

3

Cynthian Oaks Subdivision Lot Dallas, Oregon



PUBLISHED RESERVE: \$27,500

POLK COUNTY RMV: \$53,620

SIZE: 7,405± Square Feet

ZONING: RL (Low-Density Single Family Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This homesite is located within the Cynthian Oaks Subdivision, in the northwest portion of the city of Dallas, twelve miles west of Salem. The 7,405± square foot lot has frontage along NW Reed Avenue near the intersection with Kelsey Drive. There are homes on both sides of the lot.

The subdivision is served by Dallas High School, LaCreole Middle School and Lyle Elementary School. All utilities are available. Please note that each homesite will require an engineer soils report prior to construction. (Please see Supplemental Information Package for details.)

LOCATION: Lot 56 – Tax Lot 16300. From west Ellendale Avenue, take NW Jasper Street north to NW Fairhaven. Turn left and follow to NW Hillcrest Drive and then turn left to NW Reed Avenue and follow to the lot.

4

Crowley Creek Timber Tract Polk County, Oregon



PUBLISHED RESERVE: \$8,600

LAST ASKING: First Time Offered

SIZE: 13± Acres

ELEVATION: 350± to 400± Feet

ZONING: EFU – Exclusive Farm Use

PROPERTY INSPECTION: No Legal Access – Call Auction Information Office

FINANCING: Subject to Seller's approval of Purchaser's credit: A 20% down payment with five annual payments and interest at the prime rate plus 2%. Balance is to be paid prior to any timber harvest. See Supplemental Information Package for detail regarding financing terms.

DESCRIPTION: This 13± acre tract is located 9± miles northeast of Dallas, on a ridgetop, and in an area of farmland. The property can be viewed from Smithfield Road, which is south of the Crowley Creek Timber Tract. There is no legal or physical access to the property, which is well-stocked with mature white oak and big leaf maple. Crowley Creek is located 1/4 mile south of the property.

LOCATION: Township 7 South, Range 5 West, Section 1, Tax Lot 100