

Auction



COMMERCIAL, INDUSTRIAL, TIMBER, RECREATION,
RANCH, RESORT, INVESTMENT, INCOME AND
DEVELOPMENT PROPERTIES IN OREGON,
WASHINGTON, IDAHO AND CALIFORNIA

ORAL AUCTION: NOVEMBER 10, 2012

SEALED BIDS DUE: NOVEMBER 14 and 29, 2012

AUCTION HIGHLIGHTS



Old Winery Clubhouse

Bulk development offering of 29 estate homesites which includes controlling interest of 1,700± acre legacy riverfront Ranch at the Canyons, along Crooked River, near Bend and central Oregon resorts.

Reserve Price: \$2,295,000



Office Condominium in Rocklin, CA

Lender-owned office and commercial buildings; subdivision property and lots; apartment, office and industrial sites; commercial condominiums; gas station/convenience store/car wash turn-key properties.

Reserve Prices: \$16,500 to \$1,175,000



Dupee Valley, Yamhill County, OR

1,115± acre Dupee Valley tract in heart of Yamhill County wine country with timber, meadows, creek, caretaker home. 120 acres ready for vineyard. **One million dollar price reduction to less than \$2500 per acre**



Upper Klamath Basin, OR

Fifteen recreation, residential, hunting and timber tracts to be sold with **No Minimum Bid**, located along North Santiam River, in Upper Klamath Basin and near Redmond, Oregon, with parcels in White Swan, Washington and by St. Maries River, Idaho.



208± Acres, Tillamook County, OR

Greengold timberland in Oregon and Washington, with mature timber, well-stocked reproduction, near-term cash flow and long-term asset growth.

Reserve Prices: \$60,000 to \$2,565,000

Introduction

We are pleased to present our 2012 Fall Auction Catalog, with 95 properties located in Oregon, Washington, Idaho and California being sold by lenders, corporations, investment firms, foundation and the Oregon Department of State Lands. Realty Marketing/Northwest has been conducting these regularly-scheduled Spring and Fall Auctions since 1987.

These 95 properties are to be sold using Published Reserve and No Minimum Bid prices. Fifteen of these will be sold with No Minimum Bid to the high bidder.

We do not offer properties using Starting Bids, Hidden Reserves, or Buyers’ Premiums.

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Front and Back Cover Photos, clockwise from upper left

Front:
Auction Property #100, Auction Property #15, Auction Property #118, Auction Property #148
Back:
Auction Property #139, Auction Property #6, Auction Property #134, Auction Properties #115 - #116

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Editing by Marti Cohn

TABLE OF PROPERTIES

Oral Auction – November 10, 2012, 12:00 PM
Sheraton Hotel at Portland Airport

#	Description	Location	Published Reserve
1	Four-Plex: 620-626 SE 7th Street	Toledo, OR	\$180,000
2	2,800± s.f. Building: 225 Third Avenue SW	Albany, OR	\$139,500
3	Cynthian Oaks Subdivision Lot	Dallas, OR	\$27,500
4	13± acre Crowley Creek Timber Tract	Polk County, OR	\$8,600
5	80± acre Buttermilk Timber and Recreation Tract	Lincoln County, OR	\$112,750
6	29± acre Gordon Creek Timber Tract	Multnomah County, OR	\$450,500
7	1.46± acre N. Santiam Riverfront Recreation Tract	Linn County, OR	No Minimum Bid
8	.62± acre N. Santiam Riverfront Recreation Tract	Linn County, OR	No Minimum Bid
9	2.06± acre Residential Parcel with Timber	Linn County, OR	No Minimum Bid
10	2.87± acre Timber Tract	Detroit Lake, OR	No Minimum Bid
11	8± acre N. Santiam Riverfront Timber Tract	Linn County, OR	No Minimum Bid
12	21.9± acre N. Santiam Riverfront Residential Tract	Idanha, OR	\$35,000
13	Bulk Sale of Four Residential Development Sites	Idanha, OR	\$65,000
14	Bulk Sale of Nine Lots	Idanha, OR	No Minimum Bid
15	60± acre N. Santiam Riverfront Timber Tract	Linn County, OR	\$75,000
16	3± acre N. Santiam Riverfront RV Site	Marion County, OR	No Minimum Bid
17	13± acre N. Santiam Highway Development Site with Timber	Idanha, OR	\$25,000
18	Former Blue Mountain School Campus, with Commercial Zoning 76132 Blue Mountain Road	Cottage Grove, OR	\$265,000
19	37± acre Coyote Creek Timber Tract, with Meadow	Josephine County, OR	\$115,950
20	40± acre Obenchain Mountain Timber Tract	Jackson County, OR	\$89,500
21	128± acre Upper Klamath Lake Recreation Tract	Klamath County, OR	No Minimum Bid
22	160± acre Tub Butte Recreation Tract	Klamath County, OR	No Minimum Bid
23	2.32± acre Residential Parcel	Redmond, OR	\$16,500
24	39± acre Grazing and Recreation Tract	Deschutes County, OR	No Minimum Bid
25	7.43± acre Oak Grove Orchard and Timber Tract	Hood River County, OR	\$8,600
26	9.77± acre Ortley Farmland Tract	Wasco County, OR	\$8,100
27	.29± acre Residential Lot	White Swan, WA	No Minimum Bid
28	4.7± acre Residential Development Site	Pierce County, WA	\$68,500
29	40± acre Timber and Recreation Tract	Pierce County, WA	\$60,000

Sealed Bid Auction – November 14 and 29, 2012

#	Description	Location	Published Reserve
100	Ranch at the Canyons : Bulk Sale of 29 Estate Homesites	Terrebonne, OR	\$2,295,000
101	2.09± acre Residential Parcel	Redmond, OR	\$18,500
102	32.8± acre Willow Creek Recreation Tract	Jefferson County, OR	\$13,975
103	40± acre Alkali North Recreation Tract	Crook County, OR	\$10,750
104	80± acre Alkali South Recreation Tract	Crook County, OR	\$30,100
105	WITHDRAWN		
106	197± acre Parkett Creek Timber Tract	Linn County, OR	\$765,000
107	19.02± acre N. Santiam Highway /Riverfront Tract	Marion County, OR	\$92,500
108	1,155± acre Dupee Valley Timber and Ranch Tract with Vineyard Potential	Yamhill County, OR	\$2,800,000 ^{1*}
109	Former Safeway Building: 820 SW Church Street	Dallas, OR	\$225,000
110	208± acre Wolf Creek Timber Tract with Home, Barn and Pasture	Tillamook County, OR	\$2,565,000
111	3.1± acre Multi-Family Development Site	Albany, OR	\$295,000
112	2.46± acre Development Parcel for Senior Housing	Florence, OR	\$187,500
113	195± acre Timber Tract with Riverfront and Homesite	Lane County, OR	\$495,000
114	Gas-N-Go/Convenience Store/ Car Wash: 24927 Highway 126	Veneta, OR	\$575,000
115	47.16± acre Business Park/Industrial Site	Eugene, OR	\$6,250,000 ^{2*}
116	12± acre Apartment Development Site	Eugene, OR	\$1,495,000 ^{3*}
117	Bulk Sale of 7 Aerie Park Subdivision Lots	Eugene, OR	\$175,000 ⁴
118	Gas Station/Convenience Store/Car Wash: 2611 NW Edenbower Blvd.	Roseburg, OR	\$695,000
119	Two Umpqua Medical Center Office Condos: 544 W. Umpqua Street #105 and #106	Roseburg, OR	\$112,500
120	80± acre Savage Creek Timber Tract	Josephine County, OR	\$263,000
121	121± acre Highway 97 Industrial Site	Chiloquin, OR	\$99,500
122	327± acre Desolation Timber and Recreation Tract	Klamath County, OR	\$115,000
123	161± acre Dick's Well Recreation Tract	Klamath County, OR	\$52,500
124	160± acre Devil Lake Hunting and Recreation Tract	Klamath County, OR	No Minimum Bid
125	280± acre Brownsworth Creek Recreation Tract	Klamath County, OR	\$68,500
126	156± acre Dairy Pad Timber and Recreation Tract	Lake County, OR	\$50,000
127	80± acre Spring Creek Timber and Recreation Tract	Lake County, OR	No Minimum Bid
128	80± acre McDowell Timber and Recreation Tract	Lake County, OR	\$25,000
129	40± acre Morgan Creek Recreation Tract	Lake County, OR	No Minimum Bid

#	Description	Location	Published Reserve
130	480± acre Eastside Recreation and Hunting Tract	Lake County, OR	\$132,500
131	320± acre South Arm Reservoir Recreation and Hunting Tract	Lake County, OR	\$96,500
132	80± acre Indian Creek Timber and Recreation Tract	Union County, OR	\$85,850
133	22.46± acre Residential Development Site	Kalama, WA	\$225,000
134	62.59± acre North Pickernell Creek Timber and Recreation Tract	Pacific County, WA	\$87,000
135	56.49± acre North Nemah Road Timber and Recreation Tract	Pacific County, WA	\$79,500
136	38.17± acre New Washington Road Timber and Recreation Tract	Pacific County, WA	\$187,500
137	150± acre Black Lake Timber and Residential Tract	Thurston County, WA	\$395,000
138	76.45± acre Carpenter Rd. Sand and Gravel Pit with Potential Homesite	Snohomish County, WA	\$250,000
139	20,000± s.f. former JCPenney Commercial Building and Parking Lot	Moses Lake, WA	\$195,000
140	3,755± s.f. White Swan Office Building	White Swan, WA	\$49,500
141	14± acre Benewah River Ranch Lot 4	Benewah County, ID	\$69,500 ⁵
142	33± acre Benewah River Ranch Lot 5	Benewah County, ID	\$60, 000 ⁵
143	30± acre Benewah River Ranch Lot 8	Benewah County, ID	\$39,500 ⁵
144	15± acre Benewah River Ranch Lot 10	Benewah County, ID	\$39,500 ⁵
145	25± acre Benewah River Ranch Lot 13	Benewah County, ID	No Minimum Bid ⁵
146	112± acre Residential Development Site	Red Bluff, CA	\$299,500
147	4,068± s.f. Live Oak Commercial Building: 2618 Fir Street	Live Oak, CA	\$69,500
148	32,670± s.f. Site with Redevelopment Potential: 1395 Galindo Street	Concord, CA	\$1,175,000
149	2,568± s.f. Office Building: 3265 Fortune Court	Auburn, CA	\$319,500
150	2,768± s.f. Commercial Condominium: 6630 Sierra College Blvd, Suite #200	Rocklin, CA	\$425,000
151	15.89± acre Industrial Development Site	Cameron Park, CA	\$465,000
152	10.93± acre Natomas Office Park Site	Sacramento, CA	\$700,000
153	4,300± acre Bear Creek Hunting Ranch, with Timber - LATE ADDITION	Grant County, OR	\$1,995,000*

1 Property available in two parcels: A - 720± acres and B - 435± acres. See page 38 for details.

2 Property available in three parcels: 2.16±, 20± and 25± acres. See page 49 for details.

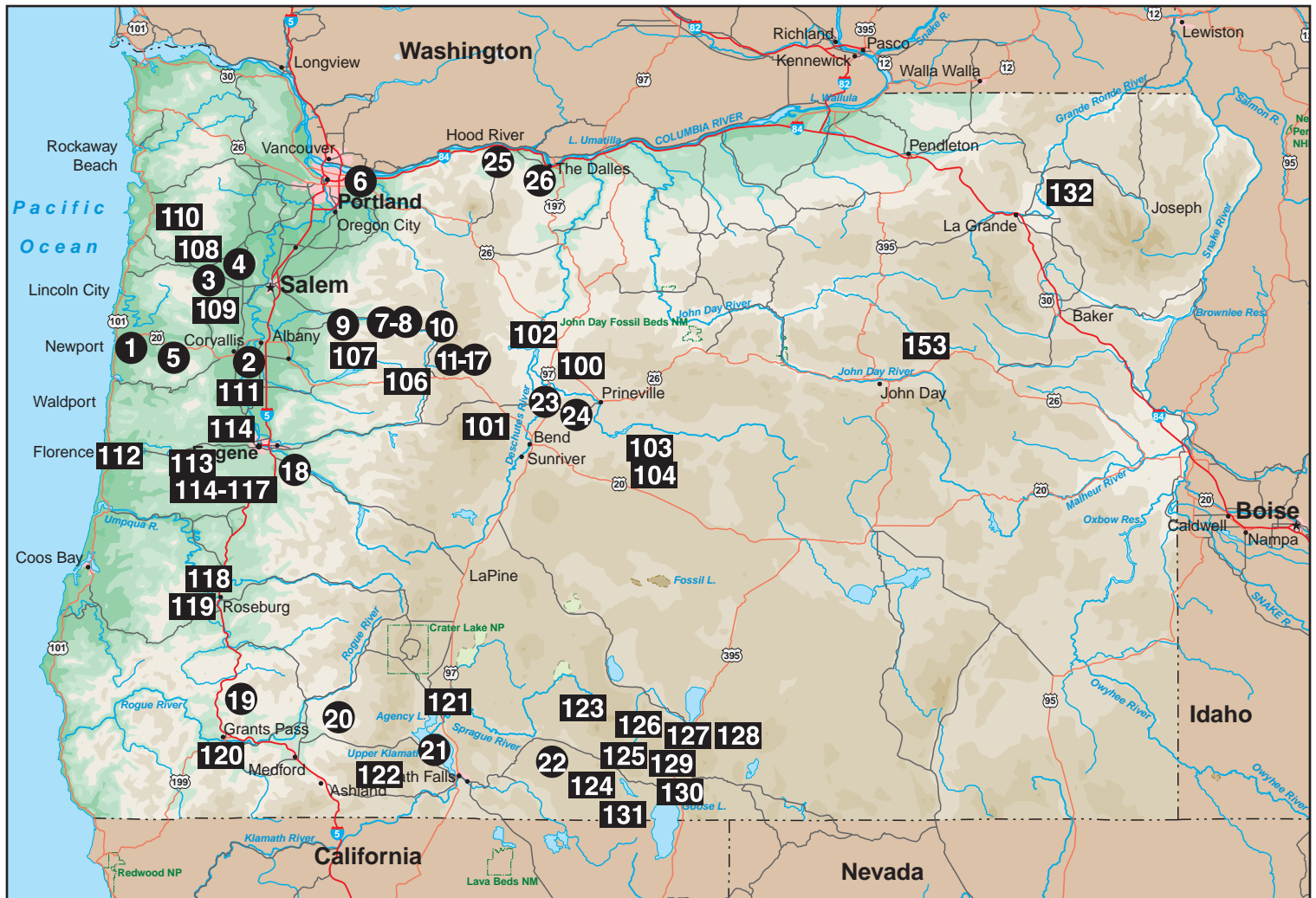
3 Property available in two parcels: 4± and 8± acres. See page 49 for details.

4 Four lot packages. See page 51 for details.

5 Sale of Properties #141-#145 is subject to bids in the aggregate to total \$208,500.

* SEALED BIDS DUE 5:00 PM, November 29, 2012

Oregon Auction Property Locations

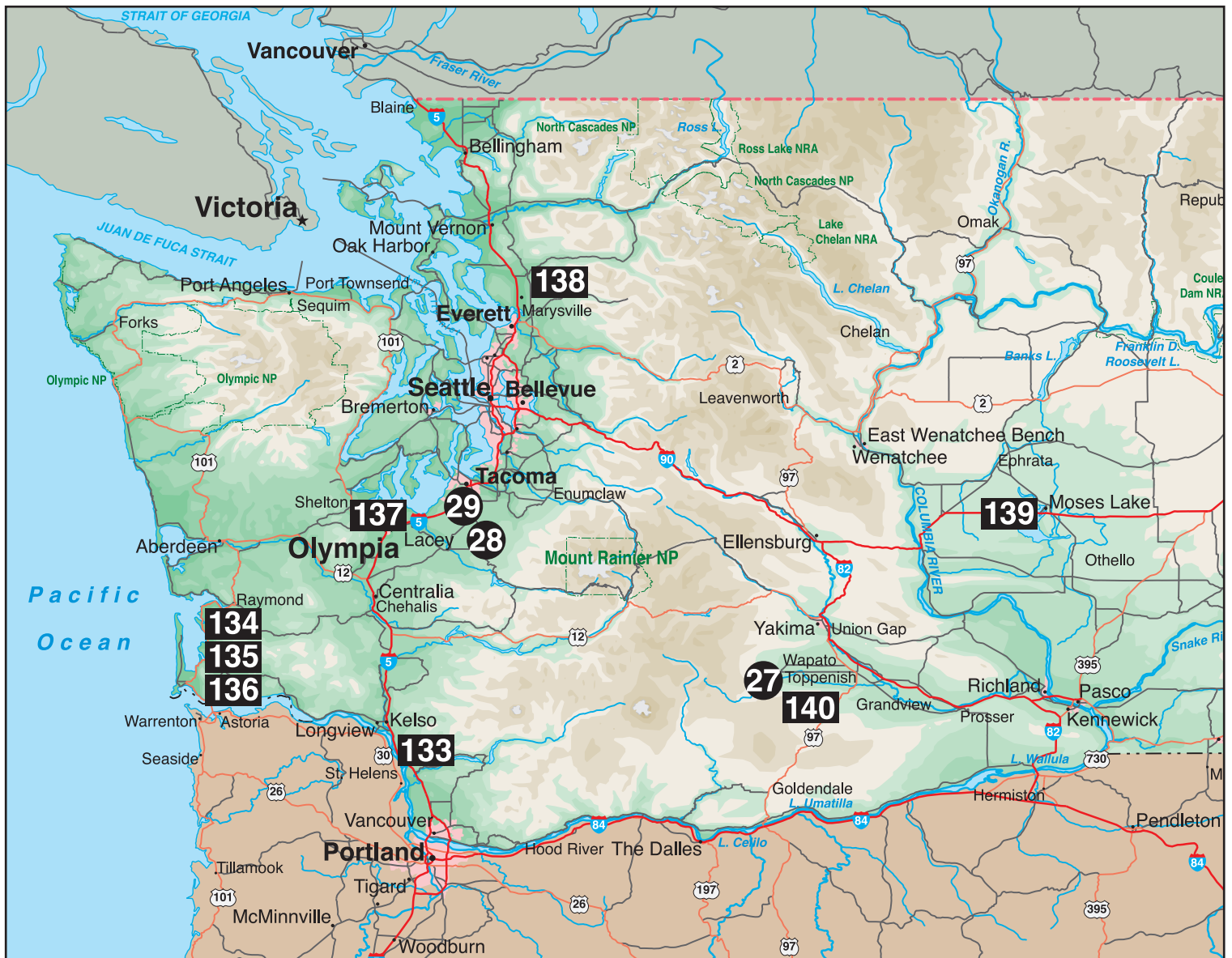


Auction Property #111 - 3.1± acre apartment site in Albany



Auction Property #131 - 320± acre South Arm Reservoir hunting and timber tract in Lake County

Washington Auction Property Locations



Auction Property #135 - 56± acre timber tract in Pacific County



Auction Property #139 - Former JC Penney building in Moses Lake

California & Idaho Auction Property Locations



Auction
Properties
#141-145 -
Benewah
River Ranch



1

Four-Plex Toledo, Oregon

PENDING SALE
CALL AUCTION
INFORMATION OFFICE
FOR UPDATE



LOCATION: 620-626 SE 7th Street – Toledo, Oregon, 97391

PUBLISHED RESERVE: \$180,000

LAST ASKING: \$212,500

SIZE: Four 944± Square Foot Units on .15± Acre Site

ZONING: RG-PD (General Residential with PUD Overlay)

PROPERTY INSPECTION DATES:

Monday, October 15 11:00 a.m. – 1:00 p.m.

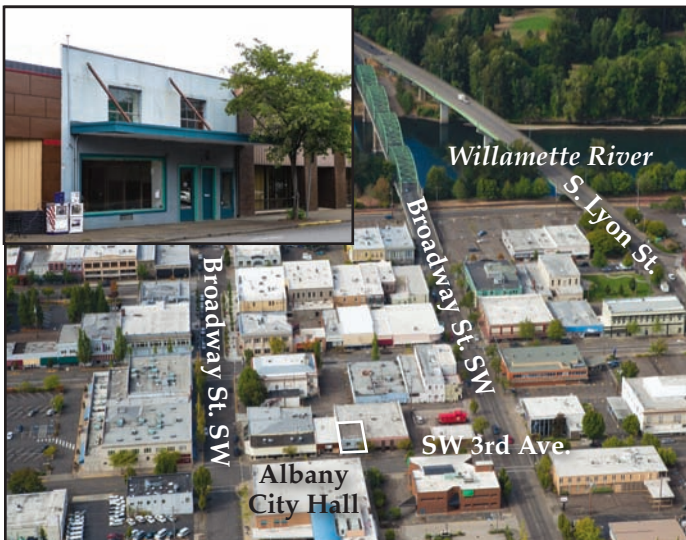
Sunday, November 4 11:00 a.m. – 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This four-plex, located in Toledo near the coastal resort community of Newport, was constructed in 1977 and has been updated with newer carpeting and vinyl, paint, countertops and fiberglass shower with wainscot. Each 944± square foot unit has main living area and kitchen downstairs and two bedrooms and one bathroom upstairs. The decks are mostly shared and the front yard is common area. Three of the units are rented at \$800 per month. Toledo, along the Yaquina River, has a population of 3,590 and is located approximately five miles from the city of Newport and the Oregon coast. A Georgia Pacific Pulp and Paper Mill is the largest employer in Toledo. The property is served by public sewer and water, and is close to most amenities including schools, shopping and employment.

2

Downtown Building Across From City Hall Albany, Oregon



PUBLISHED RESERVE: \$139,500

LAST ASKING: \$249,000

SIZE: 2,800± Square Foot Building on 1,226± Square Foot Lot

ZONING: Commercial/Historic District Overlay

PROPERTY INSPECTION DATES:

Saturday October 13 10:00 a.m. -- noon

Saturday October 27 10:00 a.m. -- noon

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 10 years at 7% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This two-story commercial building is located in downtown Albany, across from City Hall, and is currently vacant. It is within the historic downtown district of Albany which has a collection of small retailers, restaurants, professional offices and apartments. The Albany Downtown Association, a private non-profit organization, is dedicated to revitalization through cooperative advertising, events and a dedicated parking district.

The building's main level has a storefront with large room, reception area, two offices, kitchen, storage room and two restrooms. The second level has two entries: one is accessed between the main floor and second level, and one has a separate entry that provides access. The second level contains three offices, a workroom, a restroom and a shower that is separate from the restroom.

The building could have either two tenants, or could be revised as a live/work space for one tenant such as an artist, with second level as an apartment and main level for studio/retail space.

LOCATION: 225 Third Avenue SW – Albany, Oregon. Tax Lot 11100

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

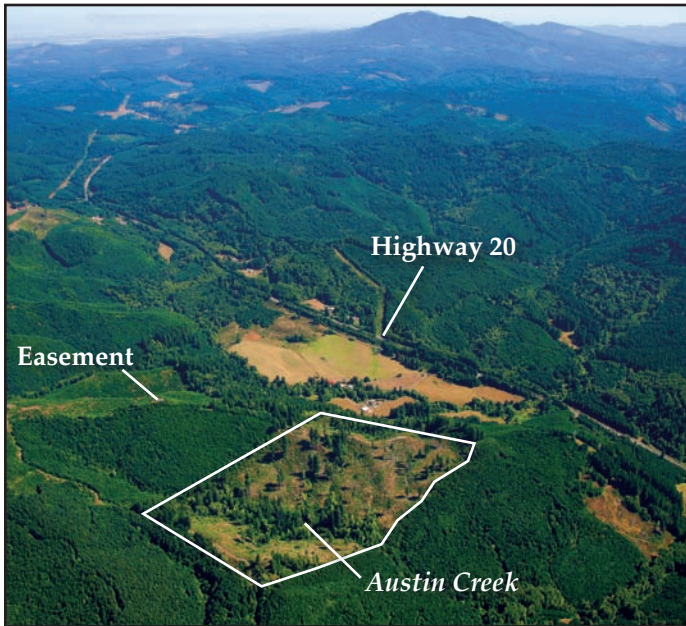
ZONING: EFU – Exclusive Farm Use

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



LOCATION: Township 11 South, Range 8 West, Section 8, Tax Lot 3900

PUBLISHED RESERVE: \$112,750

LAST ASKING: First Time Offered

SIZE: 80± Acres

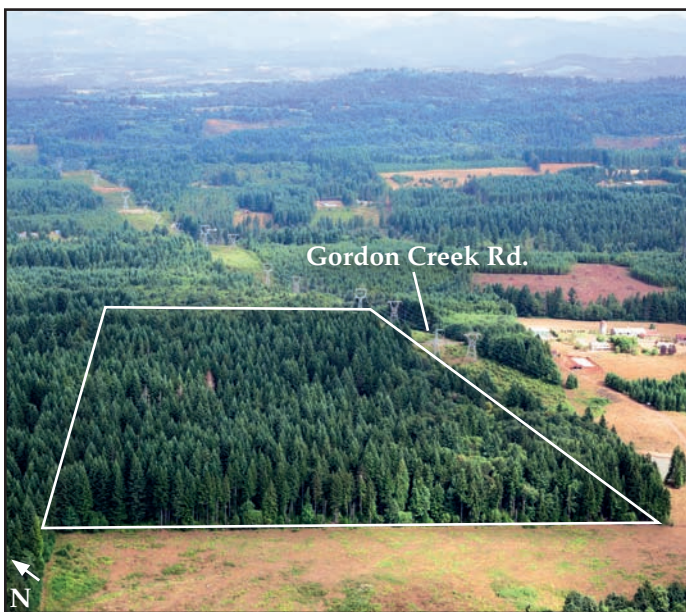
ELEVATION: 300± to 750± Feet

ZONING: TC – Timber Conservation

PROPERTY INSPECTION: At Any Time – Locked Gate. 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 80± acre timber tract is located in the coastal range, just north of Highway 20, approximately seven miles east of Eddyville and seven miles west of Burnt Woods. The tract has 77± acres of well-stocked six year old Douglas-fir and western hemlock reproduction. The Douglas-fir site class is I, which is highly productive. There is access via an easement along the northern boundary via a gated, shared, year-round logging road from Highway 20. The topography is primarily moderate north-facing, with a small area in the southeast having steep slopes. Austin Creek bisects the northern section of the tract with an estimated 3.7± acre riparian area. There are some remaining residual Douglas-fir trees that could be harvested.



LOCATION: Township 1 South, Range 5 East, Section 19, Tax Lot 500. From Sandy / Highway 26 turn north onto Ten Eyck and proceed 3.6 miles to Bull Run Road. Turn right on Bull Run Road and proceed 4.5± miles (the road changes to Gordon Creek Road) to the property, which is on the left. The property is .2 mile before Mile Post 5.

PUBLISHED RESERVE: \$450,500

LAST ASKING: First Time Offered

SIZE: 29± Acres

ELEVATION: 800± Feet

ZONING: CFU4 – Commercial Forest Use

PROPERTY INSPECTION: At Any Time

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 29± acre Gordon Creek Road timber tract is located five miles north of Sandy and has frontage along Gordon Creek Road. There is an estimated 1,239± MBF of primarily 60 year old Douglas-fir, with a small amount of grand fir and white fir. (Please see Supplemental Information Package for volume by species and grade, based on July 2012 cruise.) The topography is gentle and has a Douglas-fir site index of 120. A power line R.O.W. bisects the northeast corner of the tract.

Thirteen properties located along the North Santiam River, between Mill City and Idanha, are being offered at Auction. The North Santiam River is known for steelhead, rainbow and brook trout, and there is excellent access along the highway west to Salem, and east to central Oregon's ski and golf resorts.

Six properties are being sold with No Minimum Bid, to the high bidder. Three of those four parcels have potential for camping or for an RV site with North Santiam River frontage. There is an 8± acre parcel that has both riverfrontage and merch timber. The two additional parcels being sold with No Minimum Bid are a small timber tract near Detroit Dam, and a 2± acre parcel with residential zoning, near Gates.

The other seven properties being sold at Auction have Published Reserve Prices ranging from \$25,000 to \$765,000 and include 19± acres between Mill City and Gates, with both Highway 22 and North Santiam frontage, 30± acres of land with residential zoning that includes existing lots within Idanha, a 21± acre tract in Idanha, a 13± acre site with commercial zoning and highway access near Idanha City Hall, and a 196± acre timber tract near Marion Forks.

Eleven of the thirteen properties are being sold at the November 10 Oral Auction, at the Portland Airport Sheraton. Two properties, Auction Properties #106 and #107, will be sold as part of the November 14 Sealed Bid Auction.



Auction Property #15 - 60± acre North Santiam River frontage tract



Auction Property #106 - 196± acre timber tract by Marion Forks

7 and 8

Two Santiam Riverfront Recreation Tracts, near Minto County Park Linn County, Oregon



	#7	#8
PUBLISHED RESERVE:	No Minimum Bid	No Minimum Bid
LINN COUNTY RMV:	\$27,390	\$48,240
SIZE:	1.46± Acres	.62± Acre
ELEVATION:	RR-5 (Rural Residential)	EFU (Exclusive Farm Use)
PROPERTY INSPECTION:	At Any Time	
FINANCING:	None – All Cash	

DESCRIPTION: These two small North Santiam Riverfront parcels are located along Gates Bridge Road, east of Gates, across from the small riverfront community of Minto. Minto County Park is nearby. Auction Property #7 is 1.46± acres, is triangular in shape, and has an estimated 250± feet of river frontage. The site is zoned RR-5 but may not be suitable for construction of a residence, however it does have potential for camping or as an RV site. Auction Property #8 is .62± acre in size and has an estimated 100± feet of river frontage. Its triangular shape may limit its use to recreation for camping or as an RV site. The zoning is EFU.

LOCATION: Township 9 South, Range 3 East, Section 36, Tax Lot 800 (Auction Property #7) and Tax Lot 100 (Auction Property #8). From Highway 22, take Sorbin Street south to Riverview Street to the bridge over N. Santiam River and then east on East Gates Bridge and proceed 1± mile to Auction Property #7 and 1/4 mile to Auction Property #8.

9

Rock Creek Road Residential Parcel Linn County, Oregon



PUBLISHED RESERVE: No Minimum Bid

LINN COUNTY RMV: \$56,940

SIZE: 2.06± Acres

ELEVATION: 950± Feet

ZONING: RR-5 (Residential – Restricted Development)

PROPERTY INSPECTION: At Any Time

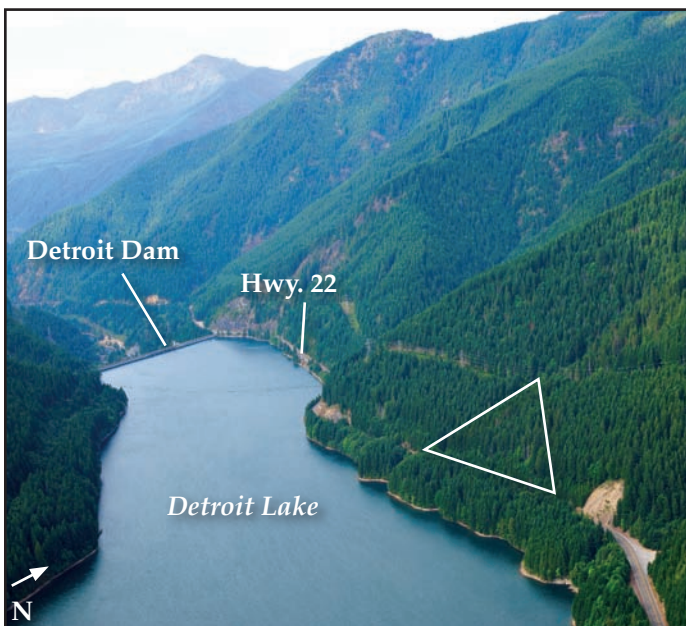
FINANCING: None – All Cash

DESCRIPTION: This 2± acre residential parcel is located between Mill City and Gates, near the intersection of Kingwood Avenue and Rock Creek Road. The parcel has access along the southern portion of the property, which also provides access to the adjoining residences. The property is level and has mature conifer trees on the site. Power is available. On-site septic and private well are required for construction of a residence.

LOCATION: Township 9 South, Range 3 East, Section 33, Tax Lots 600 and 601. From Mill City, take Kingwood Road East to Rock Creek Road and then right and proceed to access road.

10

Timber Tract by Detroit Dam Marion County, Oregon



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 2.87± Acres

ELEVATION: 2,000± to 2,500± Feet

ZONING: TC- Timber Conservation

PROPERTY INSPECTION: At Any Time (Property may be viewed from Highway 22)

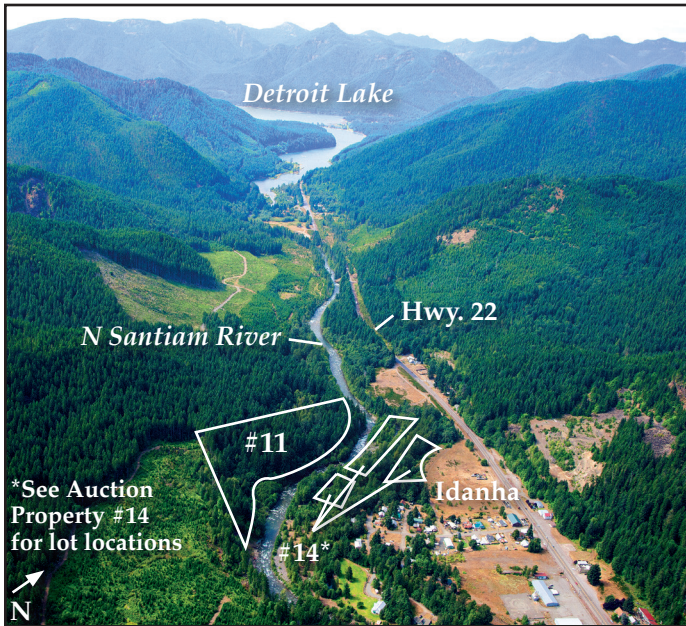
FINANCING: None – All Cash

DESCRIPTION: This 2.87± acre triangular-shape timber tract is located near the Detroit Dam and has frontage along Highway 22. It has very steep slopes stocked with Douglas-fir and is an “inholding” within the Willamette National Forest. It might be of some value as part of a property exchange with USFS. A power R.O.W. is along the northeast corner.

LOCATION: Township 10 South, Range 5 East, Section 18, Tax Lot 2700.

11

North Santiam Riverfront Tract with Timber Linn County, Oregon



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 8± Acres

ELEVATION: 1,700± to 1,800± Feet

ZONING: FCM – Forest Conservation Management

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 8± acre timber tract is located along the North Santiam River across from both the city of Idanha and Auction Property #14. There is physical access, but no legal access, from private timberland to the southwest corner. The tract has over 600± feet of river frontage and is well-stocked with 50-year-old Douglas-fir timber.

LOCATION: Township 10 South, Range 7 East, Section 16, Tax Lot 500. See Supplemental Information Package for directions.

12

Mt. Jefferson Street Residential Parcel with North Santiam River Frontage Idanha, Oregon



PUBLISHED RESERVE: \$35,000

LAST ASKING: First Time Offered

SIZE: 21.9± Acres

ELEVATION: 1,700± to 1,800± Feet

ZONING: Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 21.9± acre parcel is located within the southeast section of Idanha, at the end of Mt. Jefferson Street. Auction Property #13, which is a bulk offering of four residential sites, is located just west of the property. The property has an estimated 500± feet of North Santiam River frontage. Mt Jefferson Street is unpaved and the city of Idanha has a small maintenance building that is an outparcel on the property. The property has been partially logged and has some residual timber remaining on the site. The topography is moderate in the southern section of the property. The zoning is Residential, which allows for single family and manufactured homes. (Please see Supplemental Information Package for zoning and city development fee.) There is power to the site, and city water is located on the corner of Mt. Jefferson and Blossom Street. On-site septic is required. Idanha Park, owned and maintained by the city of Idanha, is located nearby.

LOCATION: Township 10 South, Range 7 East, Section 22, Tax Lot 1350. From Highway 22 in Idanha, take Church Street and then left on Willow Street and proceed to Mt. Jefferson Street (unpaved) to the property.

13

Bulk Sale of Four Residential Development Sites Idanha, Oregon



LOCATION: Township 10 South, Range 6 East, Section 21, Tax Lots 1100, 1200, 2501, 2504, and 2506. From Highway 22, take Church Street to Willow Street to access all four sites.

PUBLISHED RESERVE: \$65,000

LAST ASKING: First Time Offered

SIZE: 7.8± Acres

ELEVATION: 1,600± Feet

ZONING: Residential

PROPERTY INSPECTION: At Any Time

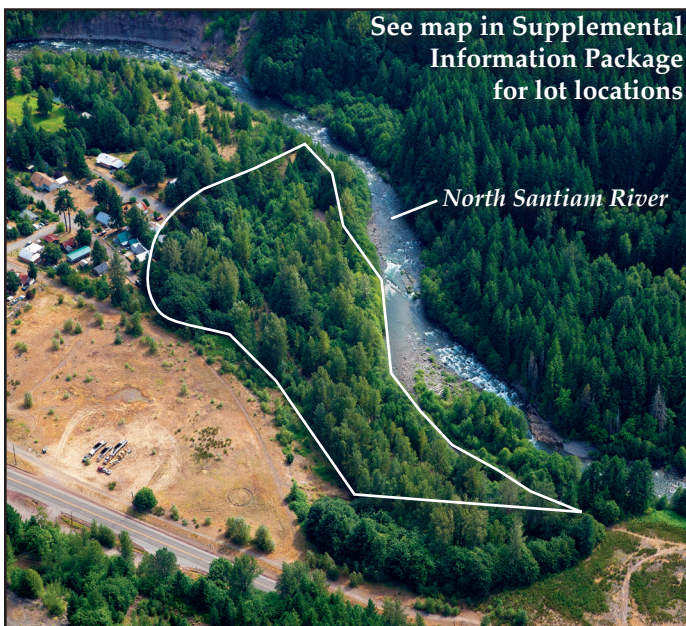
FINANCING: None – All Cash

DESCRIPTION: This offering consists of four individual residential development sites within the city of Idanha that range in size from 18,785± square feet to 5.53± acres. Two of the sites adjoin Auction Property #12, providing opportunity to assemble nearly 30± acres of property, all zoned Residential, with city water and power. On-site septic is required. (Please see Supplemental Information Package for zoning and city development fees.) Several new homes have been built near the property.

The 18,785± square foot site (tax lots 1100/1200) is located at the end of Mountain Avenue and a 1.17± acre site (tax lot 2506) is located at the corner of River Road and Mountain Avenue, near the RV Mountain View Park. The largest site is 5.53± acres (tax lot 2501) and has an irregular shape with some moderate, north-facing slope. It has frontage along Mountain Avenue and the intersection of Douglas and Blossom, with several view homesites to the North Santiam River. The city of Idanha water tank adjoins the tract. A 28,800± square foot site is contiguous (tax lot 2504) with the 5.53± acre site, and has frontage on Mt. Jefferson Street.

14

Nine Lots in Undeveloped Subdivision along North Santiam River Idanha, Oregon



LOCATION: Township 10 South, Range 6 East, Section 16, Tax Lots 1300, 1400, 1700, 1800, 1900, 6300, 6400, 6600, 6800. From the end of Riverside Drive, access is by foot.

PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 7,500 to 8,000 Square Feet

ELEVATION: 1,700± Feet

ZONING: Residential – Restricted Development

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These nine lots are located in an undeveloped subdivision at the end of Riverside Drive, in the city of Idanha. Seven of the nine lots are located along the North Santiam River. There is no developed access and there is a “restricted development overlay zone” due to steep slopes and special flood hazards. (Please see Supplemental Information Package for zoning.) Potential uses may be limited to seasonal camping, with access to North Santiam River for fishing or boating.

15

Cooper Ridge Road Timber Tract, along North Santiam River Linn County, Oregon



PUBLISHED RESERVE:
\$75,000

LAST ASKING: First Time
Offered

SIZE: 60± Acres

ELEVATION: 1,800± to
2,000± Feet

ZONING: FCM – Forest Conservation Management

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 60± acre timber tract is located along the North Santiam River, east of Idanha, and has access from the Cooper Ridge Road bridge and USFS Road 2234, which is along the southern section of the tract. Rainbow Creek, tributary to the North Santiam River, bisects the tract.

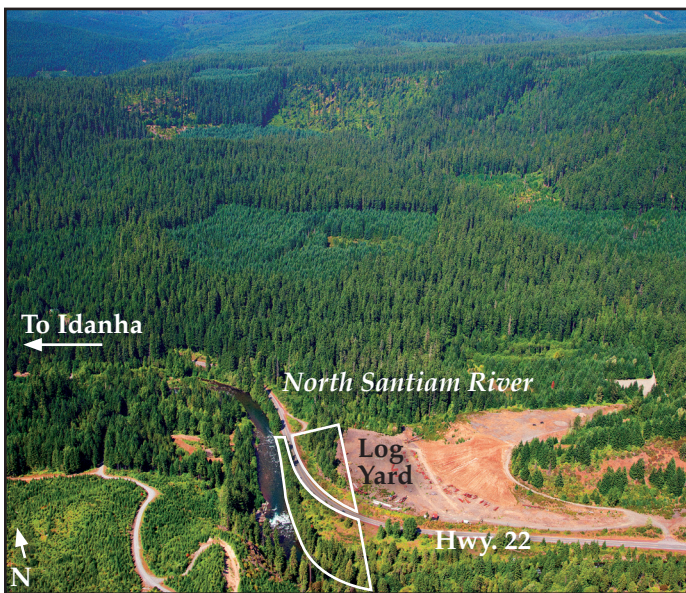
The tract has some residual timber and advanced Douglas-fir reproduction. There are moderate north-facing slopes and over 1/4 mile of river frontage, with several good sites for a private riverfront camp or RV park location. Willamette National Forest Service and private lands adjoin the property.

LOCATION: Township 10 South, Range 6 East, Section 22, Tax Lot 1601. From Highway 22, take Cooper Ridge Road and cross the Cooper Ridge Road bridge. Property is on the right.



16

North Santiam Highway and Riverfront Parcel Marion County, Oregon



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 3± Acres

ELEVATION: 1,800± Feet

ZONING: TC (Timber Conservation)

PROPERTY INSPECTION: At Any Time (Use Caution due to Curve on Highway 22)

FINANCING: None – All Cash

DESCRIPTION: This 3± acre parcel is located 2± miles east of Idanha and is bisected by Highway 22. There is 400± feet of North Santiam River frontage on the 2± acre portion west of the highway that might be suitable for a seasonal camp or RV park site. The 1± acre portion east of the highway adjoins a log yard owned by Marion Forks Timber.

LOCATION: Township 10 South, Range 6 East, Section 23, Township 200. From Idanha, proceed east on Highway 22 two miles. The property is along the curve by the west end of the logging road.



PUBLISHED RESERVE: \$25,000

LAST ASKING: First Time Offered

SIZE: 13± Acres

ELEVATION: 1,900± to 2,000± Feet

ZONING: Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 13± acre tract in the city of Idanha is zoned for commercial use, and has access from Highway 22 via a 35± foot wide entry drive by Pacific Sanitation. The site has potential for a variety of commercial uses. (Please see Supplemental Information Package for zoning.) There is city water and power to the property. On-site septic will be required. There is an area that has been cleared by the entry drive and the balance of the tract is well-stocked with Douglas-fir timber. Boulder Creek is along the western boundary, which is tributary to the North Santiam River. The northeast section of the tract has moderate slopes.

LOCATION: Township 10 South, Range 6 East, Section 16, Tax Lots 199 and 200. From Idanha City Hall, proceed west 1/8 mile along Highway 22, to entry drive by Pacific Sanitation.



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.)

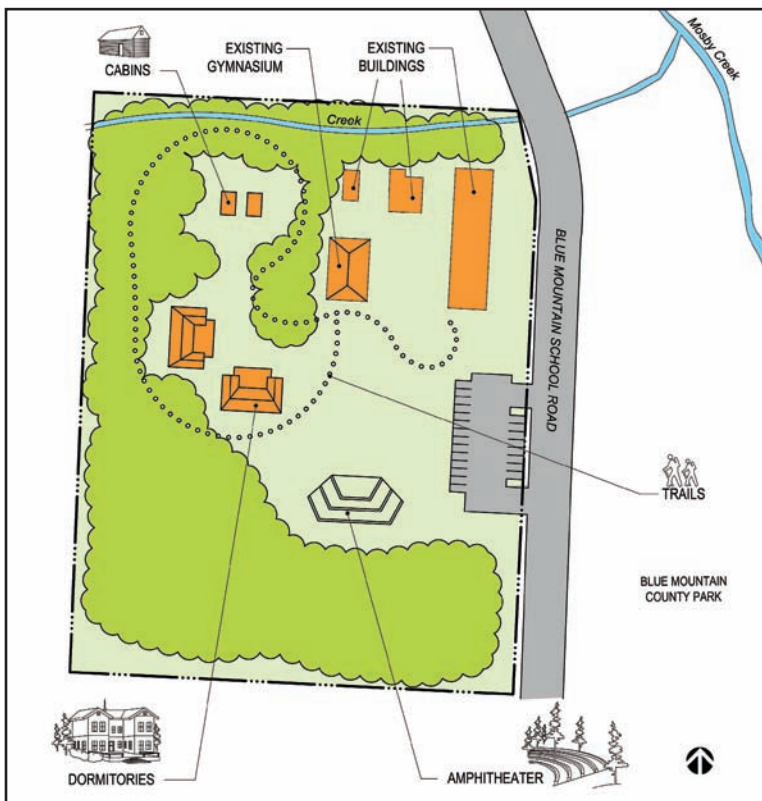
The 5.4± acre site is along Blue Mountain Road and across from Lane County's Blue Mountain Park. A 4,752± sq. ft. main school building was built in the 1960s. The building has four classrooms, library, art room, computer room and two restrooms. The building had renovations completed during 2003 through 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,



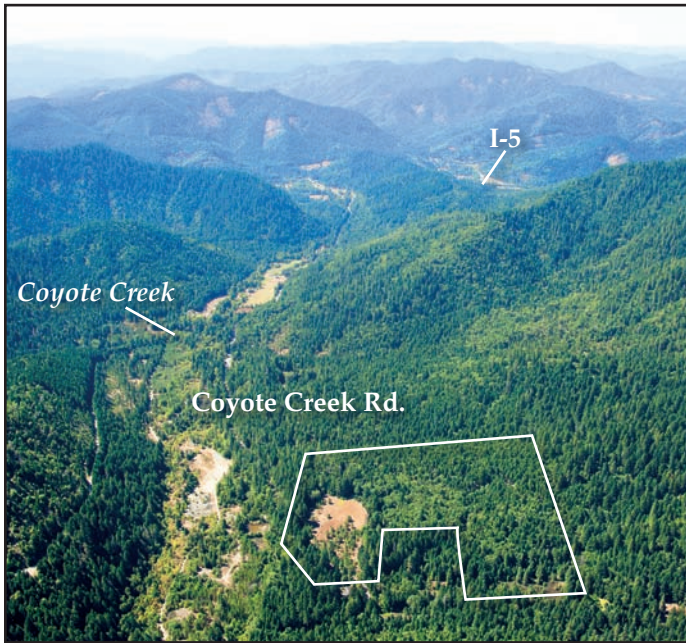
the new Cottage Grove Community Hospital, and small airport, providing accessibility for its re-use for education, camp or retreat purposes, or for commercial uses allowed under the Rural Commercial Zoning. It is near both Cottage Grove and Dorena Lake, with fishing, swimming and water skiing. The property is served by power and phone, as well as having on-site well and septic system with drain field and sand filter.

LOCATION: 76132 Blue Mountain Road – Lane County, Oregon. From I-5 Cottage Grove exit 174, proceed east on Row River Road to N. Thorton and turn right and then left onto Mosby Creek Road. Proceed south 4.6± miles to Blue Mountain School Road and then south 1.4± miles to property.



Please Note: Sketch plans are conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.





PUBLISHED RESERVE: \$115,950

LAST ASKING: First Time Offered

SIZE: 37± Acres

ELEVATION: 1,600 to 1,800± Feet

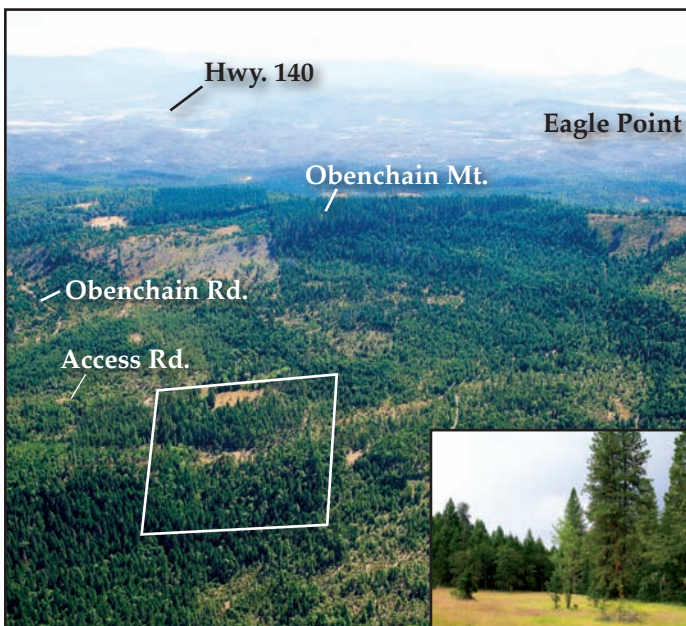
ZONING: FC/WR (Forest Commercial and Woodlot Resource)

PROPERTY INSPECTION: At Any Time

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 37± acre tract is located along Coyote Creek Road, 20 miles north of Grants Pass and just east of I-5 Exit 76, at Wolf Creek. The Wolf Creek Inn State Heritage Site, the oldest continuously operating inn in the Pacific Northwest, is within a 10 minute drive of the property. There is an estimated 432± MBF of primarily 50 to 60 year old Douglas-fir scattered throughout the tract, with madrone and chinkapin located by the meadow that had been used as a homestead. The topography is gentle to moderate slopes. Foley Gulch is along the eastern section of the property. There is power along Coyote Creek Road. There are residences located by the southeast section along Coyote Creek Road. The sale is subject to a lot line adjustment.

LOCATION: Township 33 South, Range 5 West, Section 19, Tax Lot 600 and 601. From I-5 at exit 76, proceed east along Coyote Creek.



PUBLISHED RESERVE: \$89,500

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 2,700± to 2,800± Feet

ZONING: EFU – Exclusive Farm Use

PROPERTY INSPECTION: At Any Time

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 40± acre timber tract is located on Obenchain Mountain, 7± miles northeast of Eagle Point and White City. There is an estimated 360± MBF of primarily 70 to 120 year old Douglas-fir located on 13.9± acres of the tract. The balance of the timber located in the northern section is impacted by a 1,000 foot no-cut buffer, due to a northern owl activity center (NSO) 200 feet north of the parcel's northern boundary line. (Please see Supplemental Information Package for detail.)

There is physical, but no legal, access along an existing logging road from N. Obenchain Road. Adjoining land owners include Hancock Timber Resource Group and Plum Creek.

LOCATION: Township 35 South, Range 1 East, NW ¼ of the NW ¼ of Section 12, Tax Lot 5100. From White City, take Highway 140 east to S. Obenchain Road and proceed north to N. Obenchain Road. Turn left onto road 32-25-18 and proceed approximately 1.2 miles. Turn right onto an unnamed logging road and proceed to the southeast or northeast section of the tract.

21

Upper Klamath Lake Frontage Tract Klamath County, Oregon



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: \$57,600

SIZE: 128± Acres

ELEVATION: 4,200± to 5,500± Feet

ZONING: F - Forestry

PROPERTY INSPECTION: At Any Time (By Boat, Only)

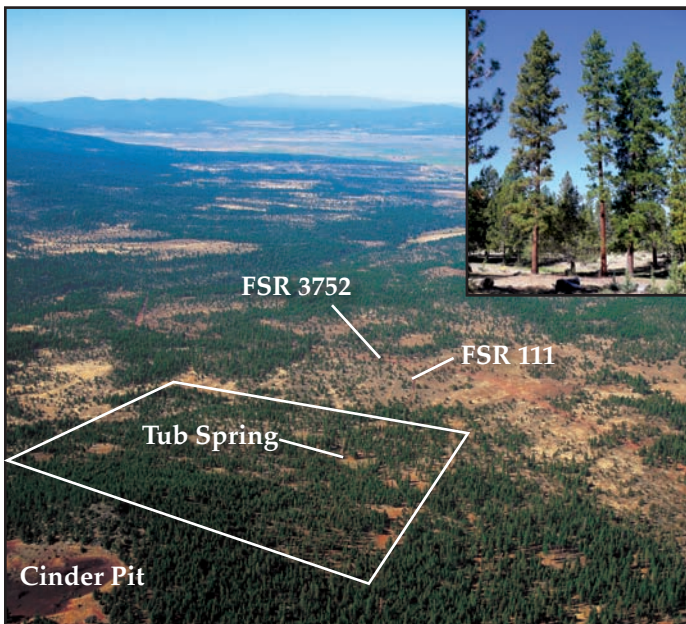
FINANCING: None – All Cash

DESCRIPTION: This 128± acre tract is an out-parcel within private lands in the southeast section of Spence Mountain, between Eagle Ridge State Park to the north and Klamath Game Management lands to the south. This parcel is primarily steep, north-facing slopes, with 1/4 mile of lakefront and 793± MBF of primarily Douglas-fir and white fir. There is no developed or legal access to the site, which is accessible by boat, only.

LOCATION: Township 37 South, Range 7 East, Section 1 and Township 37 South, Range 8 East, Section 6, Tax Lots 600 and 601

22

Tub Butte Recreation Tract, with Spring and Meadow Klamath County, Oregon



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 4,800± to 5,230± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time.

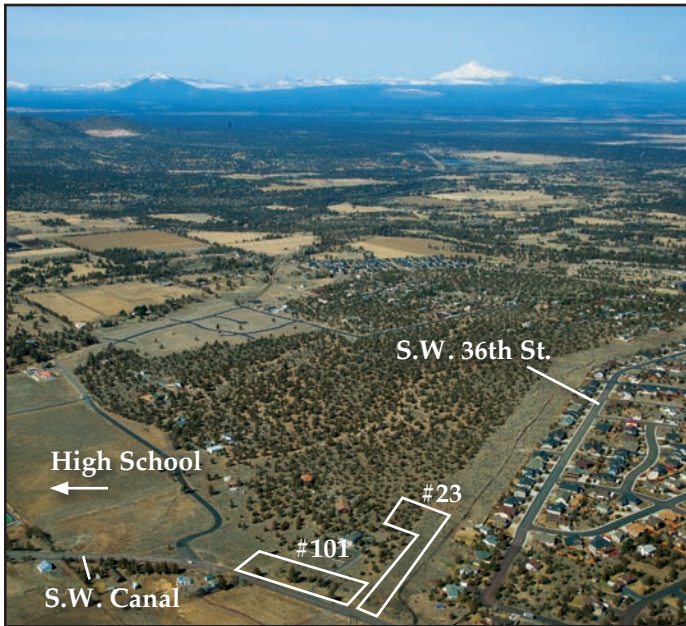
FINANCING: None – All Cash

DESCRIPTION: This 160± acre Tub Butte tract is located 6± miles south of the community of Bly and Highway 140, and is surrounded by Fremont-Winema National Forest land. It has physical access from Barnes Valley Road (USFS Road 3572) to the northeast corner. The tract is along the north-facing slopes of Tub Butte, with Tub Spring located in the northeast section of the property, providing an excellent location for a private camp. There is some residual large pine on the property, along with a meadow. The tract is located within the Klamath Falls Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

LOCATION: Township 37 South, Range 14 East, Section 35, Tax Lot 4700. From Highway 140 at Bly, head south on Elder Street and proceed one mile and turn left on 3752 Road toward Gerber Reservoir. Go 5± miles to FSR 111 and turn right. Follow .4± mile to the property.

23

Residential Parcel Redmond, Oregon



LOCATION: S.W. Canal Blvd., Redmond, Oregon. Tax Lot: 15-13-30-1420

PUBLISHED RESERVE: \$16,500

LAST ASKING: \$30,000

SIZE: 2.32± Acres

ZONING: R-2 (Residential)

PROPERTY INSPECTION: At Any Time

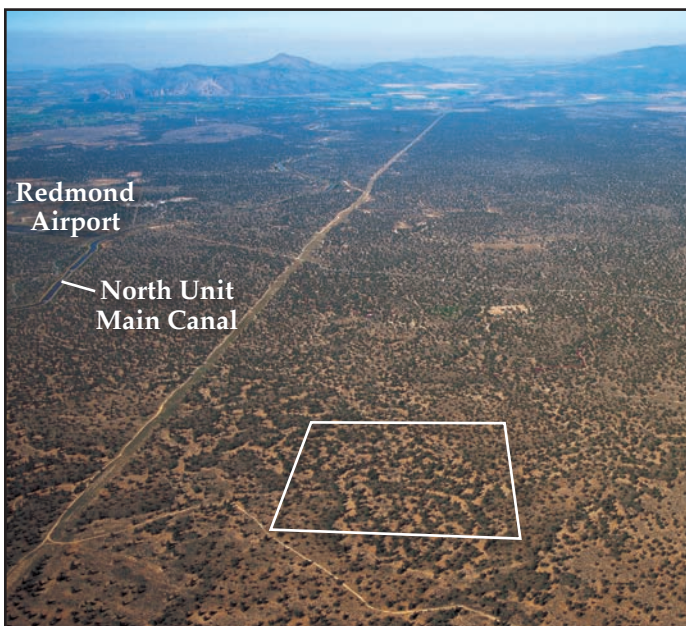
FINANCING: None – All Cash

DESCRIPTION: This residential parcel is located along S.W. Canal Blvd between Badger Avenue and 35th Street in Redmond. The city of Redmond includes some of the larger resort communities in central Oregon. Additionally, this parcel is near both the golf resort community of Eagle Crest and The Greens at Redmond, an 18-hole executive golf course. The city of Bend is a 20 minute drive south of Redmond and Mt. Bachelor Ski Resort is within an hour drive. This parcel is located in the southwestern section of Redmond, near the new high school which just opened in September.

This parcel is impacted by various easements which reduce the developable portion of this residential parcel to an estimated 1± acre. (Please see Supplemental Information Package for preliminary title reports.) Development will require extension of water and sewer, which are approximately 1,500 linear feet southwest. Electricity, telephone and gas are available. Auction property #101 is being sold as part of the Sealed Bid Auction.

24

Recreation Tract near Redmond Deschutes County, Oregon



LOCATION: Township 15 South, Range 13 East, Section 36, Tax Lot 800

PUBLISHED RESERVE: No Minimum Bid

DESCHUTES COUNTY RMV: \$90,790

SIZE: 39± Acres

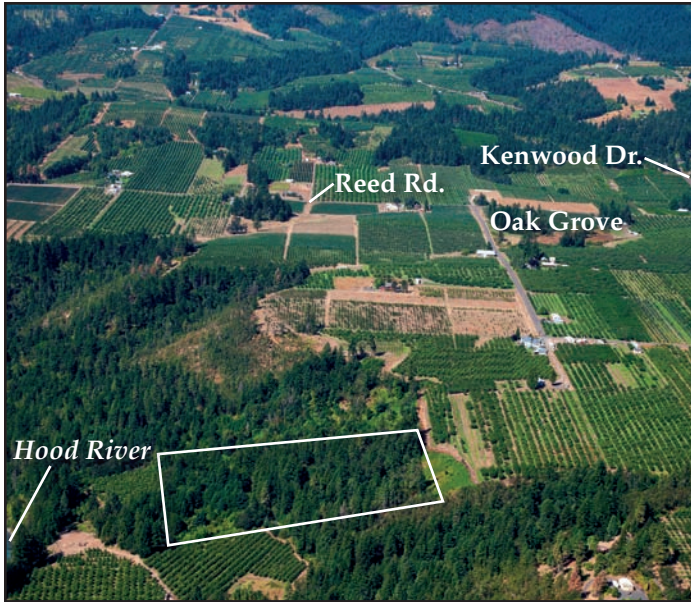
ELEVATION: 3,100± Feet

ZONING: EFU / CDD (Exclusive Farm Use / Airport Safety Zone)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 39± acre recreation tract is located 3± miles south of the city of Redmond Airport, and has physical access into the southwest corner from a roadway along the pipeline R.O.W. that runs west of the property. The adjoining lands are all owned by the Bureau of Land Management. The north unit of the main irrigation canal is 3/4 mile to the west. Freight Wagon Road parallels the canal that connects south of the property to Morrill Road, and east of the property to Powell Butte Highway.



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.



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.

27

Residential Lot White Swan, Washington



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: .29± Acre

ELEVATION: 1,000± Feet

ZONING: Rural Settlement

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This .29± acre residential lot is located in White Swan, Washington, south of Auction Property #132, along Wesley Road. The property had been a mobile home site, and continues to be served by power and water. An on-site septic field remains. The mobile home has since been removed and the property is now vacant. The property is level, and is an excellent building site or location for a mobile home.

LOCATION: West of the town of White Swan. Follow West White Swan Road to Wesley Road, turn left. Follow Wesley Road south approximately 1,000 feet to the property which is on the east side of Wesley Road.

Township 10 North, Range 17 East, Section 6, Tax Lot 17100632003

28

Residential Development Site Pierce County, Washington



PUBLISHED RESERVE: \$68,500

LAST ASKING PRICE: \$150,000

SIZE: 4.7± Acres

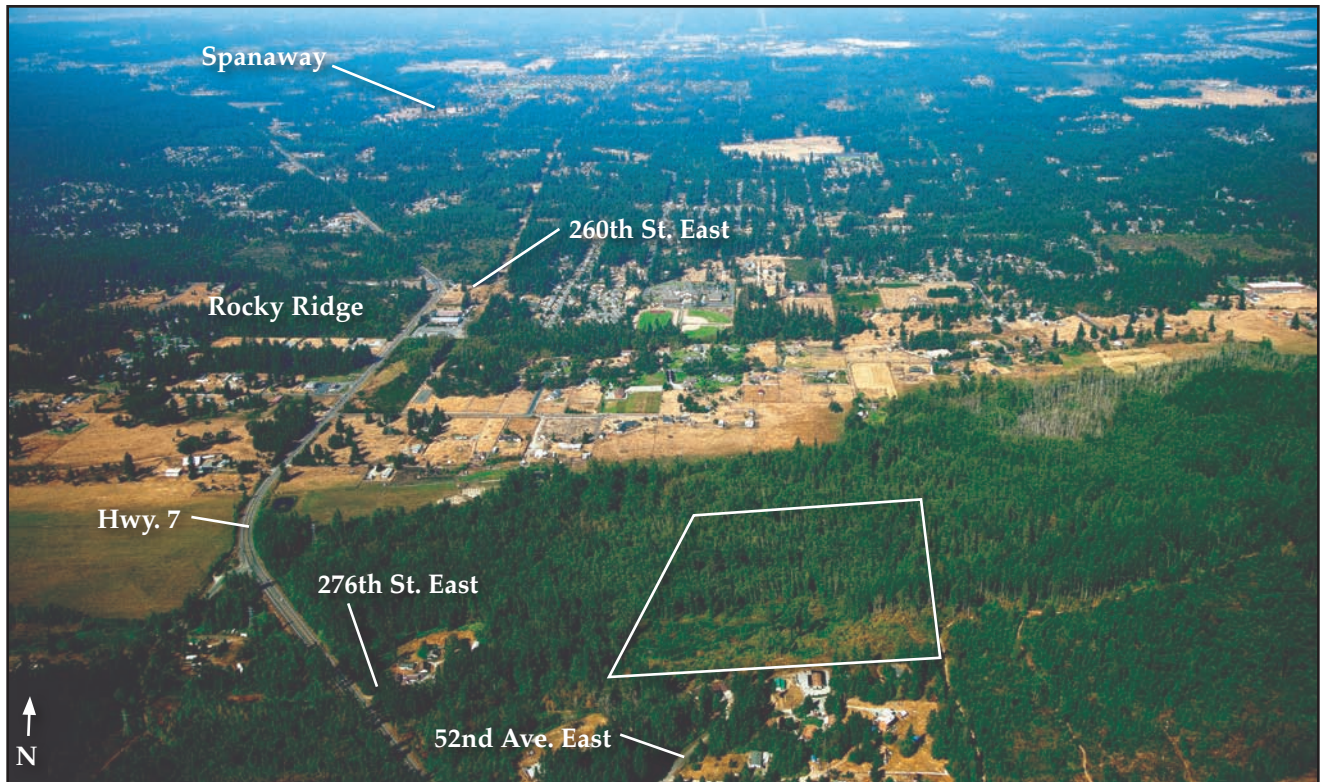
ZONING: Rural Separator (RSEP)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 4.7± acre residential site is located in Pierce County, southeast of Tacoma in the Midland area. The zoning designation on the property, RSEP, allows for single family residential as well as some limited commercial uses. The property previously had a preliminary plat approved for 17 lots. There is a new residential subdivision that adjoins the property to the south. The property has excellent access with approximately 320 feet of frontage along 22nd Avenue East. All utilities are available to the property.

LOCATION: 10218-22nd Ave East. From Tacoma, follow I-5 south to Highway 512. Follow Highway 512 east to the Portland Avenue Exit. Follow Portland Avenue north to 122nd Street East, turn right. At 22nd Avenue East turn left and follow the road to the property. Pierce County Parcel Number 774500-2990.



PUBLISHED RESERVE: \$60,000

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 644± Feet

ZONING: Rural Sensitive Resource

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 40± acre timber and recreation tract is located south of Spanaway along Highway 7, in Pierce County. Approximately 15 acres at the south end of the property was logged 4-5 years ago and was not replanted. Muck Creek runs through the northern portion of the property, and remaining timber is located on both sides of the creek. There is no legal access to the property, but there is physical access to the southwest corner by foot along an existing dirt road. Low density residential development is allowed within the Rural Sensitive Resource designation. Water and septic service would require private on-site systems. Power will require extension.

LOCATION: The northeast quarter of the northeast quarter of Section 36, Township 18 North, Range 3 East, Tax Lots 0318361016 and 0318361015.



75% OF PROPERTIES **SOLD** AT THE MAY 12, 2012 ORAL AUCTION

SEALED BID OFFERINGS

The Sellers of these properties want to make them available to our entire list of active buyers. Due to location, unique circumstances surrounding the land, improvements, and many potential uses of the properties, they have decided to evaluate offers by Sealed Bid.

The Sellers will evaluate each offer on its individual merit, and will accept the offer at, or above, the Published Reserve Price which meets the terms and conditions of the Auction. Should the Bids fail

to reach the Published Reserve Price, or contain contingencies, the Seller retains the right to accept a particular offer, reject all offers, or counter any offer.

All Sealed Bids must be accompanied by Certified Funds for ten percent (10%) of the bid price as an earnest money deposit. Checks should be made payable to the Realty Marketing / Northwest Client Trust Account. Due diligence should be completed prior to bid submissions. Bidders will be notified of acceptance or rejection of bids no later than five business days after the bid submission deadline. Escrows will close within 30-45 days of the date of the bid acceptance.

OREGON

WASHINGTON

IDAHO

CALIFORNIA

*Ranch at the Canyons – 29 Estate Homesites Bulk Development Offering, Including Controlling Interest, of 1,700± acre Riverfront Working Ranch Community, Next to Smith Rock State Park
Terrebonne, Oregon*



PUBLISHED RESERVE: \$2,295,000

LAST ASKING PRICE: \$4,800,000

PROPERTY INSPECTION: Gated Entry – By Appointment Only. Please call Auction Information Office to schedule inspection, which will be held on the following dates:

Saturday, October 6, 2012

Saturday, October 27, 2012

Saturday, November 10, 2012

FINANCING: None – All Cash



Old Winery Clubhouse

DESCRIPTION: Ranch at the Canyons is one of the most outstanding working ranch communities developed in the western United States. This legacy preservation ranch is located in the heart of central Oregon's resort market, on a spectacular 1,700± acre site along two miles of the Crooked River, and next to Smith Rock State Park. There are sweeping views of the Cascade Mountains, dramatic red rock cliffs and canyons along the Crooked River. This setting has been used in many films and commercials.

There is excellent access to Bend, Mt. Bachelor Ski Resort, and Pronghorn Golf Club. Redmond Airport, which has direct flights to San Francisco, Salt Lake City, Denver, Seattle and Portland, is within a fifteen-minute drive.

An estimated \$30 million has been invested in development of Ranch at the Canyons. Twenty-three estate homesites, or 45% of the homesite inventory, has been sold, with sales exceeding \$20 million. Eight estate homes have been built at the Ranch within the last five years and one home is currently under construction. Design review rules and architecture guidelines are established, reflective of the Tuscan/Napa style, with generous use of wood and natural stone. The home size minimum is 3,000± square feet.



This bulk offering of twenty-nine estate homesites by the Seller -- Canyons Land and Cattle Company, LLC -- includes controlling interest as Declarant. The offering provides an exceptional investment opportunity for the ongoing and future development of the Ranch. A Supplemental Information Package with Bid Documents has complete details of this offering, and is available upon the signing of a confidentiality agreement.

The design and planning of this legacy working ranch included property restoration and preservation. Over 90% of the Ranch remains open space. Six hundred acres of irrigated farmland, used for hay production and grazing, produces income for the Homeowners Association. A 550± acre portion of the Ranch located across the Crooked River has a conservation easement granted to the Deschutes Basin Land Trust.

There are thirteen catch-and-release fly fishing lakes in partnership with Orvis-Endorsed Expeditions Outfitters on the Ranch. Ten miles of hiking and equestrian trails are on the Ranch, and a secluded picnic area is along the Crooked River, offering easy access to fly-fishing. Two miles of hand-built dry-stack lava rock walls have been constructed along the periphery and at the gated entry. The Ranch manager's background experience in the California wine industry provided the foundation for Monkey Face Vineyard, regarded as the pioneer growing venue in central Oregon. The Vineyard is planted with several hardy French-American hybrid varieties, and vineyard production is contracted to wineries in central Oregon.

Ranch at the Canyons has a 7,000± square foot two-story old-Tuscan-style winery Clubhouse, designed and built at a cost of over \$6 million. The Ranch has views of Crooked River and snow-capped Three Sisters in the Cascade Mountain Range. The Napa/Tuscan-style Clubhouse serves as Ranch social center, and accommodates both large and small family gatherings, reunions, business meetings and private dining. There is a large great room with fireplace, commercial kitchen, dining area, media room and work-out area on the main floor; library and guest suite on the second floor. All spaces feature exceptional interior design, furnishings and art installations. Three additional guest suites can be accommodated on the main level. An outdoor pool/spa and tennis court are located by the Clubhouse.

The 5,034± square foot Tuscan stables were designed by renowned Napa architect Michael Layne. They feature an aged European tile roof, antique doors and windows from Santa Fe, Cantera stone pathways and fountains, and light fixtures from Italy. The stables are located near the Clubhouse, have five stalls, tack room, storage, and office, with an outdoor upper-level fully-furnished and accessorized veranda for entertaining.

Ranch at the Canyons







World-class architectural consideration, finest-available materials and premium construction skills were used throughout the development and completion of both the Clubhouse and the stables.

Additional improvements on the Ranch include a Tuscan-style bridge, Ranch headquarters with equipment maintenance shop, full-time caretaker residence and hay barn. All utilities are underground and paved red-cinder roads provide access throughout the Ranch. Several pioneer orchards have been preserved and natural rock formations are featured as part of the landscape. Pathways and vistas reflect the geologic heritage of central Oregon.

The twenty-nine estate homesites are comprised of 23 with full entitlements and 6 with pending entitlements. Ownership of all 29 will be transferred to the new owner. Of those, nine homesites are located along the rim overlooking the Crooked River, and the balance are near lakes, ponds or irrigated farmland, all having spectacular views of the Cascades and Smith Rock State Park.

One option to increase both Ranch use and Ranch income would be development of a small boutique Guest Ranch which has been approved for the property, and would utilize the old winery Clubhouse and require limited additional development. A fully-developed equestrian facility and additional outdoor recreation activities could be accommodated, and also be used by residents and their guests. (Please see Supplemental Information Package regarding Guest Ranch details.)



Top: Old Winery Clubhouse
Bottom: Upper level of Tuscan Stables showing veranda for entertaining

Top: Monkey Face Vineyard and main room at Clubhouse
Bottom: Guest suite at Old Winery Clubhouse



Tuscan Stables

Ranch at the Canyons was developed as a Tenancy-in-Common (TIC) ownership structure and each owner has an undivided interest in the non-residential acreage and common facilities. Sale of an individual TIC does not require approval of either the other TIC landowners or the Board of Directors.

The individual homesite owned is described in that owner's deed and all homesites are described in the TIC agreement, and range in size from 4± to 20± acres.

Inspection is by appointment only. The Supplemental Information Package with Bid Documents is available upon signing a Confidentiality Agreement by contacting the Auction Information Office at 800-845-3524 or info@rmnw-auctions.com.

LOCATION: Gated Entry – Eby Avenue/9th Street. From Highway 97 in Terrebonne turn east on Smith Rock Way for .5 mile. Turn north on 1st Street for approximately .5 mile and then east on Wilcox Avenue. Turn left on 9th Street and proceed .75 mile to the gated entry.

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

101

Residential Parcel Redmond, Oregon



LOCATION: Canal Blvd., Redmond, Oregon.
APN: 15-13-30-1421.

PUBLISHED RESERVE: \$18,500

LAST ASKING: \$30,000

SIZE: 2.09± Acres

ZONING: R-2 (Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This residential parcel is located along Canal Blvd between Badger Avenue and 35th Street in Redmond, next to Auction Property #23. The city of Redmond includes some of the larger resort communities in central Oregon. Additionally, this parcel is near both the golf resort community of Eagle Crest and The Greens at Redmond, an 18-hole executive golf course. The city of Bend is a 20 minute drive south of Redmond and Mt. Bachelor Ski Resort is within an hour drive. This parcel is located in the southwestern section of Redmond, near the new high school.

This parcel is impacted by various easements which reduce the developable portion to an estimated 1.25± acre. (Please see Supplemental Information Package for preliminary title reports.) Development will require extension of water and sewer, which are approximately 1,500 linear feet southwest. Electricity, telephone and gas are available. Auction property #23 is being sold in the Oral Auction.

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

102

Willow Creek Tract within Crooked River National Grasslands Jefferson County, Oregon



LOCATION: Township 12 South, Range 14
East, Section 6, Tax Lot 500

PUBLISHED RESERVE: \$13,975

LAST ASKING: First Time Offered

SIZE: 32.8± Acres

ELEVATION: 2,675± Feet to 2,775± Feet

ZONING: RL (Rangeland)

PROPERTY INSPECTION: At Any Time – 4 Wheel Drive Required

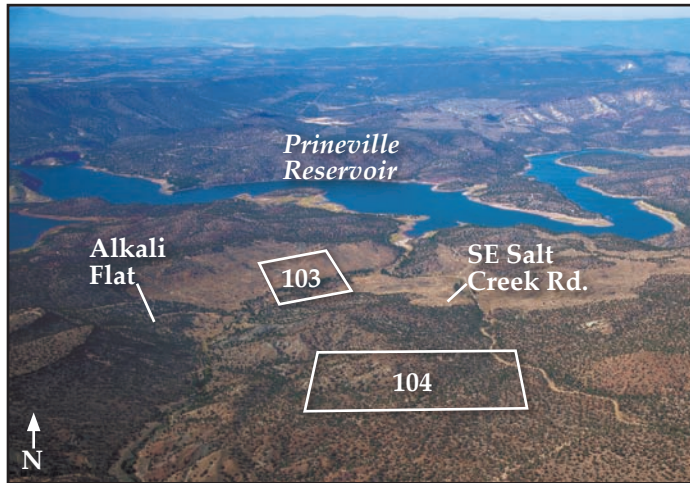
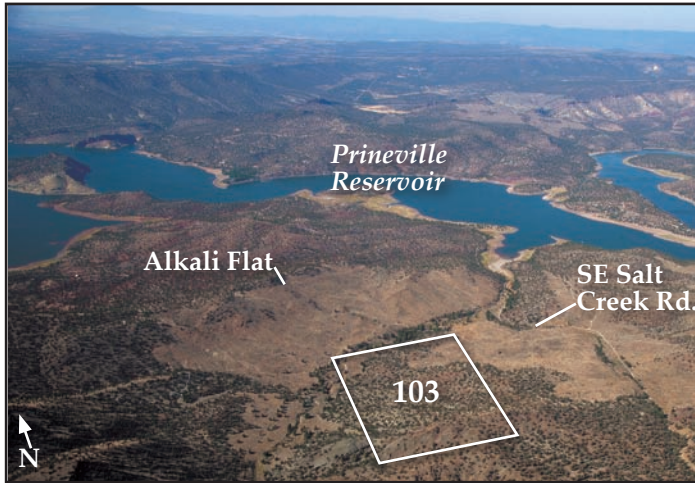
FINANCING: Subject to Seller's approval of Purchaser's credit: A 20% down payment with five annual payments and interest at the prime rate plus 2%. See Supplemental Information Package for detail regarding financing terms.

DESCRIPTION: This 32.8± acre Willow Creek tract is located five miles southeast of Madras, just east of Highway 26, and is within the Crooked River National Grasslands which is managed as part of the Ochoco National Forest. It is surrounded by public lands, which provides opportunity for physical access to the property, which is primarily rangeland. There is seasonal access to the property to the northern boundary from Highway 26, one half mile to the west.

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

103 and 104

Alkali North and South Recreation Tracts, near Prineville Reservoir Crook County, Oregon



	#103 Alkali North	#104 Alkali South
PUBLISHED RESERVE:	\$10,750	\$30,100
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	40± Acres	80± Acres
ELEVATION:	3,550± to 3,650± Feet	3,375± to 3,950± Feet
ZONING:	EFU – Exclusive Farm Use	
PROPERTY INSPECTION:	At Any Time	At Any Time

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.

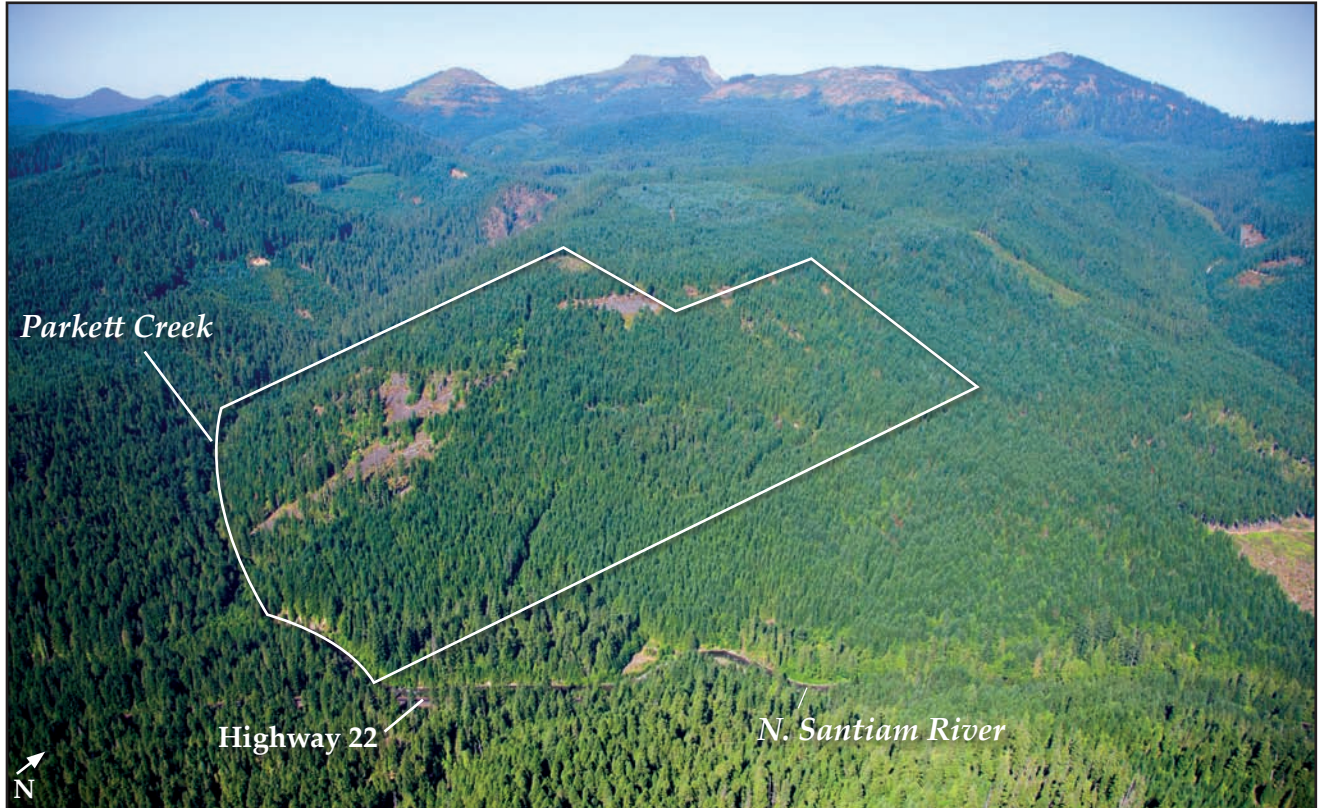
DESCRIPTION: These two recreation tracts of 40± and 80± acres are located about one mile south of Roberts Bay, at Prineville Reservoir. The Alkali North tract is 40± acres and is along a ridge with moderate to steep slopes overlooking Alkali Flat, and is primarily rangeland with some juniper tree cover. There is no legal access but physical access is from Salt Creek Road which is due east of the property. There are views north to Prineville Reservoir.

The Alkali south tract is 80± acres and has frontage along Salt Creek Road in the southeast corner, and also has views to Prineville Reservoir. The tract could be used for camping or a base camp for recreation and hunting. The property has several flat upper terrace and bench areas which drop in elevation in the southwest corner.

LOCATION: Township 17 South, Range 17 East, Section 16, Tax Lot 2300 (#103) and Tax Lot 2400 (#104)

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

*Parkett Creek Timber Tract near Marion Forks and North Santiam River
Linn County, Oregon*



PUBLISHED RESERVE: \$765,000

LAST ASKING: First Time Offered

SIZE: 197± Acres

ELEVATION: 2,700± to 3,600± Feet

ZONING: FCM – Forest Conservation Management

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office

FINANCING: None – All Cash. Northwest Farm Credit Services has financing available. See Supplemental Information Package for details.

DESCRIPTION: This 197± acre timber tract is located along the North Santiam River Canyon, 2.5± miles east of Marion Forks, and within the Willamette National Forest. It has an estimated 2.6± million board feet with 50% of the volume being 40± year old Douglas-fir with the balance a mix of western hemlock, true firs and western red cedar on 148± acres. There is 4± acres of 5± year old Douglas-fir in the northwest corner of the tract. The tract has moderate to steep east- and south-facing slopes. Parkett Creek is along the southern boundary of the tract and there is a small amount of North Santiam River frontage in the southeast corner. Access to the property is from USFS and private lands that are adjacent to the tract. An easement will be provided by Marion Forks Timber Company.

LOCATION: Township 11 South, Range 7 East, Section 29, Tax Lot 600

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



PUBLISHED RESERVE: \$92,500

LAST ASKING: First Time Offered

SIZE: 19.02± Acres

ELEVATION: 1,000± Feet

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

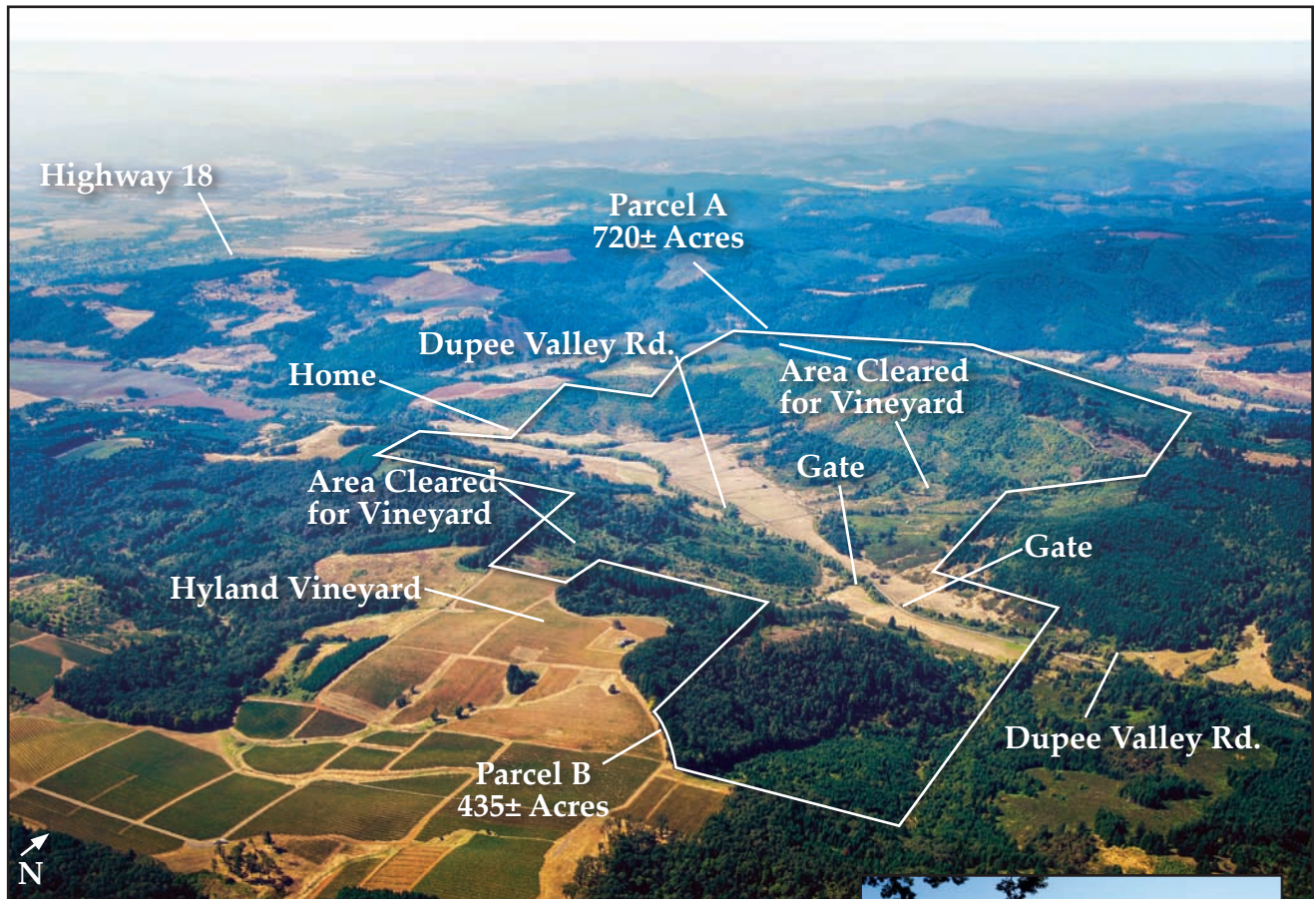
PROPERTY INSPECTION: At Any Time

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



	Parcel A	Parcel B
PUBLISHED RESERVE: \$2,800,000	\$1,650,000*	\$1,150,000*

LAST ASKING: \$3,900,000 (Bulk)

*The sale of Parcel A and Parcel B is subject to combined total accepted bids on both parcels in the aggregate to equal, or exceed, \$2,800,000.

SIZE: 1,155± Acres	720± Acres	435± Acres
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ELEVATION: 300± to 1,000± Feet

ZONING: EFU / AF-80 / F-80

PROPERTY INSPECTION: At Any Time – Locked Gate. Call Auction Information Office.

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 3 years.

DESCRIPTION: This 1,155± acre Dupee Valley property is located in the foothills of the Coastal Range, 8± miles southwest of McMinnville, within the McMinnville American Viticultural Area (AVA). It has a secluded location in the heart of Yamhill County's wine country, with twelve vineyards and wineries located near the property, including the highly-regarded historic Hyland Vineyard, which is to the east. The Dupee Valley property is one of the largest blocks of contiguous ownership available in Yamhill County that is a combination of ranchland and timberland, with a significant component of potential plantable land for vineyard development. It is being offered in its entirety or, for the first time and as part of this Auction, in two parcels of 435± and 720± acres. The property has two miles of frontage along Dupee Creek which is tributary to South Yamhill River, 280± acres of fields, 35± acres of intact oak savanna, 635± acres of timberland with young to advanced Douglas-fir reproduction of 3± to 20± years, and an estimated 650± MBF of merchantable timber located primarily on Parcel B. Additionally, the seller has invested over \$450,000 in clearing 120± acres, which are now ready for vineyard development.



Top: View of Parcel A and oak savanna

Middle: Pasture is leased for grazing

Bottom: Vineyard that has been developed by Parcel A

A report based on soils and topography by Red Hills Soils has estimated that 350± acres of the Dupee Valley property is plantable as vineyards. (Please see Supplemental Information Package.) A majority of the property is within the grape elevation of 300 to 800± feet. The highest elevation of 1,011± feet is along a plateau on the western ridge; the eastern ridge line of 800± feet is near the Hyland Vineyard upper block.

The Auction property encompasses much of the Dupee Valley floor, as well as the hills and ridges on both the east and west, which form the Dupee Valley. There is considerable southeast exposure, ideal for growing grapes, in addition to the western ridge having both south, and southwestern, exposures.

The seller had sold a portion of the property in the southwest section along Dupee Valley Road that has since been developed for a vineyard. An additional adjoining owner has developed a small vineyard by the southwest section of Parcel A.

The property has an on-site rock source that can be used for road development. The property also has a three bedroom, one and a half bathroom caretaker residence and a small barn in the southeast portion of the tract. The house is currently rented month-to-month for \$1,000 and will be vacated prior to close of escrow. All fields are fenced and currently leased for cattle grazing.

The property was subdivided in 1914 by Northwestern Land and Improvement Co. and contains over ninety individual parcels that could add flexibility in selling smaller parcels to both individuals and adjoining owners, but would not allow development of a homesite unless it were to meet zoning requirements and conditions. (Please see Supplemental Information Package.)

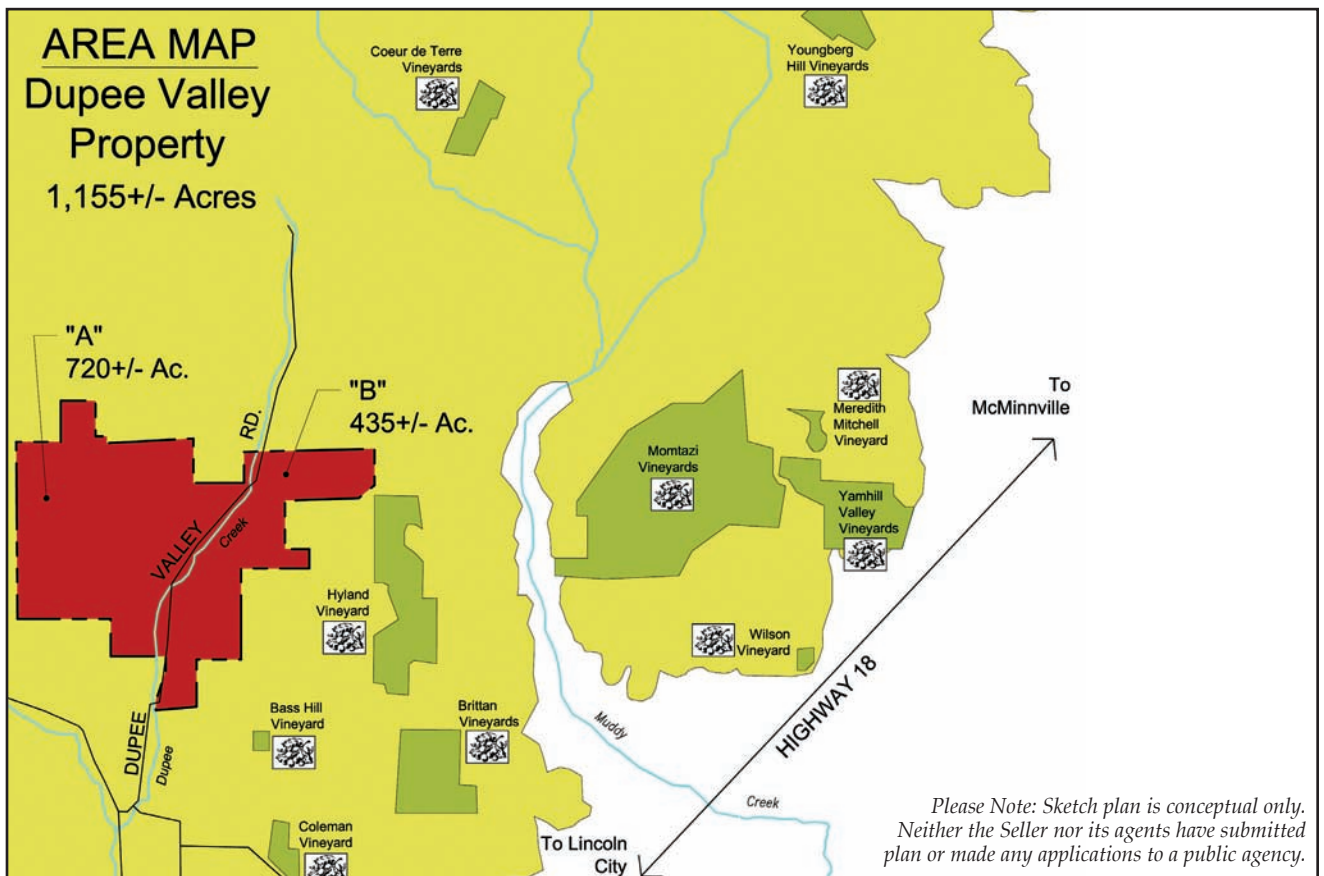
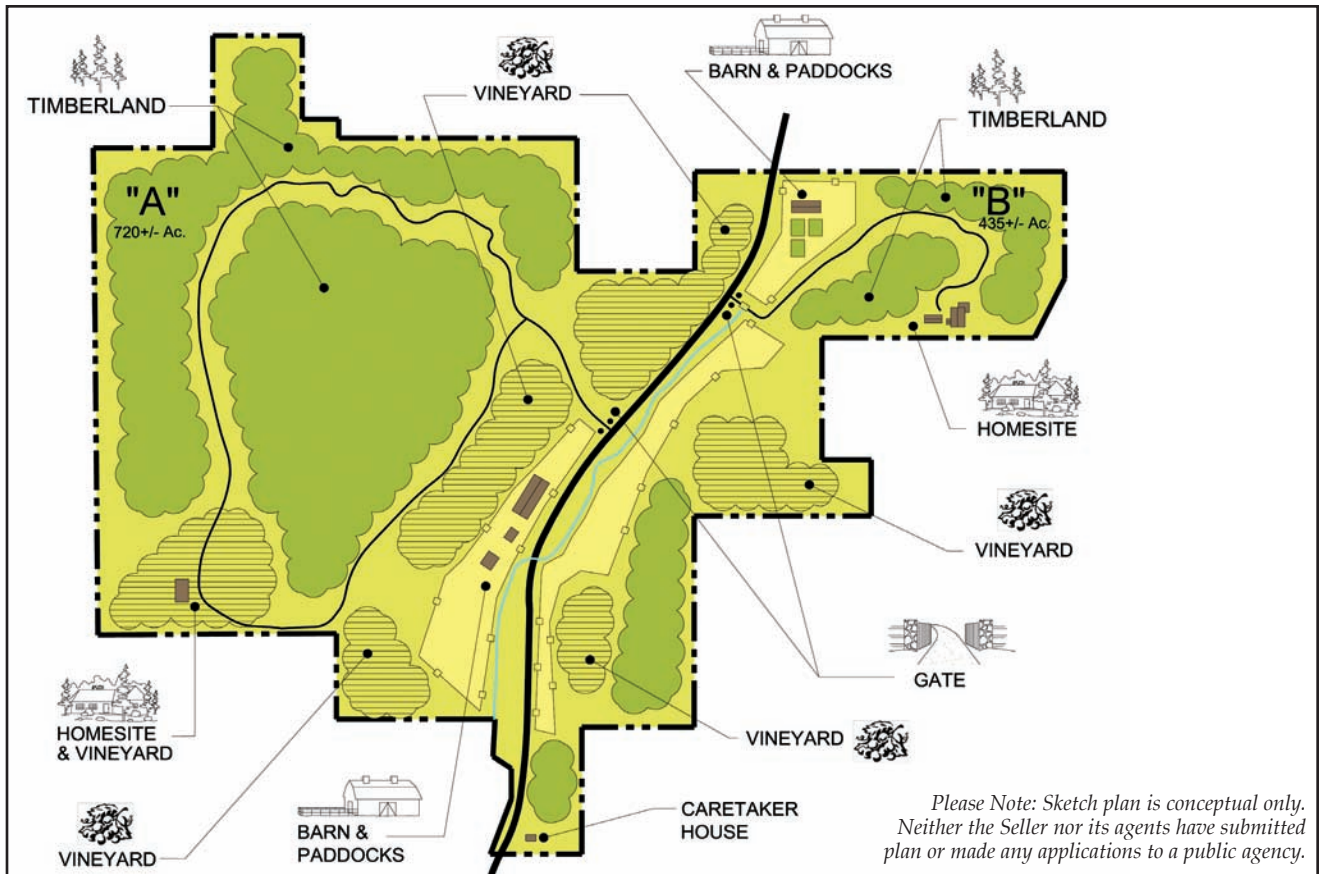
The Dupee Valley property has excellent habitat for elk and bird hunting and is within the Trask Wildlife Management Unit. A new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

Offering this property in two parcels of 720± and 435± acres is subject to partition approval by Yamhill County.

Parcel A – 720± acres

Published Reserve Price: \$1,650,000

This 720± acre parcel is located along the west side of Dupee Valley Road, has a gated entry, and three quarters mile of Dupee Creek frontage. Both Hyland Vineyards and an additional private land owner have developed vineyards to the southwest corner of the parcel. There are an estimated 180± acres of fields that are fenced and 240± acres of potential plantable vineyard land located primarily along the south- and east-facing slopes, above the fields. An estimated 100 acres have been cleared for vineyard development at a cost of over \$350,000. Those 100 acres are located by the main entry drive on the lower slopes, and in the southeast corner on the southwest-facing aspect of the ridge top. The remaining property is well-stocked with young to advanced reproduction, providing a new owner long-term timberland investment opportunity. Additionally, the property has oak savanna near the entry and in the southeast section. There are several excellent locations along the ridge for a view homesite; the lower fields are suitable for development of an equestrian facility.





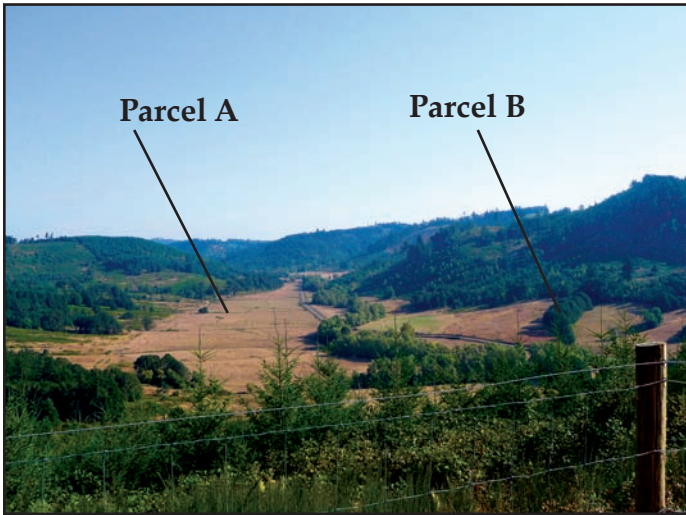
Parcel B – 435± acres

Published Reserve Price: \$1,150,000

This 435± acre parcel has a view of Mt. Hood and almost 1.25± miles of Dupee Creek frontage and includes an estimated 110± acres of fenced fields. There is an estimated 650± MBF on 34± acres of primarily 60± year old Douglas-fir in the northwest section, along with well-stocked 3 to 15± year old Douglas-fir reproduction. An estimated 20± acres has been cleared for vineyard development in the northeast section, and adjoins the Hyland Vineyards. There is an adjoining owner who has an easement to access the home. The seller has a reciprocal easement. The entry drive from Dupee Valley Road is gated and shared with this owner. There are several oak savannas along the fields.

LOCATION: Township 5 South, Range 6 West, Sections 12, 13 and Township 5 South, Range 5 West, Sections 7, 18, Tax Lots 200, 400, 407. From Highway 18 take Gopher Valley Road (east of Sheridan) and turn left and proceed two miles to Grauer Road. Take a right and then left on Dupee Valley Road and proceed .08 miles to the southern boundary of the property.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 29, 2012



Top: View east from Parcel B (showing Mt. Hood on a clear day)

Middle: View of Dupee Valley

Bottom: Estimated 650± MBF of Douglas-fir on Parcel B



Hyland Vineyard is located along eastern section of Parcel B



PUBLISHED RESERVE: \$225,000

LAST ASKING: \$299,000

SIZE: 13,826± Square Foot Building on 34,848± Square Foot Lot

ZONING: CBD (Central Business District)

PROPERTY INSPECTION: Open House Schedule:

Saturday, October 13, 2012, 1:00 p.m. - 3:00 p.m.

Saturday, October 27, 2012, 1:00 p.m. - 3:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 13,826± square foot one-story building is located in central Dallas, Oregon, at the corner of S.E. Mill St. and Church St. The building was constructed in 1963 and was last operated as a Safeway grocery store. The CBD zoning affords a wide variety of uses, from store/shop and dining to office and lodging. A new owner could renovate the existing structure, or redevelop the site for commercial use. All utilities serve the property. 2011-2012 taxes were \$4,230.

LOCATION: 820 SW Church Street – Dallas, Oregon. Map 7S-5W-32 AD, Tax Lot 10600

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



PUBLISHED RESERVE: \$2,565,000

LAST ASKING: First Time Offered

SIZE: 208± Acres

ELEVATION: 200± to 600± Feet

ZONING: F – Forest and F1 -- Farm

PROPERTY INSPECTION: By Appointment Only –
Entry Permit Required. Call Auction Information Office to
Arrange. Please do not disturb resident.

FINANCING: None – All Cash. Northwest Farm
Credit Services has financing available. See Supplemental
Information Package for details.



DESCRIPTION: This 208± acre Wolf Creek coastal timber tract is located ten miles south of Tillamook and two miles east of the small community of Beaver, along the Nestucca River Valley, and contains a significant volume of merchantable timber plus a three bedroom, two bathroom home overlooking the Nestucca River Valley that could be used as a home or retreat. There is a one car garage on the lower level, and a large deck off the main level. The home has a fireplace and wood/electric furnace. A spring provides domestic water to the home. The home is currently rented at \$700 per month. A 2,500± square foot pole barn with tack room is located near the home and next to the pasture, and could be used for horses. There are 34± acres of pasture with water rights for irrigation, providing opportunity for hay production or organic farming.

The property is highly productive forestland with Douglas-fir site classes of I and II. There is an estimated 4,656± MBF of primarily 130± year old Douglas-fir with some mature alder located on 100± acres west of Wolf Creek and north of the pasture



4,646± MBF of primarily Douglas-fir



Wolf Creek instream and riparian enhancement project

land. There is good proximity to both domestic and import log markets along the coast, and to a high concentration of mills within the Willamette Valley.

An updated timber cruise available in the Supplemental Information Package, prepared by Northwest Forestry Resources in August 2012, outlines net merchantable timber volume, by species and grades. There is an estimated 46± acres of 20± to 25± year old well-stocked stand of Douglas-fir, located north of Swab Creek and east of Wolf Creek, ready for pre-commercial thinning. There are several open meadows on the property, providing excellent habitat for elk.

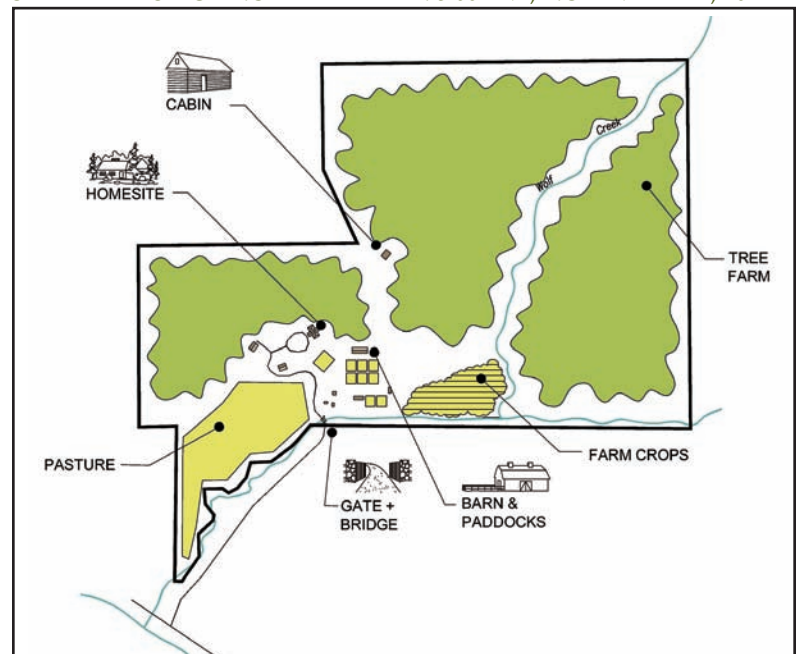
An instream and riparian enhancement project along Wolf Creek, with over \$400,000 funded by US Forest Service and Oregon Department of Fish and Wildlife, has been undertaken on the property by the Tillamook Estuaries Partnership to enhance salmon spawning and rearing habitat on this important tributary to the main stem of the Nestucca River. Coho salmon, winter steelhead, fall chinook salmon and coastal cutthroat trout all inhabit Wolf Creek.

The enhancement project has included upgraded culvert replacement, in-stream restoration with large logs placed to trap spawning gravel grounds, scour deep rearing pools and provide improved cover. In addition, fencing has been installed along the creek to minimize grazing impact.

Acquisition of the Wolf Creek property provides a timberland investment with near-term cash flow and long-term asset growth, and opportunity for development of a coastal retreat located less than a two hour drive from Portland.

LOCATION: Township 3 South, Range 9 West, Sections 21, 22 and 38, Tax Lots 200 and 4400. From Highway 101 at Beaver by the Shell Station, proceed east along Nestucca Road to 4th Bridge (Wolf Creek Road) and proceed to first right and then drive along gravel roadway to property and park by the barn.

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



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



PUBLISHED RESERVE: \$295,000

2011-2012 LINN COUNTY RMV: \$487,080

SIZE: 3.1± Acres

ZONING: RMW (Residential Medium Density)

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 10 years at 7% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

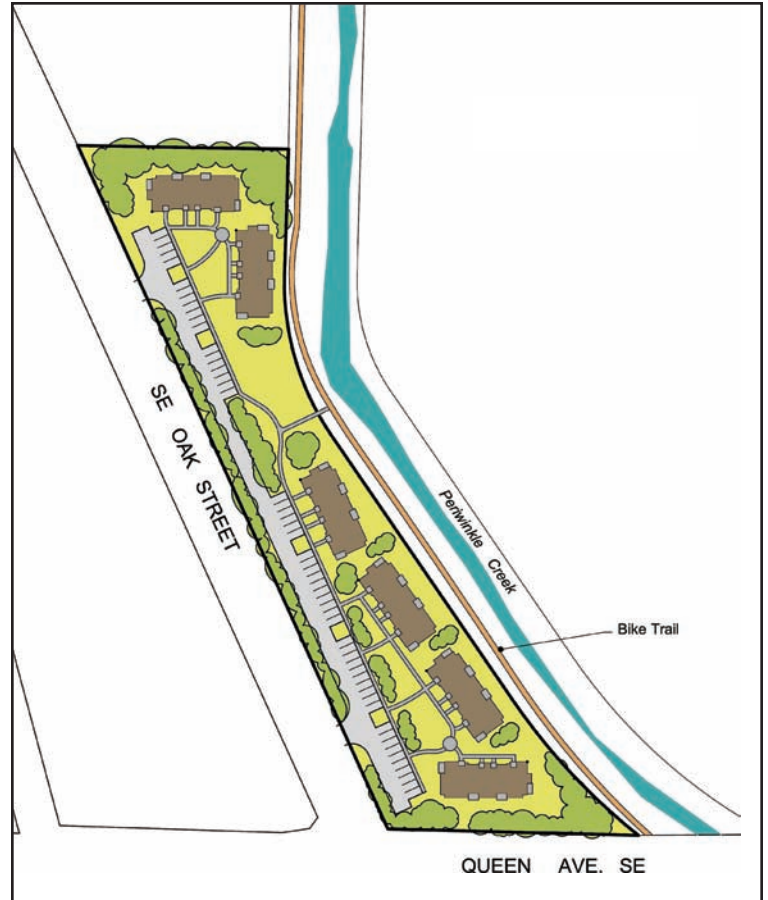
DESCRIPTION: This 3± acre residential development site is located in the city of Albany at the corner of Queens Avenue SE and SE Oak Street near Kinder Park, which was dedicated in June 2010, with lighted baseball and soccer fields, playground and picnic facilities. The city of Albany recently completed street improvements including sidewalks along SE Oak Street, which has enhanced development value for this site and is zoned to accommodate up to 75 units under the Residential Medium Density zoning. The site has an irregular shape and an estimated 880 feet of frontage along SE Oak, with a depth to the Periwinkle Creek Bike Path that ranges from 210 feet to 310 feet.

The property has shopping and additional retail products and services along Queen Avenue SE, with good access to nearby elementary and middle schools, and proximity to Highway 20 and I-5. A total of \$137,000 in street, storm drain and water connection fees will be required for the development of the property. (Please see Supplemental Information Package for details and zoning.)

The Oak Street Church of Christ is located between the Auction Property and Kinder Park. A mix of single family and duplex housing is located along SE Oak Street, across from the site. The property could accommodate a range of multi-family uses, including affordable housing, to take advantage of its location near Kinder Park, schools and shops.

LOCATION: Southeast corner of SE Oak and Queen Avenue SE – Albany, Oregon. Tax Lots 1000, 1100, and 1208.

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



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



PUBLISHED RESERVE: \$187,500

LAST ASKING: \$335,000

SIZE: 2.46± Acres

ZONING: H (Highway District)

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.

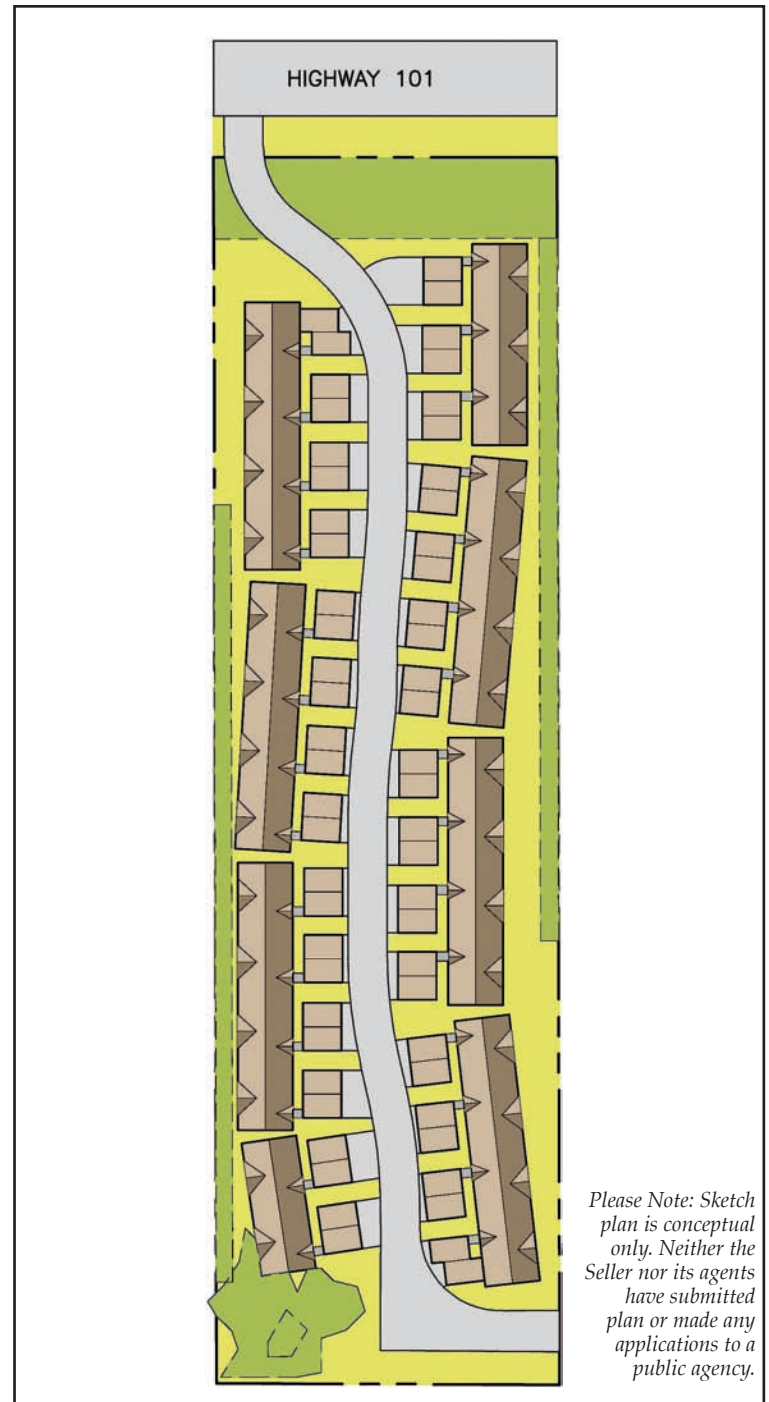
DESCRIPTION: This 2.46± acre development parcel is located along Highway 101 in Florence, next to the Presbyterian Church—Siuslaw, and was planned as 29 units of apartment-style living, each unit 875 square feet in size. The single-story two bedroom, one bathroom units were planned to have covered-parking and were targeted to the growing fifty-five and older retirement population of this coastal resort community. There is easy access to nearby 18-hole Sandpines Golf Links, designed by Rees Jones, which has received high ratings from Golf Digest. Numerous lakes, Oregon Dunes National Recreation Area, Florence Old Town District, Three Rivers Casino and Hotel, Peace Harbor Hospital and medical facilities operated by Sacred Heart system are close-by. It is projected that the over-fifty population in the Florence market is due to increase to over 10,000 by 2020.

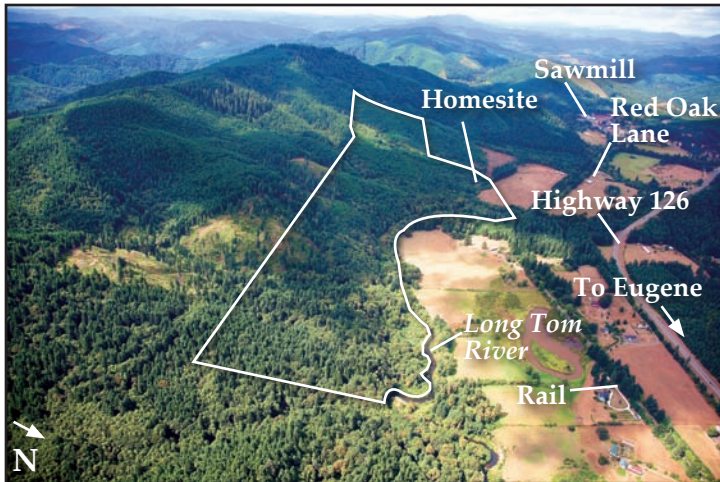
The site is level and has 175± feet of frontage along Highway 101. Sewer and water is available and the Presbyterian Church will grant an easement for extension of sewer and water as well as for access to the rear of the property. There are three small wetland areas at the east end of the site. Only one site with an area of .08 acre needs to be mitigated, based on a wetland report filed by the prior owner.

A supplemental agreement with the Presbyterian Church limits the development to fifty-five and older Multi-Family Housing. Multi-Family Housing is allowed as a conditional-use under the Highway District zoning. The zoning could allow more than 29 units if a multi-story building with elevator is designed for the site. (Please see Supplemental Information Package for copy of agreement with Presbyterian Church and city of Florence zoning.)

LOCATION: East side of Highway 101, north of 37th Street and adjacent to Presbyterian Church--Siuslaw at 3996 US 101 in Florence. Tax Lot 500, Map 18-12-14-33.

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





Meadow by homesite

PUBLISHED RESERVE: \$495,000

LAST ASKING: \$595,000

SIZE: 195± Acres

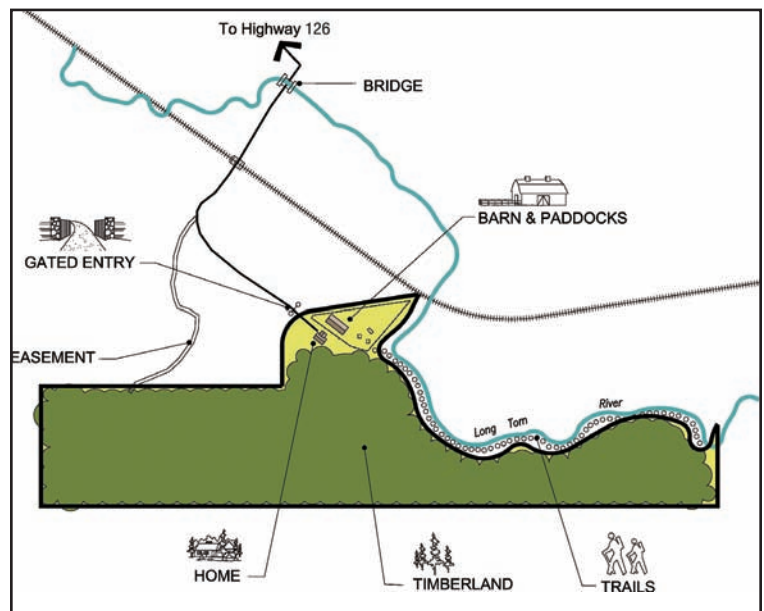
ELEVATION: 400± to 600± Feet

ZONING: F-1/F-2/E-40

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 3 years.

DESCRIPTION: This 195± acre timber tract is located on the north facing slope of Green Mountain in the foothills of the Coastal Range, 15 miles west of Eugene, near the community of Noti. There is over 1/4 mile of frontage along Long Tom River, and an approved homesite with well and septic overlooks a field that could accommodate a barn for horses.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

The property is well stocked with 23± year old Douglas-fir reproduction, providing long-term tree farm investment with an estimated 500± MBF of primarily 50± year-old Douglas-fir located in the eastern portion of the tract. There is proximity to both domestic and export log markets, with several mills located near the property in both Noti and west Eugene. The property has a logging road that provides access through the property and an easement from adjoining timberland along the northwest boundary. The BLM, Oregon Board of Forestry and private ownership are along the southern boundary. The estimated Douglas-fir site index is II.

Red Oak Lane from Highway 126 provides access to an easement along a gravel drive that crosses Long Tom River and the railroad tract operated by Coos Bay Rail Link. The 195± acre Red Oak Lane tract provides opportunity to own a tree farm with both near-term cash flow and long-term asset growth, with river frontage, pasture and homesite, all within commuting distance of Eugene.

LOCATION: Township 17 South, Range 6 West, Sections 32 and 33, Tax Lot 1002. From Eugene, proceed west on Highway 126 and ½ mile east of Noti take a left on Red Oak Lane and proceed downhill to gravel road on right. Go over bridge and railroad crossing. Proceed along roadway to the property and homesite across the meadow.

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



PUBLISHED RESERVE: \$575,000

LANE COUNTY 2011-2012 RMV: \$1,244,170

SIZE: 26,000± Square Foot Pad with Ground Lease

ZONING: HC (Highway Commercial)

PROPERTY INSPECTION: Please call the Auction Information Office in order to set an appointment for either of these dates:

Saturday, October 20

Saturday, November 3

FINANCING: Subject to Seller's approval of Purchaser's credit: A 50% 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 former gas station/convenience store and car wash is located in the southwest corner of the West Lane Shopping Center in Veneta, eight miles west of Eugene and along Highway 126, the main route to central Oregon coast resorts. The parcel is a 26,000± square foot pad site which shares the West Lane Shopping Center's common driveways and parking lot, adding an additional 26,000± functional square feet to the property. There is good access and visibility and approximately 133 feet of frontage on the north side of Highway 126 and approximately 200 feet of frontage adjacent to the west end of the shopping center's common area.

The property is subject to a ten-year ground lease which expires February 26, 2021 and has two five-year extension options. The annual lease rate is \$32,400.

Improvements consist of a 1,400± square foot convenience store built in 1988 that contains a large open retail/market area, cashiers counter, private office, utility/storage room, and two restrooms as well as an eight-door walk-in cooler, a security system and a communication system.

The gas station portion of the property has ten fueling stations, with five dispensers located under a 5,568± square foot canopy. There is one 20,000± gallon underground storage tank and one 15,000 gallon underground storage tank.

The drive-through car wash is 1,402± square feet and is at the north end of the site.

The gas station/convenience store/car wash ceased operations in May, 2011.

LOCATION: 24927 Highway 126 – Veneta, Oregon

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

115 and 116

West Eugene Industrial and Multi-Family Development Sites by Walmart Eugene, Oregon



	#115	#116
PUBLISHED RESERVE:	\$6,250,000	\$1,495,000
	Parcel A - 2.16± Acres - \$485,000*	Parcel A - 8± Acres - \$1,145,000**
	Parcel B - 25± Acres - \$3,000,000*	Parcel B - 4± Acres - \$350,000**
	Parcel C - 20± Acres - \$2,765,000*	
LAST ASKING PRICE:	First Time Offered	First Time Offered
SIZE:	47.16± Acres	12.07± Acres
ZONING:	I-2/C-2/R-1 with WB/WP Overlay Zones	R-4/R-1 with WB/WP Overlay Zones

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These two development parcels with industrial and residential zoning represent one of the largest development opportunities in west Eugene, along W. 11th Street by Walmart, Target and Willow Creek Industrial Park. The Greenhill Technology Park is just west of the property, along W. 11th Street. The two Auction Properties have access from W. 11th Street and Willow Creek Road.

Both properties are part of the West Eugene Wetlands Plan, approved by the city of Eugene, the county, state and federal agencies, and have been designated for development. The protected wetlands in the West Eugene Plan have been purchased by the Federal Bureau of Land Management, which owns the Luk-Wah-Prairie adjoining Auction Property #115, as well as by The Nature Conservancy, which owns the nearby Willow Creek Natural Area across from Auction Property #116.

The seller has produced a Wetland Determination Report and Draft Mitigation Improvement Plan that will be provided to prospective bidders. Under the terms of the Auction, the bid to purchase these properties will be provided a one-year option, with up to a twelve-month extension, to the prospective buyer, in order to obtain entitlements from local, state and federal

agencies in order to develop the properties. The terms and conditions of this option are outlined in the Supplemental Information Package.

All utilities are available to the site. A 24± acre site by Auction Property #116 has been approved for 324 multi-family units.

Auction Property #115

Industrial Parcel – 47.16± Acres

This development site is between Walmart and the two business parks Willow Creek and Westec, and has excellent visibility from W. 11th and the Randy Pape Beltline Highway that connects with I-5. The former 1.2± million square foot Hynix Semiconductor plant located nearby, that was closed in 2008, may be under contract by a Seattle-based investment firm for conversion to a Data Center to act as a technology magnet to attract new businesses to Eugene and take advantage of proximity to the Riverfront Research Park, adjacent to University of Oregon.

The Wetland Determination Report identifies 31.30± acres of jurisdictional wetlands within the property. The I-2 zoning will allow a wide range of light- to medium-industrial uses. A small, irregular shape portion of less than two acres is zoned commercial, and the southwest section of the site is zoned R-1 (Residential). The city of Eugene will probably require a zone change for the R-1 and C-2 zonings to I-2, as part of the condition for development.

The property can be purchased in its entirety, providing opportunity for a master plan business park to accommodate several large users, or in up to three parcels that range from 2.16± acres to 25.6± acres, subject to partition approval by the city of Eugene. The property is presently one tax lot.

The 2.16± acre site is on the northwest corner of W. 11th and Willow Creek Road and could accommodate an office / warehouse / showroom. The two additional parcels of 20± and 25.6± acres are targeted to larger users for warehouse / distribution, light manufacturing or business park.

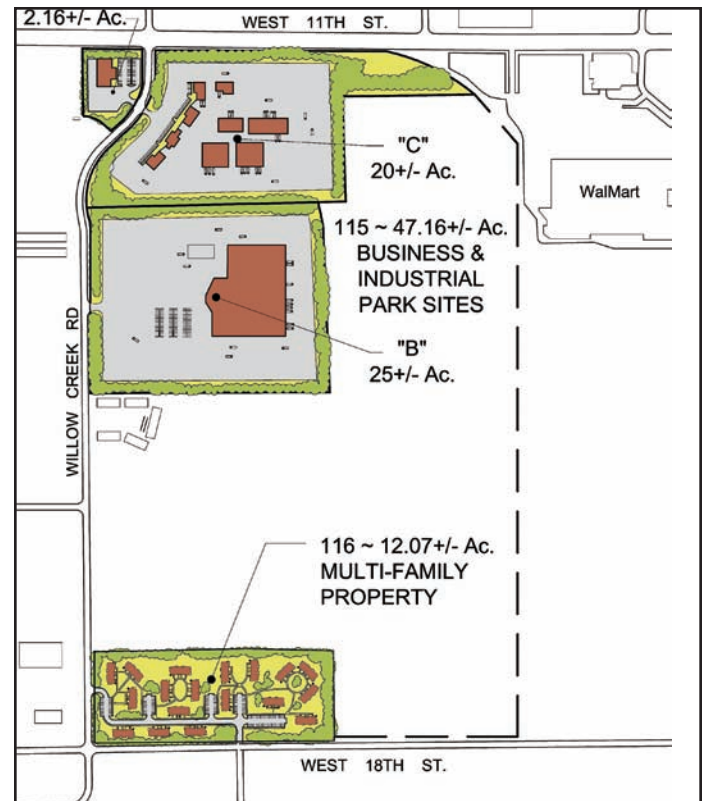
Auction Property #116

Multi-Family Development Parcel – 12.07± Acres

This parcel is located at the corner of W. 18th and Willow Creek Road, across from Willow Creek Industrial Park, and could benefit from the proposed redevelopment of the Hynix facility that is just west of the property. This 12.07± acre site has two zoning designations, with R-4 high density on an estimated 8 acres, and the balance R-2 medium density on 4± acres. Under a PUD, up to 140 units of housing could be accommodated on this site.

The Wetland Report identifies a total of 4.45± acres of jurisdictional wetlands on the property. An adjoining 24± acre site to the north has been approved by the city of Eugene for a total of 324 units, designed as four-plex style buildings. It is currently under active site plan review.

LOCATION: #115 – W. 11th Street and Willow Creek Road, Tax Lot 301. #116 – W. 18th Street and Willow Creek Road, Tax Lot 100. From I-5, take Randy Pape Beltline Highway west at W. 11th take a right and proceed one block to the next intersection at Willow Creek Road and turn left.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 29, 2012



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



PUBLISHED RESERVE: \$695,000

DOUGLAS COUNTY 2011-2012 RMV: \$1,400,000

SIZE: 3,600± Square Foot Convenience Store with Six Fueling Stations and Car Wash on .83± Acre Site

ZONING: C3 (General Commercial)

PROPERTY INSPECTION: By Appointment Only – Please Call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This former gas station/convenience store with restaurant/car wash is situated on .83± acres on Edenbower Blvd., in Roseburg. Roseburg is the largest population center in Douglas County and is located approximately 60 miles south of Eugene and 65 miles north of Grants Pass. The property has both excellent access and visibility due to its location 1/2 mile south of the North Roseburg interchange on I-5. The property is across the street from Albertsons. The site fronts Stewart Parkway on the east side for 350± feet, and Edenbower Blvd. on the west side for 370± feet, which also provides access to the property.

Services on the site ceased operation in May, 2012. The station sold Texaco brand products and operated with six fueling stations, all under a 3,200± square foot canopy. There are two 20,000 gallon double-wall underground tanks that were installed in 1988.

The convenience store includes a 3,600± square foot retail area with full restaurant and service counter, dining area, seating for 43 people, drive-through window, food preparation area, dispensed beverage counter, cashiers' counter, utility room, storage room, manager's office and two restrooms.

The south side of the property supports a 40 x 26 foot car wash that has a fixed-dryer system at the end of the tract. Overall, the property is in good condition. (Please refer to the Supplemental Information Package for a copy of the Phase I Environmental Site Assessment.)

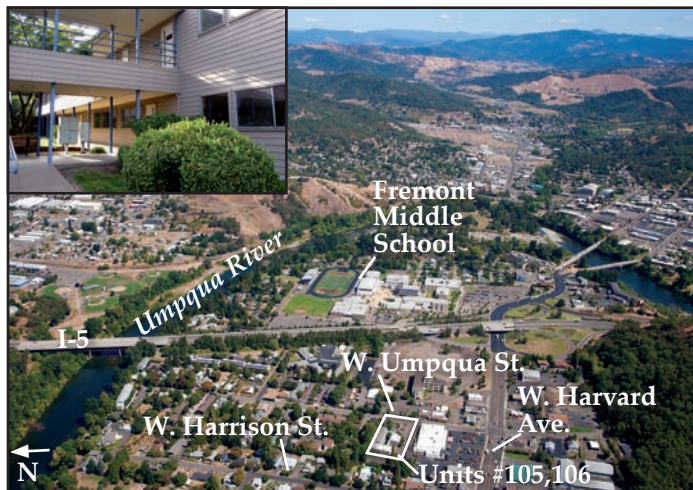
LOCATION: 2611 NW Edenbower Blvd. – Roseburg, Oregon, 97471

Tax Lot 1602

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

119

Two Umpqua Medical Center Office Condominiums Roseburg, Oregon



LOCATION: 544 W. Umpqua Street, Suites 105/106 – Roseburg, Oregon, 97471.

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

PUBLISHED RESERVE: \$112,500 / \$41.66 per square foot

LAST ASKING: \$150,000

SIZE: 1,400± Square Feet (Suite 105) and 1,300± Square Feet (Suite 106)

ZONING: C3 (General Commercial District)

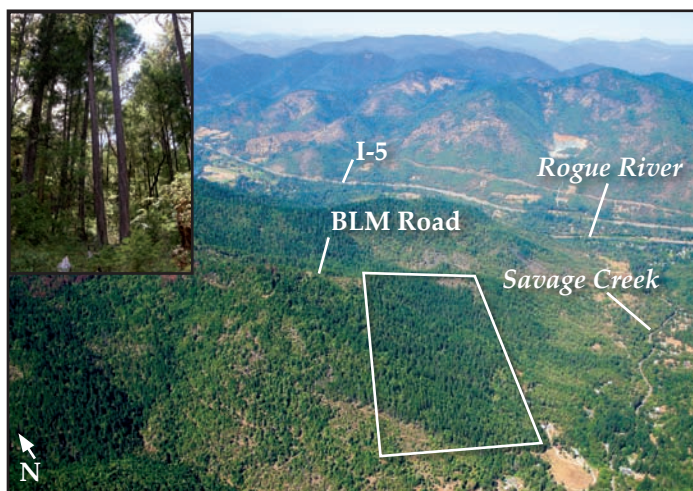
PROPERTY INSPECTION: By Appointment Only – Please Call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: These two medical office condominiums were built in 1982 and are located just off I-5 at exit 124, in the West Harvard neighborhood of Roseburg. The area is a mixed-use neighborhood comprised of commercial uses and single and multi-family residential dwellings. Both condominiums are on the first floor of a two-story 15,000± square foot medical office condominium in the Umpqua Medical Center complex. The units are currently configured as one 2,700± square foot dental office, with no demising wall between the units. Suite 105 consists of private offices, three examination rooms, lunch room and restroom. Suite 106 consists of a reception area, private offices, three examination rooms and restroom. Heating and cooling is provided by an HVAC. Overall, the offices are in good condition and may be used as a single professional office, or divided into two units, for individual tenants. There are 72 shared parking spaces on the 1.18± acre site, with attractive landscaping, walkways and good signage. All utilities serve the Medical Center. 2011-2012 taxes for both units combined were \$3,554. Monthly maintenance fees are \$119.

120

Savage Creek Timber Tract, near Rogue River Josephine County, Oregon



PUBLISHED RESERVE: \$263,000

LAST ASKING: First Time Offered

SIZE: 80± Acres

ELEVATION: 1,600± to 2,100± Feet

ZONING: FR – Forest Resource

PROPERTY INSPECTION: At Any Time. See Supplemental Information Package for map with directions.

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 80± acre Savage Creek timber tract is located in eastern Josephine County, south of the Rogue River and four miles southeast of Grants Pass. There is an estimated 1,456± MBF of primarily Douglas-fir, with nominal pine and cedar, based on a timber cruise in July 2012. (Please see Supplemental Information Package for cruise summary

and volume by species and grade.) The tract is located on moderate to steep west-facing slopes above Savage Creek. The property will need to be logged with high lead cable systems. The BLM is an adjoining owner and Green Creek Road ends just west of the property. An extension of the road will be required. There is a cooperative right-of-way agreement with the BLM. (Please see Supplemental Information Package.) In addition, logging roads will need to be constructed for harvesting the timber. The property has good proximity to log markets in Medford and north along I-5 to both Riddle and Roseburg.

LOCATION: Township 36 South, Range 5 West, Section 36, Tax Lot 100

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

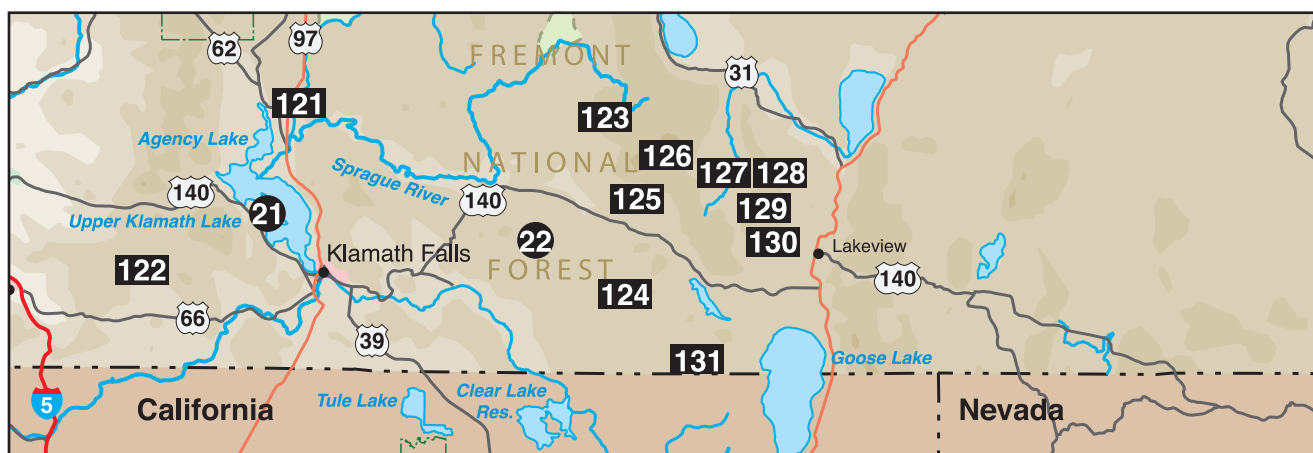
121 thru 131

Recreation, Hunting, Development and Timber Tracts Upper Klamath Basin, Oregon

Upper Klamath Basin Recreation, Hunting, Development and Timber Tracts near Lake of the Woods, Mountain Lakes and Gearhart Mountain Wilderness Areas, Williamson River, Sycan Marsh Preserve, Mitchell Monument and along Upper Klamath River.

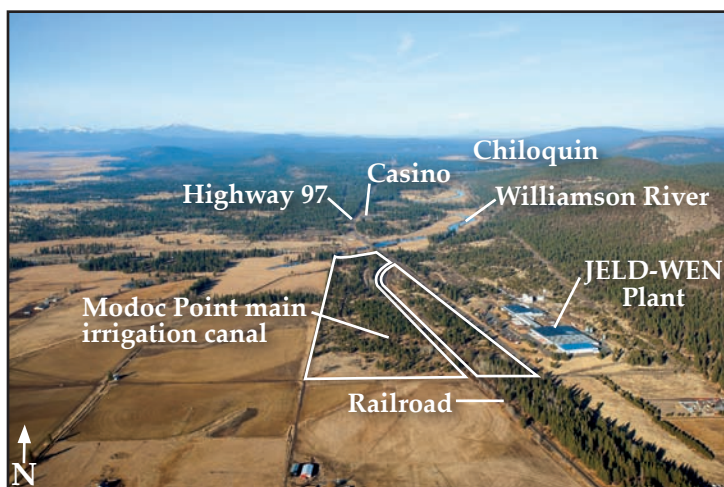
Five tracts will be sold with No Minimum Bid: Auction #21 and #22 will be offered in the November 10 Oral Auction; Auction #124, #127 and #129 have Sealed Bids due November 14.

Some of the properties have meadows, creeks and springs, offering excellent locations for hunting base camps.



121

Highway 97 Industrial Site by JELD-WEN Mfg. Plant and Kla-Mo-Ya Casino Chiloquin, Oregon



	Parcel A	Parcel B
PUBLISHED RESERVE: \$99,500	\$45,000*	\$54,500*
The sale of individual Parcels A and B is subject to combined total accepted bids in the aggregate to equal, or exceed, \$99,500.		
LAST ASKING: First Time Offered		
SIZE: 121± Acres	33± Acres	88± acres
ZONING: IH (Heavy Industrial)		
PROPERTY INSPECTION: At Any Time		
FINANCING: None – All Cash		
DESCRIPTION: This 121± acre tract is located along Highway 97, 25 miles north of Klamath Falls across from the JELD-WEN window and door plant that is near the Williamson River and the Kla-Mo-Ya Casino in Chiloquin. The property is zoned for industrial uses and is being offered in its entirety, with opportunity to submit individual bids on the two parcels. Parcel A is 33± acres and has over 4,000± feet of Highway		

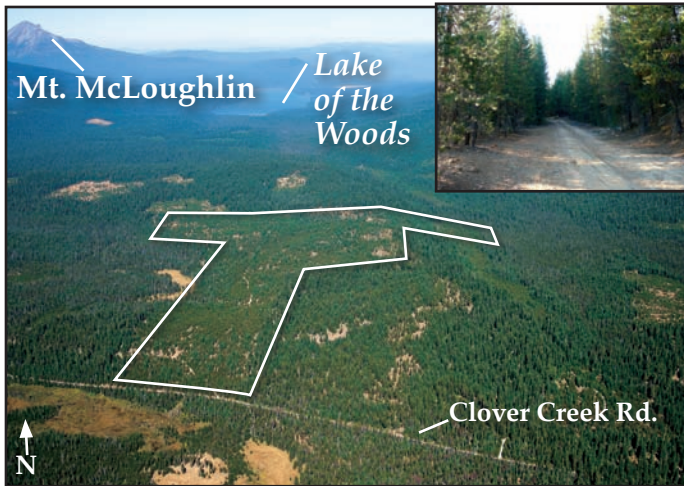
97 frontage with an average depth of 300± feet. The western boundary is the Santa Fe Southern Pacific Railroad track. Parcel B is 88± acres and is bounded by farmland on the west and railroad on the east, and has been used for grazing. The western boundary extends almost one mile in length. The Modoc Point Main Canal bisects the site which has access in the northeast corner from Highway 97. There is power available to the property. On-site septic and well are required. The property is level, and has some residual timber.

LOCATION: Township 35 South, Range 7 East, Sections 21 and 28. The property is part of Tax Lot 100 which is in the process of partition by Klamath County.

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

122

*Desolation Timber and Recreation Tract, near Lake of the Woods
Klamath County, Oregon*



LOCATION: Township 38 South, Range 5 East, Section 2, Tax Lot 200. From Klamath Falls, take Highway 66 west 7.5± miles to Clover Creek Road. Turn right, go 19± miles to FSR-940 and the property is at Mile Post 3.

PUBLISHED RESERVE: \$115,000

LAST ASKING: First Time Offered

SIZE: 327± Acres

ELEVATION: 5,000± to 5,350± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time

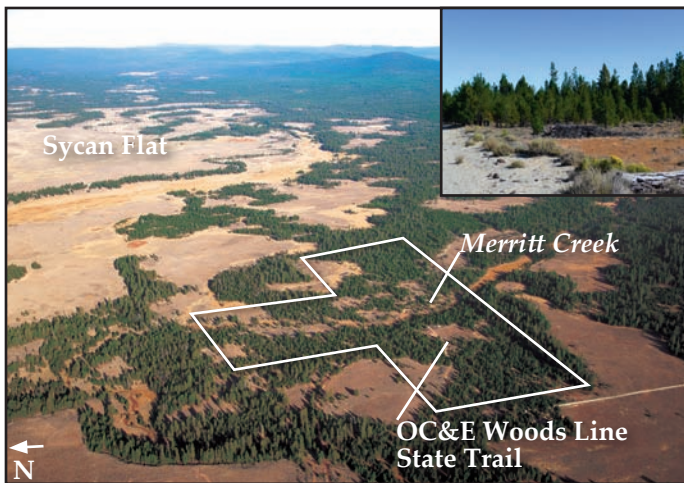
FINANCING: None – All Cash

DESCRIPTION: This 327± acre timber and recreation tract is located in the southern Cascade Range, 26± miles west of Klamath Falls and 2.5± miles west of the Mountain Lakes Wilderness Trailhead. Lake of the Woods, a year-round resort, is three miles north of the property. The tract is well-stocked with 25± year old pine plantations and some residual timber, and provides a long-term forest investment. The topography is mostly moderate west-facing slopes. There is a small meadow in the western section that could be developed as a camp or cabin. Clover Creek Road is along the southern boundary and provides year-round access to the property, accommodating four-season recreation uses. This portion of Fremont-Winema Forest is popular for snowmobiling and cross country skiing. The tract is located within the Keno Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

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

123

*Dick's Well Recreation Tract, near Sycan Marsh Preserve
Klamath County, Oregon*



LOCATION: Township 33 South, Range 14 East, Section 19, Tax Lot 600. From Highway 140, take Ivory Pine Road north 12.7± miles to junction with FSR 27. Continue on FSR 30 for 17± miles and turn left on FSR 015. Take first right and go 3.5± miles to a brass cap survey marker on left and the southwest corner of the property.

PUBLISHED RESERVE: \$52,500

LAST ASKING: First Time Offered

SIZE: 161± Acres

ELEVATION: 5,150± to 5,200± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 161± acre recreation tract is located near the southeast portion of the Sycan Marsh Preserve, an important verdant wetland in the upper reaches of the Klamath Basin, home to thousands of nesting and migrating birds, and managed by The Nature Conservancy. The "t"- shape tract is located 24± miles north of Bly, with logging road access to the southwest corner, and is bisected by the old Weyerhaeuser Railroad R.O.W. that is now being used as an OC&E Woods Line State Trail, a 105-mile trail system for hiking, cycling and horseback riding. A creek that is tributary to Merritt Creek bisects the property; there is a meadow and there are several good locations for a camp. There are some residual pine trees on the tract and the topography is gentle. There is a private ranch to the west that adjoins Fremont-Winema USFS lands. The tract is located within Interstate Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

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

124

Devil Lake Hunting and Recreation Tract Klamath County, Oregon



LOCATION: Township 37 South, Range 15 East, Section 19 Tax Lot 5800. From a few miles east of Bly, turn right on Fishhole Creek Road (FSR 3790) and proceed 3.5± miles to unmarked dirt road on the right. Take dirt road 3/4 mile to the property. Four-wheel drive vehicle required.

PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 4,585± to 4,700± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time – 4 Wheel Drive Vehicle is Recommended

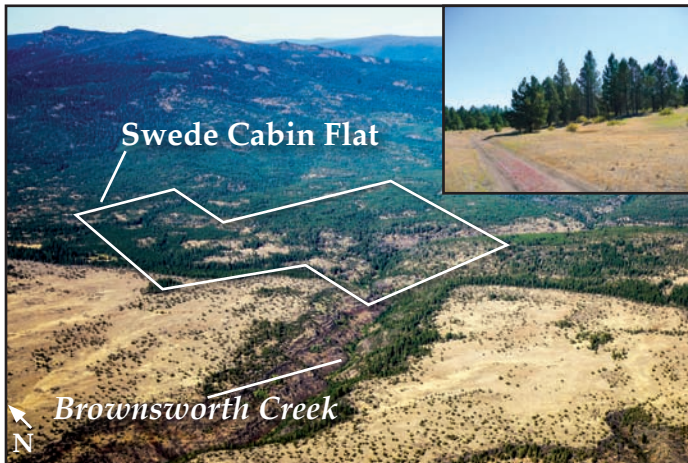
FINANCING: None – All Cash

DESCRIPTION: This 160± acre tract is located 1.5± miles northwest of Devil Lake and 5± miles southeast of Bly, and is primarily open rangeland with some residual trees that are along the northern boundary. There is physical access to the northeast from Fishhole Creek Road (USFS Road 3790) which connects to Highway 140, just west of Bly. The tract could be used as a camp to access hunting and recreation within the Fremont-Winema National Forest. The tract is located within the Interstate Wildlife Management Unit, and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

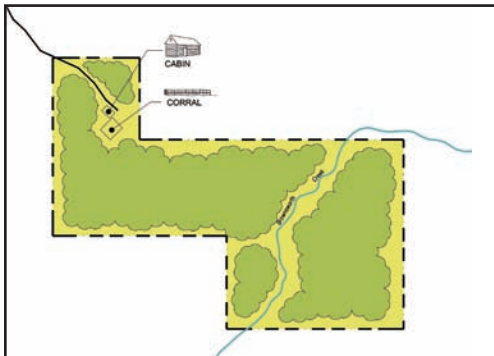
SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012

125

Brownsworth Creek Recreation Tract, near Mitchell Monument Klamath County, Oregon



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



PUBLISHED RESERVE: \$68,500

LAST ASKING: First Time Offered

SIZE: 280± Acres

ELEVATION: 4,830± to 5,160± Feet

ZONING: F - Forest

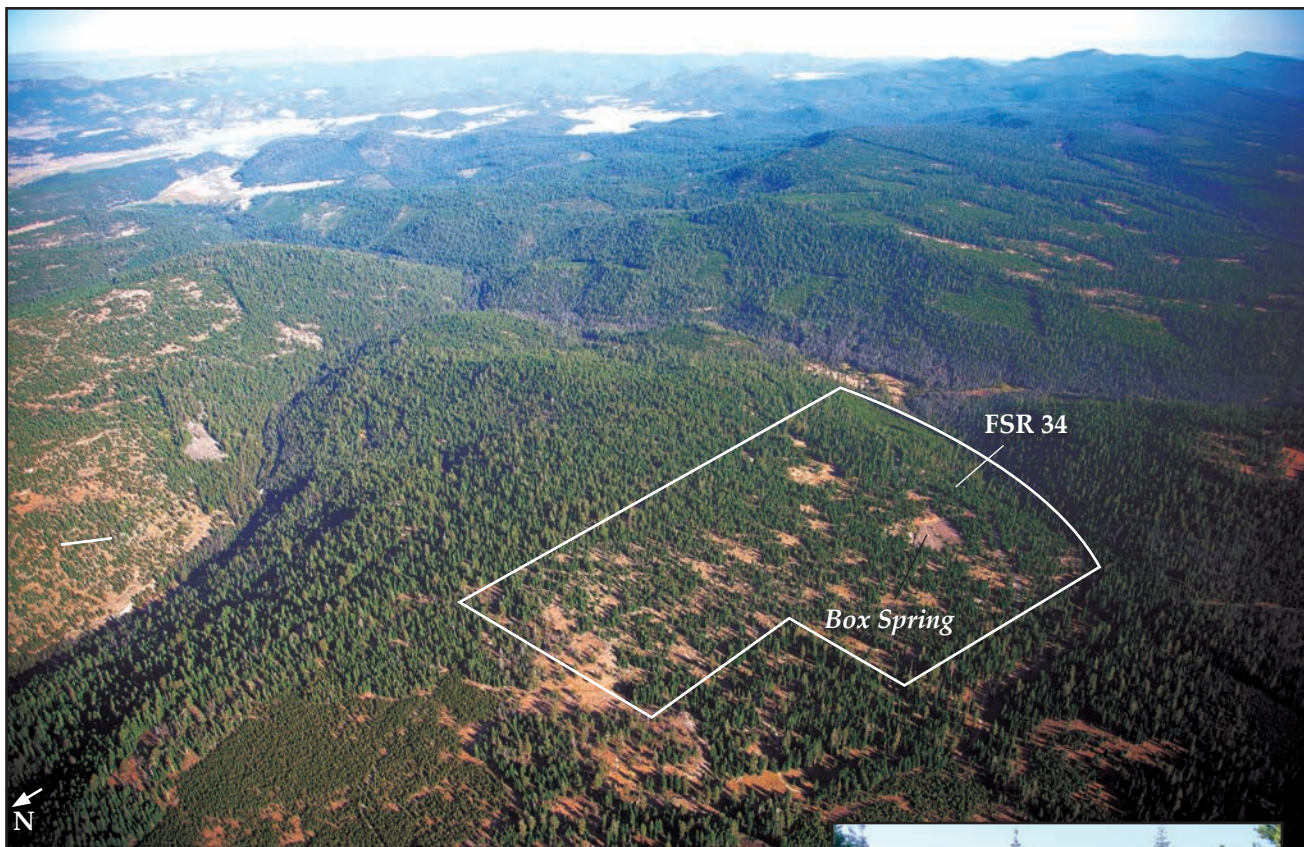
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 280± acre Brownsworth Creek recreation tract is located 9± miles east of Bly near the Mitchell Monument, and along the southern portion of Swede Cabin Flat. Brownsworth Creek, tributary to the South Fork Sprague River, runs through the tract, and there are several locations for development of a secluded camp. Brownsworth Creek is a fish-bearing stream and restoration work has been undertaken to increase the bull trout population. The tract is located within the Interstate Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

LOCATION: Township 36 South, Range 15 East, Sections 25 and 36, Tax Lot 202. From one mile east of Bly turn left on Campbell Road and proceed .5 mile and turn right at the sign to Mitchell Monument (FSR 34). Go 5.5± miles to JWTR Management Map sign. Turn right and go 1.3± miles to a gravel road. Turn right and follow .6± miles to the property.

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



PUBLISHED RESERVE: \$50,000
 LAST ASKING: First Time Offered
 SIZE: 156± Acres
 ELEVATION: 5,955± to 6,485± Feet
 ZONING: F - Forest
 PROPERTY INSPECTION: At Any Time
 FINANCING: None – All Cash



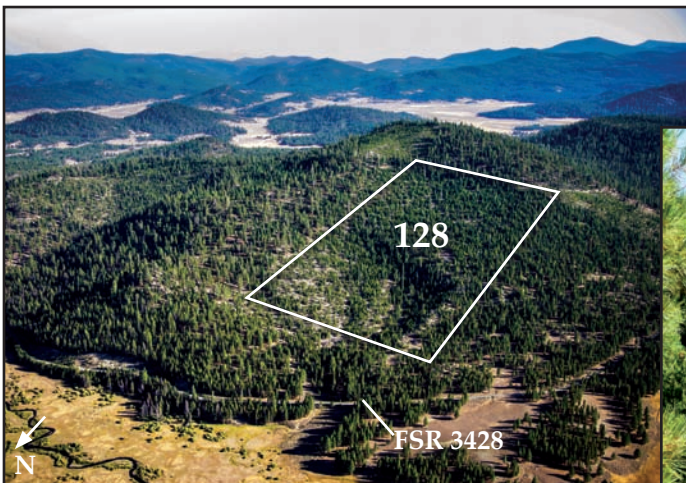
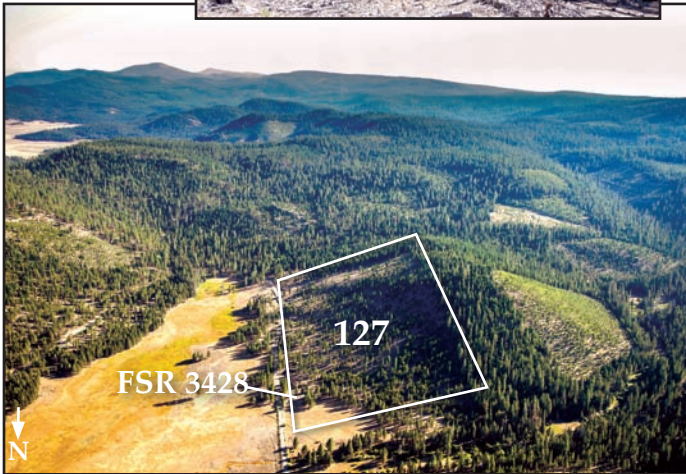
DESCRIPTION: This 156± acre tract is located 1/2 mile east of the Gearhart Mountain Wilderness, within the Fremont-Winema National Forest, with the trailhead by Lookout Park located one mile southwest of the property. Dairy Creek Road (34) is along the southern section of the tract, and has a small meadow area and spring. This road connects to Highway 140 at Bly, which is 27 miles southwest of the property. The property has some residual timber and would be an excellent base camp location for both hunting and recreation, with access to Gearhart Mountain Wilderness Area. There are 20± miles of established trails in the Wilderness Area. The tract is located within the Interstate Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details).

LOCATION: Township 36 South, Range 17 East, Section 6, Tax Lot 1100. From intersection of Campbell Road and FSR 34, take FSR 34 to property, just past mile post 16. The property is on both sides of the road.

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

127 and 128

Spring Creek and McDowell Timber and Recreation Tracts Lake County, Oregon



#127

#128

PUBLISHED RESERVE:	No Minimum Bid	\$25,000
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	80± Acres	80± Acres
ELEVATION:	5,290± to 5,705± Feet	5,330± to 6,015± Feet
ZONING:	F – Forest	F - Forest
PROPERTY INSPECTION:	At Any Time	At Any Time
FINANCING:	None – All Cash	None – All Cash

DESCRIPTION: These two timber tracts are located 2.5± miles north of Auction Property #129 and 4 miles north of Auction Property #130, and overlook the Dairy Creek Valley and private ranches. The properties are within the Fremont-Winema National Forest and have access from USFS Road 3428, which connects west to Road 34 and Highway 140 at Bly.

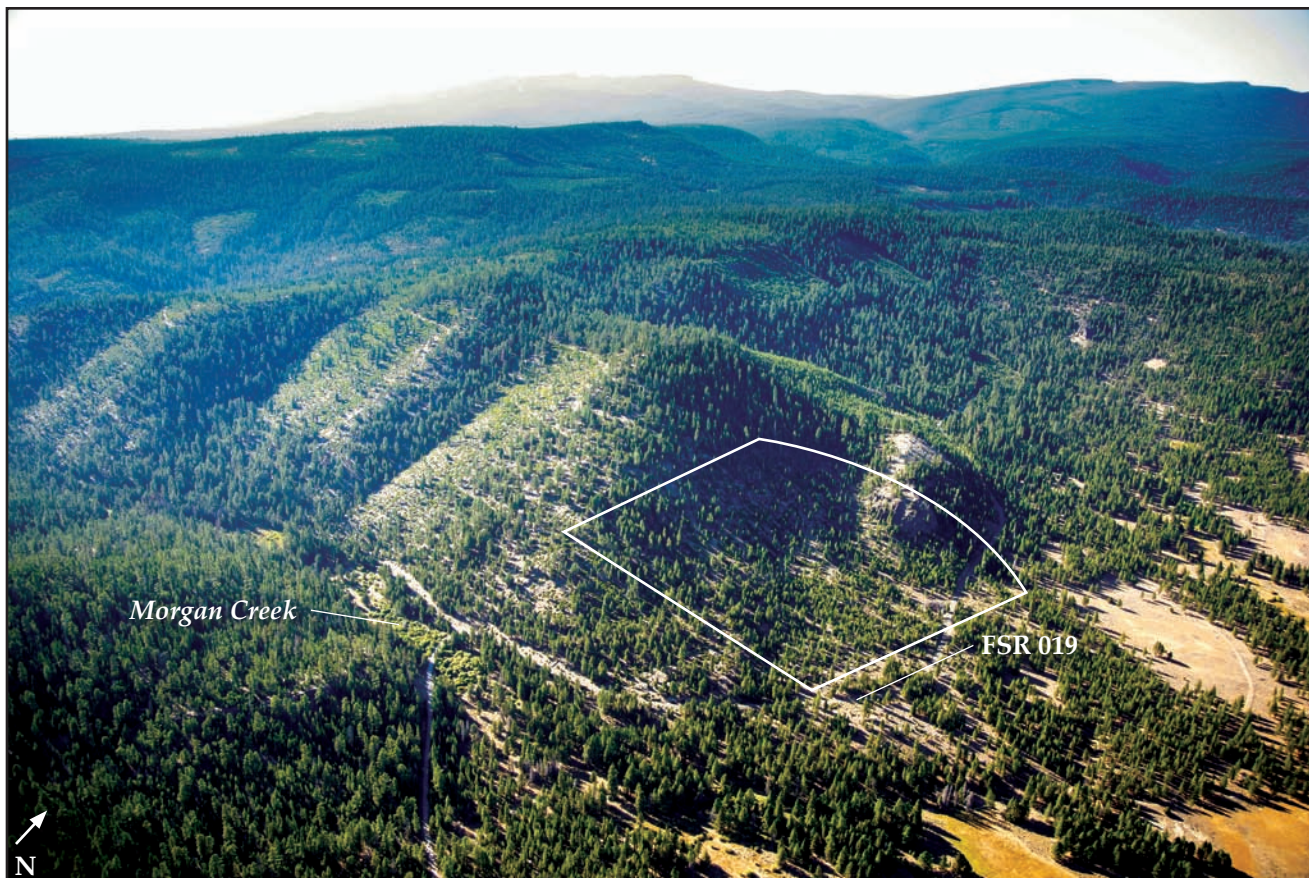
Auction Property #127 has frontage along Spring Creek with meadow area suitable for a camp in the northeast corner by the USFS Road. The eastern section of the tract has a combination of flat and rolling topography, with the balance moderate to steep east-facing slopes and some residual timber.

Auction Property #128 is located along the north-facing slopes of Drum Hill and has access from the USFS Road to the northwest corner on a logging road. The tract is well-stocked with pine reproduction and has views north of the Dairy Creek Valley.

USFS ownership is along the southern boundary of both Auction Properties #127 and #128, with private ownership to the north and between both tracts. The tracts are located within the Interstate Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

LOCATION: Township 36 South, Range 17 East, Section 11, Tax Lots 1200 (#127) and 1300 (#128). From Campbell Road, take FSR 34 and proceed 13.8± miles to FSR 3428 and turn right. Follow for 4.9± miles to a logging road into Auction Property #127, just before mile post 5. Continue 1.1± miles to Auction Property #128, just before mile post 6. Turn right on a logging road and follow to a clearing and the property.

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



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 5,380± to 5,840± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 40± acre Morgan Creek tract overlooks South Flat and is located 1.25± miles north of Auction Property #130, in the southwest corner of Lake County, within the Fremont-Winema National Forest, six miles southeast of Gearhart Mountain Wilderness.

Morgan Creek runs just south of the tract and there is access from USFS Road (019) to the northeast corner of the tract. The property has primarily east-facing moderate to steep slopes, with some residual timber. There are several locations that could be used for camping in the northeast section of the property. The tract is located within the Interstate Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

LOCATION: Township 36 South, Range 17 East, Section 24, Tax Lot 1600. From intersection of FSR 28 and FSR 019 take FSR 019 5.6± miles to the property.

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





PUBLISHED RESERVE: \$132,500

LAST ASKING: First Time Offered

SIZE: 480± Acres

ELEVATION: 5,380± to 5,840± Feet

ZONING: F - Forest

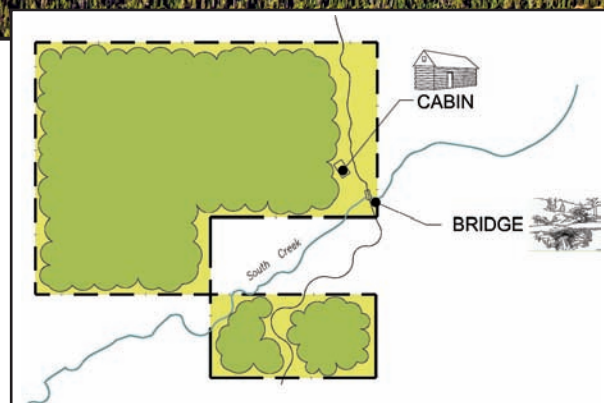
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 480± acre Eastside recreation tract is located in the southwest corner of Lake County, 25± miles northwest of Lakeview and within the Fremont-Winema National Forest. The tract overlooks South Flat and private ranches. There is frontage along South Creek, with meadows and several good locations for development of a base camp. The Fremont-National Forest has mule deer, Rocky Mountain elk and pronghorn antelope. Access is provided from USFS Road 3635 in the northeast corner of the tract, and is accessible from Highway 140 between Bly and Lakeview. The topography is moderate to steep in the northern and western sections, with some residual timber. The tract is located within the Interstate Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

LOCATION: Township 36 South, Range 17 East, Section 36, Tax Lot 1700. From Auction Property #128, continue 2.4± miles east to FSR 28, just past Dairy Point Forest Camp. Stay to the right and proceed 7.2± miles from Dairy Point Forest Camp to FSR 019 and turn right. Go 2.6± miles to a junction where you can turn left to access the south 80± acres of Auction Property #130, continue 200± feet to the 400± acre portion of Auction Property #130 on the left.

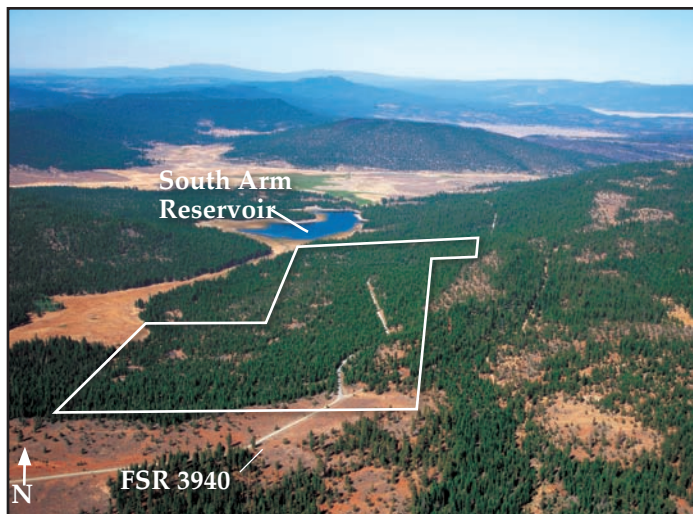
SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

131

South Arm Reservoir Hunting and Recreation Tract Lake County, Oregon



LOCATION: Township 40 South, Range 16 East, Sections 26, 27, 34, Tax Lot 1800.

PUBLISHED RESERVE: \$96,500

LAST ASKING: First Time Offered

SIZE: 320± Acres

ELEVATION: 5,960± to 6,285± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time. (Please see detail directions with map in Supplemental Information Package.)

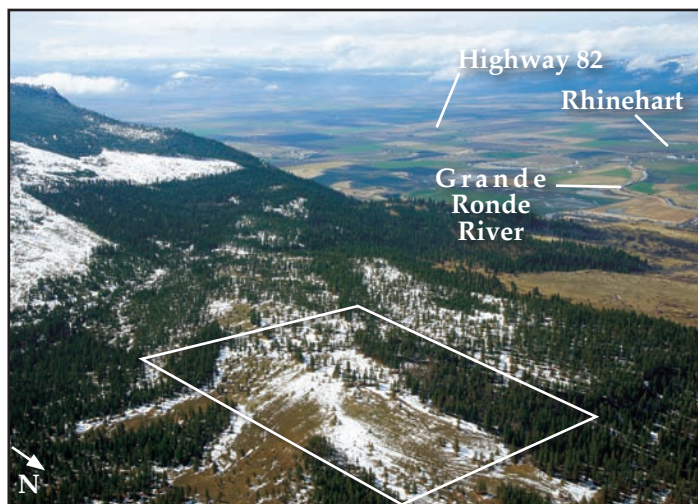
FINANCING: None – All Cash

DESCRIPTION: The 320± acre South Arm Reservoir Timber and Recreation Tract is located at the southern end of South Arm Reservoir in the southwest corner of Lake County, 15 miles west of Lakeview and within the Fremont-Winema National Forest. It is along a ridge of moderate to steep slopes and has a small meadow in the southeast section of the property, and some residual timber. A USFS Road (3940) provides access through the eastern section that connects north to Dent Creek Road and Highway 40. There is a system of logging roads providing access along the ridge, with several locations for camps with views north to South Arm Reservoir. Private lands are to the west and are used primarily for ranching, with USFS ownership to the south and east. The tract is located within the Interstate Wildlife Management Unit and a new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

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

132

Indian Creek Timber and Recreation Tract Union County, Oregon



LOCATION: Township 1 South, Range 39 East, Section 13, Tax Lot 5700

PUBLISHED RESERVE: \$85,850

LAST ASKING: First Time Offered

SIZE: 80± Acres

ELEVATION: 3,600± to 3,800± Feet

ZONING: A4 (Timber Grazing)

PROPERTY INSPECTION: Please 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 80± acre tract is located along a ridge, west of the Indian Creek drainage, on the lower north-facing slopes of Mt. Harris, eight miles southwest of the Grand Ronde community of Elgin. There is an estimated 329± MBF of primarily 100± year old ponderosa pine with some Douglas-fir, western larch and grand fir located on 21± acres in the northwest and southeast sections. (Please see Supplemental Information Package for cruise summary.) The balance of the property is mostly open grassland. The topography is rolling to gentle and there are several good locations for a base camp or cabin. The property is located within the Catherine Creek Wildlife Unit. There is no legal or developed access to the property. Private roads provide access from Indian Creek Road to within 1/4 mile of the tract. (Please see Supplemental Information Package for details.)

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



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

PUBLISHED RESERVE: \$225,000

SIZE: 22.46± Acres

LAST ASKING: \$324,500

ZONING: SFR R-1 (Single Family Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 22.46± acre residential development parcel is located within the city of Kalama, a small Columbia River waterfront community along I-5 approximately 40± miles north of the Portland/Vancouver metropolitan area. Residents of Kalama may easily commute to employment north to Longview, or south to Vancouver, Washington.

This property had preliminary plat approval for a 73-lot subdivision known as Shipwatch Subdivision, which expired in February 2012. (Please see Supplemental Information Package for extension information and estimates of development costs.) The proposed lot sizes would have ranged from 5,000± square foot to 28,506± square feet, with the average lot size being 8,987± square feet. Many of the lots would have offered views of the Columbia River.

Approximately 3.3± acres of land would be dedicated to open space associated with wetland areas and seasonal streams. Sewer, electricity, gas and telephone are available to the site. Water will need to be extended.

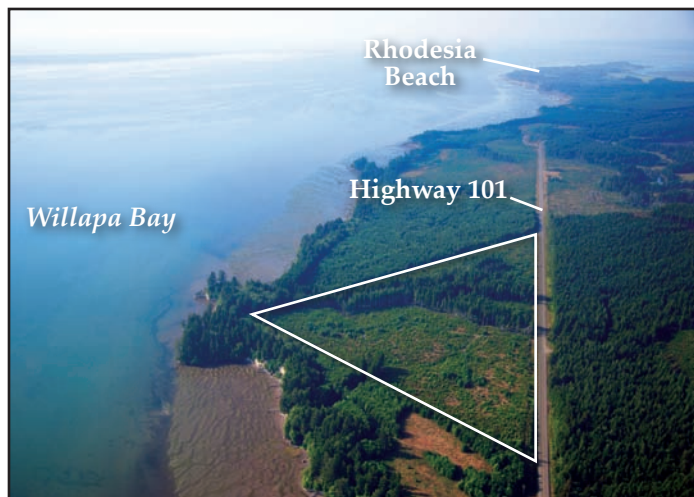
Access to the subdivision will be from the Silverdust Eagles subdivision, to the west, and from China Garden Road.

LOCATION: China Garden and Cloverdale Road – Kalama, Washington. APN# 6N1W17411920100

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

134

North Pickernell Creek Timber and Recreation Tract Pacific County, Washington



LOCATION: From South Bend, follow US Highway 101 towards Long Beach along Willapa Bay approximately 15 miles to the property.

Township 12 North, Range 10 West, Section 3, Tax Lot 12100360000.

PUBLISHED RESERVE: \$87,000

LAST ASKING: First Time Offered

SIZE: 62.59± Acres

ELEVATION: 56± Feet

ZONING: Transitional Forest

PROPERTY INSPECTION: At Any Time

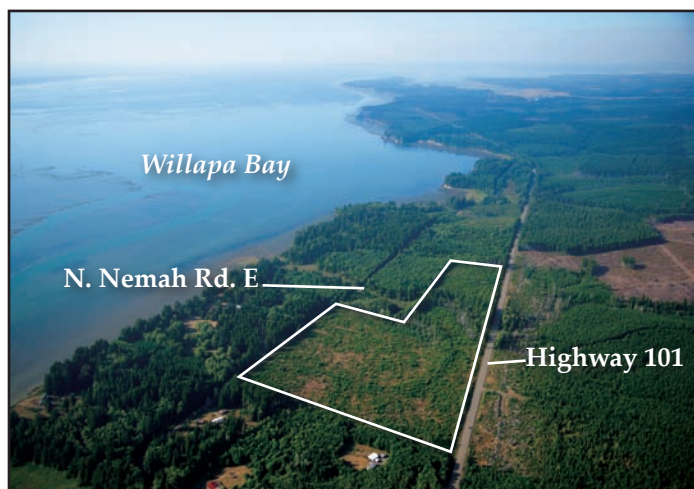
FINANCING: None – All Cash

DESCRIPTION: The 62.59± acre North Pickernell Creek Timber and Recreation Tract is located in south Pacific County along US Highway 101, approximately three miles south of Bay Center Junction. Auction Properties #135 and #136 are just south of this property. The tract has approximately 3,500 feet of highway frontage. The property was logged 6± years ago and was replanted with hemlock. Some older timber remains in a wet drainage area in the center of the parcel. Transitional forest designation allows one single family residence for each lot of record.

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

135

North Nemah Road Timber and Recreation Tract Pacific County, Washington



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

PUBLISHED RESERVE: \$79,500

LAST ASKING: First Time Offered

SIZE: 56.49± Acres

ELEVATION: 57± Feet

ZONING: Transitional Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

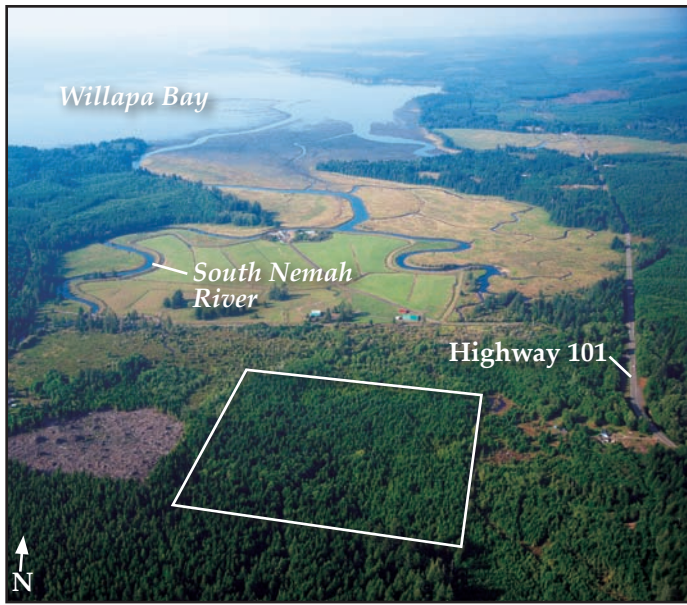
DESCRIPTION: This 56.49± acre timber and recreation tract is located in south Pacific County, just two± miles south of Auction Property #134. The property has 2,500± feet of frontage along US Highway 101 on its east boundary and 1,200± feet of frontage along North Nemah Road on its west boundary. The property was logged 5± years ago and was replanted with hemlock. A creek passes through the northern portion of the property and there is older timber lying on both sides of the drainage. The transitional forest designation allows one single family residence for each lot of record.

LOCATION: The property is located along US Highway 101 approximately two miles south of Auction Property #134.

Township 12 North, Range 10 West, Section 15, Tax Lot 12101518000.

136

New Washington Road Timber and Recreation Tract Pacific County, Washington



PUBLISHED RESERVE: \$187,500

LAST ASKING: First Time Offered

SIZE: 38.17± Acres

ELEVATION: 26± Feet

ZONING: Transitional Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

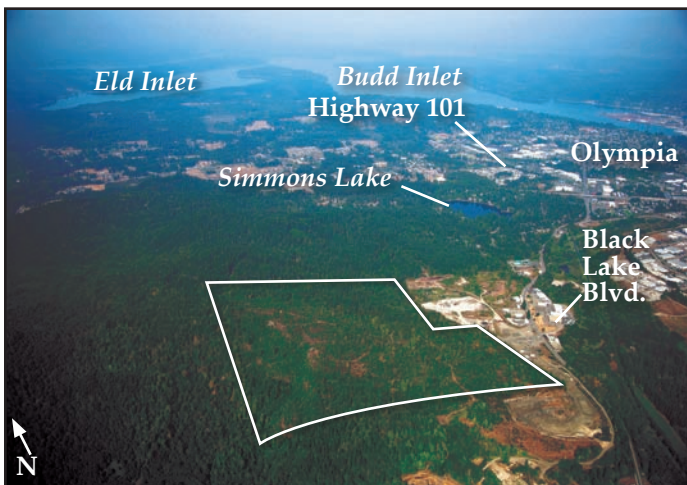
DESCRIPTION: The 38.17± acre New Washington Road Timber and Recreation Tract is located in south Pacific County, just two± miles south of Auction Property #134. The property lies just south of New Washington Road (Lynn Point Road) and is accessed by existing forest roads from US Highway 101 to the south property line. The property has flat topography and is well-stocked with mature Sitka spruce between 35 and 40 years old, with an estimated 400± MBF. The transitional forest designation allows one single family residence for each lot of record.

LOCATION: Township 12 North, Range 10 West, Section 27, Tax Lot 12102750009.

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

137

Black Lake Timber and Residential Tract Thurston County, Washington



PUBLISHED RESERVE: \$395,000

LAST ASKING: First Time Offered

SIZE: 150± Acres

ELEVATION: 400± Feet

ZONING: Mixed Zoning - Light Industrial and Single Family Low Density Residential

PROPERTY INSPECTION: Call Auction Information Office to arrange.

FINANCING: None – All Cash

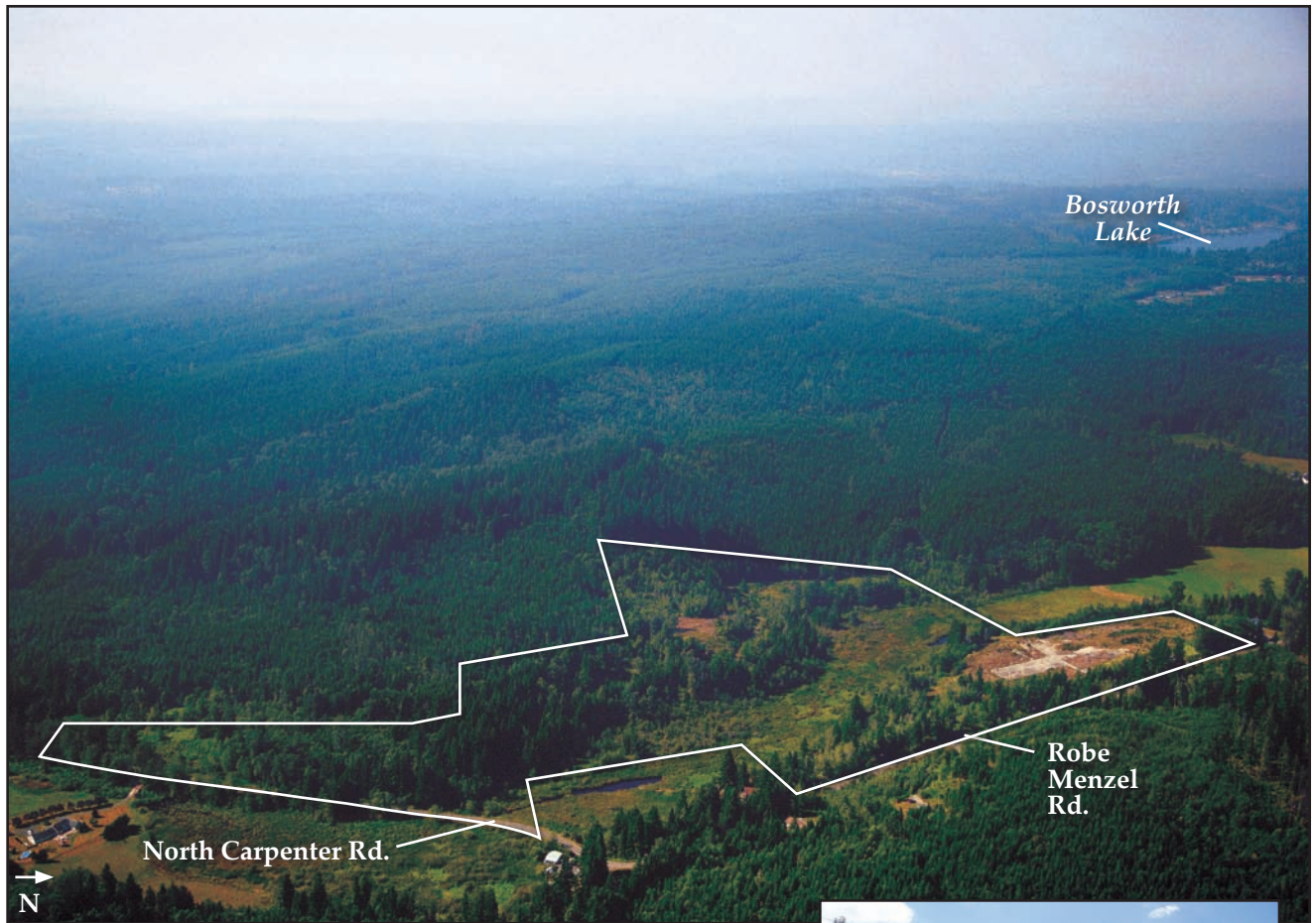
DESCRIPTION: The 150± acre Black Lake Timber and Residential Tract is located along Black Lake Boulevard, just south of Highway 101. The parcel has access reserved by easement from Black Lake Boulevard to the southern portion. This easement is not presently open and access requires permission from an adjoining gravel and rock pit owner. The owner of the rock pit does have the responsibility to improve this road. The west half of the property has residential zoning allowing 4 – 7 units per acre. The east half has light industrial zoning, matching the uses along Black Lake Boulevard. The parcel is not served by city water or sewer, and will require private septic for residential development. The property has 360 degree views from its high point, including Black Lake to the southwest, the Olympia Capital Building to the northwest and Mt. Rainier to the southeast. There is an estimated volume of 335± MBF of 57 year old Douglas-fir and hardwoods located on 29± acres. An estimated 74 acres has well stocked 14± year old Douglas-fir reproduction.

LOCATION: From Highway 101 in Olympia, take the Black Lake Boulevard Exit and follow south one mile to the K and M Rock Pit. Any inspection of the property requires permission from the Rock Pit Office.

Township 18 North, Range 2 West, Section 29, Tax Lots 12829210000 and 12829230000.

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





PUBLISHED RESERVE: \$250,000

LAST ASKING: First Time Offered

SIZE: 76.45± Acres

ELEVATION: 528± Feet

ZONING: R - 5

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash



DESCRIPTION: This 76.45± acre development site is located approximately 5 miles south of the city of Granite Falls, Washington along the Robe – Menzel Road, at the intersection with North Carpenter Road. The surrounding area provides access to many recreational interests and offers easy access to Bosworth Lake, Lake Roesiger and Menzel Lake, all within minutes. The parcel has been used as a gravel pit site in the past and has an active permit that also allows the site to receive up to 300,000 yards of backfill material. The permit expires in 10/1/2015. (Please see Supplemental Information Package for information.) The parcel is divided into four legal parcels and seven tax parcels, allowing the ability to create 4 – 7 development sites through a boundary line adjustment. The R – 5 zoning designation allows minimum lot sizes of 5 acres. A Wetland area runs through the parcel north to south. Power and water are available along Robe – Menzel Road. Septic service will require a private on-site system.

LOCATION: South of Granite Falls along the Robe – Menzel Road at the intersection with North Carpenter Road.

Township 29 North, Range 7 East, Section 8, Tax Lots 290708-001-003-0, 290708-001-004-00, 290708-001-006-00, 290708-001-013-00, 290708-001-014-00, 290708-001-010-00 and 290708-004-003-00

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

139

Former JCPenney Commercial Building and Parking Lot Moses Lake, Washington



PUBLISHED RESERVE: \$195,000
LAST ASKING: \$400,000
SIZE: 20,000± square foot building with a 7,000± square foot parking lot
ELEVATION: 1,100± Feet
ZONING: Central Business District (C-1)
PROPERTY INSPECTION:
 Saturday, October 13, 1:00 pm to 3:00 pm
 Saturday, October 27, 1:00 pm to 3:00 pm
 Saturday, November 3, 1:00 pm to 3:00 pm
FINANCING: None – All Cash



work stations, classrooms and computer instruction on the main floor. There are three floors in the building served by an elevator. The main floor is 8,240± square feet and contains two large suites used for training that accommodates 82 students, main reception area, workroom, three offices, and lunchroom. The 2,880± square foot mezzanine level has a private office. The full basement has two large classrooms, office, multi-purpose room and training room. The storefront faces out to East Third Street, which is a retail corridor reflecting the flavor of old downtown Moses Lake. The property also offers a 7,000± square foot parking lot that fronts on Broadway Avenue, a main traffic corridor, providing direct access from I-90 to downtown Moses Lake, with parking for 24 cars.

LOCATION: 104 East Third Street, Moses Lake, Washington

Tax : Lots 09-0077-000 and 09-0088-000.

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

140

Office Building White Swan, Washington



PUBLISHED RESERVE: \$49,500
LAST ASKING: First Time Offered
SIZE: 3,755± Square Feet
ELEVATION: 1,010± Feet
ZONING: Rural Settlement
PROPERTY INSPECTION DATES:
 Wednesday, October 17, 1:00 pm to 3:00 pm
 Saturday, October 27, 1:00 pm to 3:00 pm
 Monday, November 5, 1:00 pm to 3:00 pm
FINANCING: None – All Cash



West White Swan Road and Wesley Road. 990 West White Swan Road.

Township 10 North, Range 17 East, Section 6, Tax Lot 171006-032002.

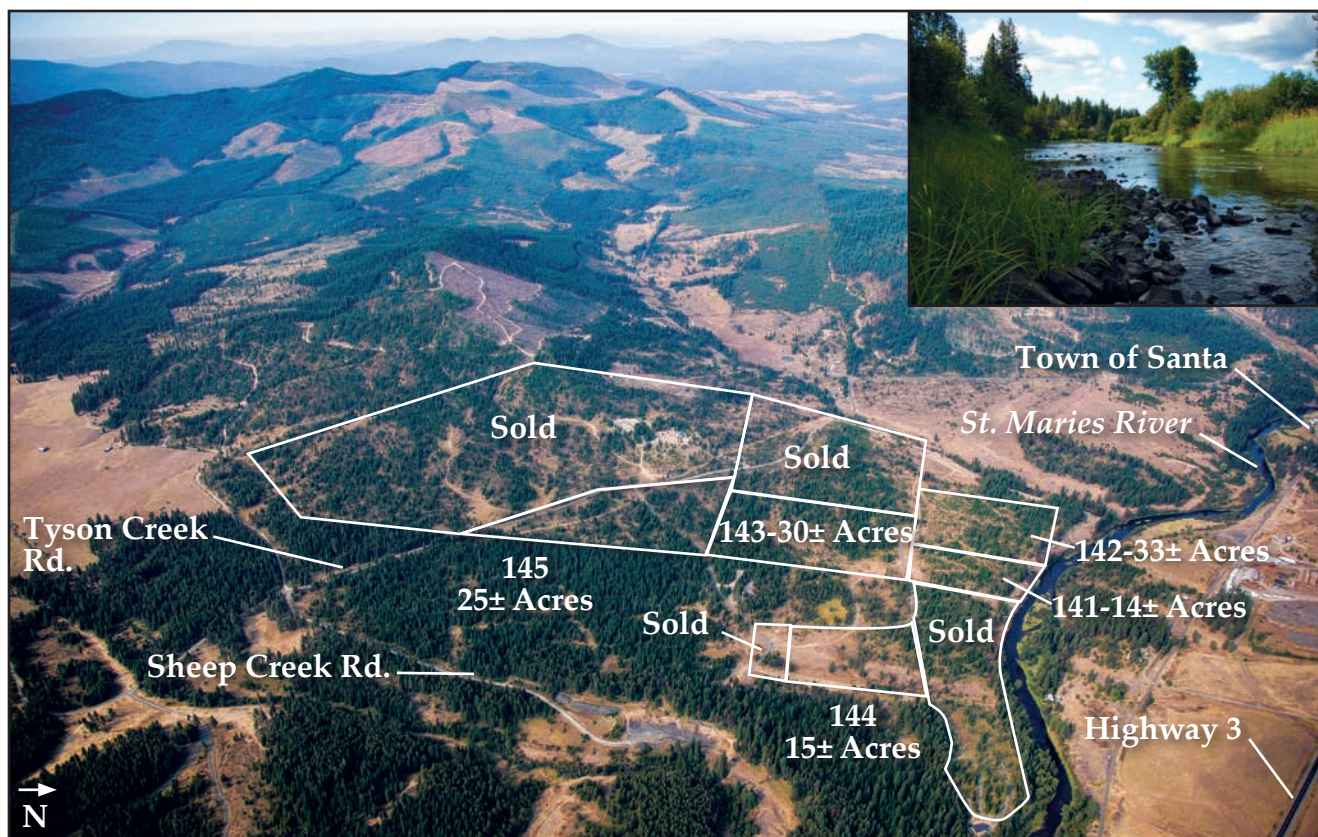
DESCRIPTION: This 3,755± square foot office building is located just west of the city of White Swan, at the corner of West White Swan Road and Wesley Road. The building is now vacant, but has been leased in the past. The office was built approximately 30 years ago and is in fair condition. There is a main reception area with indoor terrarium, five office suites, meeting room and kitchen. There is also an attached five car garage. The property is served by power, water and sewer service.

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

LOCATION: West of White Swan, Washington, at the Southeast corner of

141 thru 145

Benewah River Ranch Residential Lots Benewah County, Idaho



PUBLISHED RESERVE:

#141: \$ 69,500* #144: \$39,500*
#142: \$ 60,000* #145: No Minimum Bid*
#143: \$ 39,500*

* The sale of individual Auction Properties #141-145 is subject to combined total accepted bids in the aggregate to equal, or exceed, \$208,500.

LAST ASKING:

#141: \$ 99,000 #144: \$49,000
#142: \$119,000 #145: \$59,000
#143: \$ 76,000

SIZE: #141: 14± Acres #144: 15± Acres
#142: 33± Acres #145: 25± Acres
#143: 30± Acres

ELEVATION: 2,640± Feet

ZONING: Benewah County is unzoned

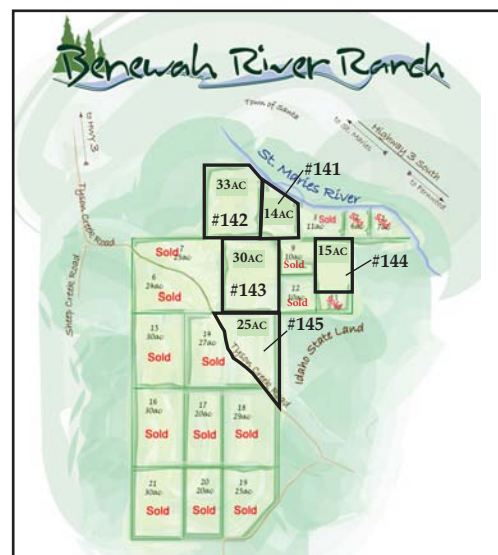
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These five lots are part of a 21 lot rural subdivision located along the St. Maries River southeast of the town of Santa, and are the remaining unsold lots in the subdivision. Santa is located approximately 16 miles south of St. Maries, the county seat. Lots 4 and 5 have frontage on the St. Maries River. Access to the properties is by use of Tyson Creek Road from Highway 3. The Benewah River Ranch subdivision is governed by a declaration of covenants and restrictions. (Please see Supplemental Information Package for details.) Mobile homes are prohibited. No further subdivision is allowed. Power and telephone have been extended into the subdivision. Water and septic service will require private on-site systems.

LOCATION: From St. Maries, Idaho follow Highway 3 south for 16± miles turning right onto Tyson Creek Road. If you cross the bridge over the St. Maries River and enter the town of Santa, you have gone too far. Follow Tyson Creek Road south approximately one mile and the road will turn left for several hundred yards and run through the Benewah River Ranch Subdivision.

SEALED BIDS DUE NO LATER THAN November 14, 2012



146

112± Acre Montebello Estates Site, with Plans for 223 Homesites Red Bluff, California



LOCATION: Monroe Avenue - Red Bluff, California. APN: 27-410-08, 27, 29, 30, 31

PUBLISHED RESERVE: \$299,500

LAST ASKING: \$575,000

SIZE: 112± Acres

ZONING: R1 – Single Family Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 112± acre residential development site is located along Monroe Avenue in Red Bluff, approximately one mile west of I-5. Redding is located approximately 30± miles north of the property and Sacramento 130± miles south. It is situated in the northern portion of the city of Red Bluff, in a neighborhood primarily comprised of residences, with good access to retail centers and transportation routes.

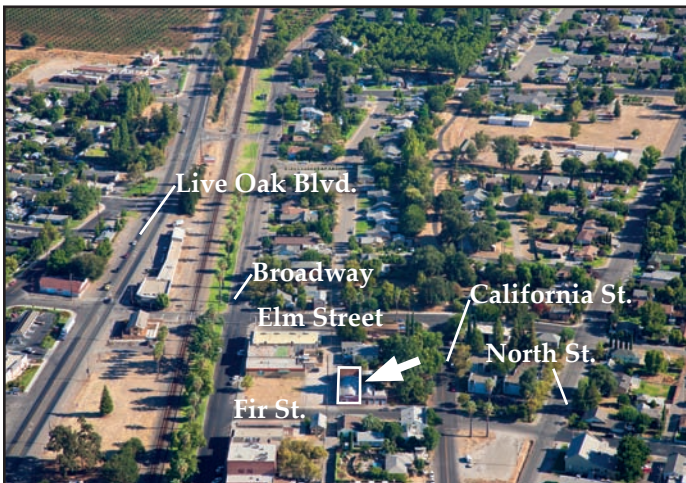
A tentative subdivision to be called Montebello Estates was approved by the City of Red Bluff in 2006, and was valid until November 2011. Additional extensions may be granted for up to five years. (See Supplemental Information Package for details.) The approved map allows creation of 223 single family lots ranging in size from 6,000± to 40,000± square feet, with 35 dedicated open space acres.

The site is comprised of three legal parcels which are each divided into five tax parcels. Electricity and telephone are located on nearby and adjacent streets, including Monroe Avenue. Public water, sewer and storm drain systems will need to be extended to each lot, as per city code.

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

147

Live Oak Commercial Building Live Oak, California



LOCATION: 2618 Fir Street – Live Oak, California, 95953

PUBLISHED RESERVE: \$69,500

LAST ASKING: \$99,000

SIZE: 4,068± square foot building on 5,662± square foot lot

ZONING: General Commercial Downtown

PROPERTY INSPECTION DATES:

Wednesday, October 10, 10:00 am to 12:00 pm

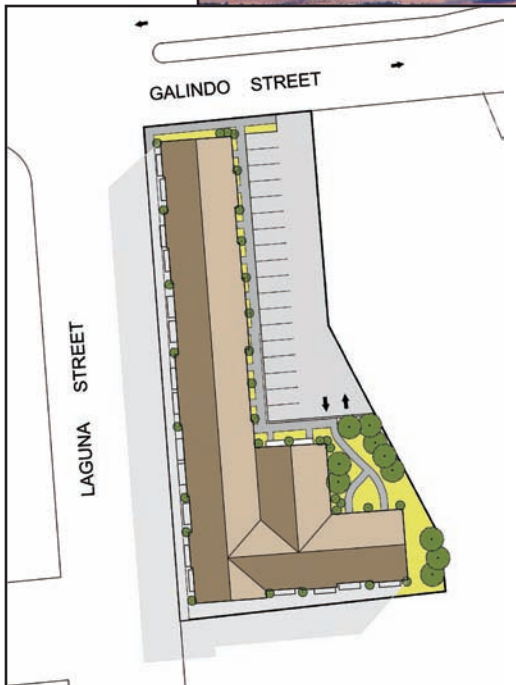
Thursday, November 1, 2:00 pm to 4:00 pm

FINANCING: None – All Cash

DESCRIPTION: This 4,068± square foot commercial building is located on Fir Street in downtown Live Oak, a rural northern California community situated north of Yuba City, 40± miles north of Sacramento. The building was formerly operated as a butcher shop, consisting of two buildings constructed in 1925 and 1944, and was later fully-connected by an adjoining roof. The improvements are in fair condition and would likely require renovation due to the condition of the buildings and the current zoning requirements.

The improvements in the current condition are considered non-conforming due to current construction standards. In addition, the portion of the building constructed in 1925 is part of both the historic registry and the historic district, and any privately-funded restoration is subject to specifications imposed by the city planner. The building has good access and excellent visibility. There are no on-site parking spaces however street parking is available. All utilities are available to the building.

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



Please Note:
Sketch plan is
conceptual only.
Neither the Seller
nor its agents
have submitted
plan or made any
applications to a
public agency.



PUBLISHED RESERVE: \$1,175,000

LAST ASKING: \$1,750,000

SIZE: 14,988± square foot building on 32,670± square foot site

ZONING: Downtown Mixed-Use (DMX)

PROPERTY INSPECTION DATES: By Appointment only. Call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This redevelopment/commercial site is located on the southwest corner of Galindo Street and Laguna Street on the periphery of the Concord downtown business district. The property's neighborhood is a good mix of development including residential, retail and commercial, and is well-connected to local and regional roadways and highways, including Interstate-680. Concord Police Headquarters are located directly across the street as well as a newly constructed luxury apartment building that is adjacent to the property. Recent development in the immediate area is primarily residential given the location proximate to downtown and nearby Concord BART Station, located ¼ mile northeast of the property.

The site is currently improved with a 14,988± s.f. commercial/retail building situated on two tax lots, comprised of 32,670± square feet. The property was formerly operated as a Yamaha and Kawasaki dealership allowed under the previous Downtown Business zoning. The current DMX zoning, which went into effect August 23, 2012, does not permit automotive and showroom uses. Retail, professional services, business support, restaurant, health clubs, grocery, office (including medical), multi-family (100/units per acre) and residential uses are permitted. (Please see Supplemental Information Package for zoning and redevelopment information.)

There are two buildings situated on the site constructed in 1955 and 1967, and are in overall fair condition. The main showroom/office building is one and a half stories and contains 5,304± square feet on the first floor and 1,500± square feet in the mezzanine. The showroom has an extensive window line with 100 feet of frontage along Galindo Street with access off of Laguna Street. It has one 10 x 12 feet roll up loading door, multiple pedestrian doors and skylights. The warehouse/service building is a single story building containing 8,184± square feet with four 12 x 12 roll up doors and two 10 x 12 roll up doors. Electricity, gas and telephone services are connected to the site along with public water and sewer in place. There are 34 parking spaces on an asphalt-paved surface parking lot.

LOCATION: 1395 Galindo Street – Concord, CA, 94520. APN: 126-133-010-2; 126-133-011-0

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

149

Auburn Office Building Auburn, California



PUBLISHED RESERVE: \$319,500

LAST ASKING: \$399,000

SIZE: 2,568± square foot building on 9,720± square foot site

ZONING: Office & Professional Design Control

PROPERTY INSPECTION DATES:

Wednesday, October 17, 10:00 am to 12:00 pm

Friday, November 2, 9:00 am to 11:00 am

FINANCING: None – All Cash

DESCRIPTION: This 2,568± square foot office building is located near Auburn Sutter Faith Hospital. This two-story Spanish-style building with tile roof is situated on an 8,720± square foot site at the northern end of a cul-de-sac. There are eleven on-site parking spaces.

The first floor consists of 1,300± square feet and contains a reception area, two offices, conference room, break room, two restrooms and an electrical room. The second floor is 936± square feet with three offices, a work station area and a restroom. There is a 250± square foot patio.

LOCATION: 3265 Fortune Ct – Auburn, California, 95602. APN #051-160-020-000

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

150

Commercial Condominium Rocklin, California



PUBLISHED RESERVE: \$425,000

LAST ASKING: \$549,000

SIZE: 2,768± square feet

ZONING: PDC (Planned Development Commercial)

PROPERTY INSPECTION DATES:

Wednesday, October 17, 2:00 pm to 4:00 pm

Friday, November 2, 1:00 pm to 3:00 pm

FINANCING: None – All Cash

DESCRIPTION: This 2,768± square foot office condominium is located within the Sierra Vista Office Park, located along Sierra College Blvd. in Rocklin, approximately two miles from Interstate 80. The neighborhood is a good mix of residential, commercial, retail and office uses, which is approximately 50% built out and is primarily residential in nature. Sierra College is located directly across the street to the north, and other employment center and amenities are located nearby. The office park was built about three years ago and is in excellent condition.

The condominium was used as an insurance office, and built with an estimated tenant improvement package of \$60 to \$70 per square foot. The 2,768± square foot suite is in very good condition and includes eight individual offices, conference room, kitchenette, reception area and two restrooms.

There is parking in a common lot, shared with other office buildings in the development. The on-site parking ratio is five spaces per square foot. The PDC zoning encourages a more efficient use of public and private services and regulates condominium projects and conversion. (Please see Supplemental Information Package for zoning.)

LOCATION: 6630 Sierra College Blvd, Suite 200, Rocklin, California. APN #046-510-037

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



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

PUBLISHED RESERVE: \$465,000

LAST ASKING: \$595,000

SIZE: 15.89± Acres

ZONING: I (Industrial)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This industrial development site was planned to be developed as the Pine Hill Business Park and is located within the unincorporated community of Cameron Park, near the Highway 50/Cameron Park interchange. The city of Sacramento is within a 30-minute drive west on Highway 50, and the city of Placerville is ten miles east of Cameron Park.

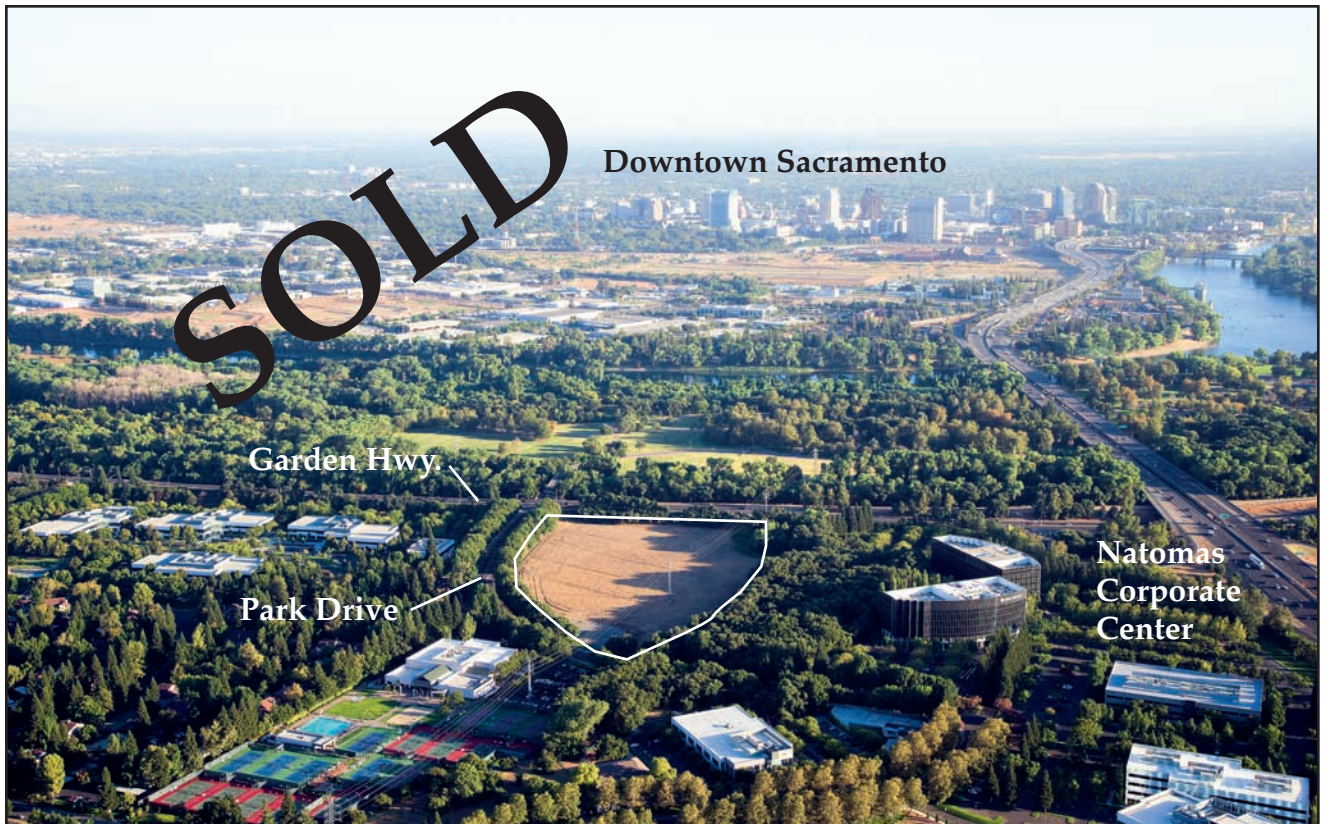
Commercial development located nearby includes Cameron Park Place, Goldorado Center and Food-4-Less, with some industrial/commercial buildings located on Robin Lane, near the site, and along Durock Road, south of the property.

The site is comprised of two parcels containing 15.89± acres. Approximately 2.97± acres of the site are considered wetlands and are undevelopable, yielding a net developable size of 12.91± acres. A tentative map for the proposed Pine Hill Business Park property was previously approved by El Dorado County in order to subdivide the property into seven developable parcels, with one parcel designated for open space. That tentative map has subsequently expired. The owner of the site prior to the current Seller spent an estimated \$1 million for engineering and permit fees, including a wetland mitigation plan completion in compliance with Army Corps of Engineers permit process. (See Supplemental Information Package for details.)

The property is zoned Industrial, which supports a wide range of industrial uses, including commercial uses. All utilities are available to the site.

LOCATION: Robin Lane – Cameron Park, CA. APN 109-230-09; 10

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



PUBLISHED RESERVE: \$700,000

LAST ASKING: \$995,000

SIZE: 10.93± Acres

ZONING: Office - PUD

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 10.93± acre development site is located in Sacramento in the northwest quadrant of Natomas Park Drive and Garden Highway, just minutes from downtown Sacramento, and has good access to both I-80 and I-5. Neighborhood improvements include single and multi-family residential, office, retail and commercial land uses. Natomas Corporate Center is adjacent to the property, and Garden Highway is located just south and runs parallel to the Sacramento River. Restaurants and office buildings are located along the riverfront, including the Riverbank Marina, the largest marina in the region.

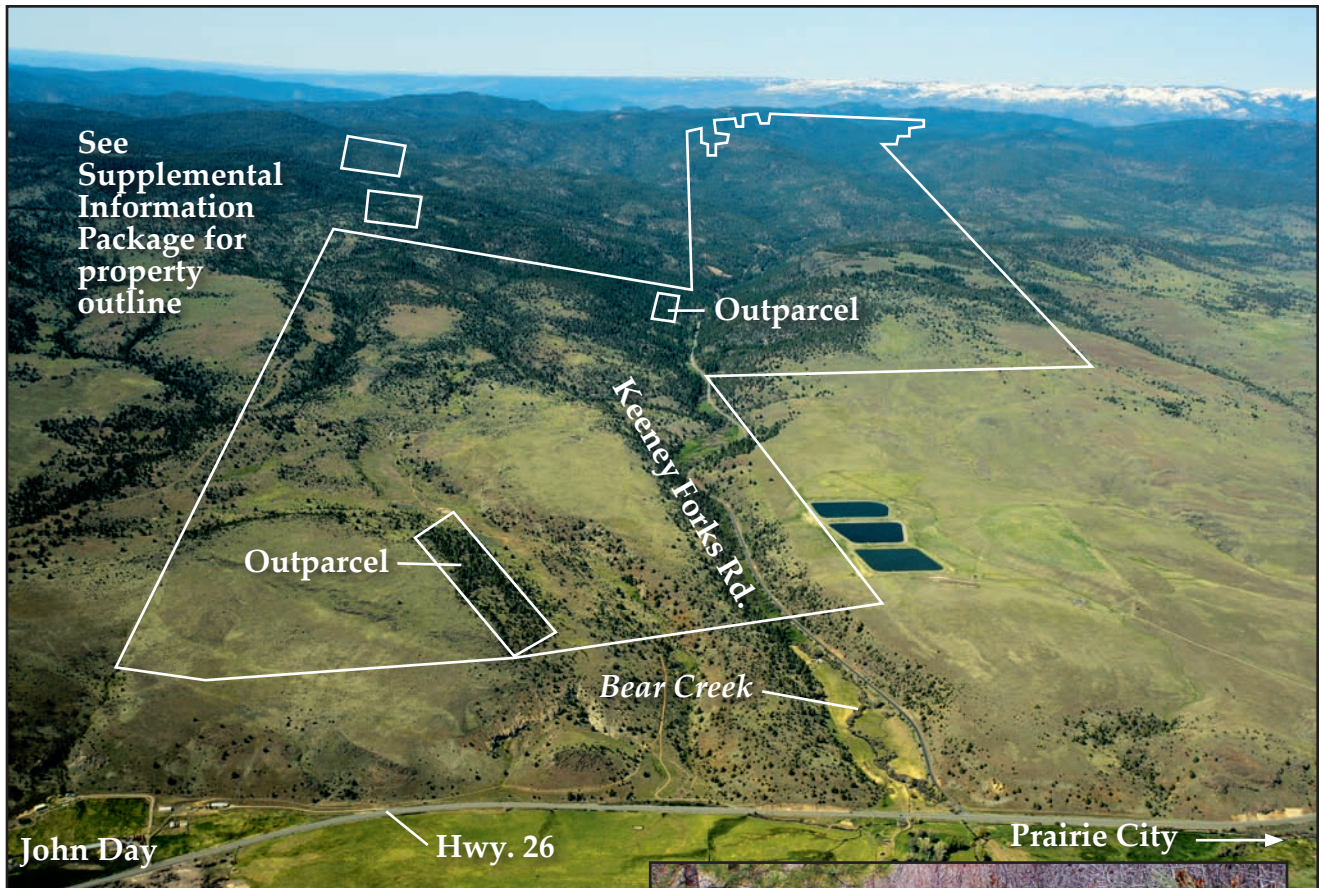
The property contains two legal parcels of 5.34± and 5.59± acres. The zoning is Office Planned Unit Development and is designed to accommodate development of business office centers and institutional professional buildings.

The property was approved by the city of Sacramento for development of two office buildings, totaling 176,356± square feet. Approvals expired in November 2011. Development of these buildings has been delayed due to a building moratorium imposed by Sacramento as a result of flood hazard issues, followed by the lender taking title to the property. The moratorium is expected to be removed upon 2012 completion of the Natomas Levee repairs. The Levee repair was 50% complete by the end of 2011, allowing the city of Sacramento to begin the process of obtaining approvals for removal of the moratorium. (Please see Supplemental Information Package for projected Levee project completion time line, plus details concerning moratorium.)

All utilities are available to both parcels.

LOCATION: Natomas Park Drive and Garden Highway, Sacramento. APNs: 274-0410-025; 026

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



PUBLISHED RESERVE: \$1,995,000

SIZE: 4,300± Acres

ELEVATION: 3,600± to 5,200± Feet

ZONING: PF - MUR

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash. Northwest Farm Credit Services has financing available. See Supplemental Information Package for details.

DESCRIPTION: The 4,300± acre Bear Creek Ranch is located in the John Day River Valley between Prairie City and John Day and has spectacular views to the south of the Strawberry Wilderness, plus over 5.5 miles of Bear Creek frontage. Bear Creek is year-round and portions of the Creek have steelhead spawning areas. The property has excellent access from Highway 26 and is within a forty-minute drive of historic Baker City at I-84, providing four-season access for a private retreat. There is an airport operated by Grant County in nearby John Day with a paved 5,220 foot runway that can accommodate corporate jet aircraft.

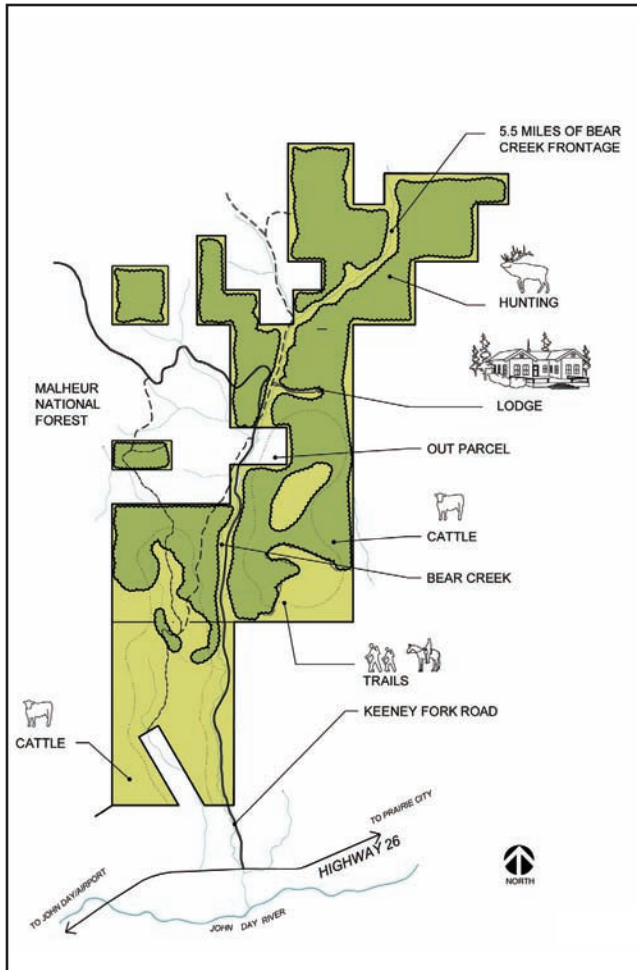
Bear Creek Ranch has been managed for commercial timber production with an estimated 3,600 acres containing well-stocked stands of pine and fir that will provide future harvests in the next ten to twenty years. The existing volume is estimated at 7 to 8 million board feet.



Over 5.5 miles of Bear Creek frontage



View southeast to Strawberry Mountain Wilderness



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



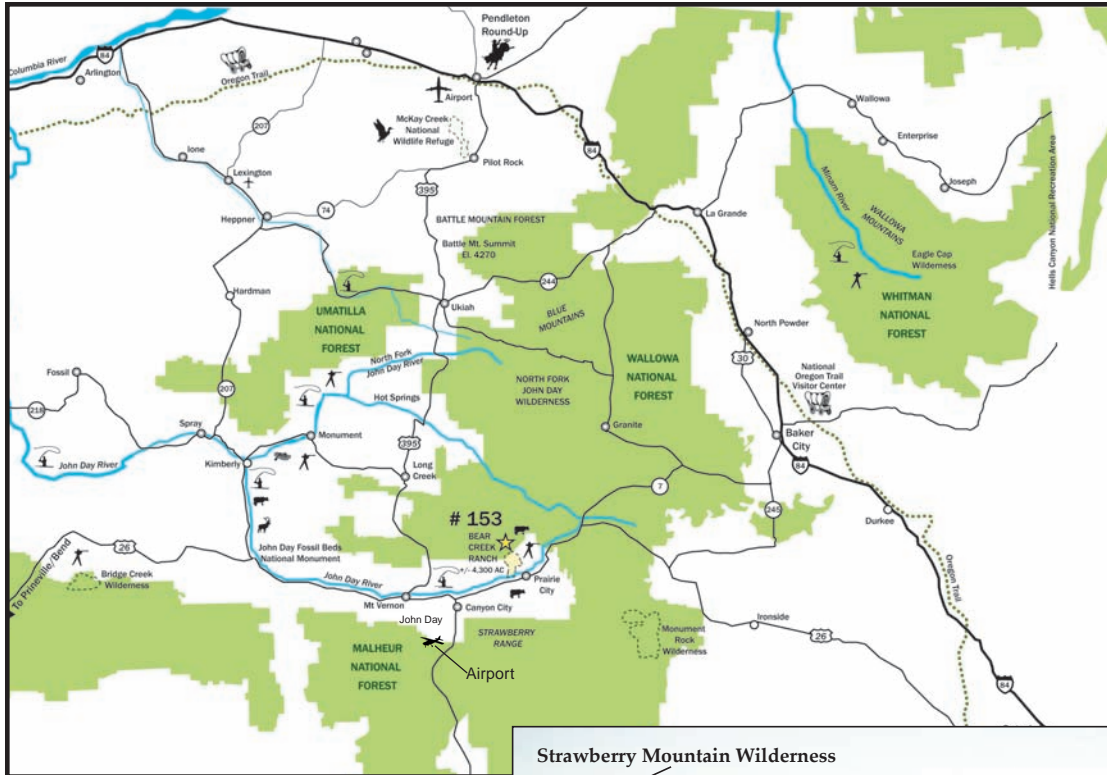
View southeast



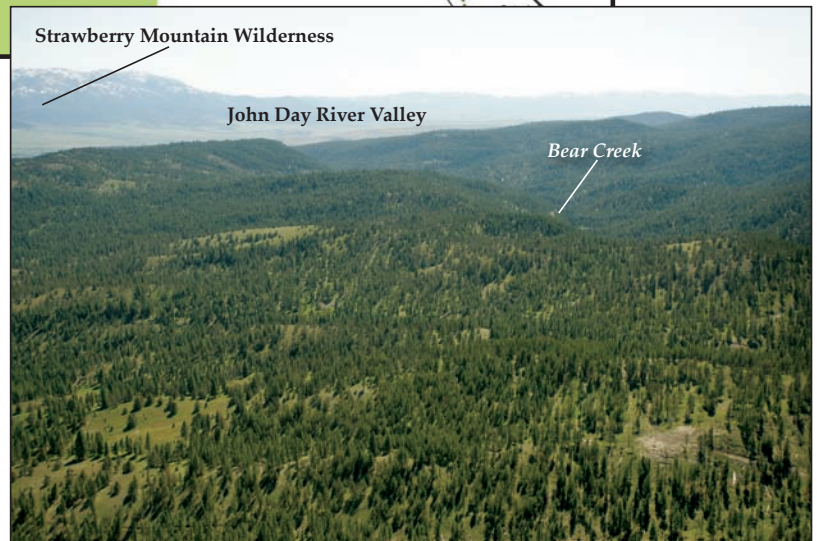
View south of Bear Creek drainage to John Day Valley



View of timber and of Strawberry Mountain Wilderness



*View southwest to
John Day River Valley*



The balance of the Ranch is primarily grazing land. There is a grazing allotment on 13,704± acres for 200 cow / calf pairs in the adjoining Malheur National Forest that can be assigned to the new Owner of the Ranch, with approval from the U.S. Forest Service.

Bear Creek Ranch has three Water Right Certificates that serve as irrigation and water storage for livestock, wildlife and fire protection. Keeney Fork Road provides access from Highway 26 to the entire Ranch, with USFS roads providing additional access to the northern portion of the property. There are two outparcels — 160± acres owned by Grant County and leased to a rifle club, and 40± acres that comprise a rock pit.

The Ranch is located in the Northside Game Management Unit and a new owner will qualify for up to four Land Owner Preference Tags. This area of Grant County is known for elk, deer and some upland birds.

There are a number of excellent building sites for a ranch complex, cabin or hunting lodge. (See Supplemental Information Package for Grant County zoning and land use.)

LOCATION: Township 12 South, Range 33 East, Sections 16, 17, 19, 20, 21, 29, 30, 31, 32 Township 11 South, Range 33 East, Sections 6, 7, 8. From John Day, travel east on Highway 26 for 9.2 miles to Keeney Fork Road – Grant County Road 18. Turn left and property is on both sides of road.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 29, 2012



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CONDITIONS OF THE AUCTION

1204

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:
522 SW Fifth Avenue, Suite 1250
Portland, Oregon 97204

Washington Office:
2908 228th Avenue SE, Suite B
Sammamish, Washington 98075

California Office:
2015 Shasta Street
Redding, California 96001

Phones (during regular business hours -
8:30 a.m. to 5:00 p.m. Pacific Standard Time)
Portland Metro Area: (503) 228 3248
Toll-Free: (800) 845-3524
FAX: (503) 242-1814

Email: info@rmnw-auctions.com

SUPPLEMENTAL INFORMATION PACKAGES

More detailed information is available for each property. Supplemental Information Packages include all pertinent data provided by Sellers on the properties. To purchase supplemental information, mail or fax the Supplemental Information Package Request Form on page 79 of this Catalog, or call the Auction Information Office.

Hard Copy Supplemental Information Package: \$15 each

Individual Supplemental Information Package (CD): \$ 5 each

Email: NO CHARGE

NOVEMBER 10, 2012 ORAL AUCTION (for Auction Properties 1-29)

Saturday, November 10, 2012, at 12:00 p.m. in Portland, Oregon at the Sheraton Portland Airport Hotel, located at 8235 Northeast Airport Way. The Auction will begin promptly at noon. Please arrive by 11:30 a.m.

Directions:

From I-205 North – take Exit 24A, Portland International Airport. This will put you onto Airport Way, going toward the Airport. Take the “Frontage Road, Hotels, Cargo” Exit and take a quick left onto Frontage Road. Follow Frontage Road west to the Sheraton Hotel, which will be on the right side.

From I-5 North/I-205 South – take Exit 24, Portland International Airport. Take a right onto Airport Way. Take the “Frontage Road, Hotels, Cargo” Exit and take a quick left onto Frontage Road. Follow Frontage Road west to the Sheraton Hotel on the right side.

SEALED BID AUCTIONS

SEALED BID SALES

Sealed Bids are due November 14 for all properties, except 108, 115, 116 and 153 which are due November 29. Bids must be received no later than 5:00 p.m. on the bid due date.

MINIMUM BIDS

Auction Properties #7, 8, 9, 10, 11, 14, 16, 21, 22, 24, 27, 124, 127, 129, and 145 are being offered with No Minimum Bid. This means the Seller has established no Minimum or Reserve Price, and the property will be sold to the high bidder, subject to the terms and conditions of the Auction.

PUBLISHED RESERVES

The remaining properties are being offered with a Published Reserve Price. This means when the bidding reaches or exceeds the Published Reserve Price, the Seller is committed to sell the property to the high bidder. Should the bidding fail to reach the amount of the Published Reserve Price, the Seller reserves the right to accept, counter or reject the high bid, no later than five business days following the Auction.

BIDS BY MAIL FOR THE ORAL AUCTION

If you are unable to attend the Oral Auction, request a Mail Bid Form by calling the Auction Information Office at 1-800-845-3524. Mail Bid Forms will be accepted when accompanied by a completed Registration Form and Certified Funds made payable to the Realty Marketing/ Northwest Client Trust Account in the amount equal to 10% of the maximum authorized bid for the property you wish to purchase. If you are not a successful bidder, your deposit will be returned to you by mail by the third business day following the Auction.

REGISTRATION (Oral Auction)

Registration is required for eligibility to bid at the Oral Auction. Complete and return the Auction Registration Form at least three days prior to the Oral Auction.

On Auction day, all registered bidders must show they have in their possession a separate Cashier's Check or Certified Check (“Certified Funds”) made out to the bidder (no cash, please) in the amount of \$2,500 for each property they intend to purchase.

AUCTION DAY PROCEDURES

PRE-REGISTERED BIDDERS

As a Pre-registered bidder, you will check in at the Pre-registered Bidder area prior to the Auction. You will be asked to show your \$2,500 in Certified Funds as described under Registration. You will receive your assigned Bidder Number. If you are planning to purchase more than one property, you must present separate Certified Funds for each property you wish to purchase.

AUCTION DAY REGISTRATION

Those who register on Auction Day will be required to complete the Auction Registration Form and provide evidence of Certified Funds in the amount of \$2,500 for each property you wish to purchase. Auction Day registrants should plan to arrive at least thirty minutes prior to the Auction in order to complete the registration process.

The order of the bidding will be announced prior to the Auction. As the successful bidder, you will sign a Bid Confirmation Sheet immediately upon acceptance of your high bid. An Auction escort will then usher you to the Contract Area, where you will complete the sales contract.

WRITING THE SALES CONTRACT

In the Contract Area on Auction Day, you will sign the sales contract and make an earnest money deposit of ten percent (10%) of your bid price, but in no event less than the amount of your Certified Funds for each property you purchase. Your Certified Funds will be deposited as a portion of your earnest money deposit. The balance of the earnest money deposit may be by personal, or company, check. In addition to the Purchase and Sale Agreement, you will be required to sign a Buyer Acknowledgement Form verifying that you have inspected the property and are purchasing it in its “as is” condition. No allowances will be made for contingencies. Sample

copies of contract documents are available in each Supplemental Information Package. The sales contract is a binding contract.

FINANCING

Many Sellers offer financing subject to approval of Buyers' credit. See individual property descriptions for details.

COOPERATING BROKERS

Broker cooperation is invited. A commission ranging from 1% to 2% will be paid to the real estate agent whose Buyer closes on the purchase of any Auction Property. The real estate agent must be a broker currently licensed by his/her state of residence or a salesperson licensed under such broker. Cooperating broker commissions will be paid upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

Buyers must register their real estate agent on the Auction Registration Form or on the Sealed Bid Form. For the Oral Auction, the Registration Form should be received by the Auction Information Office at least three days prior to the Auction(s) the Buyer plans to attend. No Auction Day Registration of real estate agents will be accepted.

For the Oral Auction, registered real estate agents must attend the Auction with their Buyer and must accompany their Buyer into the contract area if their Buyer is the successful high bidder.

No real estate agent will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller, or Realty Marketing/Northwest, concerning the Auction Property purchased. No commission will be paid to any real estate agent participating as a principal in the purchase of the property. The commission will be earned and paid upon the full and final closing by the Buyer on the conveyance of the property and the receipt of the full purchase price by Seller. No exceptions to this procedure will be made and no oral registrations will be accepted.

CLOSING and COSTS

All sales must close within 30 to 45 days of the Auction, unless extended by the Seller, in writing. Prior to making a bid, refer to the Supplemental Information Package with regard to customary closing costs including, but not limited to, recording fees, normal prorations, title fees, transfer and/or excise taxes (if applicable), sales tax on personal property (if applicable), local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyers will be responsible for any real estate compensation taxes or rollback taxes and penalties as a result of a change in use or designation of the property including, but not limited to, a change from open space, agriculture, forest land or recreation.

For the properties being offered for sale with No Minimum Bid, the Buyer will be required to pay all customary closing costs, including, but not limited to, title insurance premiums and sales tax thereon (if any), full escrow fees, back taxes and penalties (if any), local improvement and irrigation district assessments (if any), and state excise taxes.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment or rescission based upon failure of the property to correspond to any particular expectation or standard (except the Preliminary Title Report).

(B) No bidder shall offer an advance upon the previous bid of less than the amount the Auctioneer directs. In the event of a dispute between bidders, the Auctioneer will make the sole and final decision to either accept the final bid or to re-offer and resell the property in dispute. The Auction will be recorded, and if any dispute arises following the Auction, the Auctioneer's records will be conclusive in all respects.

(C) Title insurance is available for each property, ensuring the title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in the standard form Owner's Title Policy. A copy of the Preliminary Title Report for each property may be inspected prior to the Auction.

(D) To the extent permitted by law, properties will be sold "As Is". Prospective buyers should examine the property and all supporting documentation carefully. Each bidder is responsible for evaluating the property and shall not rely on the Seller or sales agents. All buyers will take possession at the close of escrow.

(E) Sizes and square footages set forth for the properties are approximations only, based on the best information available, but the actual sizes and square footages may be different. All sketch plans are conceptual in nature and neither Seller nor its agents have submitted plans or made applications to any public agency.

(F) Agency Disclosure. The selling and listing agent, Realty Marketing/Northwest, represents the Seller in these transactions.

(G) Seller and Sellers' Agents reserve the right to refuse admittance to or expel anyone from the Auction premises for interference with Auction activities, causing a nuisance, canvassing or other reasons.

(H) Seller has the right to postpone or cancel the Auction in whole or in part, at its sole discretion, and to modify or add any terms and conditions of sale and to announce such modifications or additional conditions either prior to, or at, the Auction.

(I) Offer void where prohibited. Catalog will not be mailed to residents of any state in which this offering is not in compliance with the real estate laws or other laws of that state.

(J) The information contained here has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

Need Help?

Realty Marketing/Northwest prides itself on the quality of its service. If at any time you need special assistance, please contact Steve Dwelle at (800) 845-3524 or (503) 228-3248.



SUPPLEMENTAL INFORMATION PACKAGE REQUEST FORM

RETURN TO: Realty Marketing/Northwest
P.O. Box 6465
Portland, Oregon 97228

Fax # (503) 242-1814
Email: info@rmnw-auctions.com

Please send me the Supplemental Information Package for the following:

Property Number	Property Name	Cost
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total		_____

The cost is: \$15.00 each

Supplemental Information Packages are also available on CD at a cost of \$5.00 each

Enclosed is a check for \$_____

Please print below:

NAME: _____ TELEPHONE: (____) _____

COMPANY: _____ FAX: (____) _____

ADDRESS: _____ Email: _____

CITY/STATE/ZIP: _____

Business Profile: ☐ Broker ☐ Investor ☐ Owner/User ☐ Other _____



WHO WE ARE

Realty Marketing / Northwest is a real estate marketing and brokerage company with offices in Portland, Oregon; Sammamish, Washington; and Redding, California. The firm was established in 1985 and is the largest operation of its kind in the northwestern United States.

Renowned for its creative marketing techniques, thoroughness of information provided and follow-through to close of escrow, Realty Marketing / Northwest is widely acclaimed by both Buyers and Sellers.

In addition to its auction marketing programs, Realty Marketing / Northwest has earned a growing reputation for innovative marketing through traditional channels.

To learn more about how Realty Marketing / Northwest can serve your real estate needs — as Buyer or Seller — call John Rosenthal, President of Realty Marketing / Northwest, at 800-433-4669.

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