



FALL 2017 AUCTION

No Starting Bids and No Hidden Reserves!

LITTLE NESTUCCA RIVER RANCH - 161± ACRES

Tillamook County, Oregon

Fifteen minute drive to Pacific City



One hour drive to Yamhill County wine country and Salem, Oregon

- New 3 bedroom 2 bath custom lodge-style home with over three-quarters mile of river frontage, renovated barn, and shop
- 25± acres of pasture which include water rights for irrigation
- 108± acre tree farm with estimated 1.28 million board feet, based on 2011 cruise

PROPERTY INSPECTIONS:
 48005 Little Nestucca River Road, Cloverdale, OR
 Saturday, October 14, 12:00 p.m. to 2:30 p.m.
 Saturday, October 21, 12:00 p.m. to 2:30 p.m.
 Saturday, November 11, 12:00 p.m. to 2:30 p.m.

[See back for photos and floor plan]

PUBLISHED RESERVE: \$795,000

SEALED BIDS DUE NOVEMBER 15, 2017

www.rm-nw-auctions.com

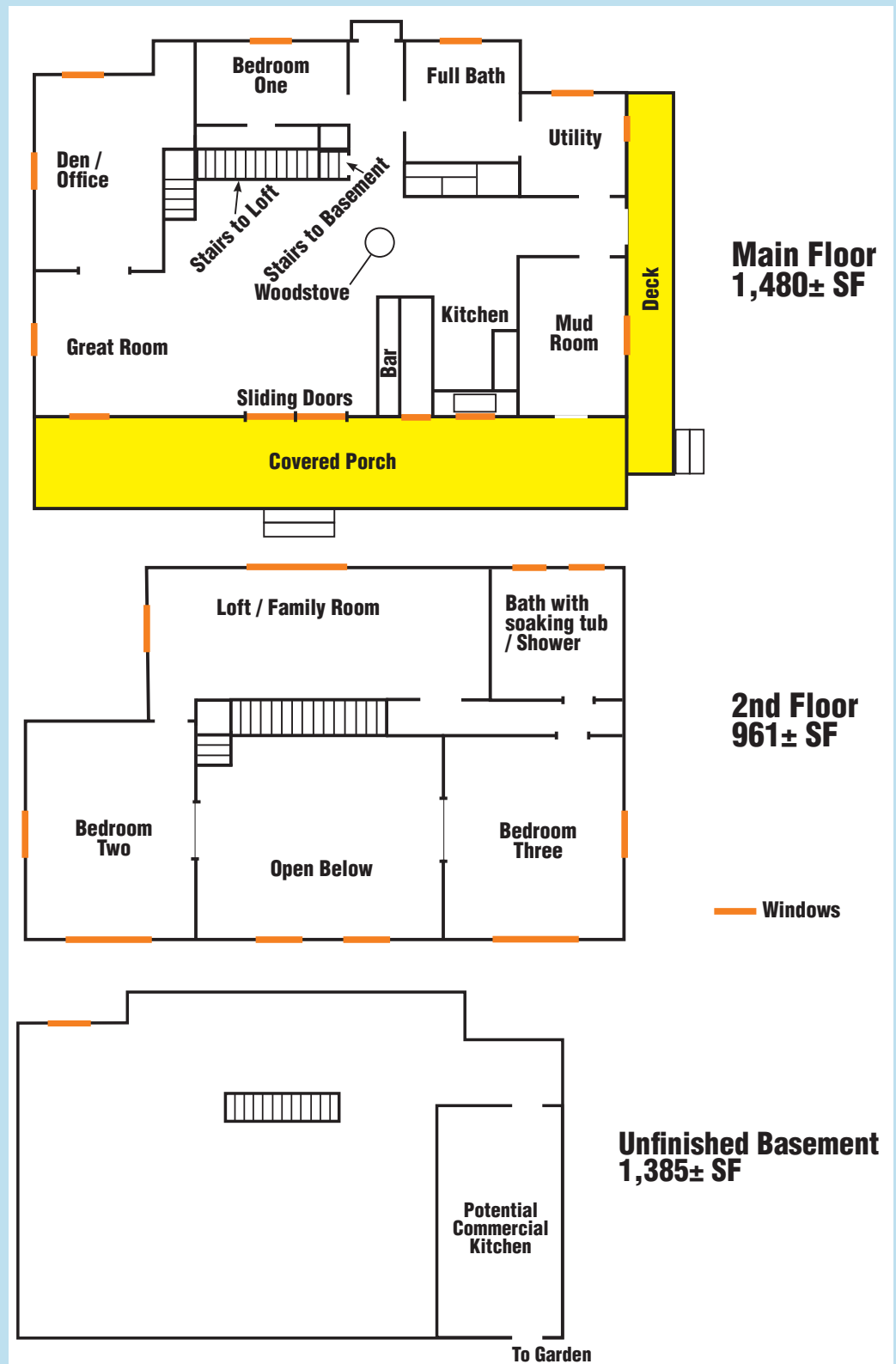
Custom Lodge-Style Home

Three bedroom two bathroom 2,441± SF custom home completed in 2013 and located on south-facing knoll. Douglas-fir custom milled from property used for ceilings, trim and cabinets. There is also a 1,385± SF unfinished daylight basement



Barn and shop

Two story 4,900± SF barn and 2,400± SF shop located along Little Nestucca River Road



Financing may be available to qualified parties from Northwest Farm Credit Services, as part of the Country Home Loan Program. Prospective buyers should contact Amy Anderson at Northwest Farm Credit Services in Beaverton, Oregon at amy.anderson@northwestfcs.com

**SEALED BIDS DUE
NOVEMBER 15, 2017**

Broker Cooperation Invited
**CALL NOW FOR CATALOG #1704
and BID PACKAGE #109**

1-800-845-3524

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