



PUBLISHED RESERVE: \$175,000 / \$25,000 per Lot

LANE COUNTY 2011-2012 RMV: \$641,727 / \$91,675 per lot

ZONING: R1 (Low Density Residential)

PROPERTY INSPECTION: At Any Time

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 5 years.

DESCRIPTION: This is a bulk offering of seven subdivision homesites within the 29-lot Aerie Park Subdivision, a planned unit development located in the south hills of Eugene. The homesites can be purchased in bulk, in one of four homesite packages, or as individual subdivision lots, with the sale subject to bids in the aggregate to equal, or exceed, the bulk reserve price of \$175,000. The fully improved subdivision contains homesites ranging from 1/4 to 1/2 acre lots. There are 6± acres of common area and conservation zones. Some of the homesites have views. Three homes have been built, and the subdivision is within the Eugene 4J School District.

The homesites are located along Basswood Way, Mountain Ash Avenue, Blue Spruce Lane and Hallmark Lane, and are being offered in the following four packages, with Published Reserve Prices ranging from \$29,500 to \$58,500 per homesite.

	Lot #	Tax Lot #	Size (± acre)	Reserve Price
Package A	1	600	.60	\$37,000*
Package B	6/7	1100/1200	.32/.29	\$50,000*
Package C	20/21/23	2500, 2600, 2800	.28/.25/.56	\$58,500*
Package D	28	3300	.30	\$29,500*

*The individual sale of Packages A, B, C and D is subject to total accepted bids in the aggregate to equal, or exceed, \$175,000.

All lots are subject to CC&Rs and the by-laws of the Aerie Park PUD Homeowners Association. Homes must have a minimum size of 2,400± square feet. (Please see Supplemental Information package for details.) Lot 1 has gentle topography. Lots 6/7 have steep slopes. Lots 20/21/23 have some slopes and Lot 28 is mostly flat.

LOCATION: From W. 18th Avenue, take Hawkins Lane south to Hallmark Lane. Take a right on Hallmark Lane to Aerie Park Place and continue to view the lots on Mountain Ash Avenue, Basswood Way, and Hallmark Lane. Tax Account # 1779816, 1779840, 1778857, 1779980, 1779998, 1780012, 1780061.

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