



FALL 2014 AUCTION

No Starting Bids and No Hidden Reserves!

OREGON • WASHINGTON • IDAHO • CALIFORNIA
Over 60 Properties to be Sold for Banks, Corporations, Investment Firms, and a Public Agency

PRICE REDUCTIONS OF OVER 70%!

Four Properties with No Minimums to be Sold to the High Bidder!



Toledo, OR

COMMERCIAL AND INDUSTRIAL BUILDINGS

- Former 9,629± square foot bank branch with walk-in vault and excess land, near Newport in Toledo, OR. **\$365,000**
- Two former restaurants and bars, one in Ione and one in Heppner, OR. **\$32,500 and \$37,500**
- 16,455± square foot office building in McMinnville, OR, and 7,400± square foot leased industrial building on Highway 34 near Corvallis, OR — both with seller financing. **\$525,000 and \$650,000**
- 2,231± square foot building near Sun Valley, on Main Street, in Hailey, ID. **\$150,000**
- Former bed and breakfast inn in Crescent Mills, CA. **\$112,500**
- 3,600± square foot building in downtown Marysville, WA. **\$250,000**

Heppner, OR



Marysville, WA



Crescent Mills, CA

DEVELOPMENT SITES WITH ENTITLEMENTS



Eugene, OR



Sacramento, CA

Vancouver, WA

- 8.24± acre Santa Clara Crossing site, approved for retail and apartments in Eugene, OR. **\$3,999,950**
- Seven-lot subdivision in Sacramento, CA. **\$69,500**
- 12-unit apartment site and 1.07± acre industrial site, both in Vancouver, WA. **\$99,500 each**

Auction Conducted By:

Realty Marketing/Northwest

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

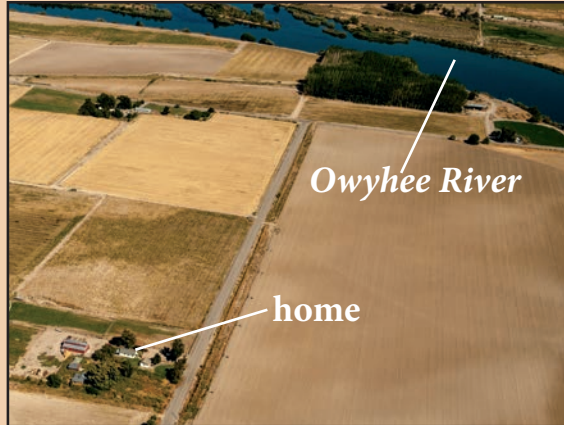
Washington Auction License #96

FALL 2014 AUCTION

RESIDENTIAL



Spokane, WA



Nyssa, OR



Florence, OR



Hines, OR

- New mixed-use building with four bedroom, three bathroom residence, and ground-level retail, within historic district in Spokane, WA. **\$850,000**
- Custom ocean-view two bedroom, two bathroom home, in gated community, within 90-minute drive of Eugene in Florence, OR. **\$525,000**
- Homes in Nyssa and Hines, OR. **\$35,000 and \$23,750**

SUBDIVISION AND DUPLEX LOTS



Sandpines Golf Links, Florence, OR

- Bulk sale of 99 townhome lots at Sandpines Golf Links, with 46 having golf course frontage, in coastal resort community of Florence, OR, all within a 90-minute drive of Eugene. Available in bulk, or in two packages of 46 lots and 53 lots. **\$625,000 and \$265,000**
- Lots in Amador County, CA and Montesano, WA. **\$5,000 and \$22,000**
- Duplex lot in Springfield, OR. **\$12,500**

RIVERFRONT, HUNTING AND RECREATION TRACTS



Auburn, WA



Shoshone
County, ID



Grant County, OR

- Three White River frontage tracts from 6± to 29± acres in Auburn and Buckley, WA. All to be sold with **No Minimum Bid!**
- Former St. Joe River corporate fly fishing retreat with furnished cabin in Shoshone County, ID. **\$249,500**
- Eastern Oregon elk hunting land portfolio – 7,920± acres in Grant County, OR. **\$425 per acre**

RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT TRACTS



Yakima, WA



Lake Tapps, WA



Ocean Shores, WA



Marysville, WA



Canby, OR



Vancouver, WA

- 31,363± square foot infill site next to McDonalds in Yakima, WA. \$25,000
- Two residential development tracts of 50± and 79± acres near Buckley and Lake Tapps, WA. \$125,000 and \$225,000
- Two development tracts of 15± and 145± acres, near Quinault Beach Resort and Casino in Ocean Shores, WA. One to be sold with **No Minimum Bid!**
- Five commercial sites at Redwood Village and 2.5± acre industrial site at Pioneer Industrial Park in Canby, OR. \$25,500 to \$225,000
- 9.58± acre industrial development site at Smokey Point, by I-5, in Marysville, WA. \$425,000
- 35,000± square foot commercial corner site by Walmart on NE Highway 99 in Vancouver, WA. \$535,000
- 15,000± square foot development site in South Lake Tahoe, CA. \$150,000
- 5.64± acre commercial site along I-84 in Biggs Junction, OR. \$222,500



FALL 2014 AUCTION

GREEN GOLD TIMBERLAND - INVESTMENT GRADE TREE FARMS AND TIMBER TRACTS



South Rancheria Creek,
Mendocino County, CA



McCloud, CA



Skamania County, WA



328± acres in Lewis County, WA



48± acres in Linn County, OR



146± acres in Linn County, OR



192± acres in Polk County, OR



81± acres in Lewis County, WA

California

- 1,942± acre South Rancheria Creek North Coast Redwood Tree Farm, near Anderson Valley, with 27± million board feet of timber and 3.1± miles of Rancheria Creek frontage in Mendocino County, CA, within a two-hour drive of San Francisco. Available 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 of timber, next to golf course with residential zoning in McCloud, CA. **\$3,800,000**

Washington

- Four Lewis County tracts with well-stocked stands of 20- to 35-year old advanced and pre-merch Douglas-fir, near log markets
 - 328± acres with 20- to 29-year old Douglas-fir and 2,665± MBF of pre-merch. **\$1,870,000**
 - 78± acres with 25- to 35-year old Douglas-fir. **\$610,000**
 - 121± acres with 20- to 25-year old Douglas-fir. **\$630,000**
 - 81± acres with 30- to 35-year old Douglas-fir and 1,700± MBF of pre-merch. **\$1,012,500**
- 639± acre tract overlooking Swift Reservoir in Skamania County, with 454± acres of well-stocked 18- to 27-year old Douglas-fir and 130± acres of young reproduction, within 90-minute drive of Portland/Vancouver metropolitan area. **\$1,280,000**

Oregon

- 69± acre Endicott Creek tract with young Douglas-fir reproduction and residual timber in Columbia County. **\$110,500**
- 48± acre Pleasant Valley tract with 18-year old Douglas-fir near Sweet Home, in Linn County. **\$93,500**
- 146± acre North River Road tract with 23-year old Douglas-fir and two approved home sites near Foster Reservoir, in Linn County. **\$399,500**
- 105± acre Mohawk River Valley tract with 11- to 18-year old well-stocked Douglas-fir reproduction and 130± MBF of residual timber, within 20-minute drive of Springfield. **\$275,000**
- 192± acre Teal Creek Tree Farm with primarily 9- to 18-year old well-stocked reproduction and 500± MBF of Douglas-fir, with existing cabin, located within 30 minutes of Salem, in Polk County. **\$475,000**



FALL 2014 AUCTION

Table of Properties

#	Description	Location	Published Reserve
Oral Auction – November 15, 2014			
1	12 Unit Multi-Family Development Site	Vancouver, WA	\$99,500
2	1.07± Acre Industrial Development Site	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 St.	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	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 – November 19, 2014			
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 Riverfront 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± 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



FALL 2014 AUCTION

Table of Properties, continued

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 Excore 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	Florence, OR	Bulk Price \$890,000
	A - 46 Lots - golf frontage		\$625,000 ¹
	B - 53 Lots - non-golf frontage		\$265,000 ¹
121	Two Bedroom, Two Bathroom Ocean-View Custom Home, 90773 Southview Lane	Florence, OR	\$525,000
122	8.24± Acre Santa Clara Crossing Development Site with Entitlements	Eugene, OR	Bulk Price \$3,999,950
	A - 769± acre commercial site		\$3,849,950 ²
	B - .55 acre apartment site		\$150,000 ²
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	Boonville, CA	Bulk Price \$4,900,000
	A - 1,521± Acres		\$3,575,000 ³
	B - 421 Acres		\$1,325,000 ³
128	Seven-Lot Residential Development Site	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	7,920± Acre Miller Flat Elk Hunting, Recreation and Timber Tract	Grant County, OR	\$3,350,000

1 Sale of lot package A and lot package B is subject to bids in the aggregate to total, 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 total, 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 total, or exceed, the bulk reserve price of \$4,900,000

Oral Auction November 15, 2014

Sealed Bids Due November 19, 2014

Broker Cooperation Invited • Seller Financing Available on Some Offerings

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Auction Conducted By:

Realty Marketing/Northwest

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

Washington Auction License #96