



FALL 2015 AUCTION

No Starting Bids and No Hidden Reserves!

OREGON • WASHINGTON • CALIFORNIA

OVER 75 PROPERTIES TO BE SOLD FOR BANKS, DEVELOPERS, CORPORATIONS, AND A PUBLIC AGENCY

Eight Properties to be Sold with No Minimum Bid — to the High Bidder!

OCEANFRONT CONDOMINIUMS AND DEVELOPMENT SITE



- Two new oceanfront 1,463± square foot three bedroom, three bath, condominiums, and a 10,000± square foot infill oceanfront development site, in Neskowin, Oregon. Prices start at \$445,000



McKENZIE RIVER FRONTAGE RECREATION, DEVELOPMENT AND TIMBER PORTFOLIO – 260± ACRES



- Over 3 miles of McKenzie River frontage available in three parcels, with over five million board feet of timber, permitted rock quarry, boat launch, four cabins, and potential entitlements for up to six riverfront homes, located within a 35-minute drive of Eugene. Prices start at \$157,500



Auction Conducted By:

Realty Marketing/Northwest

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

FALL 2015 AUCTION

MIXED-USE, INVESTMENT AND INCOME PROPERTIES



Salem, OR

- Nineteen-unit retirement center or group home, with additional development site, near Chemeketa



Astoria, OR

Community College, in Salem, Oregon. **\$1,350,000 and \$99,500**

- Half-block redevelopment opportunity with two homes, office and lot, near Round-Up Arena in Pendleton, Oregon. **\$165,000**
- 8,125± square foot commercial building in downtown historic district of Astoria, Oregon. **\$180,000**



Waldport, OR

- Former coastal retail nursery, with over 100,000 square feet of greenhouses, home, and additional improvements, in Waldport, Oregon. **\$395,000**
- 37± acre industrial site with 112,000± square feet of buildings, along I-5 corridor, south of Eugene, Oregon. **Price reduced to \$1,000,000**
- Commercial buildings and rental near Centralia College, in Centralia, Washington.



Culver, OR



Athena, OR

- 38± acre quarry with estimated 6.6 million tons of basalt reserve, near Medford, Oregon. **\$550,000**

- 100% leased commercial property with 45,000± square feet of improvements in central Oregon, used for boat sales, service and storage facility, near Lake Billy Chinook and Cove Palisades State Park. **\$695,000**



Vancouver, WA

- 9,000± square foot commercial building and additional lot, next to restored historic Gem Theatre and Star Saloon, in Athena, Oregon. **\$115,000 and \$35,000**
- 8,952± square foot commercial building at I-5 / I-205, in Vancouver, Washington.
- 4,068± square foot commercial building in Live Oak, California. **\$99,500**
- Five leased office condominiums in Pleasant Hill, California.



Vancouver, WA

FALL 2015 AUCTION

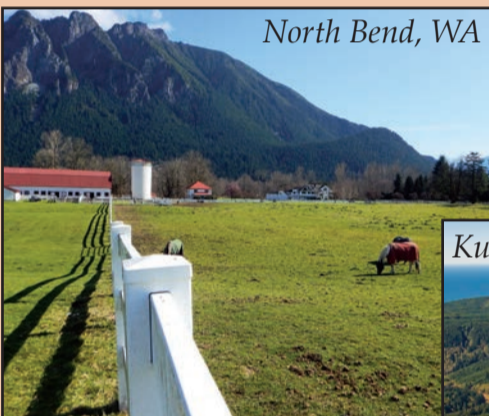


Salem, OR

HOMES AND LOTS

- 8,354± square foot seven bedroom, four and a half bath home, on 1.2± acre gated lot in Salem, Oregon. **\$750,000**
- Two bedroom, one bath floating home along Columbia River in Portland, Oregon.
- Two 2± acre lots in Dallas, Oregon. **\$47,500 each**
- 1± acre residential parcel near Hamilton, Washington, to be sold with **No Minimum Bid!**
- Two bedroom, one bath home in Salton City, California.
- Six East Fork Lewis River homesites near Vancouver, WA. **\$75,000 and \$80,000**

FARM, RANCH AND ELK HUNTING PROPERTIES



North Bend, WA



Kurzet Ranch

- 209± acre Mountain Meadows Farm with 7,770± square foot home, pool, horse arena, barn, polo fields, and caretaker residence. 30-minute drive to Seattle and Emerald Downs Racetrack in North Bend, Washington. **Price reduced by \$1 million!**

- 604± acre Kurzet Ranch with two homes, shop, barns, reservoir, bottomland with water rights and 11.6± million board feet of timber, near Bandon Dunes Golf Resort and North Bend / Coos Bay. **\$4,195,000**
- 823± acre Linton Mountain Road elk hunting property with timber, near Tollgate, in eastern Oregon. **\$575,000**

DEVELOPMENT SITES



Tacoma, WA

- Surplus Puget Sound corporate real estate portfolio of apartment, industrial, residential and mixed-use sites in Tumwater, Lakewood, Tacoma and Hamilton, Washington. Two to be sold with **No Minimum Bid!**
- Commercial site that can accommodate 90,000± square feet of development in Issaquah Highlands, by Grand Ridge Plaza, in Issaquah, WA. **\$2,300,000**
- 31± acre John Day River frontage and 52± acre Willowa River frontage development sites in Mt. Vernon and Willowa, Oregon. **\$150,000 each**
- 13± acre mixed-use development site along Highway 30 in St. Helens, Oregon. **Price reduced by \$2.4 million!**



Willowa, OR



St. Helens, OR

- Willamette Valley Industrial Land Portfolio from 3± to 27± acres. **Prices start at \$26,000 per acre**
- Infill, residential and commercial development sites in Salem, Springfield, Crooked River Ranch, and Pendleton. **Prices start at \$5,000**
- Commercial Development site in South Lake Tahoe, California.

FALL 2015 AUCTION

GREENGOLD TIMBER TRACTS FROM 3± ACRES TO 1,380± ACRES

Klickitat County, WA



Marion County, OR



Kitsap County, WA



- Four tracts, from 3± to 320± acres in Douglas, Lincoln and Marion Counties, Oregon, and Klickitat County, Washington. All to be sold with **No Minimum Bid!**
- Two Coos County timber tracts, 80± and 604± acres, near North Bend / Coos Bay, Oregon, with 13.6± million board feet. **\$475,000 and \$4,195,000**
- Well-stocked tracts with 5- to 18-year-old Douglas-fir, located in Lane, Lincoln, Marion, and Washington Counties, Oregon. **\$68,500 to \$495,000**

- 153± acre timber tract with 23-year old Douglas-fir, residual timber and 5-acre residential zoning with views, near Bremerton, Washington. **\$625,000**

Table of Properties

#	Description	Location	Published Reserve
Oral Auction – November 14, 2015, Embassy Suites, Portland Airport			
1	3± acre North Santiam River Frontage Tract	Marion County, OR	No Minimum Bid
2	2± acre Yaquina River Frontage Tract	Elk City, OR	No Minimum Bid
3	50± acre Siletz River Frontage Timber Tract	Lincoln County, OR	\$68,500
4	45± acre Nashville Timber Tract	Lincoln County, OR	\$137,500
5	52± acre Nashville Timber Tract	Lincoln County, OR	\$172,500
6	97± acre Cory Road Timber Tract	Lane County, OR	\$292,500
7	28,300± square foot Commercial Development Site - 156 S. 20 th St.	Springfield, OR	\$79,500
8	9,148± square foot Residential Development Site	Springfield, OR	SOLD
9	44± acre Dexter Reservoir Timber Tract with Two Home Sites	Lane County, OR	\$138,500
10	Two Commercial Development Sites - SW Business Circle Drive - 2.05± acres	Crooked River Ranch, OR	\$10,000
11	1,440± s.f. Office Building - 215 SW 10 th St.	Pendleton, OR	\$99,500
12	80± acre Cape Arago Timber Tract	Coos County, OR	\$475,000
13	4± acre Timber Tract	Canyonville, OR	No Minimum Bid
14	311± acre Applegate Timber Tract	Jackson County, OR	\$95,000
15	Two Bedroom, One Bathroom Floating Home at Jantzen Beach Moorage	Portland, OR	TBD
16	Two Bedroom, Two Bathroom Rental Home and 3,800± square foot Commercial Building - 109 S. Oak St. and 610 W. Main St.	Centralia, WA	TBD
17	320± acre Timber Tract	Klickitat County, WA	No Minimum Bid
18	.74± acre Deschutes Way Development Site by Tumwater Falls Park - 420 Deschutes Way SW	Olympia, WA	Withdrawn
19	.4± acre Thompson Ave. Residential Development Site - 8051 S. Thompson Ave.	Tacoma, WA	No Minimum Bid
20	.92± acre Tract	Eatonville, WA	No Minimum Bid



FALL 2015 AUCTION

Table of Properties, Cont.

#	Description	Location	Published Reserve
21	1± acre Ensley Road Residential Tract	Skagit County, WA	No Minimum Bid
Sealed Bid Auction – November 18, 2015			
100	Three Bedroom, Three Bathroom Oceanfront Condominium (South Unit) - 48790 Breakers Blvd.	Neskowin, OR	\$445,000
101	Three Bedroom, Three Bathroom Oceanfront Condominium (North Unit) - 48790 Breakers Blvd.	Neskowin, OR	\$455,000
102	10,000± square foot Infill Oceanfront Breakers Blvd Development Site	Neskowin, OR	\$485,000
103	8,125± square foot Commercial Building in Historic District with Five Storefronts - 904 - 936 Commercial St.	Astoria, OR	\$180,000
104	57± acre Nehalem Highway Timber Tract	Washington County, OR	\$99,500
105	13± acre Highway 30 Mixed-Use Development Site	St. Helens, OR	\$3,600,000
106	19-Unit Rodina Retirement Center - 4107 Fisher Rd. NE	Salem, OR	\$1,350,000 ¹
107	.58± acre Development Site - Fisher Rd. NE	Salem, OR	\$99,500 ¹
108	8,354± square foot Seven Bedroom, 4.5 Bathroom Home on 1.21± acre Lot - 2650 Hoodoo Dr.	Salem, OR	\$750,000
109	156± acre Timber Tract	Marion County, OR	\$495,000
110	2± acre Home Site	Dallas, OR	\$47,500
111	2.17± acre Home Site	Dallas, OR	\$47,500
112	4± acre Industrial Site - SE Cutoff and Godsey Rd.	Dallas, OR	\$195,000
113	3± acre Industrial Site - Godsey Rd.	Dallas, OR	\$150,000
114	19.2± acre Industrial Site - Godsey Rd.	Dallas, OR	\$500,000
115	5.88± acre Industrial Site with 6,500± square foot Shop Building - SE Monmouth Cutoff Rd.	Dallas, OR	\$225,000
116	13.75± acre Industrial Site - SE Holman Rd.	Dallas, OR	\$395,000
117	Former Coastal Retail Nursery, with over 100,000 square feet of Greenhouses and Additional Improvements with Home - 4399 SW Ericksen Ave.	Waldport, OR	\$395,000
118	8± acres Elk Creek Tract with Four Cabins, along McKenzie River Highway	Blue River, OR	\$157,500 ²
119	145± acre McKenzie Riverfront West Tract, with Potential Entitlements for 3 Dwellings, Timber and Rock Quarry	Lane County, OR	\$1,135,000 ²
120	106± acre McKenzie Riverfront Camp with Potential Entitlements for 3 Dwellings, Boat Launch and Timber	Lane County, OR	\$1,707,500 ²
121	37.38± acre Industrial Site with 112,000± square feet of former Manufacturing and Storage - 32941 E. Saginaw Rd.	Saginaw, OR	\$1,000,000
122	5,587± square foot Commercial Building with Parking Lot - 122 / 128 W. Central Ave.	Sutherlin, OR	TBD
123	604± acre Kurzet Ranch with 11,600± MBF of Timber, Two Homes, Shop and Barns, near Bandon Dunes Golf Resort	Coos County, OR	\$4,195,000
124	199± acre Nickel Mountain Timber Tract	Douglas County, OR	SOLD
125	980± acre Nickel Mountain Timber Tract	Douglas County, OR	SOLD
126	160± acre Timber Tract	Douglas County, OR	SOLD
127	74± acre Yokum Road Tract	Douglas County, OR	\$95,000
128	38± acre Cabin Canyon Quarry - 161 W. Fork Trail Creek Rd.	Trail, OR	\$550,000
129	Three Commercial Development Sites 3.27± acres - SW Business Circle	Crooked River Ranch, OR	\$19,500
130	Leased Commercial Marine Service and Storage Facility, with 40,000± square feet - 9066 SW Feather Dr.	Culver, OR	\$695,000
131	31± acre Development Site with John Day River Frontage, along Highway 126	Mt. Vernon, OR	\$150,000
132	6,465± square foot Commercial Site at corner of Dorion and SW 10 th St.	Pendleton, OR	\$45,000 ³
133	1,652± square foot Home/Office - 912 SW Dorion Ave.	Pendleton, OR	\$50,000 ³
134	1,021± square foot Home - 908 SW Dorion Ave.	Pendleton, OR	No Minimum Bid ³
135	1,848± square foot Home - 904 SW Dorion Ave.	Pendleton, OR	\$70,000 ³
136	823± acre Linton Mt. Road Elk Hunting and Recreation Tract, with Timber	Umatilla County, OR	\$575,000
137	9,000± square foot Commercial Building - 259 E. Main St.	Athena, OR	\$115,000 ⁴
138	2,850± square foot Utility Building on 12,000± square foot Lot at Corner of 3 rd St. and East Jefferson	Athena, OR	\$35,000 ⁴



FALL 2015 AUCTION

Table of Properties, Cont.

#	Description	Location	Published Reserve
139	52± acre Industrial Development Site with Willowa River Frontage - 900 N. Douglas St.	Wallowa, OR	\$150,000
140	8,952± square foot Commercial Building - 13800 NE 20 th Ave.	Vancouver, WA	TBD
141	26± acre Residential Development Tract	Clark County, WA	\$300,000
142	Building, Shop and Garage - 108 S. Washington St.	Centralia, WA	TBD
143	.77± acre Industrial Site at Corner of 100 St. SW and Lakeview Ave. SW	Lakewood, WA	\$275,000
144	1.87± acre Multi-Family Development Site - 2421 70 th Ave. SW	Tumwater, WA	\$325,000
145	153± acre Erlands Point Timber Tract	Kitsap County, WA	\$625,000
146	187± acre Mountain Meadows Farm with Arena, Barn and Duplex	North Bend WA	\$3,995,000
147	7,770± square foot Home on 22± acres with Pool and Tennis Court - 10106 422 nd Lane SE	North Bend, WA	\$1,025,000
148	10± acre Residential Site	Newcastle, WA	TBD
149	55,636± square foot Issaquah Highlands Commercial Development Site - 1100 10 th Ave. NE	Issaquah, WA	\$2,300,000
150	2,814± square foot Former Bank Branch (leasehold) - 22408 E. Appleway Ave.	Liberty Lake, WA	\$300,000
151	65± acre Site - 1805 Elk Valley Rd.	Crescent City, CA	SOLD
152	Ten-Room former Bed & Breakfast - 15778 Main St.	Crescent Mills, CA	TBD
153	4,068± square foot Commercial Building - 2618 Fir St.	Live Oak, CA	\$99,500
154	29,155± square foot Development Site - 1189 & 1201 Emerald Bay Rd.	South Lake Tahoe, CA	TBD
155	15,000± square foot Infill Development Site - 3868 Lake Tahoe Blvd.	South Lake Tahoe, CA	SOLD
156	Five Leased Office Condominiums - 91 Gregory Lane	Pleasant Hill, CA	TBD
157	Two Residential Lots and a Single Family Home	Salton City, CA	TBD
158	9.58± acre Industrial Development Site	Marysville, WA	TBD
159	6± acre East Fork Lewis River Homesite	Clark County, WA	\$75,000
160	5.7± acre East Fork Lewis River Homesite	Clark County, WA	\$75,000
161	5.9± acre East Fork Lewis River Homesite	Clark County, WA	\$75,000
162	5.5± acre East Fork Lewis River Homesite	Clark County, WA	\$75,000
163	5.9± acre East Fork Lewis River Homesite	Clark County, WA	\$75,000
164	5.4± acre East Fork Lewis River Homesite	Clark County, WA	\$80,000

1 Sales of #106 and 107 are subject to bids in the aggregate to total, or exceed, \$1,449,500
 2 Sales of #118, 119, and 120 are subject to bids in the aggregate to total, or exceed, \$3,000,000
 3 Sales of #132, 133, 134, and 135 are subject to bids in the aggregate to total, or exceed, \$165,000
 4 Sales of #137 and 138 are subject to bids in the aggregate to total, or exceed, \$150,000

**Oral Auction at Embassy Suites, Portland Airport
 November 14, 2015**

Sealed Bids Due November 18, 2015

Broker Cooperation Invited • Seller Financing Available on Some Properties

Call Now for Free Color Catalog #1504

1-800-845-3524

Auction conducted in affiliation with:

Coldwell Banker Cutten
 DTZ
 ERA Showcase Real Estate

First Commercial Real Estate Services
 Keenan & Partners
 Pacific Real Estate Investments

Sperry Van Ness
 Windermere Western View Properties
 Zina Ovchinnikoff Realty

Auction Conducted By:

Realty Marketing/Northwest

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

Washington Auction License #96