



PUBLISHED RESERVE: \$ 149,500

SIZE: 1.59± acres

PROPERTY INSPECTION: Gated Community – by Appointment, only. Please call Auction Information Office: 1-800-845-3524

FINANCING: None – All Cash

DESCRIPTION: This 1.59± acre Mt. Bachelor view home site is located in the heart of central Oregon's resort market at Vandevert Ranch, a gated 400± acre working ranch, with twenty home sites, equestrian and recreation center, restored historic home and one-room school house, plus two miles of Little Deschutes River for fly fishing and kayaking. As an added incentive, the Seller will credit the new owner one year's Home Owner Association dues, or approximately \$13,952, at closing.

Please see www.vandeverttranch.org

Vandevert Ranch is next to Crosswater, a private golf course community, and is near Sunriver Resort, which has two golf courses, retail center and airport that can accommodate private jets. Mt. Bachelor Ski Resort is a 25-minute drive.

The 1.59± acre site overlooks Rainbow Lake, which is stocked with trout. The home site is one of the few remaining lots not yet built upon, and was originally purchased in the 1990s for \$350,000.

A recent home sale on Lot 3 was \$1,350,000.

There are design guidelines restrictive to themed log homes. Several homes at Vandevert Ranch have been featured in both Architectural Digest and Log Homes Illustrated magazines.

The Ranch has a staff of two who are responsible for maintenance of common areas, streets, trails, eight-stall barn with second floor recreation area, historic one-room schoolhouse, and dog kennel.

Annual homeowner fees are \$13,952. On-site septic and well are required. Copies of the CCRs, design guidelines and by-laws, and additional data, are in the Supplemental Information Packet, with bid documents.

LOCATION: 56111 School House Road, Lot 5

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, MAY 15, 2013