

*No Starting Bids and No Hidden Reserves!*

## McKenzie River Recreation, Development and Timber Portfolio – 260± Acres 35 Miles from Eugene, Oregon



- Over three miles of McKenzie River frontage, available in three parcels, with over five million board feet of timber, a permitted rock quarry, Finn Rock Boat Launch, four cabins, and potential entitlements for up to six riverfront homes
- Rare opportunity to control 1.5 miles along each side of the McKenzie River, within one of the stretches most popular for rafting, kayaking and fishing
- Significant conservation value using donation or sale of a conservation or working forest easement in order to control development, timber harvest and additional quarry operations

**SEALED BIDS DUE NOVEMBER 18, 2015**

*Broker Cooperation Invited*

*Over 70 Additional Properties in Oregon, Washington and California*

**Call For Free Color Catalog #1504 and Bid Package #118-120**

**1-800-845-3524**

Auction conducted by:

Washington Auction License #96

**REALTY MARKETING/NORTHWEST, Broker**

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

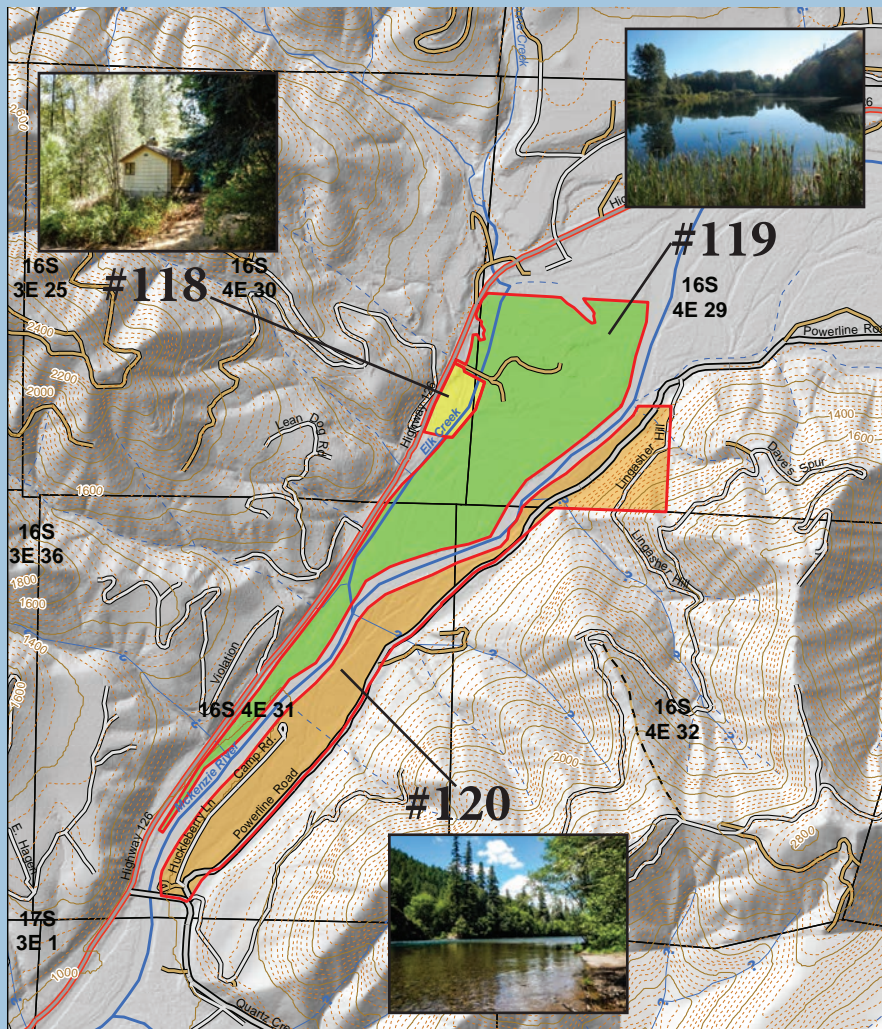


# FALL 2015 AUCTION



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## Portfolio Available in Three Parcels



### #118 - Elk Creek Cabins - 8.64± Acres

Total of four cabins along McKenzie Highway – two rented and two vacant – with opportunity for new owner to replace or repair cabins for use as year-round or vacation rentals.

**Published Reserve: \$157,500\***

### #119 - McKenzie River West with Rock Quarry, Timber and Potential Entitlements for Three Dwellings – 145± Acres

Estimated 9,200 feet of McKenzie River frontage, and 3,280± MBF of timber including Douglas-fir, white woods, red cedar and hardwoods, and a permitted rock quarry. Riverfront setting with seclusion provides option for potential entitlements for up to three year-round private retreats. Acquisition with #118 could provide opportunity for seasonal or year-round rental income.

**Published Reserve: \$1,135,000\***

### #120 - McKenzie River Camp with Finn Rock Boat Launch, Timber and Potential Entitlements for Three Dwellings – 106± Acres



Estimated 9,100 feet of McKenzie River frontage, with access from McKenzie Highway. Property is site of the historic Finn Rock Logging Camp which, in the 1940s, contained twenty homes. Finn Rock Boat Launch is part of property, with all-weather road, power available along the riverfront, and potential entitlements for up to three dwellings for year-round cabins or homes. There is an estimated 2,280 MBF of timber, including Douglas-fir, white woods, red cedar and hardwoods.

**Published Reserve: \$1,707,500\***

\* Individual sales of Auction Properties #118, #119 and #120 are subject to bids in the aggregate to equal, or exceed, the bulk reserve price of \$3,000,000.

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