



FALL 2017 AUCTION

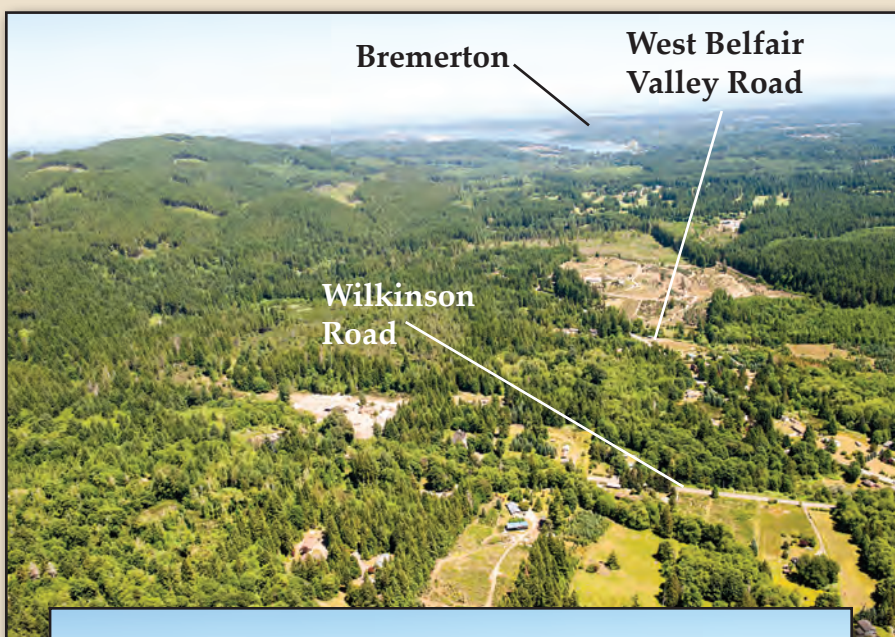
No Starting Bids and No Hidden Reserves!

WASHINGTON • OREGON • CALIFORNIA

45 PROPERTIES TO BE SOLD FOR BANKS, CORPORATIONS, DEVELOPERS, INVESTMENT FIRMS, AND COURT-APPOINTED RECEIVER

Price Reductions Up to 60%

COURT-APPROVED SALE OF KITSAP PENINSULA DEVELOPMENT PROPERTIES AND ROCK QUARRY



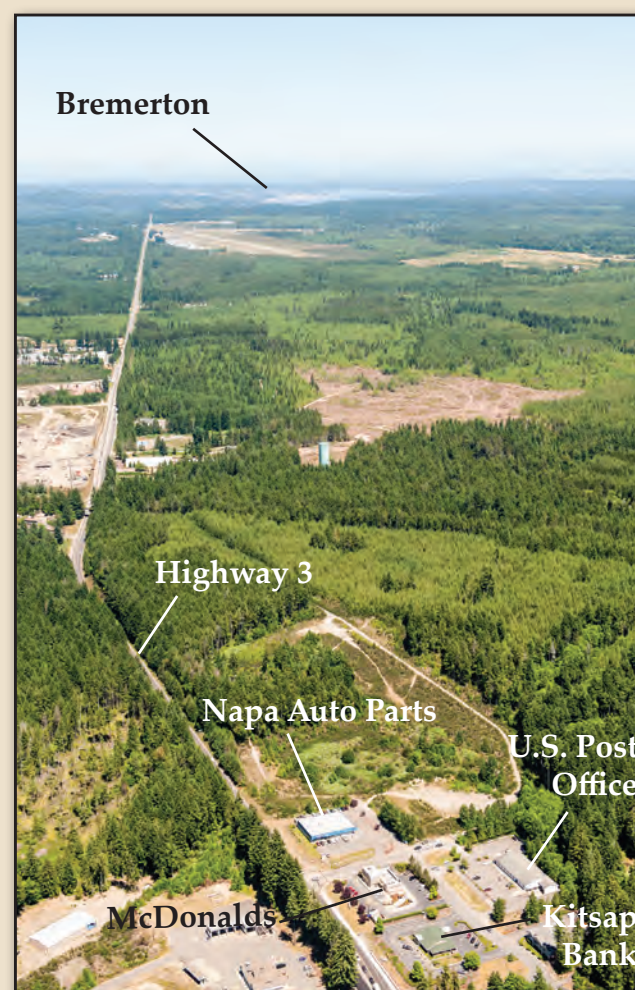
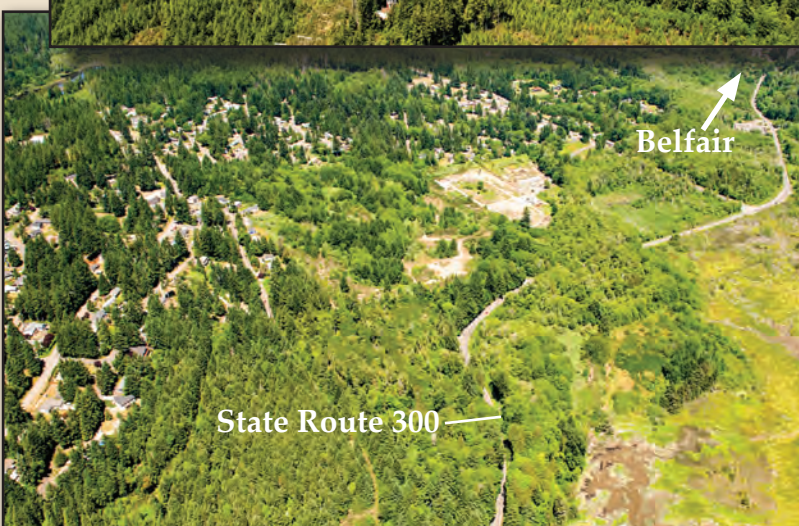
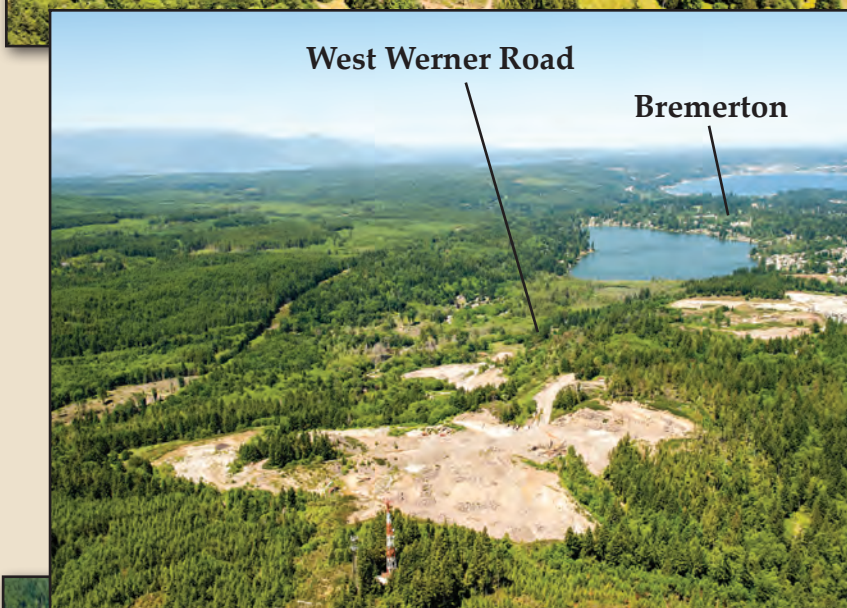
- 130± acre Wilkinson Road development property near Bremerton, WA with Residential Zoning. Available in bulk, or in three parcels of 40± to 48± acres. **Prices from \$160,000 to \$195,000**

- 136± acre property located at end of West Werner Road in Bremerton, WA. Has permitted rock quarry (#70-012599) with estimated 4.8 million tons of bedrock reserves, according to McLucas and Associates. Has 54± acres of excess land with Industrial and Residential Zoning. **\$985,000**

- 51± acre State Route 300 development

property. Residential and Natural Resource Zoning, near Belfair, WA. **\$125,000**

- 14.87± acre Highway 3 commercial development site near Belfair, WA by McDonald's, Napa Auto Parts, Kitsap Bank, and U.S. Post Office. **\$250,000**



Auction Conducted By:

Realty Marketing/Northwest

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

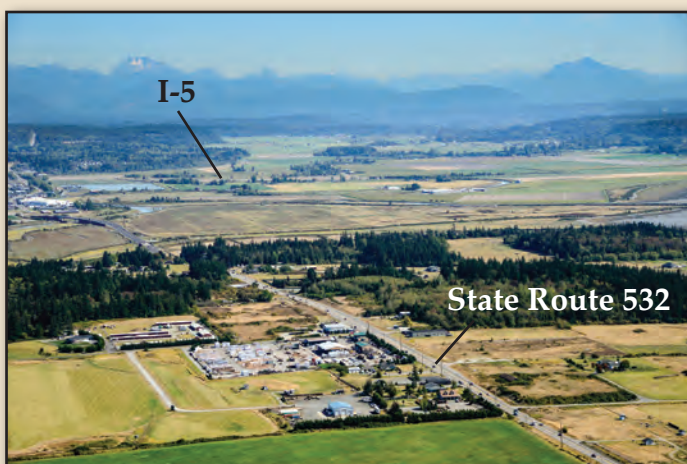
Washington Auction License #1917



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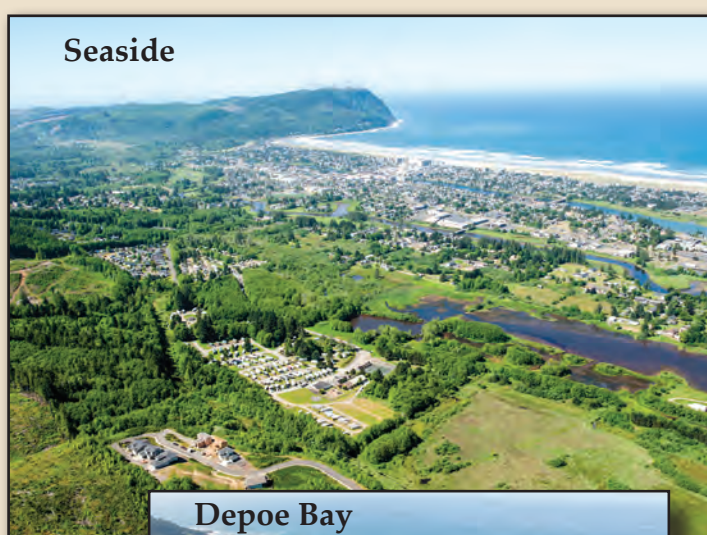
COMMERCIAL DEVELOPMENT SITES

- Four **bank-owned** Bayview Park commercial lots along State Route 532, on Camano Island, WA. \$95,000 to \$295,000 with **seller financing**



- 9.3± acre Highway 395 development site with potential for RV Park, storage units, or commercial uses, by Walmart Supercenter and U.S. Homeland Security Border Patrol Station in Colville, WA. \$112,500 with **seller financing**

SUBDIVISION AND TOWNHOME LOTS STARTING AT \$7,500 PER LOT

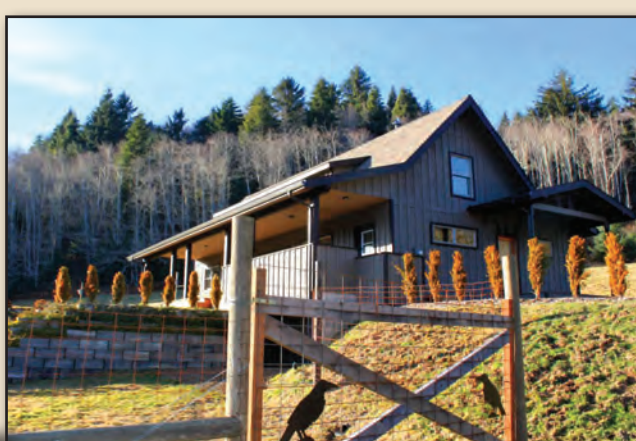
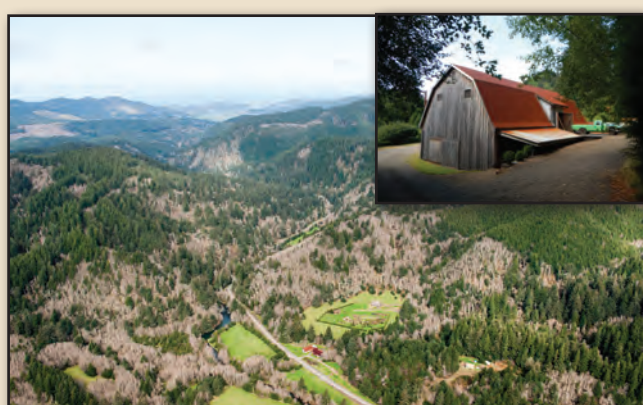


- Eight **bank-owned** oceanview lots at The Heights at Thompson Falls in Seaside, OR. \$35,000 to \$59,500 with **seller financing**
- Bulk sale of sixteen **bank-owned**

townhome lots at Hilltop Estates in Oregon north coast community of Nehalem. \$120,000, or \$7,500 per lot, with **seller financing**

- Four View of the Bay lots in Depoe Bay, Oregon. \$12,250 to \$15,000

LITTLE NESTUCCA RIVER RANCH



- 161± acre coastal tree farm with 1.28± million board feet and three-quarters mile of river frontage, new three bedroom, two bathroom custom lodge-style home, renovated barn, shop, and 25± acres of pasture which includes water rights for irrigation.

Located less than two-hour drive from Portland and within fifteen minute drive of Oregon coastal resort community of Pacific City. One hour drive from Yamhill County wine country and Salem, Oregon. \$795,000



FALL 2017 AUCTION

SOUTHVIEW MASTER PLAN COMMUNITY NEAR RUNNING Y RANCH RESORT



Bank-owned portfolio of 37 home sites and three development tracts near Running Y Ranch Resort in Klamath Falls, OR.

- Five lot packages of three to fourteen lots - prices start at **\$9,500 per lot!**

- 35,923± square foot infill development site. Zoned for single family or townhomes. **\$48,500**

- 69± acre and 172± acre development tracts. **\$185,000 and \$480,000**

Seller-financing available for lot packages and development parcels

SURPLUS CORPORATE BUILDING AND WAREHOUSE COMPLEX WITH DEVELOPMENT SITES



- 29,500± square foot complex on 1.7± acre block with card lock fueling facility, and two industrial and commercial development sites, in Milton-Freewater, OR. Strategic location to nearby growing wine

industry in Walla Walla Valley. **\$40,000 to \$300,000, with seller financing for bulk purchase or for building complex**

POLLMAN BUILDING CONDOMINIUM IN HISTORIC DISTRICT

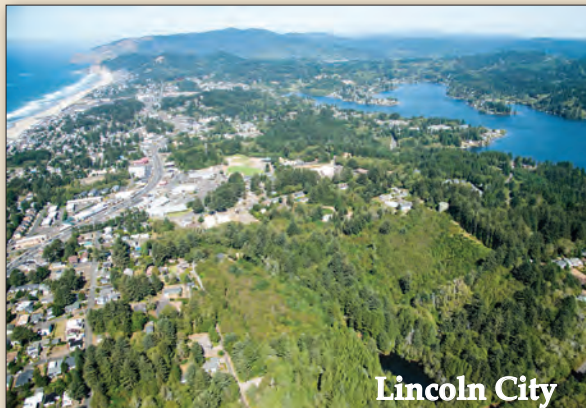


- 1,767± square foot two bedroom, two bathroom condominium located in historic district of Baker City, OR. Near Geiser Grand Hotel and Barley Brown's Brew Pub. Second-floor condominium renovated to enhance original brick walls, fir floors, period trim and doors. **\$99,500, or \$56 per square foot**

FALL 2017 AUCTION

OCEANFRONT DEVELOPMENT AND APARTMENT SITE

Rockaway Beach



Lincoln City

could accommodate up to 30 two-bedroom units, located in coastal resort community of Lincoln City, OR. **\$200,000 with seller financing**

- 18,295± square foot oceanfront development site with Residential/Resort Zoning at north end of Rockaway Beach, OR. Two hour drive from Portland, OR. **\$395,000 with seller financing**

- 1.66± acre development site zoned for multi-family, which

FOUR WILLAMETTE VALLEY INDUSTRIAL SITES



Dallas



Lebanon

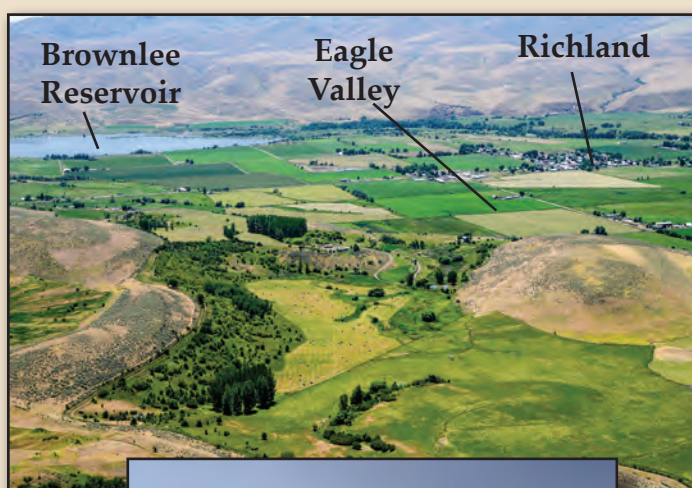
Highway 34

of 18.9± and 44.9± acres in city of Lebanon, OR, within six miles of I-5. **Prices reduced to \$113,500 and \$270,000, or \$6,010 per acre, with seller financing**

- Two industrial parcels of 14.6± and 18.08± acres, within city of Dallas, OR Enterprise Zone. 25 minute drive from Salem, OR. **Prices reduced to \$145,000 and \$150,000, or less than \$8,400 per acre, with seller financing**

- Two industrial parcels

EASTERN OREGON PHEASANT RIDGE RANCH WITH CONSERVATION LEGACY



Brownlee Reservoir

Eagle Valley

Richland



- 200± acre Pheasant Ridge Ranch over-looking Eagle Valley, near Richland and Brownlee Reservoir. Along Hells Canyon Scenic Highway, within forty-five minute drive of I-84 and Baker City, OR



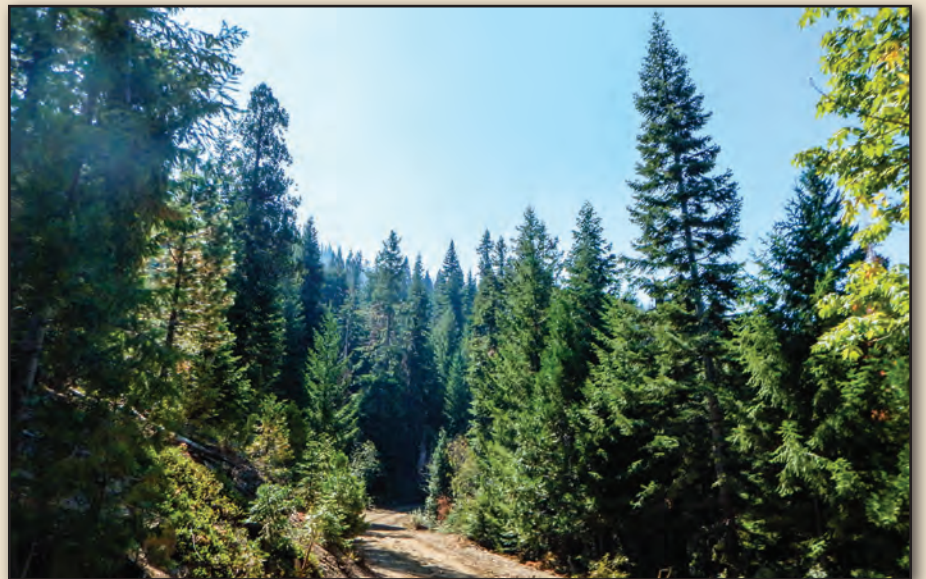
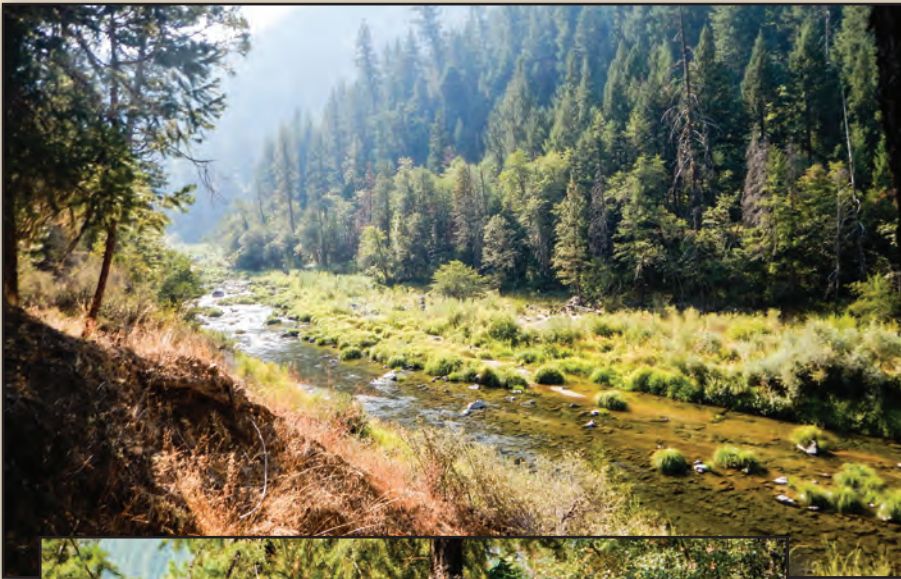
Hilltop complex has newer custom 2,512± square foot three bedroom, two and a half bathroom home, caretaker apartment with shop, equipment building, and small vineyard.

Ranch has 150 acres of water rights with irrigation system of underground and gated pipes. Property has been enrolled in fifteen-year Conservation Reserve Enhancement Program for land stewardship - a seller priority that has attracted a resident elk herd. **\$1,499,500**



FALL 2017 AUCTION

SCOTT RIVER ROAD TREE FARM WITH STRATEGIC LOCATION TO LOG MARKETS



• 3,683± acre tree farm located at northwest corner of Scott River Valley in Siskiyou County, CA, within forty minute drive of Yreka, CA and I-5. Proximity to both Southern Oregon and Northern California log markets. Well-stocked tree farm has estimated 28.8 million board feet, or 9,907 BF/AC, with 80% Douglas-fir, white and red fir, and balance in ponderosa and sugar pine.

Three-quarters mile of Scott River frontage has several excellent sites for riverfront fishing retreat or base camp. **\$1,950,000, or less than \$535 per acre**

Table of Properties

SEALED BIDS DUE NOVEMBER 1, 2017

#	Description	Location	Published Reserve
100	Wilkinson Road	Kitsap County, WA	
	Parcel A - 42± acres		\$160,000 ¹
	Parcel B - 39.54± acres		\$195,000 ¹
	Parcel C - 48± acres		\$170,000 ¹
101	Werner Road Permitted Rock Quarry and Development Property	Bremerton, WA	\$985,000
102	State Route 300 Development Property	Belfair, WA	\$125,000
103	Highway 3 Commercial Development Site	Belfair, WA	\$250,000

SEALED BIDS DUE NOVEMBER 15, 2017

104	1.56± acre Bayview Park Commercial Lot	Camano Island, WA	\$295,000 ²
105	1.18± acre Bayview Park Commercial Lot	Camano Island, WA	\$265,000 ²
106	1.19± acre Bayview Park Commercial Lot	Camano Island, WA	\$195,000 ²
107	1.35± acre Bayview Park Commercial Lot	Camano Island, WA	\$95,000 ²
108	9.3± acre Development Site	Colville, WA	\$112,500
109	Little Nestucca River Ranch	Tillamook County, OR	\$795,000
110	1.66± acre 30-Unit Apartment Site	Lincoln City, OR	\$200,000
111	18,295± square foot Oceanfront Development Site	Rockaway Beach, OR	\$395,000
112	16 Townhome Lots at Hilltop Estates	Nehalem, OR	\$120,000
113	4.21± acre Parcel by Hilltop Estates	Nehalem, OR	No Minimum Bid
114	Lot 3 at The Heights at Thompson Falls	Seaside, OR	\$54,500
115	Lot 11 at The Heights at Thompson Falls	Seaside, OR	\$54,500



FALL 2017 AUCTION

Table of Properties, continued

#	Description	Location	Published Reserve
116	Lot 12 at The Heights at Thompson Falls	Seaside, OR	\$48,750
117	Lot 13 at The Heights at Thompson Falls	Seaside, OR	\$59,500
118	Lot 14 at The Heights at Thompson Falls	Seaside, OR	\$45,000
119	Lot 15 at The Heights at Thompson Falls	Seaside, OR	\$45,000
120	Lot 19 at The Heights at Thompson Falls	Seaside, OR	\$35,000
121	Lot 20 at The Heights at Thompson Falls	Seaside, OR	\$35,000
122	14.6± acre SE Godsey Road Industrial Parcel	Dallas, OR	\$150,000
123	18.08± acre SE Holman Road Industrial Parcel	Dallas, OR	\$145,000
124	Home Site at View of the Bay Subdivision (Lot 45)	Depoe Bay, OR	\$15,000
125	Home Site at View of the Bay Subdivision (Lot 46)	Depoe Bay, OR	\$12,250
126	Home Site at View of the Bay Subdivision (Lot 47)	Depoe Bay, OR	\$12,250
127	Home Site at View of the Bay Subdivision (Lot 48)	Depoe Bay, OR	\$15,000
128	18.9± acre Industrial Parcel	Lebanon, OR	\$113,500 ³
129	44.9± acre Industrial Parcel	Lebanon, OR	\$270,000 ³
130	WITHDRAWN		
131	35,923± square foot Development Parcel at Southview PUD - Gardens	Klamath Falls, OR	\$48,500
132	11-Lot Package A at Southview PUD - Woodlands	Klamath Falls, OR	\$115,500
133	14-Lot Package B at Southview PUD - Woodlands	Klamath Falls, OR	\$133,000
134	4-Lot Package C at Southview PUD - Woodlands	Klamath Falls, OR	\$50,000
135	5-Lot Package D at Southview PUD - Woodlands	Klamath Falls, OR	\$58,750
136	3-Lot Package E at Southview PUD - Woodlands	Klamath Falls, OR	\$39,000
137	172± acre Development Parcel at Southview PUD	Klamath Falls, OR	\$480,000
138	69± acre Development Parcel at Southview PUD	Klamath Falls, OR	\$185,000
139	3,683± acre Scott River Road Tree Farm	Siskiyou County, CA	\$1,950,000

EASTERN OREGON PORTFOLIO AUCTION

SEALED BIDS DUE NOVEMBER 15, 2017

100	200± acre Pheasant Ridge Ranch	Richland, OR	\$1,499,500 ⁴
200	Two Bedroom, Two Bath Pollman Building Condominium	Baker City, OR	\$99,500 ⁴
300	29,500± square foot Building Complex on 1.7± acre site	Milton-Freewater, OR	\$300,000 ⁵
301	21,206± square foot Development Parcel	Milton-Freewater, OR	\$60,000 ⁵
302	18,295± square foot Development Parcel	Milton-Freewater, OR	\$40,000 ⁵

¹ Sales of individual Parcels A, B, and C are subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$525,000

² Sales of Auction Properties 104-107 are subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$849,000

³ Sales of Auction Properties 128 and 129 are subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$383,500

⁴ Sales of Pheasant Ridge Ranch and Pollman Building Condominium are subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$1,599,000

⁵ Sales of Auction Properties 300, 301 and 302 are subject to total bids in the aggregate to equal, or exceed, \$400,000

Sealed Bids Due November 1 and 15, 2017

Broker Cooperation Invited

Seller Financing Available on Most Properties

Call Now for Free Color Catalog #1704

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Auction conducted in affiliation with:

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Auction Conducted By:

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

Washington Auction License #1917