



# FALL 2013 AUCTION

*No Starting Bids and No Hidden Reserves!*

**OREGON • WASHINGTON • IDAHO • CALIFORNIA**

**OVER 85 PROPERTIES TO BE SOLD FOR BANKS, CORPORATIONS, BUILDERS, FOUNDATION, AND A PUBLIC AGENCY  
PRICE REDUCTIONS OF OVER 65%!**

*Six Properties with No Minimums to be Sold to the High Bidder!*

### INVESTMENT AND INCOME



The Greens at Redmond

Miller Orchards

Warehouse along Highway 34 near Corvallis



Modesto, CA

- The Greens at Redmond – 18-hole executive golf course in Redmond, OR. **\$1,125,000**
- Two warehouse/office/showroom buildings which total 19,736± square feet and are partially leased, plus excess land, on 4.6± acres, between Oregon State University and I-5, near Corvallis, OR. **\$1,300,000 or available in two parcels - \$575,000 and \$725,000**

- 7,650± square foot office building with adjoining parking lot in Albany, OR. **\$285,000**
- Operating cherry orchard of 108± planted acres, with improvements and potential as an estate home site, overlooking Grande Ronde River Valley in Cove, OR. **\$760,000**
- Former mini-mart/gas island with three bedroom manufactured home, near Cottage Grove Lake, in Lane County, OR. **\$150,000**
- 156,300± square foot former cold storage/meat processing/distribution facility in Modesto, CA. **\$3,400,000**
- Fully-leased, 6,870± square foot commercial building and warehouse in Junction City, OR and 16,455± square foot office building by historic district and Yamhill County Courthouse in McMinnville, OR. **\$250,000 and \$550,000**
- 1,056± square foot office building in Rigby, ID. **\$65,000**

Auction Conducted By:

## Realty Marketing/Northwest

522 S.W. 5th Avenue, Suite 1250, Portland, Oregon 97204

Washington Auction License #96



# FALL 2013 AUCTION

## AUSTIN HOT SPRINGS IN MT. HOOD NATIONAL FOREST



Austin Hot Springs

- 151± acre rare private in-holding, located within 75-minute drive of Portland, with two artesian hot springs and over one quarter mile of frontage along a Wild and Scenic section of the Clackamas River. Potential for private retreat or seasonal campground, with 117± acres of well-stocked timberland, in Clackamas County, OR. **\$475,000**

## DEVELOPMENT SITES

- 2.53± acre commercial site near Highway 305 and Poulsbo retail center with potential for 16,600± square feet of office space in Poulsbo, WA. **\$330,000**
- Mixed-use development sites in Sherwood, Ashland, Klamath Falls, Redmond, Seaside, and St. Helens, OR. One to be sold with **No Minimum Bid to the high bidder!**
- 2.35± acre site near Tamarack Resort in Cascade, ID. **\$135,000**
- 5.92± acre site that has tentative map approval for 136 housing units and 63,000± square feet of commercial space near Wal-Mart and Home Depot, between Santa Rosa and Healdsburg, in Windsor, CA. **\$1,450,000**

Poulsbo, WA



Klamath Falls, OR



Ashland, OR



Windsor, CA



# FALL 2013 AUCTION

## HOMES



Vida, OR



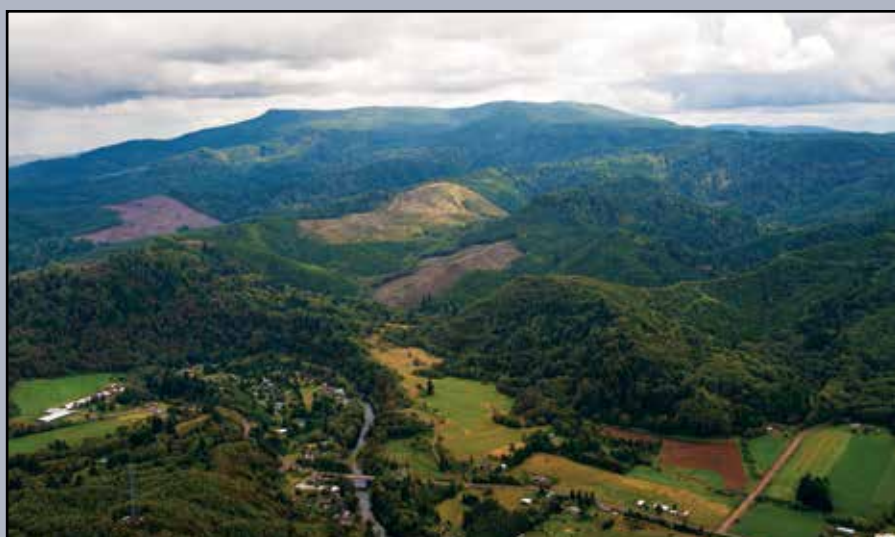
Milwaukie, OR



Restored Swiss Chalet

- Three bedroom, two bathroom home, with view of McKenzie River, in Vida, OR. **\$115,000**
- Three bedroom, one bathroom home on 1± acre site, with in-fill development opportunity for two additional lots, in Milwaukie, OR. **\$265,000**
- Restored 1890 Swiss Chalet three bedroom, three bathroom home in Dunthorpe neighborhood, with potential additional home site, on 1.56± acres, within 15-minute drive of downtown Portland. **\$985,000**

## FARM AND DAIRY - TILLAMOOK, OREGON



Cole Farm



Dairy

- 148± acre Cole Farm along the Nestucca River on the north Oregon coast, near Tillamook, with water rights, timber and within two-hour drive of Portland. **\$525,000**
- 75± acre dairy with four bedroom, two bathroom residence, and dairy complex of 28,800± square feet, including equipment, near Tillamook, OR. **\$495,000**

## HOME SITES AND SUBDIVISION LOTS



McKenzie River



Olympia, WA



Independence, OR

- McKenzie River frontage with approvals for cabin or home, located within 40-minute drive of Eugene, OR. **\$99,500**
- Home sites in Olympia, WA and Klamath Falls, OR. Two to be sold with **No Minimum Bid to the high bidder!**
- 48 subdivision lots in Independence, Scio, The Dalles and Central Point, OR. Prices start at **\$16,500 per lot.**

# FALL 2013 AUCTION

## GREEN GOLD TIMBERLAND, HUNTING AND RECREATION PROPERTY



Stronghold Tree Farm

- 82± acre Stronghold Tree Farm with one million board feet of hemlock and alder, and newer three bedroom, three bathroom home, plus garage, shop and barn, near historic Columbia River town of Skamokawa, WA, located within a 90-minute drive of Portland. **\$865,000**

- 40± acre tract in Pierce County, WA and 37± acre tract along Umpqua River Valley near Elkton, OR. Both to be sold with **No Minimum Bid to the high bidder!**

- Two tracts of 38± and 160± acres in Pacific and Whatcom Counties with a combined 1± million board feet. **\$163,500 and \$265,000**

- 32± acre timber tract with approved home site, well, view of Mt. Hood and potential for vineyard, within 30-minute drive of Salem, in Polk County, OR. **\$225,000**

- Two timber tracts of 40± and 160± acres, with 20 to 25 year old reproduction and residual timber, in Linn and Marion Counties. **\$39,500 and \$175,000**

- 810± acre Hidden Valley recreation tract, near Klamath Falls, OR. **\$199,500**

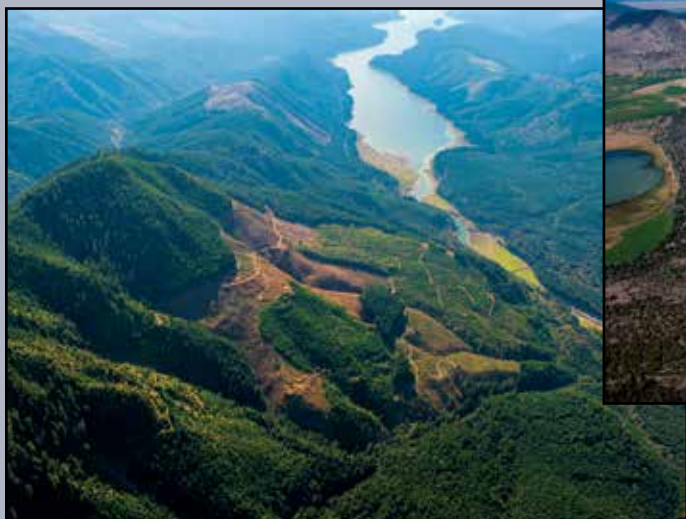
- 100± acre tract in Modoc National Forest by Glass Mountain Geologic Area and pumice mines, with 400± acres of unpatented mining claims in Siskiyou, CA, to be sold with **No Minimum Bid to the high bidder!**

Pierce County, WA



Umpqua River Valley

Linn County, OR



Klamath County, OR



# FALL 2013 AUCTION

## TABLE OF PROPERTIES

### Oral Auction – November 16, 2013

Sheraton Hotel at Portland Airport

#	Description	Location	Published Reserve
1	Three Bedroom, Two Bathroom Home, 49545 McKenzie River Highway	Vida, OR	\$115,000
2	McKenzie Riverfront Lot, 49594 McKenzie River Highway	Vida, OR	\$99,500
3	40± Acre Timber Tract	Linn County, OR	\$39,500
4	160± Acre Mt. Horeb Timber Tract	Marion County, OR	\$175,000
5	32± Acre Pioneer Road Timber Tract with Home Site	Polk County, OR	\$225,000
6	37± Acre Umpqua River Timber Tract	Douglas County, OR	No Minimum Bid
7	1.45± Acre Commercial Site	Redmond, OR	\$60,000
8	38± Acre Millican Valley Recreation Tract	Deschutes, County	No Minimum Bid
9	Lakeshore Residential Parcels by Upper Klamath Lake	Klamath Falls, OR	No Minimum Bid
10	Hanks Street Multi-Family Site By Harbor Links Golf Course	Klamath Falls, OR	\$48,500
11	23,800± S.F. Multi-Family Site	Klamath Falls, OR	\$15,000
12	Snowy Butte Meadows Subdivision Lot	Central Point, OR	\$16,500
13	38± Acre New Washington Road Timber Tract	Pacific County, WA	\$163,500
14	Home Site	Olympia, WA	No Minimum Bid
15	40± Acre Timber / Recreation Tract	Pierce County, WA	No Minimum Bid
16	160± Timber Tract with FPA	Whatcom County, WA	\$265,000

### Sealed Bid Auction – Bids Due November 20, 2013

100	The Greens at Redmond 18-Hole Executive Golf Course, 2575 SW Greens Blvd.	Redmond, OR	\$1,125,000
101	Austin Hot Springs – 151± Acre Timber and Recreation Tract, along Clackamas River	Clackamas County, OR	\$475,000
102	3 Bedroom, 1 Bathroom Home with 1.2± Acre In-fill development site, 5915 SE Willow Lane	Milwaukie, OR	\$265,000
103	Restored 5,361± S.F. 1890 Swiss Chalet on 1.56± Acres and Potential for Additional Home Site in Dunthorpe Neighborhood, 10643 SW Riverside Drive	Portland, OR	\$985,000
104	18± Acre I-5 Development Site	Aurora, OR	SOLD
105	Old Town Mixed-Use Development Site, 15919/15931 SW First Street	Sherwood, OR	\$175,000
106	Industrial Development Site, 15104 SW Oregon Street	Sherwood, OR	\$525,000
107	Mixed Use Development Site Parcel A – 1.25± Acres Parcel B – 5.05± Acres Parcel C – 5± Acres	St. Helens, OR	\$1,075,000 No Minimum Bid * \$450,000 * \$625,000 *
108	148± Acre Cole Farm with Nestucca River Frontage and Timber	Tillamook County, OR	\$525,000
109	75± Acre Dairy with Home, Barn and Dairy Complex of 28,800 ± S.F.	Tillamook County, OR	\$495,000
110	16,117± S.F. Highway 101 Commercial Site	Seaside, OR	\$99,500
111	16,455± S.F. Office Building by County Offices and Historic District, 422 NE Fifth Street	McMinnville, OR	\$550,000
112	9-Lot Package in Northgate Subdivision	Independence, OR	\$157,500
113-149	37 Subdivision Lots at Thomas Creek Estates	Scio, OR	Lots start at \$24,700
150	7,650± S.F. Commercial Building with Development Site in Historic District 430 Third Avenue Parcel A – Office Building Parcel B – Development Site	Albany, OR	\$285,000 \$250,000 * \$35,000 *
151	Two Buildings with Lease Income with 4.64± Acre, 34015 Excor Road Parcel A – Building on 1.54± Acres Parcel B – Building on 3.1± Acres	Albany, OR	\$1,300,000 \$725,000 * \$575,000 *
152	WITHDRAWN		
153	Leased Building plus Warehouse Parcel A - 6,870± S.F. Building on 10,000± S.F. Site Parcel B - 780 S.F. Warehouse on 10,000 S.F. Site	Junction City, OR	\$250,000 \$215,000 * \$35,000 *
154	Former Mini-Mart and Gas Station on 2.41± Acre Site, 73984 London Road	Lane County, OR	\$150,000
155	1,770± S.F. Home on 1.6± Acre Site, 593 Crowson Road	Ashland, OR	\$219,600
156	810± acre Hidden Valley Recreation Tract	Klamath County, OR	\$199,500
157	160± Acre Cherry Orchard with Improvements Parcel A – 67± acres with 27.6 planted Parcel B – 93.2± acre with 81.2 planted and Receiving /Brine Sheds	Cove, OR	\$760,000 \$265,000 * \$495,000 *
158	10 Heritage Plaza Subdivision Lots	The Dalles, OR	Lots start at \$19,500
159	Former Amertitle Office, 115 N. Clark Street	Rigby, ID	\$65,000
160	2.35± Acre Commercial Development Site	Cascade, ID	\$135,000
161	82± Acre Stronghold Tree Farm with Home, Barn, and Timber Parcel A – Home/Shop/Barn Parcel B – Timber Tract Parcel C – Potential Home Site	Wahkiakum County, WA	\$865,000 \$430,000 * \$390,000 * \$45,000 *
162	2.53± Acre Commercial Development Site	Poulsbo, WA	\$330,000
163	100± Acre Glass Mt. Recreation Tract with Unpatented Mining Claims	Siskiyou County, CA	No Minimum Bid
164	156,300± S.F. Former Food Processing/Distribution and Cold Storage Facility with 6.57± Acre Site, 217 Daly Avenue	Modesto, CA	\$3,400,000
165	5.9± Acre Mixed-Use Development Site	Windsor, CA	\$1,450,000

\* Sale of parcels is subject to total accepted bids in the aggregate to equal, or exceed, the bulk reserve price



# FALL 2013 AUCTION

## LATE ADDITION

*E. OREGON TIMBER, ELK HUNTING, RECREATION LAND PORTFOLIO,  
LOCATED NEAR NORTH FORK JOHN DAY RIVER AND  
BRIDGE CREEK STATE WILDLIFE AREA - 18,749± ACRES*



**#100**

### **Desolation Creek**

13,440± acre tract that has over ten miles of Desolation Creek tributary to North Fork John Day River. Excellent access from Highway 395 with significant conservation and recreation value, with over 12,000 acres of well-stocked ponderosa pine and Douglas-fir.

**#200**

### **Wilkins Creek**

5,309± acre tract with timber, no public access, and potential for private elk hunting preserve and ranch. Easy access from Highways 53 and 395.



**Auction Catalog #1308 available October 10, 2013**

**Sealed Bids due December 4, 2013**

**Oral Auction November 16, 2013**

**Sealed Bids Due November 20 and December 4, 2013**

**Broker Cooperation Invited • Seller Financing Available on Some Offerings**

**Call Now for Free Color Catalog #1304**

# 1-800-845-3524

Auctions conducted in affiliation with:  
Cassidy Turley Commercial Real Estate Services  
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Keller-Williams Realty  
RE/Max Key Properties  
RE/Max Real Estate Team

Auction Conducted By:

## Realty Marketing/Northwest

522 S.W. 5th Avenue, Suite 1250, Portland, Oregon 97204

Washington Auction License #96