



PUBLISHED RESERVE: \$41,200

APPRAISAL: \$68,500

SIZE: .52± Acre

ZONING: RR – Restricted Residential

PROPERTY INSPECTION: Gated Community – At Any Time. Call Auction Information Office for access code.



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 20 years at 6.5% interest, calling for monthly payments of principal and interest; all due and payable at the end of five years.

DESCRIPTION: This half acre home site is located at Fawn Ridge West, one of Florence's newer gated communities, in the area north of the city. Florence is Oregon's largest central coast resort and retirement community, and Fawn Ridge West is near Heceta Beach, golf courses, a casino and the historic Old Town area along the Siuslaw River. A total of 80 home sites have been developed in Fawn Ridge West and East, with custom homes constructed in the \$500,000 to \$900,000 price range. The common areas, sidewalks, and roadways are maintained by the homeowners' association, with annual dues of \$275 per homeowner.

The home site is located at the end of Bonnett Way. All utilities are underground. There are CC&Rs and architectural design guidelines in place for the development. (Please see Supplemental Information Package for details.)

LOCATION: Lot 4 – end of Bonnett Way, map 18120911, Tax Lot 500. From Highway 101 take Heceta Beach Road to Rhododendron Drive, then south on Fawn Ridge Lane at the gated entry. Take a left on Bonnett Way, and go to the end of the cul-de-sac to the home site.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, MAY 15, 2013