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TOP STORY

## Local church, equestrian facility up for auction

KYLE ODEGARD Albany Democrat-Herald Updated 10 hrs ago



Provided Photo

The former Shedd Methodist Church, which was built in 1873, is up for auction on May 14 in Portland, and the reserve b

An 1873 church building in Shedd and an equestrian facility near Halsey are up for auction next month, and walk-throughs of the properties are scheduled for Saturday.

"I haven't had one auction ever with a church and an equestrian facility, all within five minutes of each other. ... We never know what we're going to sell. These are two really interesting properties," said John Rosenthal, president, owner and principal broker for Realty Marketing/Northwest.

"The other unusual thing is Citizens Bank will provide financing for buyers on either of the properties, which is unusual in auction situations," he added.

Both of the properties are foreclosures and bank owned, and neither has been on the auction block before.

## **Shedd Methodist Church**

The former Shedd Methodist Church, 30090 Highway 99E, has a reserve price of \$117,500 and could be used as an artist's workshop, for commercial use, or as a live-work situation, where a resident has a business at the site and also lives in the building.

"I think this is one of the more interesting properties we've had in a long time. Of course, it's cheap. You can't even buy a home for that, and it's not in bad shape," Rosenthal said.

He added that a new owner likely would have to do some renovations, such as a roof replacement and a paint job. The previous owner completed roughly \$40,000 in basement renovations.

The 4,828-square-foot building has a multipurpose sanctuary with stage, an office and choir room on the main level. A daylight basement includes a kitchen, two large meeting rooms and a restroom.

The church is ADA accessible, and also comes with two pianos and an organ, as well as two large stained glass windows.

The building was one of three churches built in Shedd during the 19th century, and it was used as the Shedd Methodist Church until 2011

The building will be open for property inspections from 10 a.m. to 12 p.m. on both Saturday and Monday, May 9.

The oral auction on the property is scheduled for noon, May 14, at the Sheraton Portland Airport Hotel, 8235 N.E. Airport Way. Fifteen other properties are part of the oral auction.

## **Equestrian facility**

The 20-acre equestrian facility, 27377 Falk Road, can accommodate 44 horses and the reserve price is \$520,000.

The property and buildings was last used as a horse rescue, Rosenthal said.

“There are water rights, pretty easy access to I-5,” he added.

The big attraction is a 21,000-square-foot arena building that includes 38 stalls, an office, two restrooms, a viewing room, tack room, and area for washing and shoeing. A two-bedroom one-bath apartment also is above the office and viewing room.

An additional six-stall barn, hay shed, and two covered hay and shop buildings are near the arena.

An old home also sits on the acreage, and Rosenthal said that a new owner could tear the structure down and replace it.

Tours of the property are scheduled for 12:30 p.m. to 2:30 p.m. on Saturday and Monday, May 9.

The equestrian facility is a sealed-bid offering. Sellers will evaluate each offer on its merit, and will accept the offer that is at or above the reserve price that best meets the terms and condition of the auction.

Sealed bids, complete with certified funds for 10 percent of the bid price as an earnest money deposit, are due no later than 5 p.m. May 26.