



FALL 2016 AUCTION

No Starting Bids and No Hidden Reserves!

OREGON • WASHINGTON • CALIFORNIA

50 PROPERTIES TO BE SOLD FOR BANKS, DEVELOPERS, CORPORATIONS, LIQUIDATING TRUSTEE, INVESTMENT FIRM AND PUBLIC AGENCY

Prices Start at \$14,500

Seller Financing Available on Some Properties

INVESTMENT PROPERTIES



Salem

- Leased 9,938± square foot office building, with apartment site, near downtown Salem, OR. \$1,225,000
- Bulk sale of eight **bank-owned**, one bedroom, Katherine Court condominiums in Medford, OR. \$375,000
- Historic church near Eugene and Corvallis, OR. \$100,000



Medford

MASTER PLAN DEVELOPMENT OPPORTUNITY



- One of the largest sites with mixed-use zoning for 77± acres on Washington's Olympic Peninsula, with over 3.2 million annual visitors, at Highway 101 in Sequim, WA. Available in bulk at \$1,860,000, and in five parcels from \$80,000 to \$1,600,000, with seller financing.

Auction Conducted By:

Realty Marketing/Northwest

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



FALL 2016 AUCTION

KACHESS LAKE RETREAT WITH LODGE AND CARETAKER FACILITY



- **Bank-owned**, American Craftsman style, five bedroom, six bathroom lodge with two kitchens, wine and billiard rooms, built in 2008, overlooking Lake Kachess. Large caretaker and shop facility, with gated entry. Located near Suncadia Golf Resort and Snoqualmie Ski Resort, one hour from Bellevue, WA. **Priced at 50% of replacement value. \$1,399,500**

DEVELOPMENT SITES

Ten residential and mixed-use development sites, from 5,000± square feet to 12.86± acres

- 7.52± acre Baby Doll Road parcel, zoned for single family and apartments, near South Park Village Center in Port Orchard, WA. **\$495,000**
- **Bank-owned** Anchor Bay and Bayview Park development sites, from 3.15± to 8.36± acres, along State Route 532 on Camano Island, WA. **\$275,000 to \$985,000**
- Infill downtown development sites in Roseburg, OR and Stevenson, WA. **\$14,500 and \$88,200**
- Oregon Coast portfolio of three development sites up to 6.33± acres in size, zoned for multi-family and commercial, near Three Rivers Casino, Florence Event Center and Historic Old Town in Florence, OR. **\$180,000 to \$720,000**
- 12.86± acre **bank-owned** commercial development site, along Highway 50 in Shingle Springs, near Sacramento, CA. **\$399,000**



Port Orchard



Camano Island



Florence Three Rivers Casino



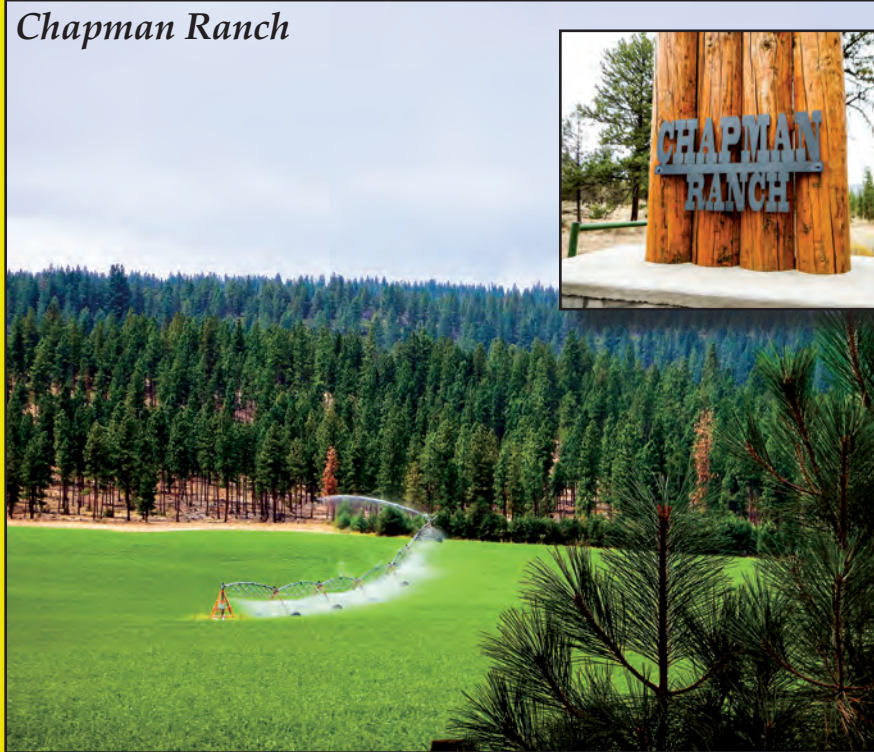
Shingle Springs Highway 50



FALL 2016 AUCTION

RANCH AND FARM

Chapman Ranch



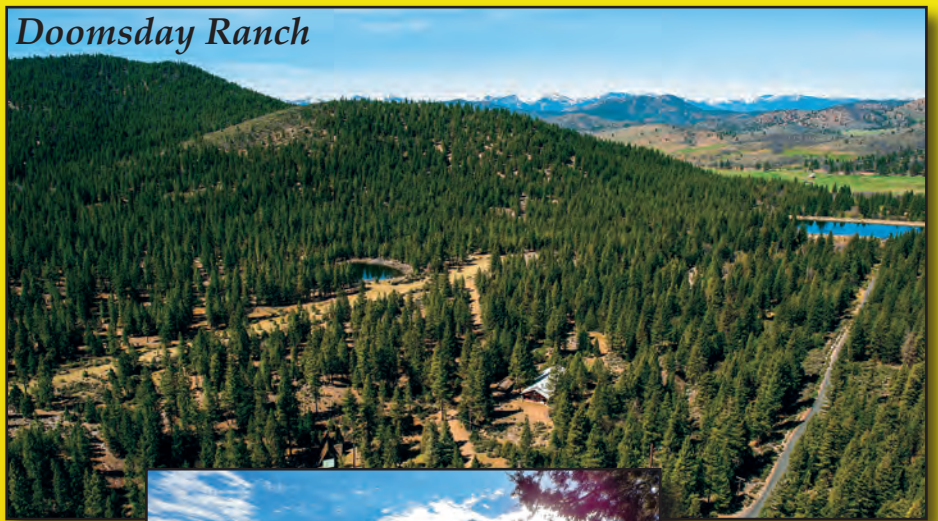
- 4,240± acre Chapman Ranch with 389± acres with water rights, two homes, timber, and hunting land at Yonna Valley, in Klamath County, OR. \$2,975,000
- 245± acre Cantrell Road Farm with view home site of Fern Ridge Reservoir, located within a fifteen minute drive of Eugene, OR. \$575,000
- 25± acre Camas Swale farmland, near Creswell, OR. \$27,000
- 765± acre Doomsday Ranch, in Scott Valley, with airstrip, cabin, and 4± million board feet, near Yreka, CA. \$550,000
- 59± acre irrigated farm near Bend, OR. \$575,000

Cantrell Road Farm



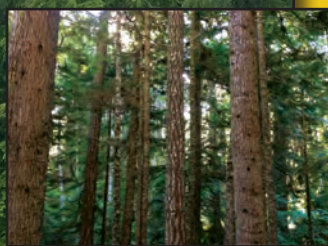
Fern Ridge Reservoir

Doomsday Ranch

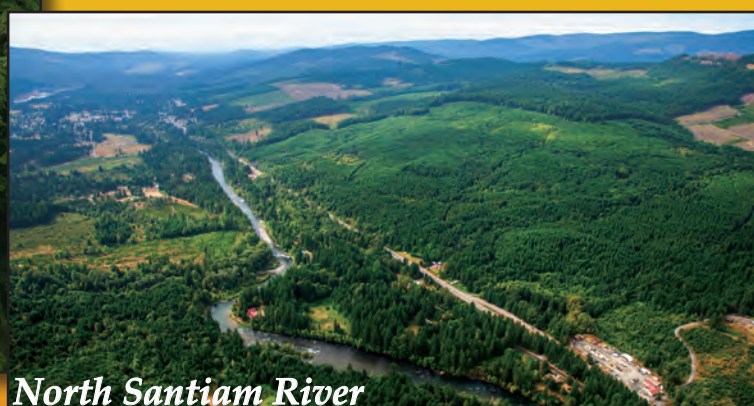


Irrigated farm near Bend

GOOCH FALLS AND NORTH SANTIAM RIVER FRONTAGE



- Rare, private Gooch Falls waterfall on 40± acres, along Marion Creek, well-stocked with timber, near Mt. Jefferson Wilderness, within a seventy minute drive of Salem, OR. \$485,000
- 19.02± acre North Santiam River frontage tract along Highway 22, within thirty-five minute drive of Salem, OR. \$92,500



North Santiam River



FALL 2016 AUCTION

GREENGOLD TIMBER TRACTS

- 1,156± acre timber tract with 3.8± million board feet and 821± acres of 20- to 31-year-old Douglas-fir, in Skamania County, WA. \$1,900,000
- 109± acre Spring Hill timber tract, with 1± million board feet in Benton County, near Albany, OR. \$525,000
- 197± acre Parkett Creek timber tract, being sold subject to replanting, in Linn County, OR. \$95,000
- 311± acre Applegate timber tract, with 750± MBF, in Jackson County, OR. \$292,500
- 316± acre Kangaroo Creek timber tract, with 2.8± million board feet, in Siskiyou County, CA. \$120,000

Skamania County



Benton County



Siskiyou County



Jackson County

HOME AND LOTS

- Three bedroom, one bathroom, **bank-owned** home in Vale, OR. \$50,000
- Coastal lot in Wheeler, OR. \$27,700
- 10± acre **bank-owned** Snoqualmie Valley home site, within thirty minute drive of Bellevue, WA. \$105,000



Vale



Wheeler

www.rm-nw-auctions.com



FALL 2016 AUCTION

EASTERN OREGON ELK HUNTING AND RECREATION TRACTS



- Two hunting tracts of 160± and 800± acres overlooking John Day River Valley and Strawberry Mountain Wilderness, in Grant County, OR. \$99,500 and \$443,000

YAKIMA VALLEY WINERY AND VINEYARD



- Bank-owned vineyard and former winery with two residences, tasting room, two production facilities, equipment, and 12.41± acres. Price reduced to \$435,000

Realty Marketing/Northwest



FALL 2016 AUCTION

Table of Properties

#	Description	Location	Published Reserve
100	Kachess Lake Retreat with Lodge and Caretaker Facility - 950 Via Kachess Road	Easton, WA	\$1,399,500
101	10± acre Snoqualmie Valley Residential Tract - NE Moss Lake Road	King County, WA	\$105,000
102	7.52± acre Baby Doll Road Residential Development Site	Port Orchard, WA	\$495,000
103	5.2± acre Anchor Bay Development Site with Buildings - 1205 State Route 532	Camano Island, WA	\$620,000 ¹
104	3.15± acre Anchor Bay Development Site	Camano Island, WA	\$275,000 ¹
105	Four Bayview Park Commercial Lots - 760 - 796 Vineyard Lane	Camano Island, WA	\$985,000
106	77± acre Bell Creek Village Development Site	Sequim, WA	(Bulk) \$1,860,000
	Parcel A - 76.59± acres		\$1,600,000 ²
	Parcel B - 21.67± acres		\$530,000 ²
	Parcel C - 53.3± acres		\$1,115,000 ²
	Parcel D - .92± acres		\$110,000 ²
	Parcel E - 1.33± acres		\$80,000 ²
107	1,156± acre Northwoods Tree Farm	Skamania County, WA	\$1,900,000
108	Russell Avenue Commercial Lot - 91 SW Russell Street	Stevenson, WA	\$88,200
109	12.41± acre Winery Complex and Vineyard with Two Residences 1320 Independence Road	Outlook, WA	\$435,000
110	6,500± square foot Fourth Avenue Lot	Wheeler, OR	\$27,700
111	9,938± square foot Leased Office Building - 960 Broadway Street NE	Salem, OR	\$850,000 ³
112	15,246± square foot Infill Development Site - 990 Broadway Street NE	Salem, OR	\$375,000 ³
113	109± acre Spring Hill Timber Tract	Benton County, OR	\$525,000
114	WITHDRAWN		
115	19.02± acre North Santiam Riverfront Tract	Gates, OR	\$92,500
116	197± acre Parkett Creek Timber Tract	Linn County, OR	\$95,000
117	40± acre Gooch Falls and Timber Tract	Willamette National Forest, OR	\$485,000
118	Former Church - 30090 Highway 99 E	Shedd, OR	\$100,000
119	Agricultural Tract	Lane County, OR	\$27,000
120	13.39± acre Siuslaw River Mixed Use Development Site - 750 Quince Street	Florence, OR	\$720,000
121	1.02± acre Development Site by Florence Event Center	Florence, OR	\$180,000
122	Highway 126 Development Site with Leased Building - 812 Quince Street	Florence, OR	\$396,000
123	245± acre Cantrell Road Farm - 26962 Cantrell Road	Lane County, OR	\$575,000
124	5,000± square foot Development Site - 1615 SE Stephens Street	Roseburg, OR	\$14,500
125	Bulk sale of Eight Katherine Court Condominiums 813 W. 11 th (Units 1,2,3,4) and 825 W. 11 th (Units 1,2,3,5)	Medford, OR	\$375,000
126	311± acre Applegate Timber Tract	Jackson County, OR	\$292,500
127	2,500± square foot Office Building - 189 East Main Street	Klamath Falls, OR	\$70,000
128	4,240± acre Chapman Ranch - 13100 Egert Road	Klamath County, OR	\$2,975,000
129	160± acre Recreation Tract	Lake County, OR	\$32,400
130	160± acre Isham Creek Elk Hunting/Recreation Tract	Grant County, OR	\$99,500 ⁴
131	800± acre John Day River Valley Elk Hunting/Recreation Tract	Grant County, OR	\$443,000 ⁴
132	3.28± acre Lone Pine Road Parcel	Harney County, OR	No Minimum Bid
133	Three bedroom one bath Home - 1475 Highway 20/26	Vale, OR	\$50,000
134	59± acre Irrigated Farm - 67765 Gerking Market Road	Tumalo, OR	\$575,000
135	765± acre Domsday Ranch	Siskiyou County, CA	\$550,000
136	316± acre Kangaroo Creek Timber Tract	Siskiyou County, CA	\$120,000
137	12.86± acre Hwy. 50 Commercial Development Site - 4331/4351 Sunset Lane	Shingle Springs, CA	\$399,000
138	80± acre Off-the-Grid Retreat	Jefferson County, WA	\$250,000

¹ Sales of Auction Properties #103 and #104 are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$895,000
² Sales of individual Parcels A-E are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$1,860,000
³ Sales of Auction Properties #111 and #112 are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$1,225,000
⁴ Sales of Auction Properties #130 and #131 are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$542,500

Sealed Bids Due November 15, 2016
 Broker Cooperation Invited • Seller Financing Available on Some Properties
Call Now for Free Color Catalog #1604
1-800-845-3524

Auction conducted in affiliation with: Coldwell Banker DTZ Holman Premier Realty John L. Scott Pacific Real Estate Investments

Auction Conducted By:

Realty Marketing/Northwest

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

Washington Auction License #1917