

**RM/
NW**

MARKET MAKERS
IN REAL ESTATE

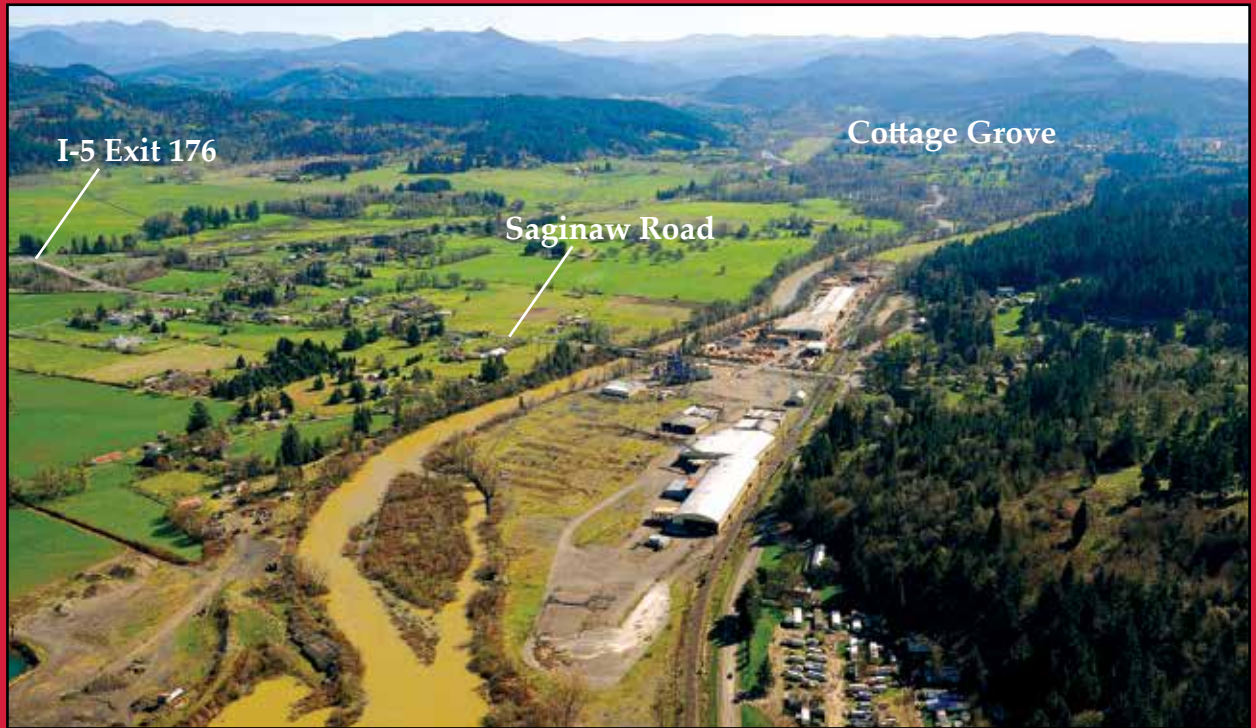
SPRING 2015 AUCTION LATE ADDITION

NO STARTING BIDS AND NO HIDDEN RESERVES!

**BANK OF THE
CASCADES**

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



Boiler



Rail spur serves main mill complex



Reuse options for 112,000± square feet of buildings

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 104,662± 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@rmnw-auctions.com to request the Supplemental Information Package #134 with Bid Documents.

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

AUCTION PROPERTY LOCATION MAP

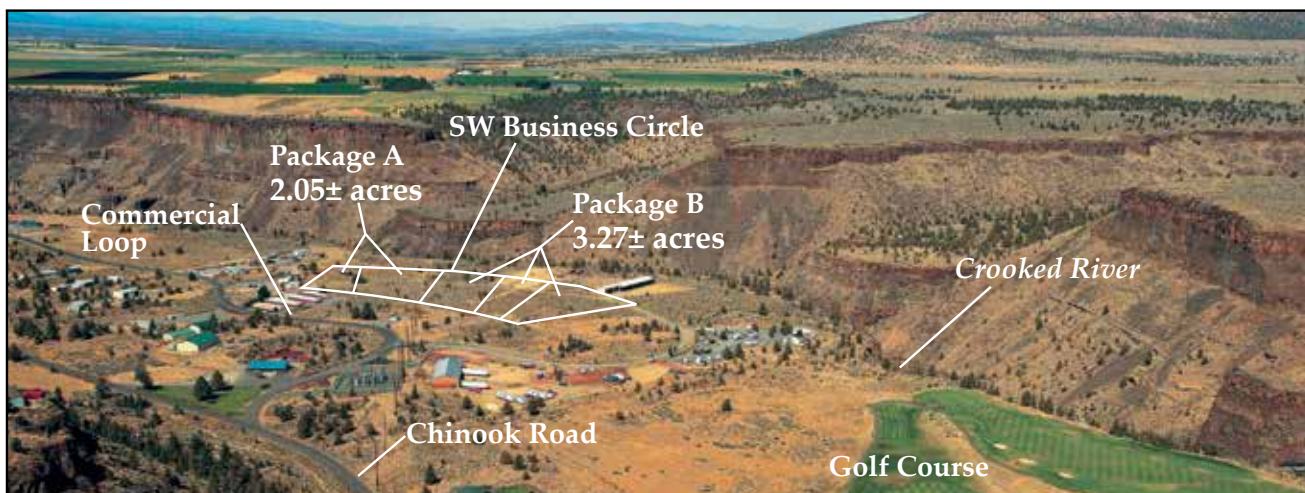




MARKET MAKERS
IN REAL ESTATE

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



	Bulk	Lot Package A	Lot Package B
PUBLISHED RESERVE:	\$29,500	\$10,000*	\$19,500*

*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

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@rmnw-auctions.com to request the Supplemental Information Package #135 with Bid Documents.

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

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SPRING 2015 AUCTION LATE ADDITION

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CLARK COUNTY SURPLUS PROPERTIES

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

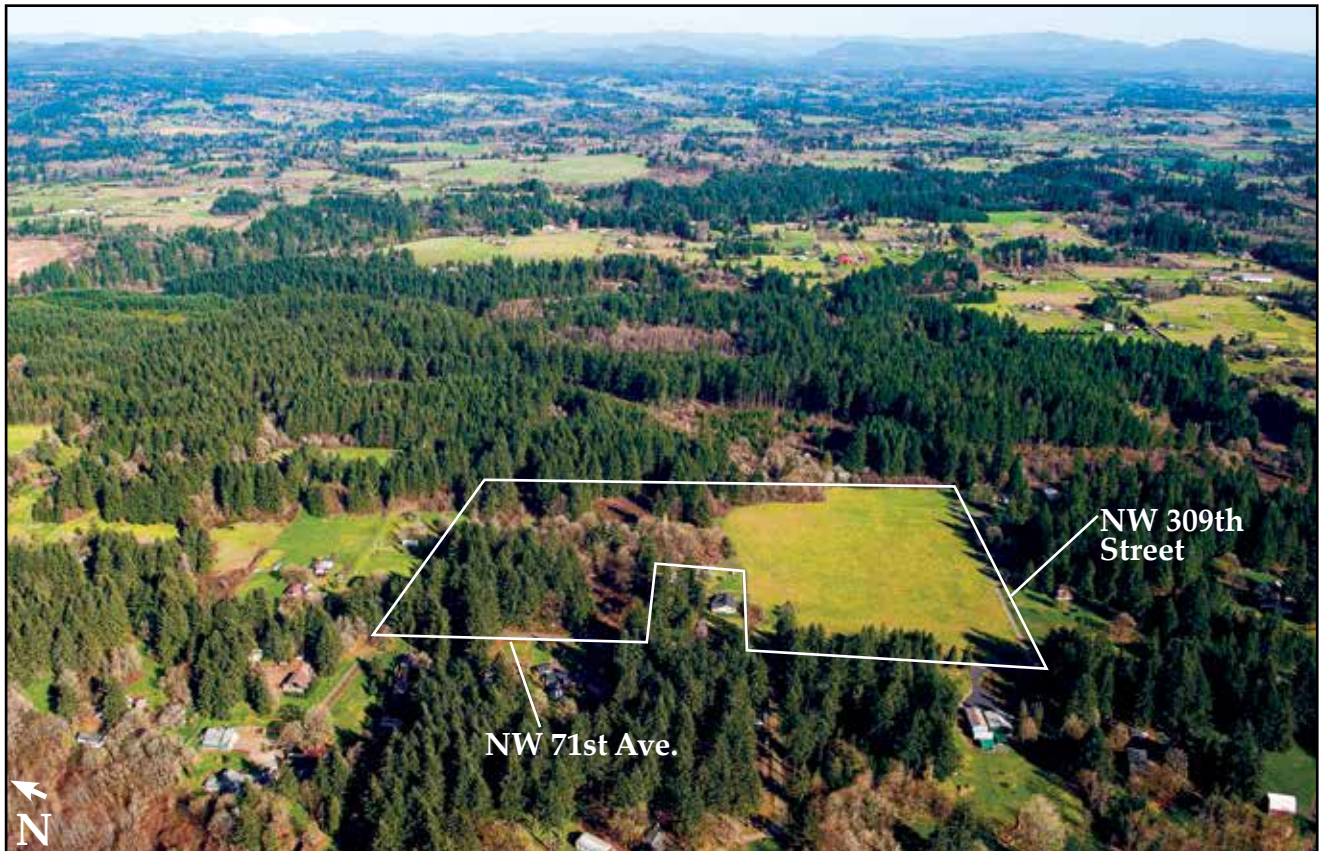


***COMMERCIAL DEVELOPMENT SITE AT
NE 88TH STREET AND NE HIGHWAY 99,
BY WALMART***

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

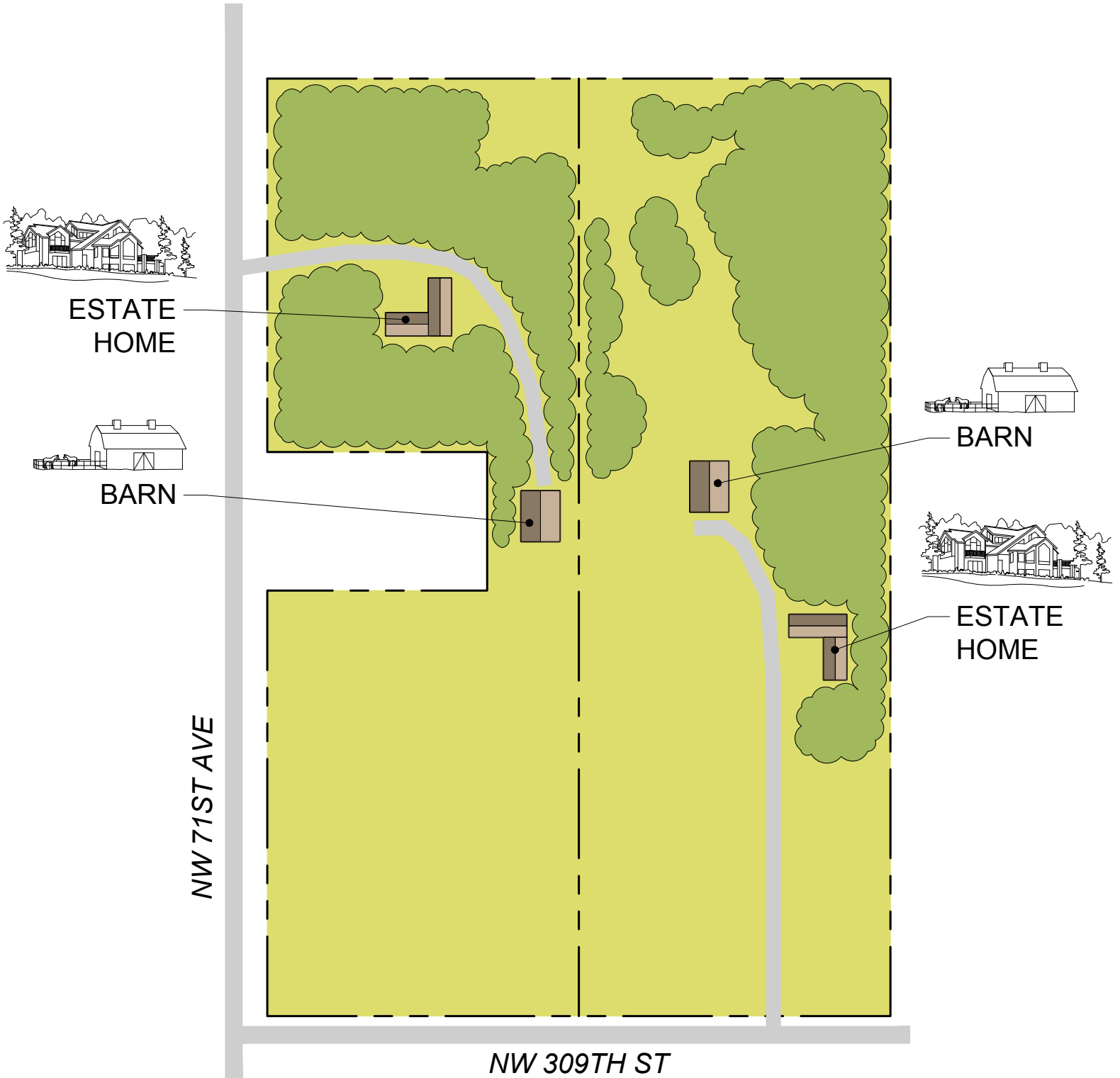
DESCRIPTION: This 26.29± acre residential property is located in Ridgefield, approximately 20± miles from downtown Vancouver and 30± miles north of Portland, Oregon. It is near the Ridgefield Wildlife Refuge and Lewis River. Ridgefield is situated in northern Clark County, and is home to the 5,217± acre 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: **\$300,000**

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.

SEALED BIDS DUE NO LATER THAN 5:00 PM, JULY 30, 2015