



BULK PUBLISHED RESERVE: \$208,500/20,850 per lot

WASCO COUNTY RMV: \$478,000/\$47,800 per lot

Lot Package	# of Lots	Lot #	Published Reserve	Price Per Lot
A	3	17-19	\$64,500	\$21,500*
B	2	20-21	\$44,000	\$22,000*
C	5	22-26	\$100,000	\$20,000*

*The sale of lot packages A, B and C is subject to combined total accepted bids in the aggregate to total, or exceed, \$208,500.

ZONING: RMH

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 29-lot Heritage Plaza subdivision is located in The Dalles, 21 miles east of Hood River and a 90-minute drive to Portland. The property is near The Dalles-Wah-tonka High School and Home Depot, and has excellent access to I-84. Google recently built a data center in The Dalles and a Walmart Superstore is in the final stages of approval.

Five homes have been built in the Heritage Plaza subdivision. The Seller is offering these ten remaining lots in three lot packages, with reserve prices that range from \$44,000 for two lots to \$100,000 for five lots (\$20,000 per lot). The lots are located along Heritage Loop.

Sale of the individual lot packages is subject to total bids of \$208,500, the Bulk Published Reserve Price. The Seller has the option to accept the highest bulk or lot package bids at, or above, the combined total reserve price of \$208,500.

The Heritage Plaza subdivision lots range in size from 4,002± to 6,495± square feet, with average size of 4,336± square feet. Most of the lots are rectangular in shape and range from 49' to 65' in width. All street and site improvements are completed and lots are served by all utilities, including natural gas. There are CC&Rs which allow only single family homes, and no manufactured homes. Each residence must have a minimum of 1,100± square feet with a two car garage. (See Supplemental Information Package for CC&Rs and plat map with lot sizes.)

LOCATION: Township 2 North, Range 13 East, 29 CD, Tax Lots 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 7200, 7300, 47 and Township 2 North, Range 13E, 29 DC, Tax Lots 10700, 10800, 10900, 1100, 11100, and 11200. From W. 10th Street take W. 8th Street to Heritage Way by Heritage Baptist Bible Church and proceed to Heritage Loop.

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