



PUBLISHED RESERVE: \$265,000

LAST ASKING PRICE: \$350,000

SIZE: 5.41± acre site with four buildings

ELEVATION: 800± Feet

ZONING: Rural Commercial

PROPERTY INSPECTION DATES:

Saturday October 20, 11:00 a.m. – 1:00 p.m.

Saturday November 3, 11:00 a.m. – 1:00 p.m.

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of five years.

DESCRIPTION: The Blue Mountain School was operated as a charter school until it closed in 2008. It is located 7 miles south of Cottage Grove and I-5. The property has been rezoned as Rural Commercial, which will allow a number of re-use options for a new owner. (See Supplemental Information Package for details.)

The 5.4± acre site is along Blue Mountain Road and across from Lane County's Blue Mountain Park. A 4,752± sq. ft. main school building was built in the 1960s. The building has four classrooms, library, art room, computer room and two restrooms. The building had renovations completed during 2003 through 2006 by the former owner, and is in good condition. A 1,216± sq. ft. multi-purpose building with kitchen/eating area, lounge and restroom is next to the main building. It was built in 1980, with a renovation in 2005. There is also a newer 480± sq. ft. building with classroom and restroom near the multi-purpose building. An older 2,280± sq. ft. building that has been used as a gymnasium is located by a field and playground area with equipment. The balance of the site is undeveloped, has residual timber, and is bisected by a creek that is a tributary to Mosby Creek.

The Blue Mountain School property is within a 15 minute drive of the I-5 exit at Cottage Grove, Middlefield Golf Course,

