



PUBLISHED RESERVE: \$92,500

LAST ASKING: First Time Offered

SIZE: 19.02± Acres

ELEVATION: 1,000± Feet

ZONING: TC (Timber Conservation)/ C (Commercial)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 19.02± acre tract consists of three tax lots, is located between Mill City and Gates, and has over 800± feet of frontage along Highway 22 and Central Avenue. There is an estimated 4± acres that have 400± feet of North Santiam River frontage with access along Central Avenue. A small portion of tax lot 400 has Commercial zoning that had been the site for a shop building which has been demolished. There are residences near the riverfront parcel and construction of a home would be subject to a conditional use permit and additional conditions. (Please see Supplemental Information Package for details.)

LOCATION: Township 9 South, Range 3 East, Section 28, Tax Lots 300, 400 and 400 D. From Mill City, proceed east on Highway 22 and take Central Avenue on left. The property starts at the corner of Central Avenue and Highway 22.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012