



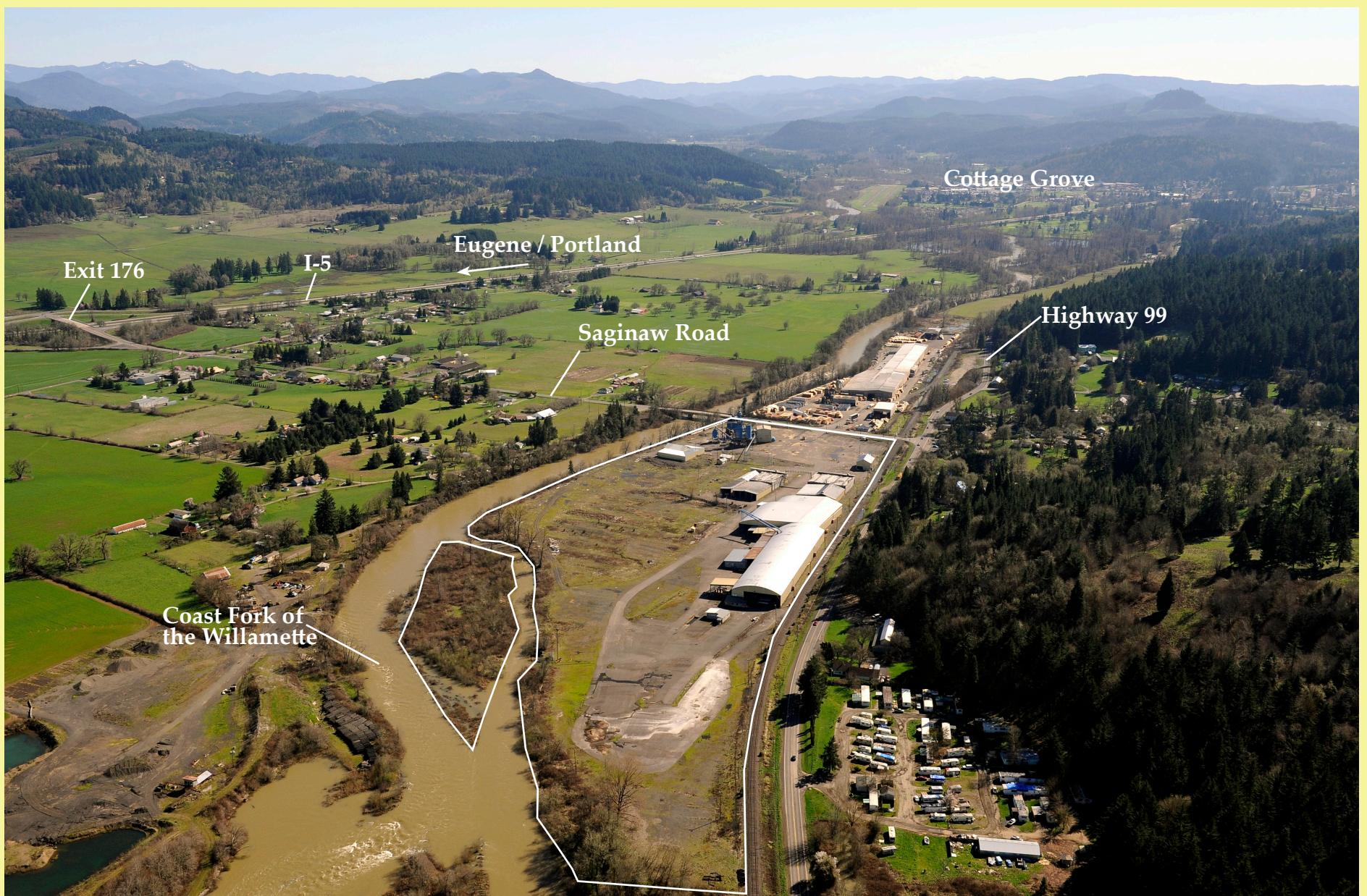
LATE ADDITION

No Starting Bids and No Hidden Reserves!



REO INDUSTRIAL AND COMMERCIAL SITES in the Willamette Valley and in Central Oregon

Price Reductions of up to 40%!



**37± acre industrial site with 112,000± square feet of improvements
located south of Eugene, Oregon**



SEALED BIDS DUE JUNE 25, 2015

1-800-845-3524

Auction conducted by:

REALTY MARKETING/NORTHWEST, Broker

522 SW 5th Avenue, Suite 725 Portland, Oregon 97204

134

37.38± acre Industrial Site with over 112,000 square feet of Former Manufacturing and Storage, by I-5 Exit 176 near Eugene Saginaw, Oregon



PUBLISHED RESERVE: \$1,200,000

LAST ASKING: \$1,999,000

SIZE: 37.38± acres

ZONING: Rural Industrial Zone (RI, RCP)

PROPERTY INSPECTION: By appointment only. Please contact Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 37.38± acre Willamette Valley industrial site has a strategic location at Exit 176 at I-5, and is located 16± miles south of Eugene, just north of Cottage Grove. The property was used for wood products operations for over 75 years. The prior owner, Westwood Lumber, purchased the property from Willamette Industries and operated the facility until 2012. All sawmill equipment has been sold.

There are 112,000± square feet of buildings, which have reuse potential for warehousing, distribution, manufacturing, and assembly operations, providing a new owner with opportunity to redevelop the property and have direct access to the I-5 corridor, which serves both the Pacific Northwest and California markets.

The main complex is 103,526± square feet and was used as a processing plant, warehouse, shipping and shop. A 1,200± foot rail spur is under cover, and was used for loading lumber. There is also a small office just north of the main complex and a 9,490± square foot accessory warehouse. The nearby boiler complex may have some reuse purpose, or may have value in its liquidation. There are three dry kiln buildings totaling 39,165± square feet that should be demolished as part of the redevelopment.

The Coast Fork of the Willamette River has one-quarter mile of frontage along the eastern boundary of the property, and the auction property also includes a small 3± acre island.

A non-contiguous parcel of .92± acre is located just west of the site, is part of the sale, and contains a 500,000 gallon storage tank as part of the fire suppression system.

The seller is in the process of obtaining a No Further Action Letter from the Oregon Department of Environmental Quality. Please see Supplemental Information Package for detail.

There is heavy power to the site, but to individual buildings will require installation. The seller has an estimate for the distribution of power to both the northern and southern portions of the site, which is included in the Supplemental Information Package.

The property has frontage on Saginaw Road which provides access to Exit 176 at I-5, and along Highway 99 which also provides access to Eugene.

2014-2015 taxes are \$13,400.

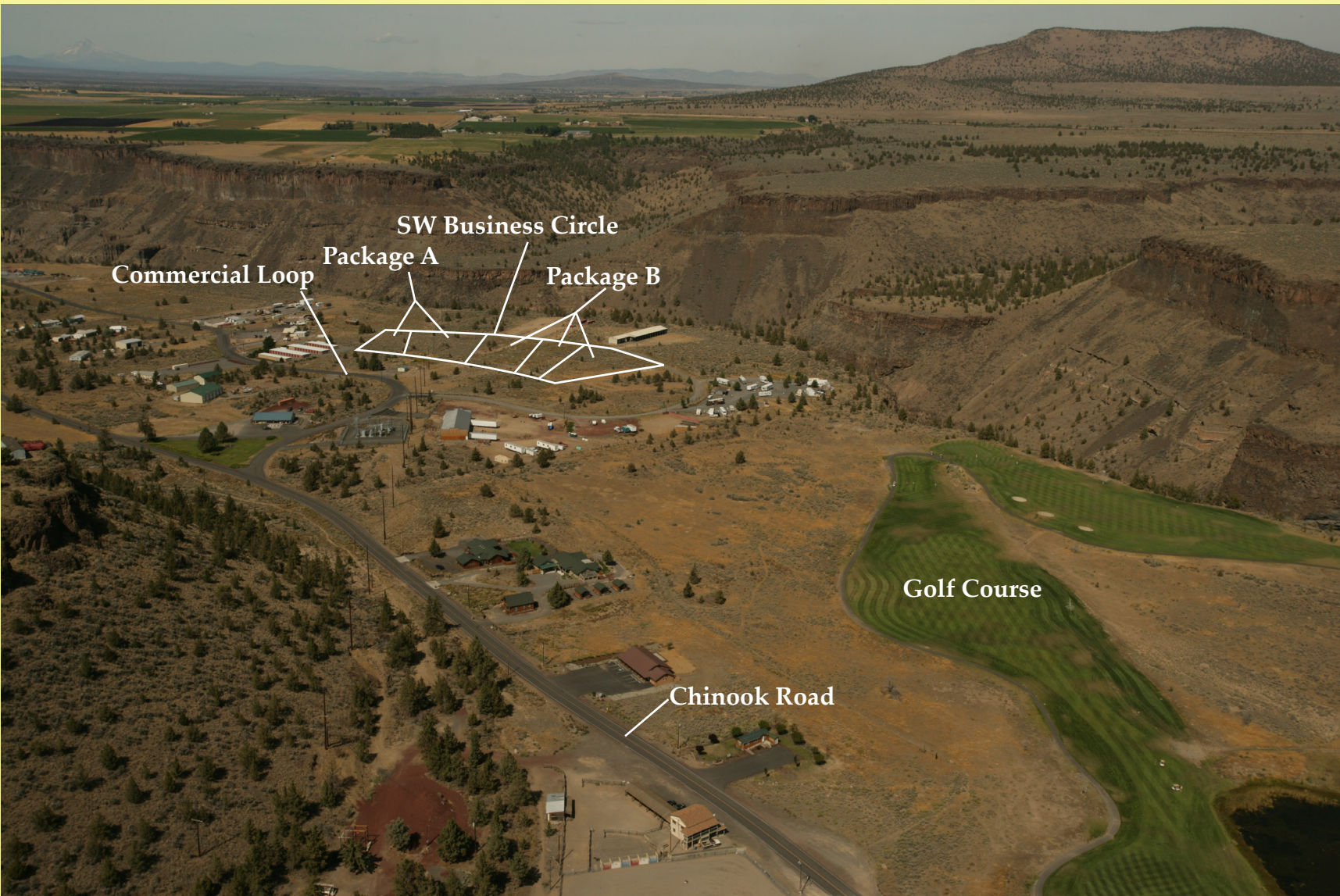
LOCATION: 32941 East Saginaw Road – Saginaw, Oregon. Map and Tax Lot# 2003150000300 (36.46± acres) and 2003160000801 (.92± acres).

Please contact the Auction Information Office at 1-800-845-3524 or info@rmnnw-auctions.com to request the Supplemental Information Package #134 with Bid Documents.

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 25, 2015

135

Five Commercial Development Sites at Crooked River Ranch near Redmond
Terrebonne, Oregon



PUBLISHED RESERVE:	Bulk \$29,500	Lot Package A \$10,000*	Lot Package B \$19,500*
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*Sales of Lot Package A and Package B are subject to total bids in the aggregate to equal, or exceed, \$29,500

LAST ASKING:	\$44,950
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SIZE:	5.32± acres	2.05± acre (Tax Lots 1700 and 1800)	3.27± acres (Tax Lots 1400-1600)
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ZONING: CRRC (Crooked River Ranch Commercial)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These five commercial sites are located within the 10,000 acre central Oregon community of Crooked River Ranch, with 4,500 residents, which has become a year-round residential community within commuting distance of nearby Redmond, Madras and Bend. The five contiguous lots range in size from .76± acre to 1.32± acres, and are all located along Business Circle Road, which is part of Crooked River Ranch’s commercial core. Nearby businesses include a mini-mart, self-storage facility, and saloon with restaurant, and some office and professional uses. An 18-hole golf course and RV Park are nearby.

The five lots are available in bulk at \$29,500, or in two lot packages of 2.05± acres (Lot Package A) and 3.27± acres (Lot Package B), with reserve prices of \$10,000 and \$19,500. Sales of both Lot Package A and Package B are subject to total bids in the aggregate to equal, or exceed, the bulk reserve price of \$29,500.

All lots within both packages are ready for construction, and have power and water. On-site septic is required. The CRRC zoning may allow live/work units under certain conditions, which could provide opportunity for artist and craftsman studios.

2014-2015 taxes are \$305 per lot.

LOCATION: 14220 Business Circle Road, Crooked River Ranch – Terrebonne, Oregon. Tax Lot 1400 (Lot 81), Tax Lot 1500 (Lot 80), Tax Lot 1600 (Lot 79), Tax Lot 1700 (Lot 78), Tax Lot 1800 (Lot 77).

Please contact the Auction Information Office at 1-800-845-3524 or info@rmnmw-auctions.com to request the Supplemental Information Package #135 with Bid Documents.

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 25, 2015