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SPRING 2015 AUCTION LATE ADDITION

NO STARTING BIDS AND NO HIDDEN RESERVES!



CLARK COUNTY SURPLUS PROPERTIES

***26± ACRE RESIDENTIAL PROPERTY AT
NW 309TH STREET, NEAR RIDGEFIELD
WILDLIFE REFUGE***

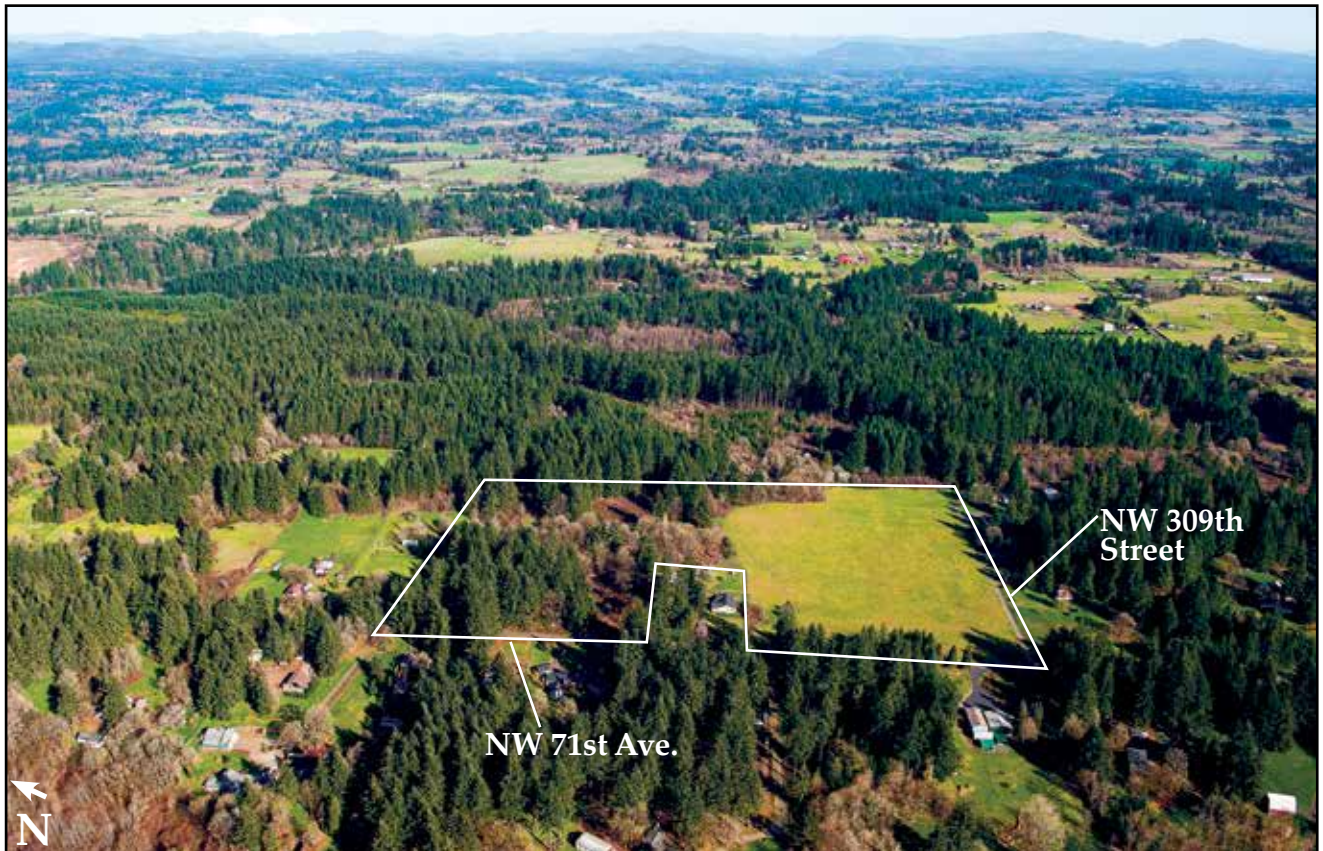


***COMMERCIAL DEVELOPMENT SITE AT
NE 88TH STREET AND NE HIGHWAY 99,
BY WALMART***

SEALED BIDS DUE: JUNE 25, 2015

Washington Auction License #96

REALTY MARKETING / NORTHWEST



PUBLISHED RESERVE: \$300,000

LAST ASKING: First Time Offered

SIZE: 26.29 ± Acres

ZONING: Residential (R-10)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

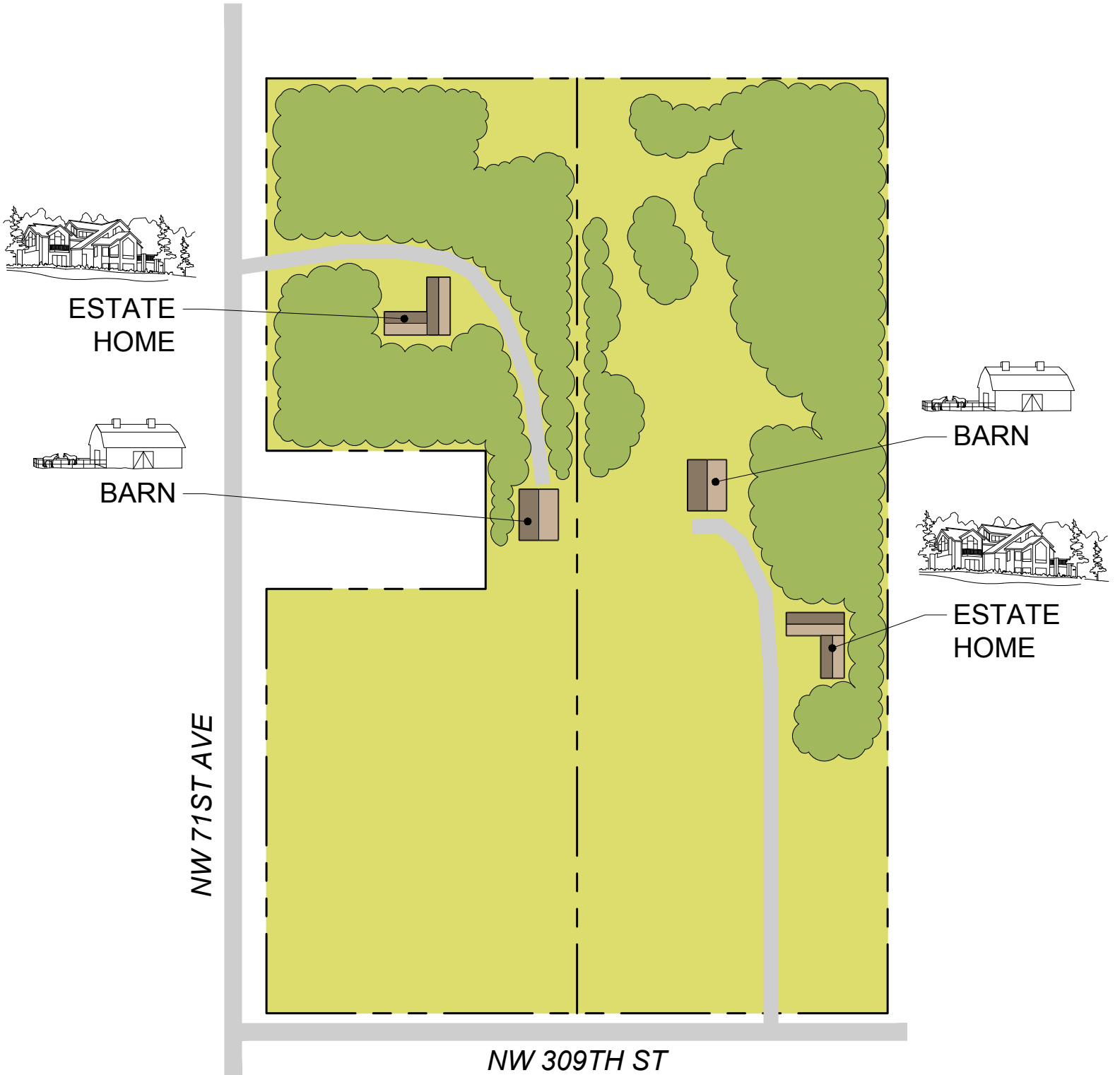
DESCRIPTION: This 26.29± acre residential property is located in Ridgefield, approximately 20± miles from downtown Vancouver and 30± miles north of Portland, Oregon. It is near the Ridgefield Wildlife Refuge and Lewis River. Ridgefield is situated in northern Clark County, and is home to the 5,217± acre Ridgefield National Wildlife Refuge. The site is located along NW 71st Avenue, at the northeast corner of NW 309th Street, within the Enterprise/Paradise Point neighborhood. Interstate 5 is approximately 4 miles east of the site.

The rectangle-shape site is zoned Residential (R-10) and could provide for two 13± acre home sites under this designation, with room for a horse barn or other outbuildings. There is a large meadow area with some residual timber. Access to the site is from either NW 71st Ave or NW 309th Street, providing several options to divide the property into two estate parcels. Power is available, and both an on-site septic, and well, will be required. There is a pipeline easement that runs through the entire parcel. Please see Supplemental Information Package. The property is owned by Clark County and therefore is currently exempt from property taxes.

LOCATION: NW 71st Avenue, Ridgefield, Clark County, WA. APN: 210776000

Please contact the Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com to request the Supplemental Information Package #136 with Bid Documents.

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



Property has potential for up to two estate tracts with home and horse barn

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

137 34,514± Square Foot Commercial Development Site, by Walmart and Riverview Community Bank, Vancouver, Washington



PUBLISHED RESERVE: \$515,000

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 a 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. It 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, as well as to add improved sidewalks, curbs, gutters and signals. The 34,514± square foot site is the remainder parcel, and has approximately 180 feet of frontage along Highway 99 and 280 feet of frontage 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 includes restaurants, gas stations, and banks. Please 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

Please contact the Auction Information Office at 1-800-845-3524 or info@rm-nw-auctions.com to request the Supplemental Information Package #137 with Bid Documents.

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