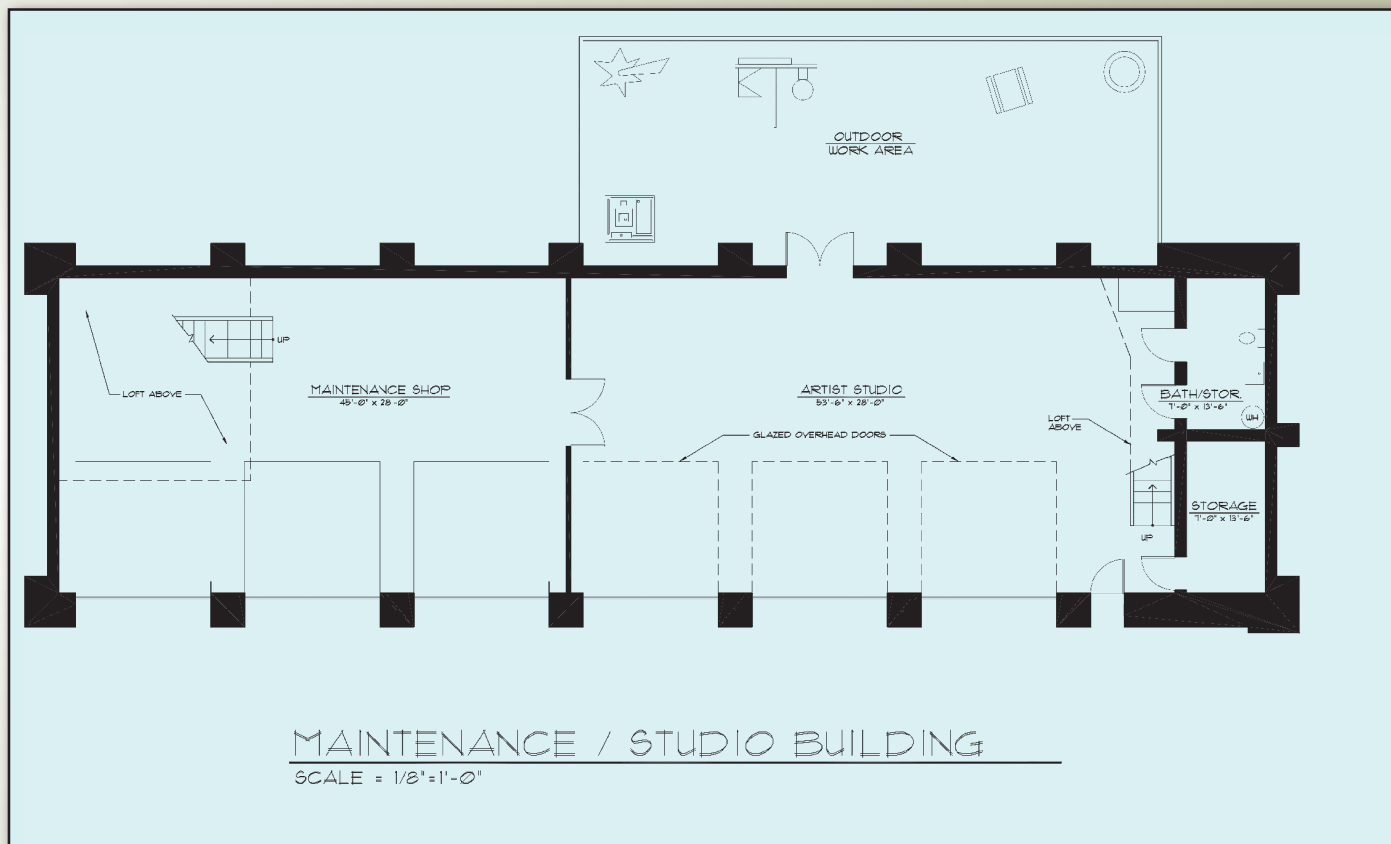
Maintenance/Studio

The 3,885± square foot maintenance shop is located between the two residences, along the entry road, and has six overhead doors with large, heated, work area, small office, half bathroom, and loft with storage area. There is a hydraulic lift for maintenance vehicles. This maintenance building could easily be re-used for a combination of artist studios and property maintenance with the addition of glazed overhead doors for up to three bays, in order to provide light, and there is room for construction of an outdoor work area. The Maintenance Shop is being sold with a riding lawn mower, tractor and Honda ATV Quad. Also, there are two above-ground fuel tanks for fueling the equipment.

The level area between the maintenance shop and caretaker home could easily accommodate a horse barn and paddock, providing opportunity for riding throughout the property, as well as along the entry road to the beach by Cape Meares.



Six overhead doors with large heated work area, office, loft and half bathroom, with opportunity to re-use portion as an artist studio or workshop.



Potential to re-use portion of maintenance shop for artist studio with outdoor work area

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Timber Inventory

A timber cruise by Yaquina Forestry Services was completed in 2011. The property ranges in elevation from 200± to 1,000± feet, is primarily moderate north-facing slopes, and is nearly entirely covered with 33- to 38-year-old western hemlock, and has lesser amounts of Sitka spruce, red alder, Douglas-fir and noble fir. An estimated 42 acres of the property was harvested in 2011, and has been replanted with hemlock and spruce.

The Annual Growth Rate for the age class of timber is projected at 4% to 5%, and within ten years the total timber volume could increase almost 50% for a total of 4.4 million board feet. A copy of the Cruise Report is in the Supplemental Information Package.

TOTAL NET VOLUME BY SPECIES

| | |
|-----------------|-------------------|
| western hemlock | 2,042± MBF |
| Sitka spruce | 680± MBF |
| Douglas-fir | 84± MBF |
| noble fir | 120± MBF |
| red alder | 130± MBF |
| TOTAL | 3,056± MBF |

ZONING

The property is zoned TC -- Timber Conservation -- and the Shiloh Sanctuary, with Management Center for the Tree Farm operation, is a permitted use. A copy of the zoning is part of the Supplemental Information Package.

LOCATION

Township 1 south, Range 10 west, west half of Section 17.

TAXES

The property is classified as forestland, and the 2012 - 2013 taxes for the land and improvements is \$13,016.

Note: Please see Supplemental Information package for detail property outline.



Portion of the 42 harvested acres that were replanted in 2012 with hemlock and spruce →

CONDITIONS OF THE AUCTION #1303, Shiloh Sanctuary

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

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

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

| | |
|---------------------|------------------------|
| Portland Metro Area | (503) 228 3248 |
| Toll Free | (800) 845-3524 |
| Facsimile | (503) 242-1814 |
| Email: | info@rmnw-auctions.com |

SUPPLEMENTAL INFORMATION PACKAGE, WITH BID DOCUMENTS

More detailed information is available on the Shiloh Sanctuary property. A Supplemental Information Package which includes all pertinent data provided by Seller is available either in hard copy form, or by email. To request a copy of the Supplemental Information Package, please contact the Auction Information Office at 1-800-845-3524.

PUBLISHED RESERVE

The property is being offered with a Published Reserve Price of \$4,250,000. When bidding reaches, or exceeds, the Published Reserve Price, the Seller is committed to sell the property to the high bidder. Should the bidding fail to reach 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 Sealed Bid due date of July 23, 2013.

SEALED BID DUE DATE

Sealed Bids are due no later than 5:00 PM., Tuesday, July 23, 2013.



FINANCING

None – All Cash. Financing may be available from Northwest Farm Credit Services. Please see the Supplemental Information Package for more information.

COOPERATING BROKERS

Broker cooperation is invited. A commission of 1% will be paid to the real estate agent whose Buyer closes on the purchase of the Property. The real estate agent must be a broker currently licensed by his/her state of residence, or a salesperson licensed under such broker. Cooperating broker commission will be paid only upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

No commission will be paid to any real estate agent participating as a principal in the purchase of the property. The commission will be earned and paid only upon full and final closing by the Buyer on the conveyance of the property and the receipt of the full purchase price by Seller.

CLOSING

Closing must occur no later than September 6, 2013, 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.

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, except for the Preliminary Title Report.

(B) Title insurance is available, ensuring title of the property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, right of ways, 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 the property should be inspected prior to the Auction.

(C) To the extent permitted by law, the property 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 close of escrow.

(D) Sizes and square footages set forth are approximations only, based on the best information available, but the actual sizes and square footages may be different. All sketch plans are conceptual in nature and neither Seller nor its agents have submitted plan or made applications to any public agency.

(E) Agency Disclosure. The listing agents, Realty Marketing/Northwest and Windermere Western View Properties, represent the Seller in this transaction.

(F) 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.

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

(H) The information contained herein has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained herein.

Need Help?

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