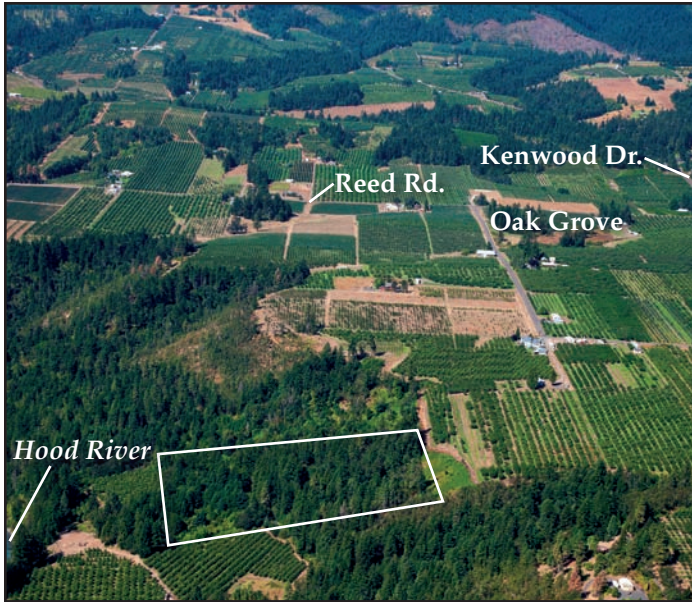


25

Oak Grove Tract with Pear Trees and Timber, along Hood River Valley Hood River County, Oregon



LOCATION: Township 2 North, Range 10
East, Section 16, Tax Lot 600

PUBLISHED RESERVE: \$8,600

LAST ASKING: First Time Offered

SIZE: 7.43± Acres

ELEVATION: 675± to 875± 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 7.43± acre tract is located 5.5± miles southwest of the city of Hood River, along a hillside overlooking Hood River, in an area primarily planted in pear orchards. There is no legal access and the parcel does not have direct physical access from Riverdale Road. This small tract has some residual timber on the south-facing slopes, with a small portion of the parcel planted in pear trees located on an estimated 1/3 acre of the property in the southeast corner. The approximately 30 pear trees are 40± to 50± years old and include both Bosc and Bartlett varieties. The trees have been maintained as part of the neighboring orchards and have produced 10 to 20 bins of pears, according to the neighboring orchard manager. There is an irrigation ditch that splits the parcel into north and south. A new owner will need to obtain an easement from the adjoining owners in order to access the property.

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Ortley Farmland near Columbia River Gorge Wasco County, Oregon



LOCATION: Township 2 North, Range 12
East, Section 14, Tax Lot 600

PUBLISHED RESERVE: \$8,100

LAST ASKING: First Time Offered

SIZE: 9.77± Acres

ELEVATION: 1,900± Feet

ZONING: A1 – 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%. See Supplemental Information Package for detail regarding financing terms.

DESCRIPTION: This 9.77± acre tract is located south of the Columbia River community of Rowena and is outside of the Columbia River Gorge National Scenic Area, on a ridgetop of Seven Mile Hill. There is no legal access to the tract, which is located 600 feet from a private gravel access road. Seven Mile Hill Road is 1.5 miles south of the property. It has been farmed for winter wheat and the surrounding property owners have generated around 40 bushels of wheat per year. The property is located just east of the site of the former town of Ortley, which was developed in 1911 by the River Orchard and Land Company and grew to a population of 300. The land was unsuitable for orchards and by 1922 was abandoned.