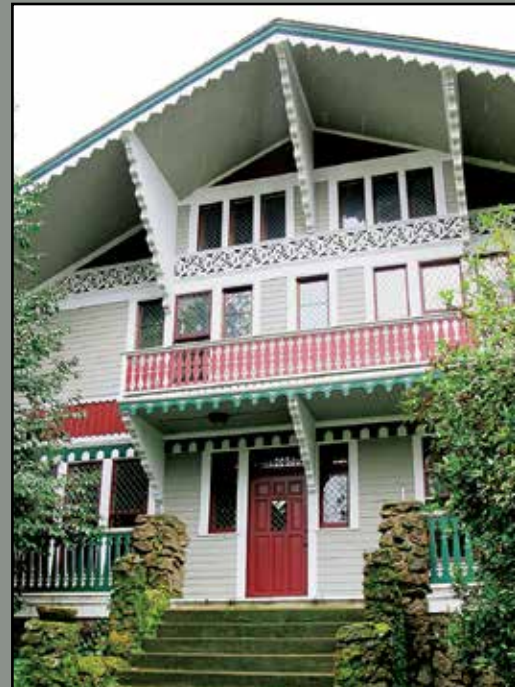


**RM/
NW**

MARKET MAKERS
IN REAL ESTATE

Auction



**COMMERCIAL, RESIDENTIAL, INDUSTRIAL,
TIMBER, RECREATION, INVESTMENT, INCOME
AND DEVELOPMENT PROPERTIES IN OREGON,
WASHINGTON, IDAHO AND CALIFORNIA**

ORAL AUCTION: MAY 11, 2013

SEALED BIDS DUE: MAY 15, JUNE 5, 12, 26 and 28, 2013

REALTY MARKETING / NORTHWEST

AUCTION ADVANCE NOTICES

SEE PAGES 135 TO 143

CELEBRATING 28 YEARS IN 2013!

Meadows and creeks throughout property



Well-stocked stands of ponderosa pine



#1301

Ochoco Lumber Company

**Foley Butte Block
32,890± acres
Prineville, Oregon**

High-quality, well-stocked
ponderosa pine tree farm with
over 130± million board feet.
Excellent access to log markets.

Potential for private retreat, within twenty minute drive of city of Prineville,
and the Prineville Airport which can accommodate private jets. Foley Butte
Block has year-round creeks, meadows, cabin and is near central Oregon golf
and ski resorts.

**SEALED BIDS DUE
JUNE 25, 2013**

Sawmill along Willow Creek area 1920s



Source: Crook County Historical Museum

Hilltop location with ocean views

Owner's residence



#1303

Ocean View Shiloh Sanctuary

**A Pacific Northwest
Legacy Property
Oceanside, Oregon**

320± acre secluded hilltop
retreat. Quality hand-
crafted family compound
using custom log-style
construction, built in
1990. Three bedroom, four
bathroom, 7,564± square

foot owner's residence with old-growth log beams, being sold fully furnished, including seven Frederick
Remington bronze sculptures. Three bedroom, two and a half bathroom, 4,436± square foot caretaker
residence. 3,835± square foot maintenance shop. Over 3 million board feet of well-stocked hemlock. Gated
entry. Property is located a two hour drive from Portland.

SEALED BIDS DUE JUNE 19, 2013

Terms, Conditions and Auction Catalogs #1301 and #1303 are available April 24, 2013

Introduction

We are pleased to present our 2013 Spring Auction Catalog, with 118 properties located in Oregon, Washington, Idaho and California being sold for banks, corporations, investment firms and a public agency. Realty Marketing/Northwest has been conducting these regularly-scheduled Spring and Fall Auctions since 1987.

These 118 properties are to be sold using Published Reserve and No Minimum Bid prices. Thirteen properties will be sold with No Minimum Bid, to the high bidder.

No properties are offered with Starting Bids, Hidden Reserves, or Buyers' Premiums.

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Cover Photos, clockwise from upper left photograph

Front: Auction Property #148, Auction Property #100, Auction Property #170-171, Auction Property #147

Back: Auction Property #123, Auction Property #104, Auction Property #166, Auction Property #168

Aerial Photography by Bergman Photographic Services, Inc.
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Website Design by EmpriseMedia
Editing by Marti Cohn

TABLE OF PROPERTIES

Oral Auction – May 11, 2013, 12:00 PM
Sheraton Hotel at Portland Airport

#	Description	Location	Published Reserve
1	16,552± square foot Ocean View Lot on SW Fleet Avenue	Lincoln City, OR	\$75,000
2	38± acre Highway 53 Summit Timber Tract	Clatsop County, OR	\$382,500
3	80± acre Seamark Timber Tract, with Ocean View	Clatsop County, OR	\$903,500
4	Residential Lot	Idanha, OR	No Minimum Bid
5	5.33± acre Residential Development Tract	Idanha, OR	No Minimum Bid
6	Bulk Sale of Fifteen 5± to 10± acre Parcels at Juniper Acres	Crook County, OR	\$74,500
7	10± acre Recreation Tract with Cascade Mountain View	Deschutes County, OR	No Minimum Bid
8	40± acre Recreation Tract with Cascade Mountain View	Deschutes County, OR	\$12,500
9	15± acre Recreation Tract with Cascade Mountain View	Deschutes County, OR	No Minimum Bid
10	5± acre Recreation Tract with Cascade Mountain View	Deschutes County, OR	No Minimum Bid
11	5± acre Recreation Tract with Cascade Mountain View	Deschutes County, OR	No Minimum Bid
12	30± acre Spencer Wells Recreation Tract	Deschutes County, OR	\$14,500
13	160± acre Brothers Recreation Tract	Deschutes County, OR	No Minimum Bid
14	13± acre Mohawk River Valley Recreation and Timber Tract	Lane County, OR	\$24,500
15	Two Bedroom, One Bathroom, Single Family Home, 562 Blair Blvd	Eugene, OR	\$79,000
16	Hidden Valley Estates Home Site	Cottage Grove, OR	\$28,250
17	Mobile Home with Lot 259, Rust Lane	Myrtle Creek, OR	\$19,500
18	23,800± square foot Multi-Family Development Site at Intersection of Modoc Street and Trinity Street	Klamath Falls, OR	Sale Pending
19	Highway 97 8.18± acre Residential Parcel	Klamath Falls, OR	Sale Pending
20	161± acre Dick's Well Timber and Recreation Tract	Klamath County, OR	No Minimum Bid
21	130± acre Hildebrand Timber and Recreation Tract	Klamath County, OR	No Minimum Bid
22	47,318 ± s.f. Orchards Multi-Family Residential Development Parcel	Clark County, WA	\$137,000
23	7,030± s.f. Residential Development Parcel	Clark County, WA	\$59,700
24	4,129± s.f. Remnant Residential Parcel	Clark County, WA	\$5,600
25	4,195± s.f. Remnant Residential Parcel	Clark County, WA	\$5,650
26	10± acre Headquarters Road Residential Development Tract with Timber	Cowlitz County, WA	\$45,000
27	40± acre Timber Tract with Potential Home Sites along Toutle River Valley	Cowlitz County, WA	\$148,500
28	34.3± acre Palix Riverfront Timber Tract with Potential Home Site	Pacific County, WA	\$326,500
29	38.17± acre New Washington Road Timber and Recreation Tract	Pacific County, WA	\$172,500

Sealed Bid Auction – Bids Due:**May 15, 2013****June 5, 2013****June 12, 2013****June 26, 2013****June 28, 2013**

#	Description	Location	Published Reserve
100	"Emmons Estate" Restored Swiss Chalet Classic, in Dunthorpe Neighborhood, 10643 SW Riverside Drive	Portland, OR	\$985,000
101	14,811± s.f. Mixed-Use Development Site with Home (3 Tax Lots) First/Oak Streets	Sherwood, OR	\$300,000
	(A) Tax Lot 3000 15919 SW First Street		\$92,500 ¹
	(B) Tax Lot 2800 15931 SW First Street		\$92,500 ¹
	(C) Tax Lot 2900 22455 SW Oak Street		\$115,000 ¹
102	2.76± acre Industrial Development Site, 15104 SW Oregon Street	Sherwood, OR	\$525,000
103	11.3± acre Mixed-Use Development Site, Next to Business Park	St. Helens, OR	\$1,075,000
	Site (A) 5± acre		\$425,000 ²
	Site (B) 6.3± acre		\$650,000 ²
104	16,455± s.f. Office Building by County Offices and Historic Downtown District, 422 NE Fifth Street	McMinnville, OR	\$595,000
105	Commercial Building Leased To Auto Body Shop, 1310 Ivy Street	Junction City, OR	\$275,000
106	208± acre Wolf Creek Timber Tract with Home, Barn and Pasture	Tillamook County, OR	\$2,295,000
107	13,826± s.f. Former Safeway Building, 820 SW Church Street	Dallas, OR	\$175,000
108	Four Thomas Creek Estates Subdivision Lots 35-38	Scio, OR	\$158,000
109	Thomas Creek Estates Subdivision Lot 31	Scio, OR	\$44,500
110	Three Thomas Creek Estates Subdivision Lots 69-71	Scio, OR	\$86,850
111	Thomas Creek Estates Subdivision Lot 67	Scio, OR	\$27,000
112	Five Thomas Creek Estates Subdivision Lots 26-30	Scio, OR	\$142,500
113	Thomas Creek Estates Subdivision Lot 24	Scio, OR	\$28,900
114	Two Thomas Creek Estates Subdivision Lots 20/77	Scio, OR	\$49,400
115	Three Thomas Creek Estates Subdivision Lots 72-74	Scio, OR	\$82,500
116	Two Thomas Creek Estates Subdivision Lots 64/65	Scio, OR	\$63,000
117	Two Thomas Creek Estates Subdivision Lots 60/62	Scio, OR	\$64,400
118	Four Thomas Creek Estates Subdivision Lots 54-57	Scio, OR	\$130,000
119	Three Thomas Creek Estates Subdivision Lots 51-53	Scio, OR	\$95,900
120	Two Thomas Creek Estates Subdivision Lots 48/50	Scio, OR	\$57,400
121	Three Thomas Creek Estates Subdivision Lots (45-47)	Scio, OR	\$89,850
122	Three Thomas Creek Estates Subdivision Lots 42-44	Scio, OR	\$83,500
123	Former Restaurant on 1/4± acre Ocean Front Redevelopment Site	Rockaway Beach, OR	\$335,000
124	192± acre Siletz River Valley Timber Tract	Lincoln County, OR	\$348,500
125	Fawn Ridge West Home Site	Florence, OR	\$41,200
126	2.46±acre Residential Development Site for Senior Housing on Highway 101	Florence, OR	\$177,800

#	Description	Location	Published Reserve
127	4,600± s.f. Former Dental Office with Three Bedroom Residence on .64± acre, 125 E. 10th Street	Coquille, OR	\$99,500
128	359± acre Peavine Ridge Timber Tract	Curry County, OR	\$845,000
129	100± acre Winchuck River Timber Tract	Curry County, OR	\$630,000
130	31± acre Stateline Road Timber Tract with Home Site Potential and Ocean View	Curry County, OR	\$450,000
131	482± acre Buck Mountain Timber and Recreation Tract	Klamath County, OR	\$132,500
132	640± acre Keno 16 Timber and Recreation Tract	Klamath County, OR	\$189,500
133	145± acre Sprague River Highway Recreation and Timber Tract	Klamath Falls, OR	No Minimum Bid
134	160± acre Timber and Recreation Tract near High Country Ranch Subdivision	Klamath County, OR	\$39,500
135	160± acre Sycan 7 Timber and Recreation Tract next to Ferguson Mountain Pines Subdivision	Klamath County, OR	\$48,000
136	960± acre Sycan 5 Timber and Recreation Tract along O C & E Woods Line State Trail	Klamath County, OR	\$193,500
137	320± acre Pole Creek West Timber and Recreation Tract, near Bly	Klamath County, OR	\$85,000
138	160± acre Pole Creek East Timber and Recreation Tract	Klamath County, OR	No Minimum Bid
139	157± acre Drake 1 Timber and Recreation Tract, near Quartz Mountain	Lake County, OR	\$43,500
140	160± acre Drake 3 Timber and Recreation Tract, near Quartz Mountain	Lake County, OR	No Minimum Bid
141	277± acre Drake 2/Southfork Timber and Recreation Tract, near Quartz Mountain	Lake County, OR	\$73,500
142	640± acre Coleman Point Timber and Recreation Tract, near Gearhart Mountain Wilderness	Lake County, OR	\$157,500
143	Vandevert Ranch Mt. Bachelor View Home Site	Sunriver, OR	\$149,500
144	1.45± acre Commercial Lot by St. Charles Medical Center	Redmond, OR	\$99,500
145	Former 103,096± s.f. Walmart on 12.69± acre Site, in Enterprise Zone, with Redevelopment Opportunity	Redmond, OR	Sale Pending
146	Heritage Plaza Subdivision Lots (10) (available in seven lot packages)	The Dalles, OR	\$208,500
147	365± acre Snake Riverfront Homestead Hunting and Recreation Development Tract: available in two parcels	Baker County, OR	\$175,000
	(A) 75± acres		\$150,000 ³
	(B) 290± acres		\$25,000 ³
148	38,710± s.f. Northshore Village Shopping Center on 4.1± acre Site	Federal Way, WA	\$4,850,000
149	Clean Spot Car Wash	Stanwood, WA	Sale Pending
150	160± acre Dale Creek Timber Tract, along Sumas Mountain	Whatcom County, WA	\$265,000
151	592± acre Camas Creek Road Timber and Recreation Development Property, near Camas Meadows	Chelan County, WA	\$505,000
152	677± acre Moe Ridge Recreation Tract	Chelan County, WA	\$235,000
153	673± acre South Mosquito Ridge Recreation Tract	Chelan County, WA	\$275,000
154	679± acre Roaring Creek Recreation Tract	Chelan County, WA	\$129,500
155	678± acre Sourdough Creek Recreation Tract	Chelan County, WA	\$295,000 ⁴
156	682± acre Tamarack Creek Recreation Tract	Chelan County, WA	\$44,500 ⁴
157	687± acre North Chumstick Mountain Recreation Tract	Chelan County, WA	\$168,500
158	679± acre Buck Ridge Recreation Tract	Chelan County, WA	\$205,500
159	674± acre North Swakane Wildlife Area Recreation Tract	Chelan County, WA	\$107,500
160	324± acre Dinkelman Ridge Recreation Tract	Chelan County, WA	\$81,000
161	679± acre Sugarloaf North Timber and Recreation Tract	Chelan County, WA	\$323,000
162	680± acre Sugarloaf South Timber and Recreation Tract	Chelan County, WA	\$498,000

163	283± acre Miners Ridge Recreation Tract	Chelan County, WA	\$45,500
164	28.38± acre Commercial Development Site in Yakima Wine Appellation 1007 Vintage Valley Parkway	Zillah, WA	\$195,000
165	Benewah River Ranch Residential Lots	Benewah County, ID	Sale Pending
166	5,034± s.f. Medical Office Building 2316 Harrison Avenue	Eureka, CA	\$225,000
167	474± acre Tyler Gulch Road Timber Tract with Home Site Potential	Siskiyou County, CA	\$475,000
168	643± acre French Creek Road Timber Tract with Home Site Potential	Siskiyou County, CA	\$770,000
169	Leased 30-Unit Mini-Storage with Office 8540 Rush Creek Road	Lewiston, CA	\$125,000
170	899± acre Ryder Gulch Timber Tract	Mendocino County, CA	\$1,850,000
171	364± acre Chadbourne/Dempsey Timber Tracts with Ocean Views and Potential Home Site	Mendocino County, CA	\$995,000
	Tract (A) 195± acres		\$395,000 ⁵
	Tract (B) 169± acres		\$600,000 ⁵
172	56± acre Noyo Hill North Timber Tract with Potential Home Site	Mendocino County, CA	\$195,000
173	140± acre Noyo Hill South Timber Tract with Potential Home Site	Mendocino County, CA	\$395,000
174	57± acre Ocean View Development Property next to Golden Gate National Recreation Area	Pacifica, CA	\$2,250,000
175	15.89± acre Industrial Development Parcel	Cameron Park, CA	\$275,000
176	2.55± acre Single Family Home Site 22777 Upper Quail Mine Road	Columbia, CA	No Minimum Bid
177	28,017± s.f. Industrial Building on 10.3± acre Site, near Sonora 6911 O'Byrnes Road	Jamestown, CA	\$425,000

Late Addition

178	640± acre Buck Creek Timber Tract	Lane County, OR	\$4,695,000
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1 Sale of A, B or C is subject to combined total accepted bids on all parcels, in the aggregate, to equal or exceed \$300,000

2 Sale of A or B is subject to combined total accepted bids on both parcels, in the aggregate, to equal or exceed \$1,075,000

3 Sale of A or B is subject to combined total accepted bids on both parcels, in the aggregate, to equal or exceed \$175,000

4 Seller reserves the right to reject all bids on one, or both individual properties #155 and/or # 156, if one of the properties does not receive a bid at, or above, its Published Reserve Price.

5 Sale of A or B is subject to combined total accepted bids on both parcels, in the aggregate, to equal or exceed \$995,000

Scaled Bid Auction – Bids Due:

May 15, 2013

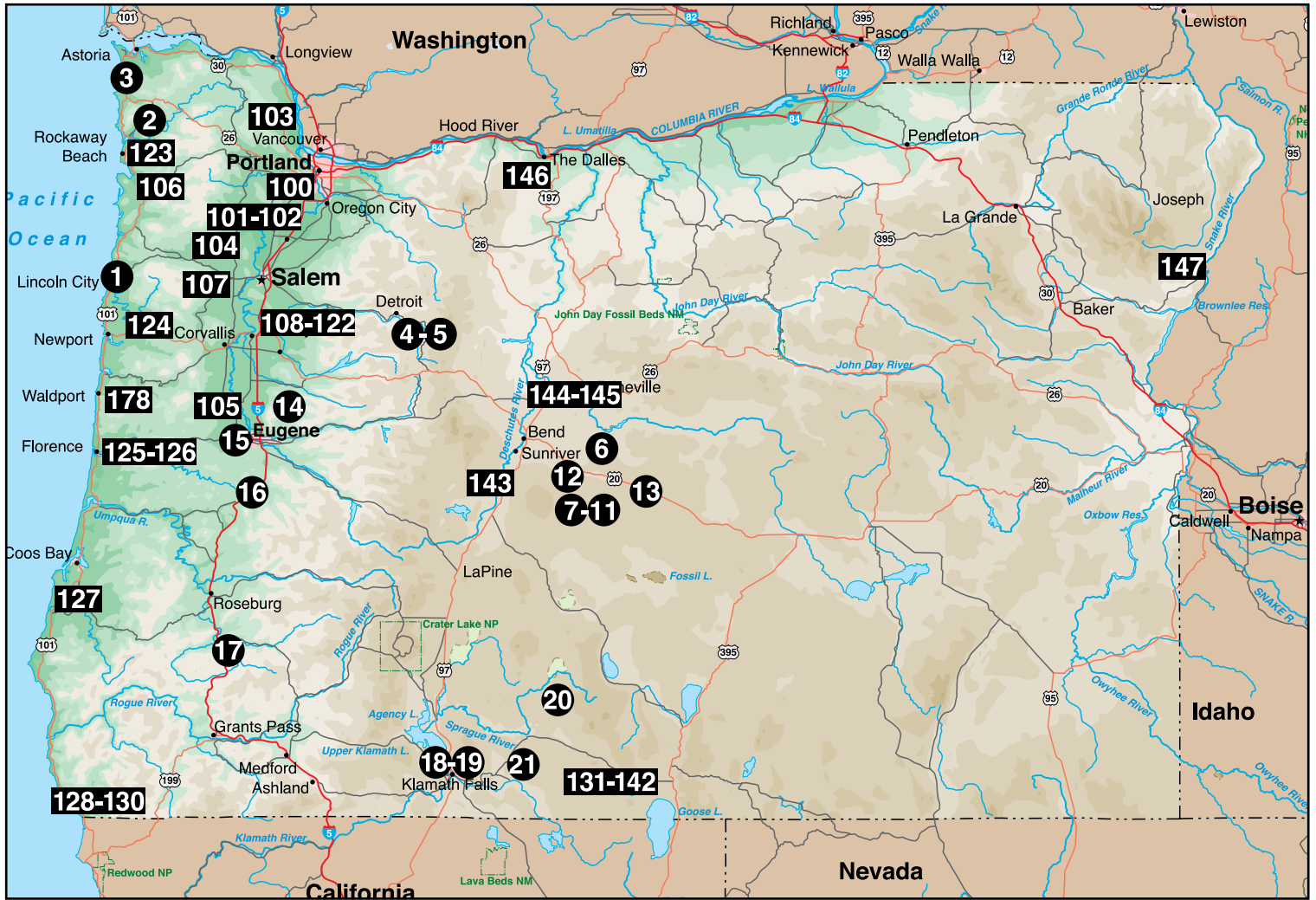
June 5, 2013

June 12, 2013

June 26, 2013

June 28, 2013

Oregon Auction Property Locations



Auction Property #15: two bedroom, one bath home in Eugene



Auction Property #104: 16,455± square foot building near Yamhill County Courthouse, in McMinnville

Washington Auction Property Locations



Auction Property #164: 28.38± acre commercial development site at I-82, in Zillah



Auction Property #151: 592± acre Camas Creek Road tract, next to Camas Meadows Natural Preserve, in Chelan County

California & Idaho Auction Property Locations

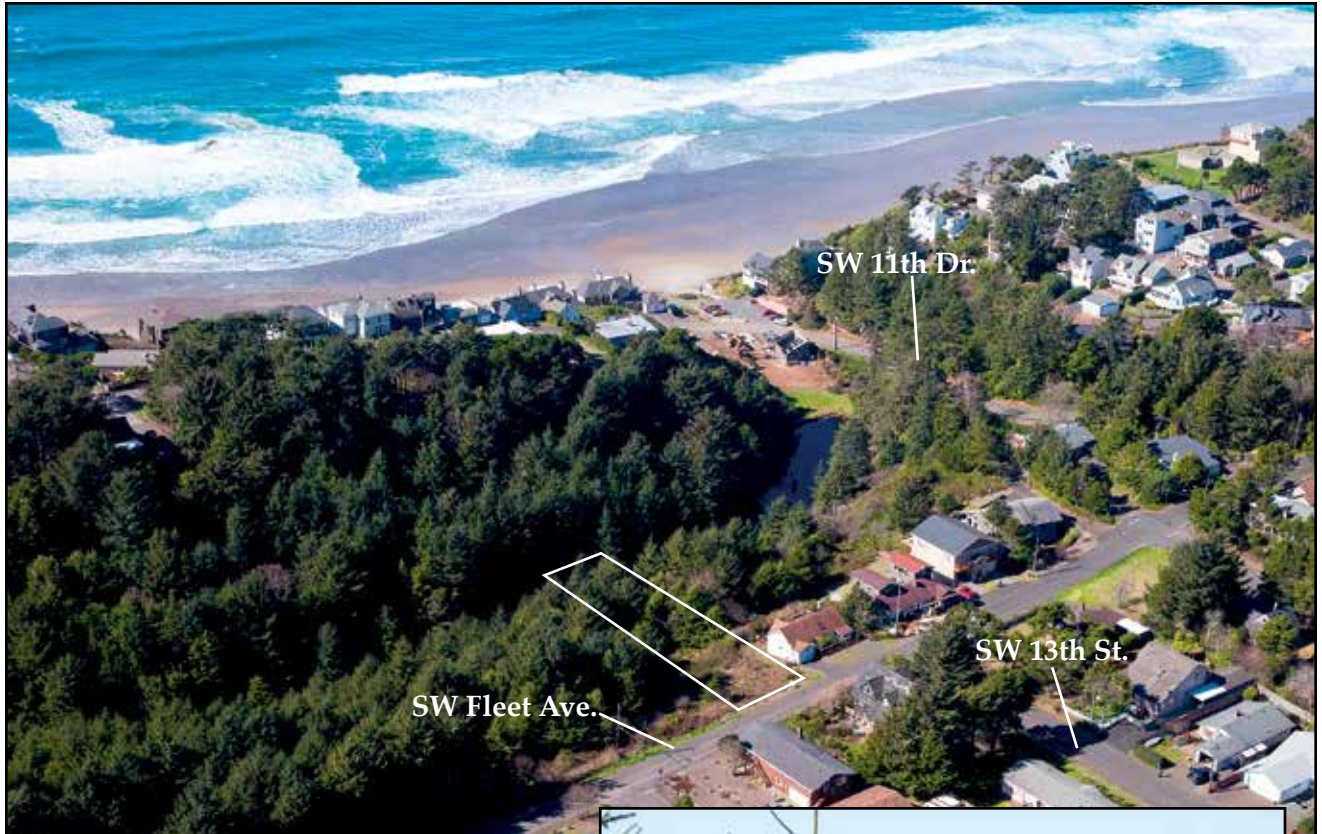


Auction Property #174: 57± acre development site near San Francisco, in Pacifica, CA



Auction Property #168: 643± acre timber tract along French Creek by Scott Valley, in Siskiyou County, CA





PUBLISHED RESERVE: \$75,000

LAST ASKING: \$99,000

SIZE: 16,552± Square Feet

ZONING: Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

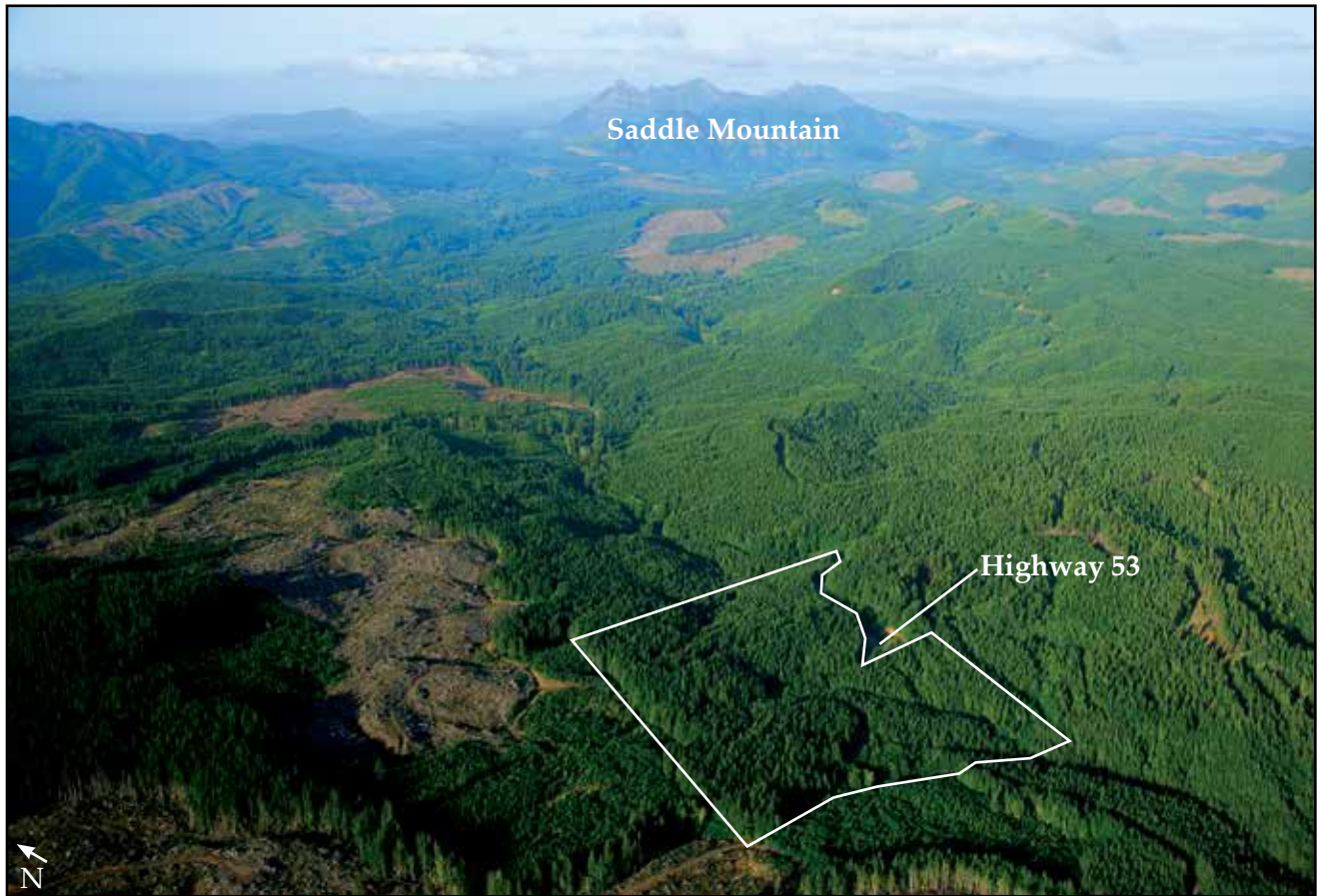
DESCRIPTION: This 16,552± square foot ocean view lot is located along SW Fleet Drive, just south of SW 13th Drive, in Lincoln City, and is close to beach access, state parks, shopping and schools. This rectangular-shaped lot has some mild slope and is located in a neighborhood of primarily custom-built homes.

The property has a split zoning of R1-7.5 (front portion of the site) and R1-10 (back portion of the site). The zoning allows for development of a single family dwelling with a minimum lot size of (7,500 or 10,000 square feet), or for a duplex with a minimum lot size of 8,000 square feet. All public utilities are available to the site.

The home situated directly north of the site encroaches slightly onto the Auction Property. (Please see Supplemental Information Package for survey detail.)

LOCATION: Lincoln City, Oregon. APN: 07-11-15DC-15700





PUBLISHED RESERVE: \$382,500

SIZE: 38± Acres

ELEVATION: 700± to 850± Feet

ZONING: F-80 (Forest – 80)

PROPERTY INSPECTION: Locked gate – call Auction Information Office for combination

FINANCING: None – All Cash

DESCRIPTION: This 38± acre timber tract is located three miles south of Necanicum Junction at the Sunset Highway (Highway 26), and spans both sides of Necanicum Highway (Highway 53). Necanicum Highway provides access south to Nehalem and Highway 101. There is an estimated 925± MBF of 33± to 45± year-old western hemlock and Douglas-fir. 564± MBF is western hemlock, and 342± MBF of Douglas-fir, and the balance is red alder. (See Supplemental Information Package for inventory detail.)

The Douglas-fir site class is II, with an estimated 10.5± acres east of Highway 53 and the balance, an estimated 27.4± acres, west of Highway 53. A tributary of Soapstone Creek bisects a 2.3± acre portion of the tract. The estimated timber volume excludes trees within the Riparian Management Zone.

The property has a location strategic to domestic log markets in Warrenton, Tillamook and Forest Grove, and export log markets in Astoria, Oregon and Longview, Washington. The property is adjacent to Clatsop State Forest, which is along its eastern boundary.

LOCATION: Township 4 North, Range 9 West, Section 3, Tax Lots 600 and 601, Clatsop County, Oregon. From Highway 26, take Highway 53 three miles to the property.





PUBLISHED RESERVE: \$903,500

LAST ASKING: First Time Offered

SIZE: 80± Acres

ELEVATION: 170± to 500± Feet

ZONING: Forest 80

PROPERTY INSPECTION: Gate is open during week days only, to 4:00 p.m. (See Supplemental Information Package for map.)

FINANCING: None – All Cash

DESCRIPTION: This 80± acre tract is located overlooking the coastal resort community of Seaside, and contains an estimated 2.3 million board feet of primarily well-stocked 55 year old western hemlock with some Douglas-fir, a small amount of Sitka spruce and red alder. There are excellent domestic and export log markets with mills located in Warrenton and Tillamook, and export facilities in Astoria and Longview. There are 11± acres of 8± year old reproduction in the eastern section of the parcel. The property has been managed as part of a large tree farm. The long-term access will be from public roads on the western edge of the tract. The Seller will issue a temporary road use agreement for log haul out at the 300 line. The topography is moderate west-facing slopes with a logging road that connects to the main line. New road construction will be required to harvest the timber. Several subdivisions have been recently developed to the north and west of the tract.

LOCATION: Township 6 North, Range 10 West, Section 14.

To northwest property corner, above City of Seaside: From Hwy 101 at approx MP 19.7 at north end of Seaside, take Lewis & Clark Rd 0.4 mi east, right onto Nygaard St (becomes Thompson Falls Dr), 0.2 mi to left on Middle Fork Cir. NW property corner is approx 50 ft. past driveway to #2133 Middle Fork Cir.

To property center: from Nygaard St take Lewis & Clark Rd 2.1 mi east, rt through white steel gate marked "86645" onto Lewis & Clark Mainline, keep to right 0.6 mi to mainline "7" mile marker, turn rt onto 300 Line. At 1.0 mi take rt fork of "Y" and follow 0.1 mi to next "Y" and take rt fork onto Necanicum Mainline, follow 0.5 mi, take spur to rt, stay left 0.1 mi to left onto Winter spur. Stay rt @ 1st, 2nd & 3rd spurs, stay left @ 4th, 5th & 6th spurs, cross flagged eastern Seamark property boundary @ 0.8 mi from start of Winter spur.



	#4	#5
PUBLISHED RESERVE:	No Minimum	No Minimum
LAST ASKING:	\$7,500	\$32,500
SIZE:	18,785 Square Feet	5.33± Acres
ZONING:	Residential	
PROPERTY INSPECTION:	At Any Time	
FINANCING:	None – All Cash	

DESCRIPTION: These two residential properties are located in the North Santiam riverfront community of Idanha, near Detroit Lake, with good access to Highway 22 east to central Oregon ski and golf resorts. Salem is a 45 minute drive west.

Auction Property #4 is an 18,785± square foot site containing two tax lots, 1100 and 1200, at the end of Mountain Avenue. The property has 80 feet of frontage along Mountain Avenue.

Auction Property #5 is a 5.33± acre irregular-shape site, with frontage along Mountain Avenue and Blossom Avenue. It has moderate north-facing slopes and could accommodate several home sites. The city of Idanha water tank adjoins the property.

City water is available to both properties, and on-site septic is required.

LOCATION: Township 10 south, range 6 east, section 21, tax lots 1100 and 1200 and 2501.

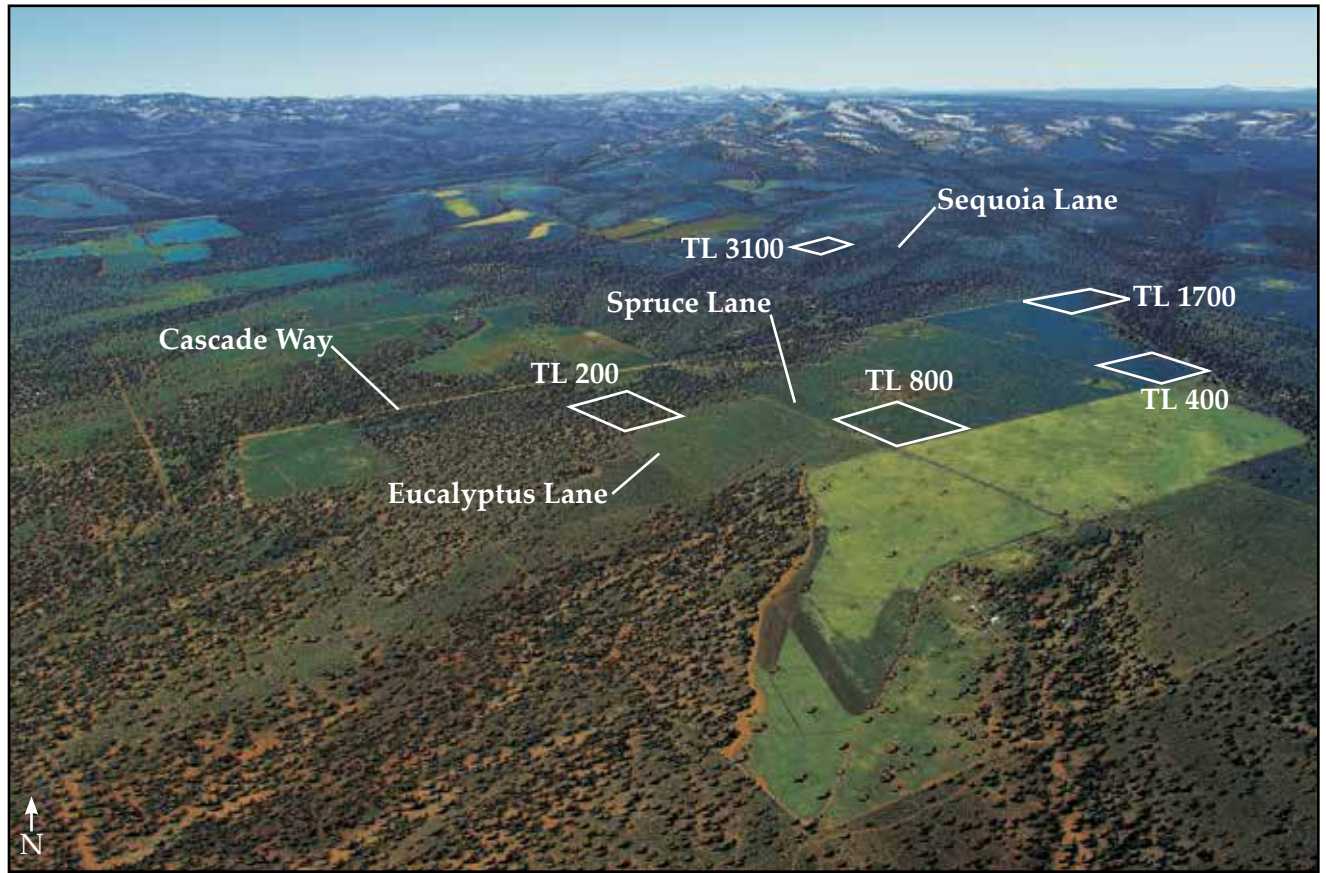
From Highway 22 take Church Street to Willow Street, then take left on Mountain Avenue to Auction Property #4, or continue to Blossom Avenue and take left to Auction Property #5.

*Central Oregon High Desert "Off the Grid" Residential Parcels at Juniper Acres, and 5± to 160± Acre Recreation Tracts in Millican Valley
Crook and Deschutes Counties, Oregon*



This offering of thirty residential and recreation properties in central Oregon's High Dessert are located 25 miles southeast of Bend and Prineville, at elevations of 4,500± to 5,000± feet, with views of the Cascade Mountains.

The 15 Juniper Acre parcels within the subdivision that range from 5± to 10± acres each are being offered in bulk, with a Published Reserve Price of \$74,500, or less than \$5,000 per parcel. Eleven parcels have home site approval. The 15 recreation parcels in Deschutes County, all within the Millican Valley, are being sold in seven parcel packages that range from 5± to 160± acres, with five being sold with No Minimum to the high bidder. All sales are "as is" and the Supplemental Information Package has maps, aerials, zoning and preliminary title reports. Access for many properties is over dirt roads and 4-wheel drive vehicles are recommended.



PUBLISHED RESERVE: \$74,500/\$4,966 per Parcel

CROOK COUNTY RMV: \$211,300/\$14,086 per Parcel

ZONING: EFUJA

ELEVATION: 3,800± TO 3,900± Feet

Map/Tax Lot #	Address	Size (± Acres)	Vested*
17-16-32/200	1300 E. Eucalyptus	10	Yes
18-16-04/3100	2981 Sequoia Lane	10	Yes
15-16-05/400	924 SE Oak Lane	10	No
18-16-05/1700	1556 SE Redwood Lane	10	Yes
18-16-05/4600	1011 SE Myrtlewood Lane	5	Yes
18-16-05/5900	555 SE Acacia	10	Yes
18-16-05/6000	707 SE Acacia	10	Yes
18-16-06/1500	345 SE Sequoia Lane	10	Yes
18-16-08/2300	314 SE Palm Lane	10	Yes
18-16-09/800	1723 SE Acacia	10	Yes
18-16-09/2000	1999 SE Maple Lane	10	No
18-16-09/2900	1920 SE Maple Lane	10	Yes
17-16-32/800	966 SE Spruce Lane	10	No
18-16-05/6100	919 SE Acacia	10	No
18-16-05/4601	1143 SE Myrtlewood Lane	5	Yes
Total:	15 Parcels	140± Acres	11 Parcels

* See Supplemental Information Package for copy of vesting record provided by Crook County



Residence near TL400 located on S.E. Oak Lane

PROPERTY INSPECTION: At Any Time. Four-wheel-drive is recommended.

FINANCING: None – All Cash

DESCRIPTION: The 5,000± acre Juniper Acres “sagebrush subdivision” was developed in 1962 and platted with mostly 10± acre lots, with some 5± acre lots, and is located 25 miles east of Bend and 25 miles south of Prineville. Bend is about a 45-minute drive.

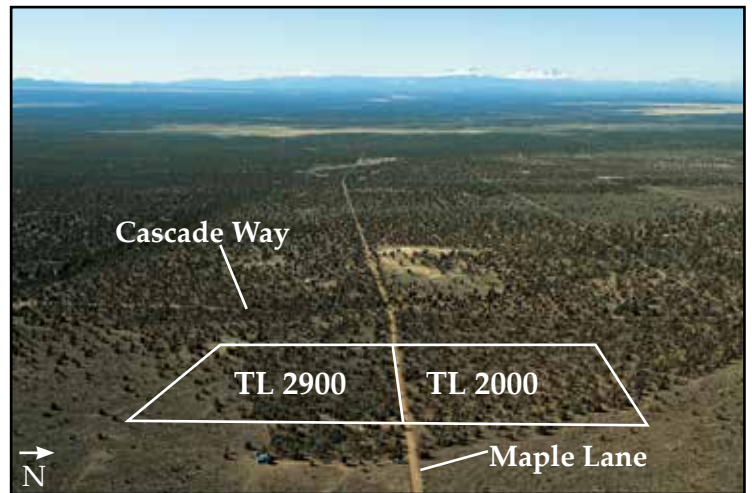
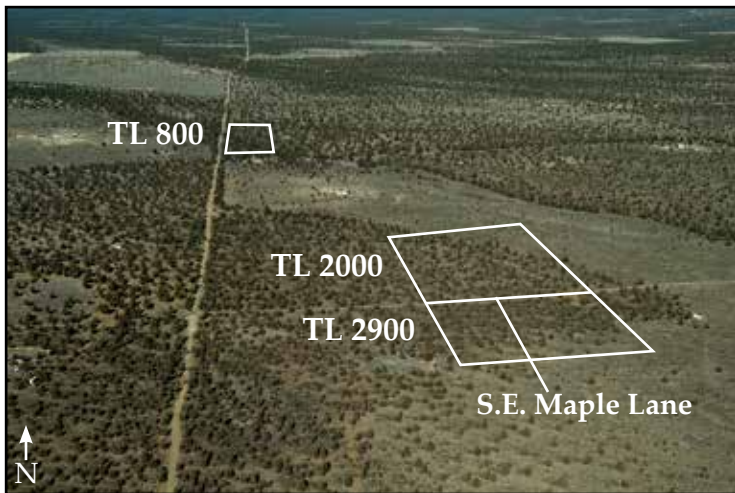
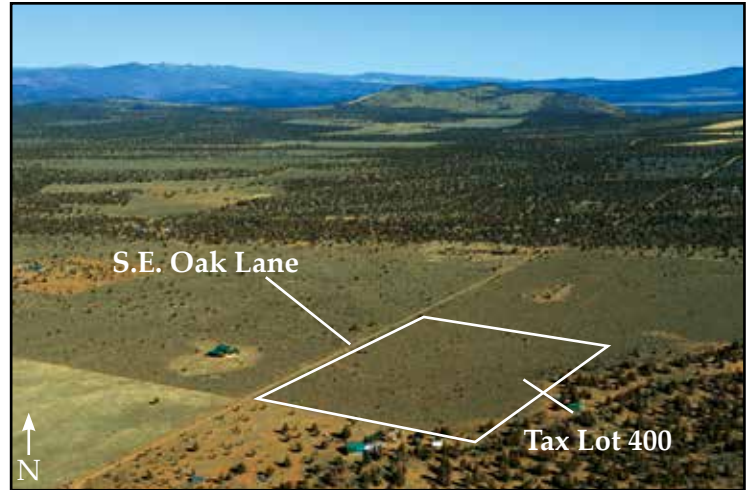
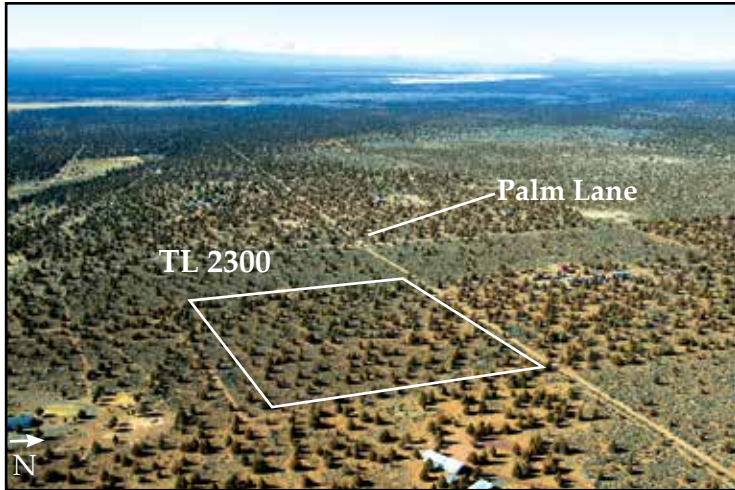
Juniper Acres has been a destination for people who want to live “off the grid”. There is no municipal water or sewer. Water is delivered or cisterns are used. Well water is not economic due to depth and limited supply. There are an estimated one hundred dwellings at Juniper Acres, in a mix of manufactured and mobile homes and stick built homes. Power is a combination of solar and wind, with back-up gas generators. The roads are dirt and may require 4-wheel drive. Cell service is available and a local company, Webformix, provides high-speed internet.

Eleven of the parcels, including the two 5± acre parcels, are vested, and Crook County will allow owners to obtain a building permit. (See Supplemental Information Package for contact at Crook County.) These eleven parcels are part of the inventory of Juniper Acres that are not part of a moratorium for new conditional use permits.

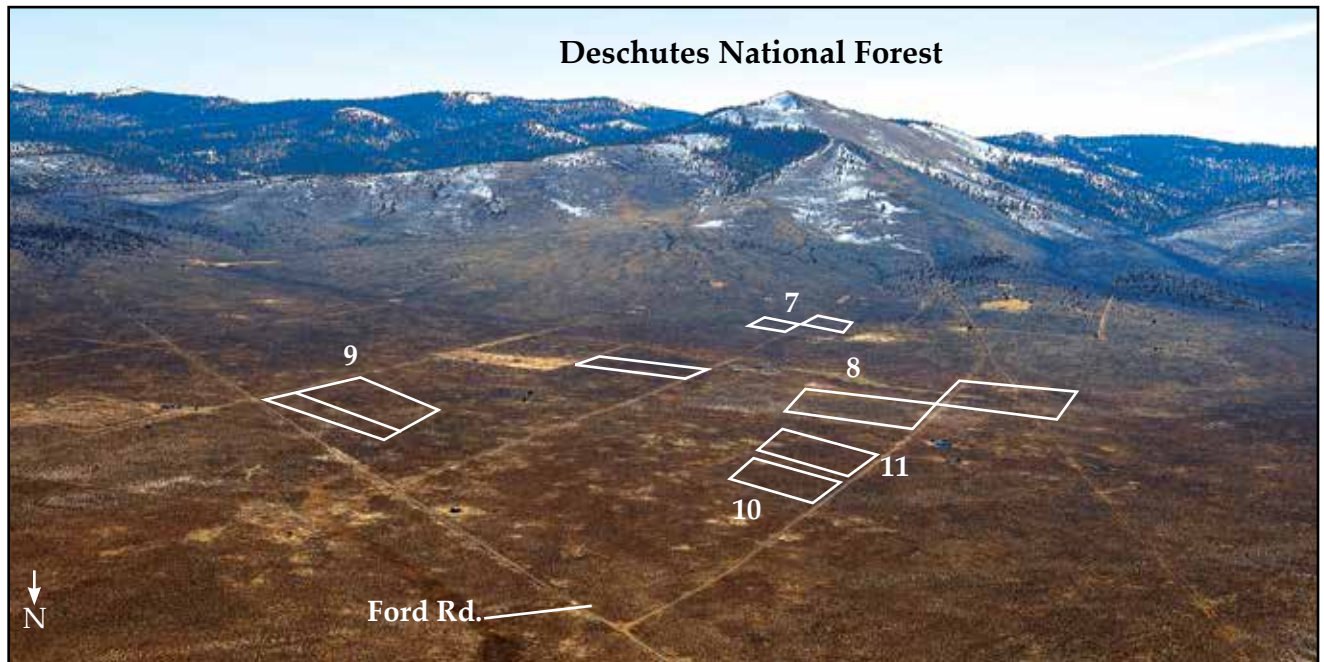
All parcels have views west to the Cascades. Other parcels at Juniper Acres are listed for sale from \$15,000 to \$25,000. This bulk offering at a 65% discount to the Deschutes County RMV provides exceptional investment opportunity in the “off the grid” central Oregon community of Juniper Acres.

LOCATION: From Bend: take Highway 20 East 30± miles to George Millican Road. Turn left and go 14.5± miles to Reservoir Road. Turn right and go 4.7± miles to SE Cascade Way and turn right into entrance to Juniper Acres.

From Prineville: take Highway 126 West 2.6± miles to George Millican Road and turn left. Go 15.7± miles to Reservoir Road and turn left. Follow 4.5± miles to SE Cascade Way and the entrance to Juniper Acres.



Millican Valley Recreation Tracts with Cascade Mountain Views Deschutes County, Oregon



	Map/Tax Lot #	Size (± Acres)	Deschutes County RMV	Published Reserve Price
7	20-15-09/1900 20-15-09/4303	10	\$15,500	No Minimum Bid
8	20-15-09/6200 20-15-09/800 20-15-09/5400	30	\$42,670	\$12,500
9	20-15-04/1200 20-15-04/3200	15	\$23,270	No Minimum Bid
10	20-15-04-2100	5	\$7,750	No Minimum Bid
11	20-15-04/2600	5	\$7,750	No Minimum Bid

ZONING: EFU/WA

ELEVATION: 4,500± Feet

PROPERTY INSPECTION: At Any Time

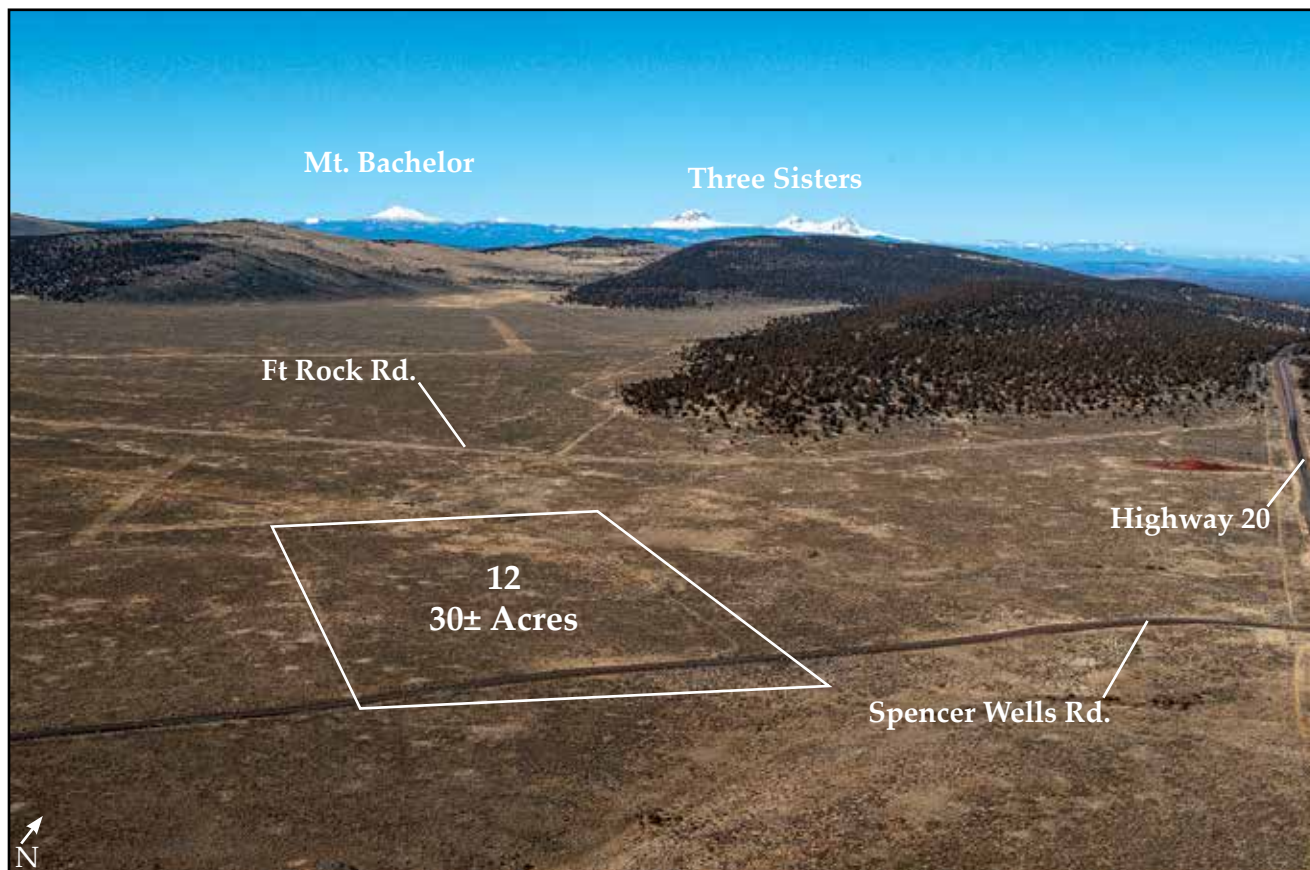
FINANCING: None – All Cash

DESCRIPTION: These five recreation tracts are located 25± miles southeast of Bend in the Millican Valley floor, at an elevation of 4,200± feet, between Horse Ridge and Pine Mountain, with good access to the Millican Valley OHV Area, managed by the Prineville District of the U.S. Bureau of Land Management. Each parcel has views to the Cascades. The parcels range in size from 5± to 30± acres, with Auction Properties 7, 9, 10, and 11 being sold with No Minimum to the high bidder.

The property is located 1.5± miles southwest of Millican at Highway 20 and just south of Ford Road. The northeast corner of Auction Property #8 has frontage at Ford Road.

This area of Millican Valley was subdivided into 5± to 10± acres tracts, but the zoning will not allow any residential use. The parcels may be used for recreation, but there is no developed road system and OHV or 4-wheel drive is required. (See Supplemental Information Package for zoning, preliminary title reports and maps.)

LOCATION: Township 20 South, Range 15 East, Sections 4 and 9



	#12	#13
PUBLISHED RESERVE:	\$14,500	No Minimum Bid
DESCHUTES COUNTY RMV:	\$35,460	\$50,430
SIZE:	30± Acres	160± Acres
ZONING: *	EFU/FP/LM	EFU/WA

ELEVATION: 4,200± Feet

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These two tracts are located 20 to 25 miles southeast of Bend, in central Oregon's high desert, and the zoning will allow only recreation uses. The 30± acre Spencer Wells tract is located near the community of Millican. It contains three tax lots and has physical access along Spencer Wells Road.

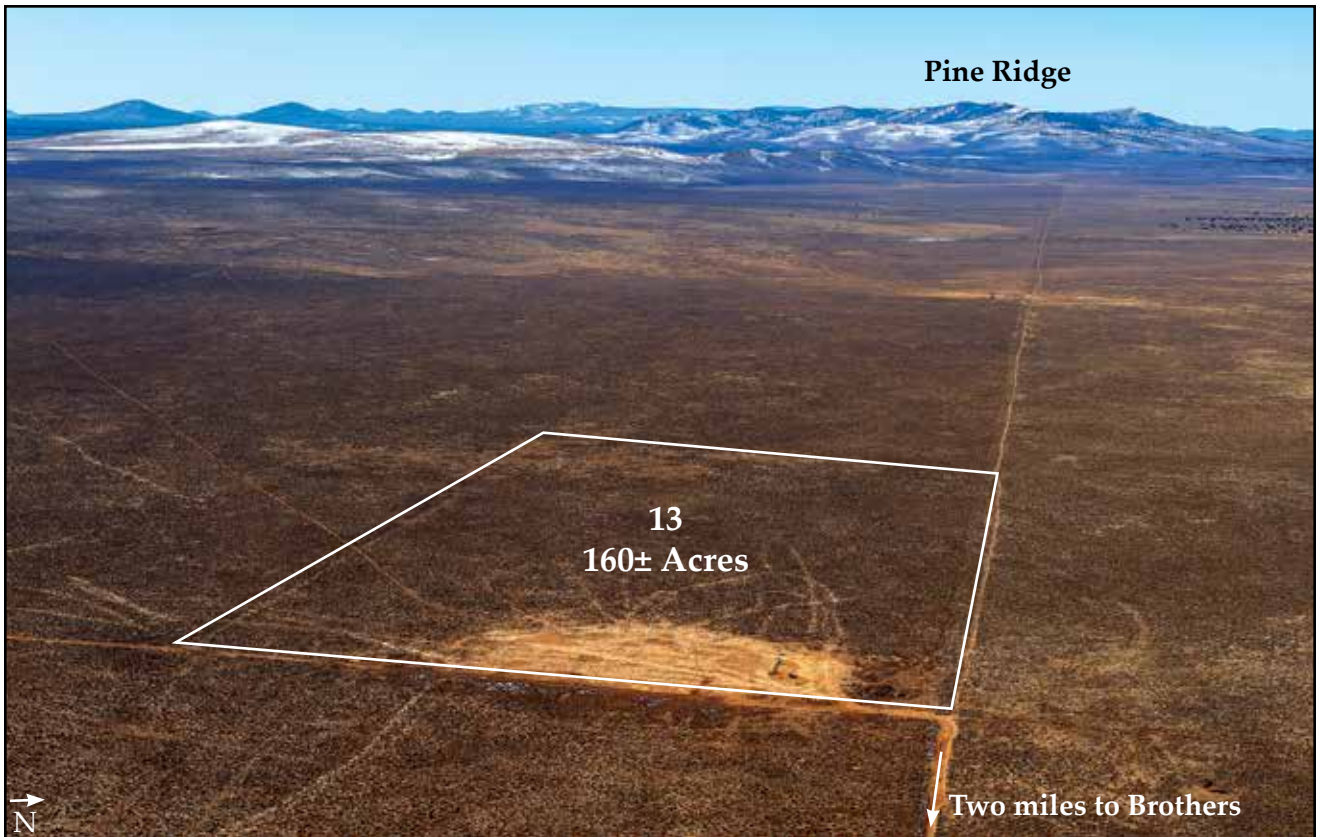
The 160± acre Brothers tract has four tax lots and is located 16 miles east of Millican and 2 miles southwest of Brothers and Highway 20. There is physical access to the northeast corner of the tract.

LOCATION:

Auction Property 12: From Bend, take Highway 20 East for .75± miles past mile marker 22. Turn right on USFS Road 23/25. The property is 200± feet down on the right.

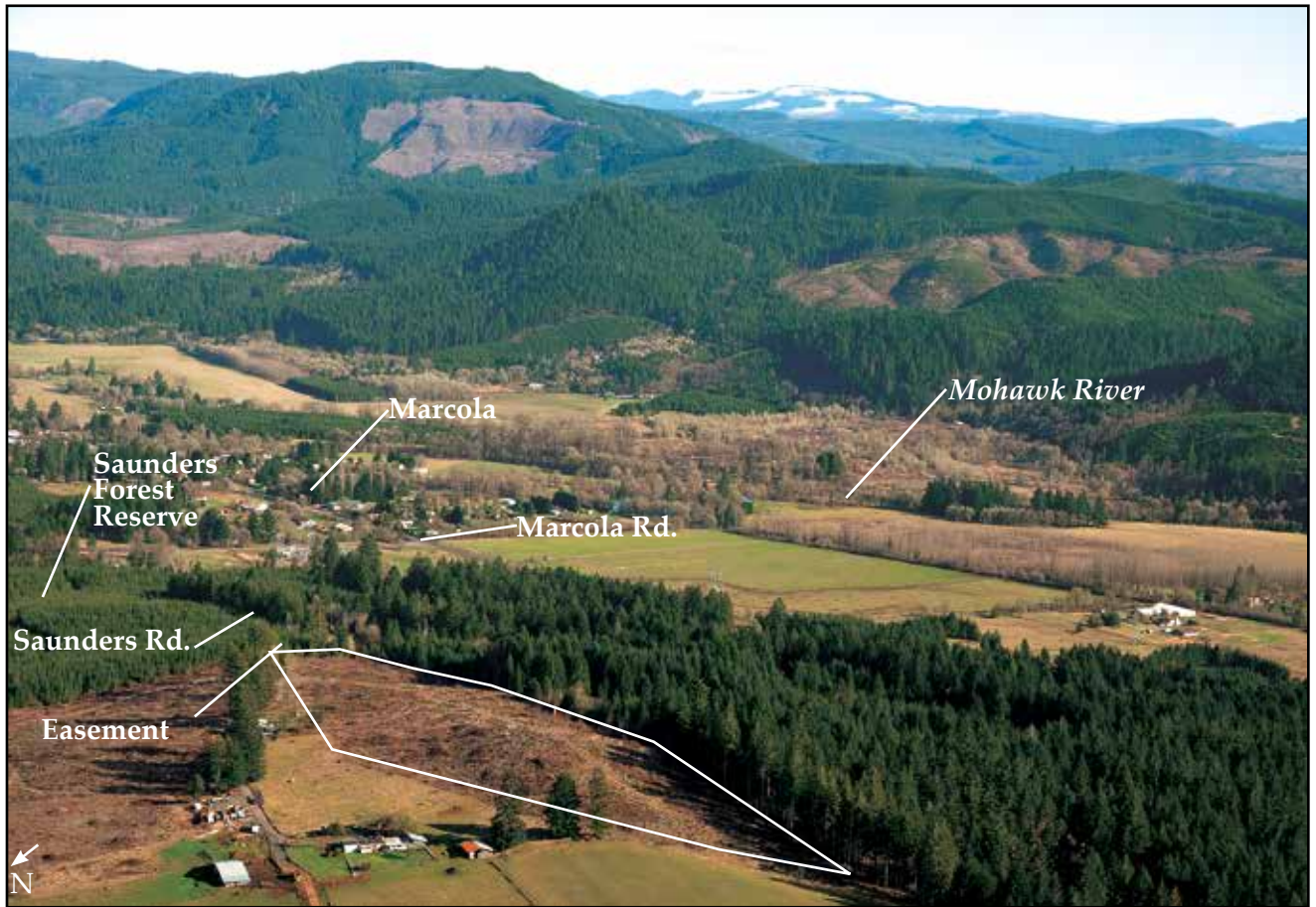
Auction Property 13: From Bend, take Highway 20 East for 43± miles to Brothers. Turn right past destroyed building on unnamed road and take immediate right into parking area. Across parking area is unmarked dirt road. Follow 2± miles to the property. A 4-wheel drive vehicle is recommended.

*See Supplemental Information Package for zoning descriptions



#	Map/Tax Lot #
12	19-14-25/800 19-14-25/801
13	20-17-00/3804 20-17-00/3805 20-17-00/3803 20-17-00/3800





PUBLISHED RESERVE: \$24,500

LAST ASKING: First Time Offered

SIZE: 13± Acres

ELEVATION: 800± Feet

ZONING: F2 – Impacted Forest Lands Zone

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 13± acre tract is located along the Mohawk River Valley, a mile southwest of Marcola, within a twenty-minute drive of Springfield and Eugene. The 13± acre parcel is next to Weyerhaeuser Real Estate Development Company's Saunders Forest Reserve, and has access via an easement for all road purposes. Utilities have not been extended to Saunders Road. It was planted in Douglas-fir in 2009, and provides opportunity to own a small tree farm that could also be used for recreational purposes or a residence, subject to a conditional use permit and extension of utilities.

LOCATION: SE one quarter of Section 14, Township 16 South, Range 2 West.

From Springfield and I-5, follow Highway 126 east 4 miles to the 42nd Street exit. Turn right (NE) on Marcola Rd. and proceed 9 miles to Saunders Rd. Turn left onto Saunders Rd. and proceed .3 mile to easement road by Saunders Forest Reserve. Turn left and go .3 mile to property.



PUBLISHED RESERVE: \$79,000

LAST ASKING: First Time Offered

SIZE: 3,920± Square Foot Site with 1,055± Square Foot Home near downtown Eugene

ZONING: Community Commercial

PROPERTY INSPECTION: Do not disturb tenant. Please call Auction Information Office to make these arrangements at 1-800-845-3524

FINANCING: None – All Cash

DESCRIPTION: This 1,055± square foot bungalow, built in 1920, is located on Blair Blvd. between W. 5th and W. 6th, in Eugene. It is currently rented month to month, but will be vacant at closing. It could continue as a rental, or be converted to a small office, due to the zoning. The property is situated in the Whiteaker neighborhood, which has a mix of commercial and older residences. Highway 99 is located west of the property, downtown Eugene and the University of Oregon campus are within a ten to fifteen minute drive.



The main level of the home has 9 foot ceilings, a living room with fire place and ceiling fan, a dining area with a built-in hutch area, a kitchen and pantry, two bedrooms and one bathroom. There is a 700± square foot basement and, although "finished," is not part of the gross living area due to lack of exterior access and windows. The home has T-11 siding, composition roof and single-pane windows, and is in overall fair condition.

The property has a 2-car driveway with no garage or carport. The site is served by all utilities. The property, which is zoned C-2, is a legal non-conforming "grandfathered" use. The C-2 zoning is designed for community commercial uses. (See Supplemental Information Package for zoning ordinance.)

LOCATION: 562 Blair Road, Eugene, Oregon. APN: 17-03-31-22-02400



PUBLISHED RESERVE: \$28,250

LAST ASKING: \$52,500

SIZE: 11,661± Square Feet

ZONING: R-1 (Single Family 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 20 years at 6.5% interest, calling for monthly payments of principal and interest; all due and payable at the end of three years.

DESCRIPTION: This home site is located in one of Cottage Grove's most desirable new neighborhoods, overlooking the Hidden Valley Golf Course, a historic ten-hole course established in 1929. The city of Cottage Grove is a 35-minute drive south of Eugene.

The lot is located at the intersection of Holly Avenue and Larae Drive, at the base of Mt. David. There are underground utilities to the lot and CC&Rs. (See Supplemental Information Package for details.) The schools are Bohemia Elementary, Lincoln Middle and Cottage Grove High for residents who live at Hidden Valley Estates.

LOCATION: Lot 39 Hidden Valley Estates (Tax Lot 7900). From Exit 174 at I-5, take Cottage Grove connector west to Highway 99 North and then left and south to Woodson Place. Cross river to River Road and then left and right on Holly Road and west to lot at Larae/Holly Avenue.



PUBLISHED RESERVE: \$19,500

LAST ASKING: First Time Offered

SIZE: 15,682± Square Foot Lot with 936± Square Foot Single-Wide Mobile Home

ZONING: Residential (R1)

PROPERTY INSPECTION: At Any Time. Call Auction Information Office for Lock Box Combination.

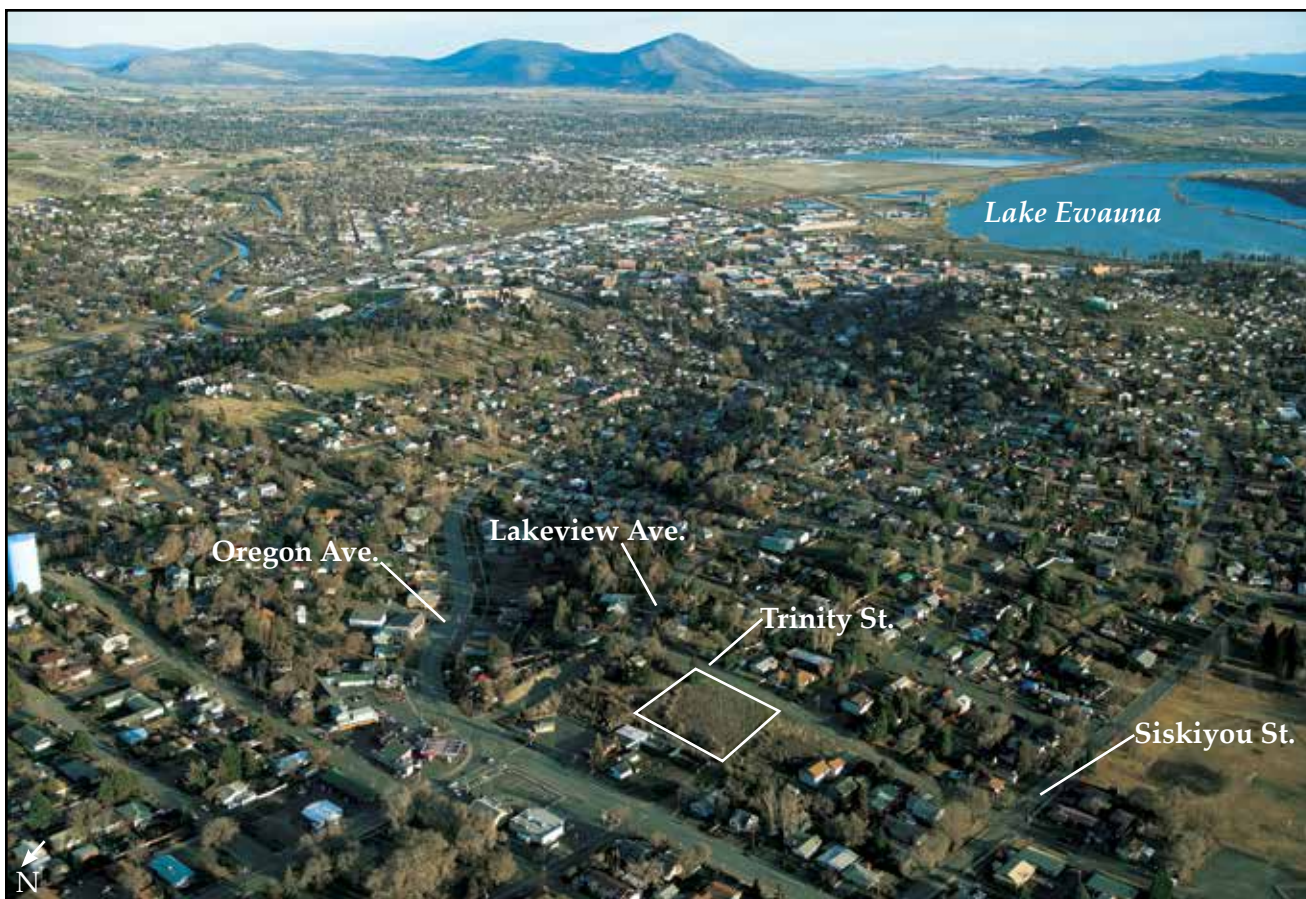
FINANCING: None – All Cash

DESCRIPTION: This single-wide, 1969-built (estimated) mobile home is located in the Briggs Acres area of Myrtle Creek, in southern Douglas County. The home is located on a 15,682± square foot site, which is accessed over a privately owned and maintained gravel road (easement). The mobile home, which is in poor shape, is being sold in its "As-Is" condition. In addition to the home, there are four additional sheds/storage buildings on the property.

The property is zoned R-1, intended for single-family residence. (See Supplemental Information Package for copy of zoning ordinance.) All utilities are available to the property.

LOCATION: 259 Rust Lane - Myrtle Creek, Oregon

MAP: 29-05-33 AC-4300



PUBLISHED RESERVE: Sale Pending

LAST ASKING: First Time Offered

SIZE: 23,800± Square Feet

ZONING: Medium Density Residential (MD)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 23,800± square foot residential development parcel is situated at the northeast corner of Modoc and Trinity Streets, in a residential neighborhood of Klamath Falls. The property has a moderate slope topography, with a more significant slope along the northwestern one-quarter of the site. The property's Medium Density Residential zoning allows for a variety of residential uses including single family and duplexes, as well as tri-plexes and four-plexes under conditional uses. The zoning requires a minimum lot size of 5,000 square feet for single family and duplexes.

All utilities are available to the site.

LOCATION: Intersection of Modoc Street and Trinity Street, Klamath Falls, Oregon. APN: 38-09-29BC. Tax Lot 4200



PUBLISHED RESERVE: Sale Pending

LAST ASKING: First Time Offered

SIZE: 8.18± Acres

ZONING: Suburban Residential

PROPERTY INSPECTION: At Any Time

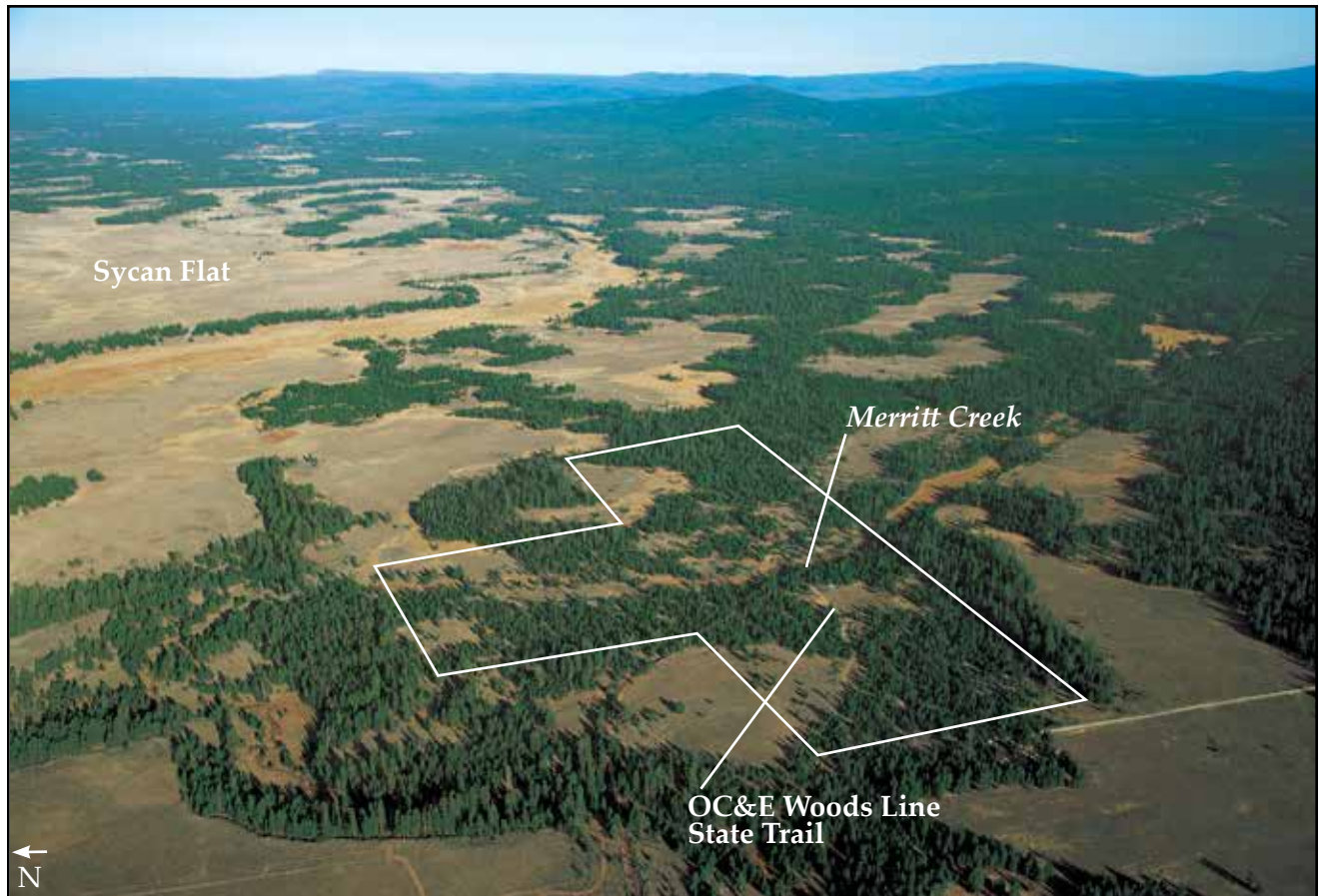
FINANCING: None – All Cash

DESCRIPTION: This 8.18± acre residential parcel is situated outside the city limits of Klamath Falls, with direct access off of Highway 97 at the southern area of the city. It is on the western shoulder of Highway 97 south of Highway 66 (Green Springs Drive). This rectangular-shape parcel has both level and sloping topography.

The property is zoned for suburban residential uses, which serves to implement the Comprehensive Plan for 1 to 4 units per acre. (Please see Supplemental Information Package for zoning detail.)

The city of Klamath Falls water lines have not been extended to the property and sewer lines are located along Highway 97, across from the property. On-site septic and well will be required.

LOCATION: West Highway 97 - Klamath Falls, Oregon. APN: 39-09-18 Tax Lot 400



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: \$52,500

SIZE: 161± Acres

ELEVATION: 5,150 ± to 5,200± Feet

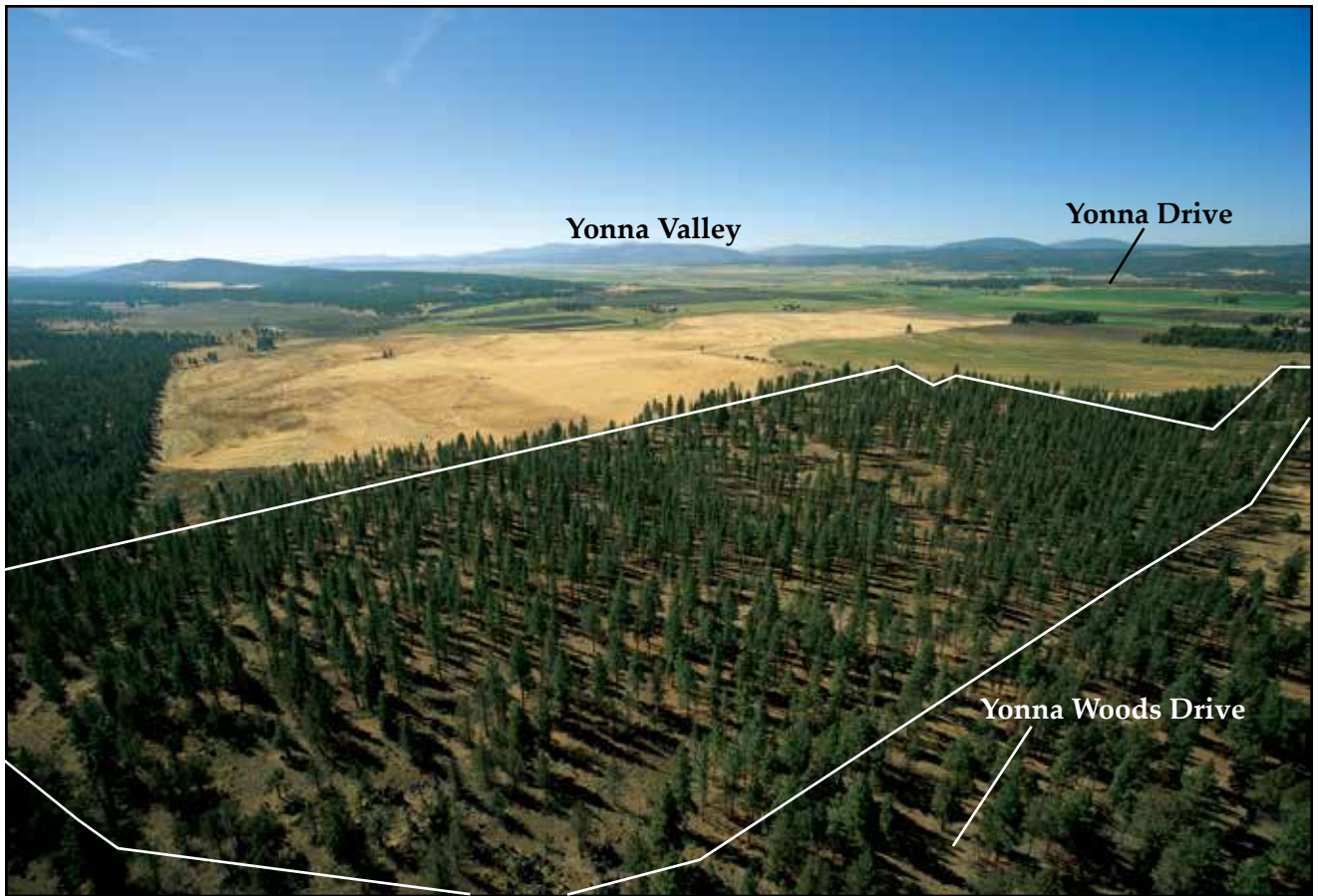
ZONING: F - Forest

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.)

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: No Minimum Bid

LAST ASKING: \$117,000

SIZE: 130± Acres

ELEVATION: 4,400± feet to 4,600± feet

ZONING: EFU – CG Exclusive Farm Use

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 130± acre timber and recreation tract is located near the northeast end of Yonna Valley and the community of Hildebrand. Klamath Falls is within a 40 minute drive. The property was recently thinned with a 162± MBF harvest in 2010, and there remains an estimated 240± MBF residual volume of primarily ponderosa pine. There is frontage along Yonna Woods Road in the northwest corner, and the property adjoins a farm along the southern boundary. The topography is primarily gentle in the western half of the tract, with several good sites for a seasonal cabin. There is power and phone service along Yonna Woods Road. (See Supplemental Information Package for Zoning and Land Use requirements.)

LOCATION: Township 37 South, Range 1 East, Section 32, Tax Lots 900 and 800. From Highway 140 at Dairy, proceed northeast past Bliss Road. At Yonna Drive, turn take left and proceed 2± miles to Yonna Woods Drive and turn right. Go 3/4 mile to property.



PUBLISHED RESERVE: \$137,000

LAST ASKING: First Time Offered

SIZE: 58,904± square feet

ZONING: Multi-Family (R-18)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 58,904± square foot site is comprised of two non-contiguous parcels. The 47,318± square foot parcel is the multi-family development site and is located on the northeast corner of 102nd Avenue and 58th Street, one block north of NE Fourth Plain Blvd, in the Orchards neighborhood of Clark County and near the Westfield Vancouver Mall. The 11,586± square foot non-developable parcel is located off of N.E. 105th Avenue. The neighborhood is primarily comprised of multi-family and single-family residential uses, with parks, shopping, restaurants and schools located nearby. It has excellent access to NE Fourth Plain Blvd., I-205 and SR-500, which is a major east/west arterial to downtown Vancouver and I-5.

This irregular-shape parcel with frontage along NE 102nd Avenue is across the street from the Orchard Park subdivision, which consists of 18 two-story townhomes. The property is zoned R-18 (18 units per acre). Please see Supplemental Information Package for zoning and proposed Road Improvement Plan. A portion of the property is not developable due to future road improvement plans.

The Seller, Clark County, acquired the property in order to extend Rosewood Avenue. The project is currently on hold, and the timing of such project, if at all, is not known. The property has access to both public sewer and water on 102nd Avenue, and extending east to 58th Street.

LOCATION: APN: 106890, 106870



PUBLISHED RESERVE: \$59,700

LAST ASKING: First Time Offered

SIZE: 7,030± square feet

ZONING: Residential (R-18)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 7,030± square foot residential development parcel is a surplus Clark County remainder site from the Salmon Creek Interchange Project. The parcel is situated on the north side of 139th Avenue, across from Fred Meyer and the Clark County Regional Library. The flat, rectangular-shape site is zoned R-18, intended for multi-family or townhome development of 12 to 18 units per acre. The site may accommodate a single-family dwelling or duplex. (See Supplemental Information Package for zoning information.) The east 26± feet of the site are encumbered by a utility easement, which can also be used to access the site. This easement lines up with the adjacent Windmill subdivision easement/access roadway. Utilities are available to the property.

LOCATION: Serial #11789-394. Southeast corner of NE 139th Avenue and NE 7th Place



	#24	#25
PUBLISHED RESERVE:	\$5,600	\$5,650
LAST ASKING:	First Time Offered	First Time Offered
SIZE:	4,129± square feet	4,195± square feet
ZONING:	Residential	Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These two properties are surplus Clark County remainder parcels from the Salmon Creek Interchange Project. The parcels are located west of I-5, north of 139th Street, and are across from one another and by Auction Property #23. Fred Meyer and the Regional Clark County Library are located just south of the properties.

The parcels are zoned R-18, which is intended for medium and higher density residential development. It is likely, due to setback requirements and access issues, that the parcels cannot be developed. (See Supplemental Information Package for zoning ordinance and contact information.) All utilities are available to the sites.

LOCATION: Serial # 185453-010. Southwest corner of NE 139th Avenue and NE 7th Place.



PUBLISHED RESERVE: \$45,000

LAST ASKING: \$60,000

SIZE: 10± Acres

ELEVATION: 160± Feet

ZONING: Unzoned – comprehensive Plan RR-2

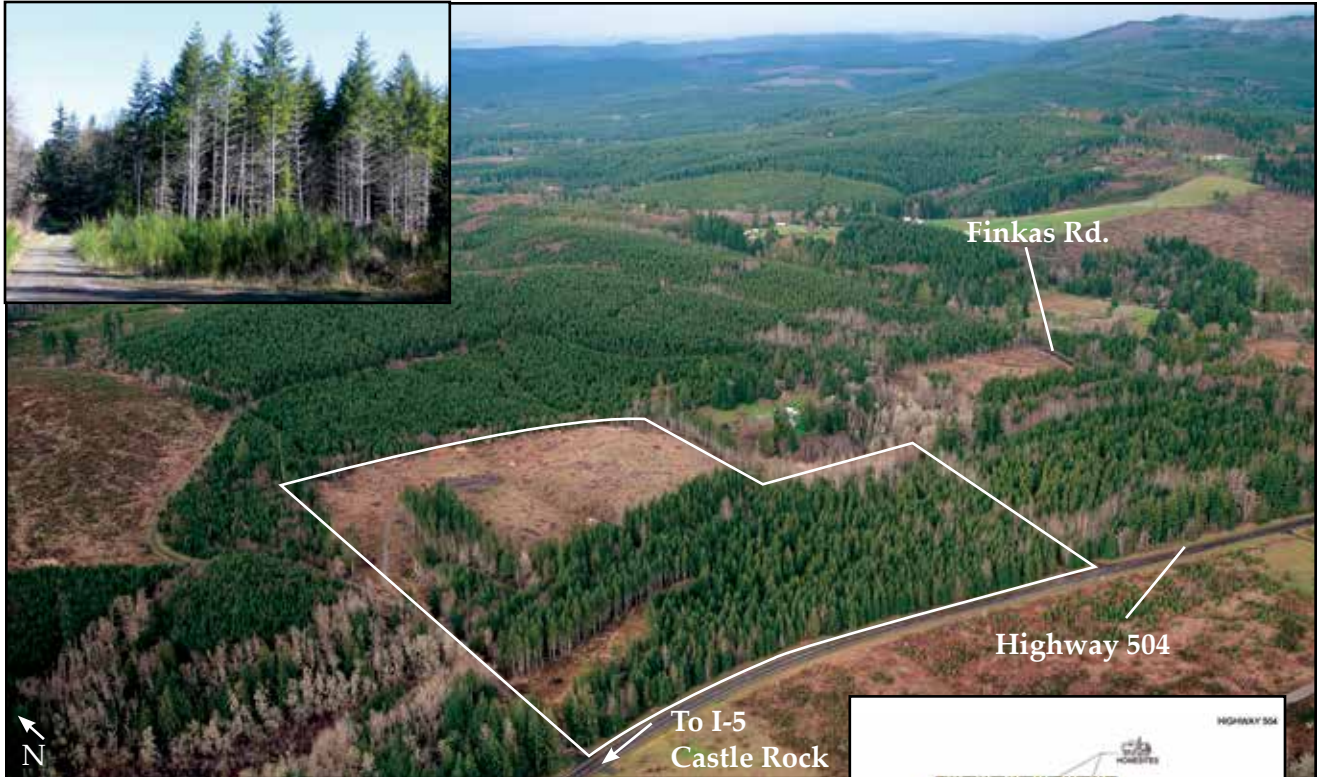
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This ten± acre residential development tract is located just minutes from I-5 exit 46 and within ten minutes of both Longview and Kelso. The property is well-stocked with 10± to 12± year old Douglas-fir.

The County Comprehensive Plan allows for minimum lot sizes of two acres, and could allow further subdivision. The tract is located less than one mile from I-5 Exit 46 above the Cowlitz River, and has a spectacular river valley view. Access to the property is from Headquarters Road, which provides the southeast boundary of the property. A shared easement road provides access into the property with power and phone available. Water and septic service would be provided by private on-site systems. The property is very close to the main entrance to Weyerhaeuser Real Estate Development Company's Skyline Ridge Forest Reserve.

LOCATION: Township 9 North, Range 2 West, Section 24. From I-5, take Exit 46 and follow Headquarters Road to the east side of I-5. Continue following approximately one mile to the property.



PUBLISHED RESERVE: \$148,500

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 550± Feet to 595± Feet

ZONING: Unzoned

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 20% 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 40± acre tract is located in southwest Washington, along the Toutle River Valley, 12 miles east of the I-5 Castle Rock exit and within a 25 minute drive of Longview. Highway 504 is the primary route to the Mount St. Helens Visitor Center, which annually attracts over 300,000 visitors, and is located at Seaquest State Park along Silver Lake, a ten minute drive from the property. The property is located near the intersection of Finkas Road and Highway 504.

An estimated 20± acres were logged and replanted three years ago. The remaining 20± acres have well-stocked 25 year old Douglas-fir, providing near-term cash flow in 10± years.

The tract has been subdivided into four 10± acre parcels, with two shared easements in the southwest corner that serve two parcels, and in the southeast corner that serve the other two parcels. The zoning will allow development of home sites subject to on-site septic and well. Additional division of each parcel into 5± acre parcels may be allowed. (Please see Supplemental Information Package for zoning and land use information.) There are homes nearby and power available along Highway 504. There is an easement to an adjoining residence. The topography is gentle and the Douglas-fir site class is II+.

The 40± acre tract has potential for development of home sites, or could be managed as a small tree farm. An easement provides access to an adjoining property. Weyerhaeuser Real Estate has developed a Forest Reserve Community at nearby Silver Lake.

LOCATION: Township 10 North, Range 1 East, Section 9. From I-5 Castle Rock exit, take Highway 504 east 12± miles to intersection with Finkas Road. Property is on the north side of Highway 504.



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: \$326,500

LAST ASKING: First Time Offered

SIZE: 34± Acres

ELEVATION: 49± Feet

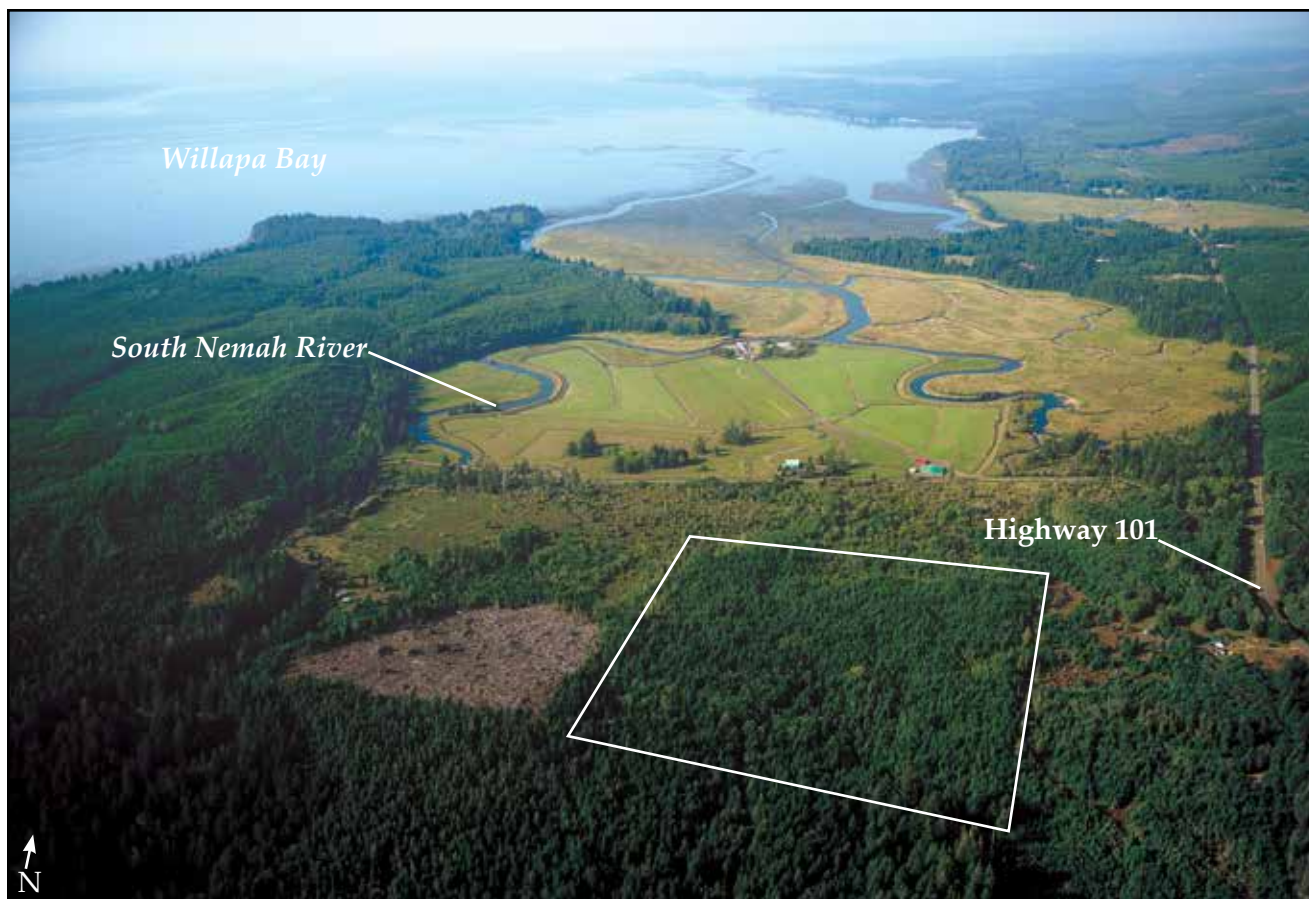
ZONING: Transitional Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 34± acre timber and residential tract is located in North Pacific County, approximately 10 miles southwest of South Bend, the county seat. The property has frontage along both the Palix River, and the Palix River Road, a paved county road. The Palix River Road runs through the southwest portion of the property, separating the main block from the riverfront. The property is well stocked with approximately 693 MBF of 35± year old timber, of which 95% is Douglas-fir. Power and telephone are available along Palix River Road. Water and sewer service would require private on-site systems. The Transitional Forest Designation zoning allows one single family residence for each legal lot of record.

LOCATION: Township 13 North, Range 10 West, Section 15, Pacific County Tax Parcel 13101550003. From South Bend, follow Highway 101 west and south to just north of Bay Center Junction. Turn left onto the Palix River Road. Follow less than one mile to the property.



PUBLISHED RESERVE: \$172,500

LAST ASKING: \$187,500

SIZE: 38.17± Acres

ZONING: Transitional Forest

PROPERTY INSPECTION: There is a locked gate. Please call the Auction Information Office to make arrangements

FINANCING: None – All Cash

DESCRIPTION: This 38.17 ± Acre Timber and Recreation Tract is located in south Pacific County. 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. There is no legal access to the property. Access has been granted in the past by Road Use Permit. The property has flat topography and is well stocked with approximately 750± MBF of primarily silver spruce between 35 and 40 years old. 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. From South Bend, follow Highway 101 West and South approximately 20 miles to New Washington Road (Lynn Point Road). Continue approximately 1/2 mile to locked gate on right. Access to the property is by foot from here.

SEALED BID OFFERINGS

Sellers of these properties want to make them available to our entire list of 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.

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, the Seller retains the right to accept a particular offer, reject all offers, or counter the offer that most closely meets requirements.

All Sealed Bids must be accompanied by Certified Funds for ten percent (10%) of the bid price as an earnest money deposit. Within three (3) business days of acceptance of a bid, earnest money deposit must be increased to ten percent (10%) of the accepted bid price. 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

CALIFORNIA

IDAHO



PUBLISHED RESERVE: \$985,000

LAST ASKING: \$1,350,000

SIZE: 1.56± Acre Lot with 5,361± Square Foot Three Bedroom Three Bathroom Home

ZONING: R-20-- (20,000± square foot minimum)

PROPERTY INSPECTION: Inspection by Appointment Only – please Do Not Disturb Caretaker

Saturday, April 20 10:00 a.m. to 12:00 p.m.

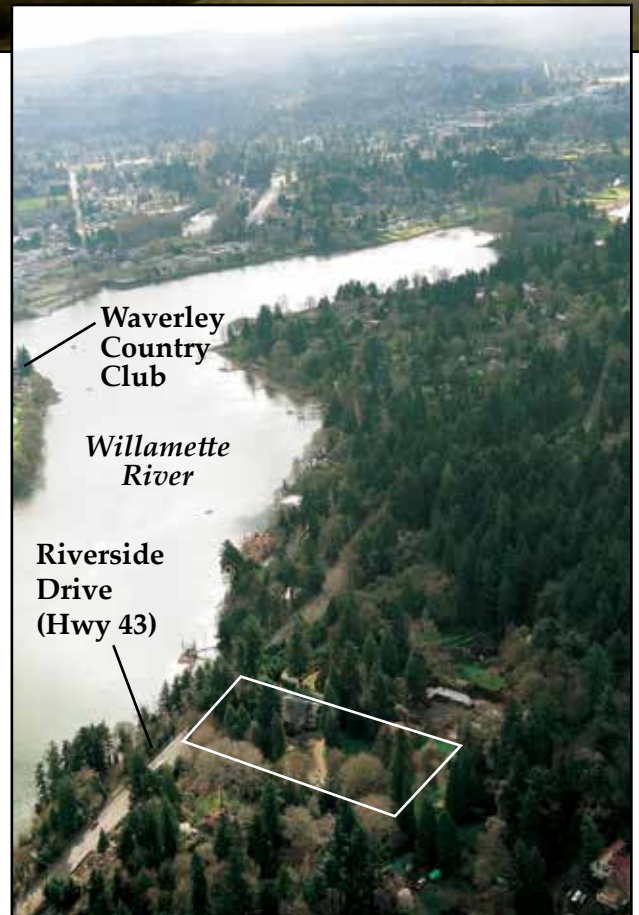
Wednesday, May 1 11:00 a.m. to 1:00 p.m.

Sunday, May 5 10:00 a.m. to 12:00 p.m.

Tuesday, May 14 11:00 a.m. to 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: The restored Arthur Carpenter Emmons residence, built in 1890, is located on a hill in the Dunthorpe neighborhood, with a view of Mt. Hood. It was designed in the Swiss Chalet style, popular in America between 1850 and 1900. It is a fifteen minute drive from downtown Portland, within the Riverdale School District, and near Lewis and Clark College. The Emmons residence may be one of the oldest homes in Dunthorpe, and was featured June 19, 1904 in the Sunday Oregonian as one of the picturesque hillside homes of beautiful people of Portland. Marion Mac Rae, Oregonian reporter, wrote:

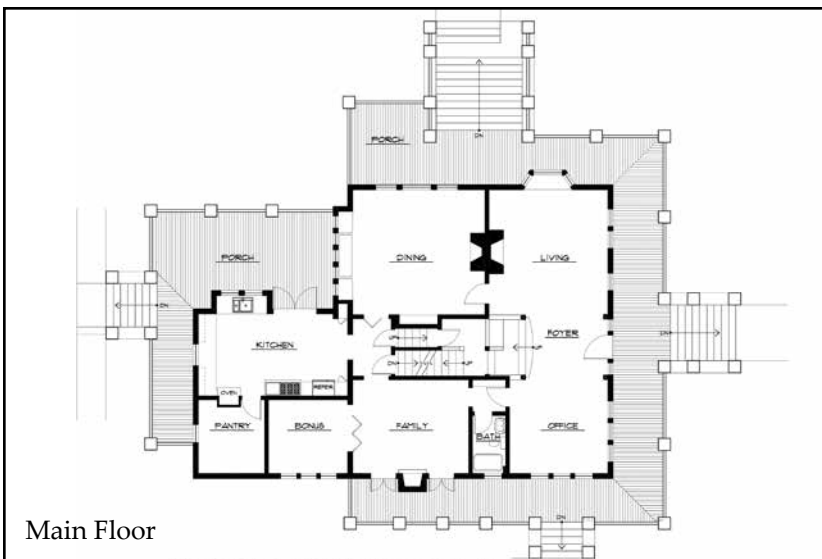




Main Entry Foyer with West Living Room



Dining Room with Fireplace



Main Floor

"In selecting a style of architecture for his Riverdale home, Mr. Arthur C. Emmons made a happy choice. The great overhanging eaves of his picturesque Swiss chalet peep over the top of the steep hill which here rises from the Riverside Drive like a miniature mountain, and it seems in perfect keeping with its surroundings. It nestles in among the trees of the hills which rise on beyond it, and glimpses of the quaint gabled roof up near the skyline put the spirit of exploration into the passerby, and he immediately has a desire to climb the hill and see this pretty home at close range."

The Seller purchased the home over twenty-five years ago, and has invested over \$1 million in its restoration and remodel, using Cooper Construction. The 2 1/2 story home is located at the end of a circular private drive, above S.W. Riverside Drive, on a 1.56± acre parcel. There is opportunity, with the R-20 zoning, to create an additional home site, a combination of tennis court, sport court and swimming pool using the level yard at the rear of the existing residence, or an artist studio.

The Emmons residence is wood frame, 2 1/2 levels, and uses a simple rectangular plan, with full basement containing artisan-quality wood workshop and walk-in wine cellar. The home's top half-story is an entertainment-media room with superior built-in equipment. Generous outdoor covered porch and decking surround much of the main floor, as well as a covered deck located off the master bedroom suite upstairs.

The 1,954± square foot main floor contains the public areas of the home, with large, spacious rooms: East and West Living Rooms, formal Dining Room, Family Room with hand-built stone fireplace, Study, full Bathroom, and Kitchen that was remodeled, expanded and updated with Sub Zero and Gaggenau appliances. Floors are rich honey-colored Russian Oak, with Mahogany inlay detailing. The Main Entry Foyer features an ornate



Remodeled Kitchen



Office / East Living Room

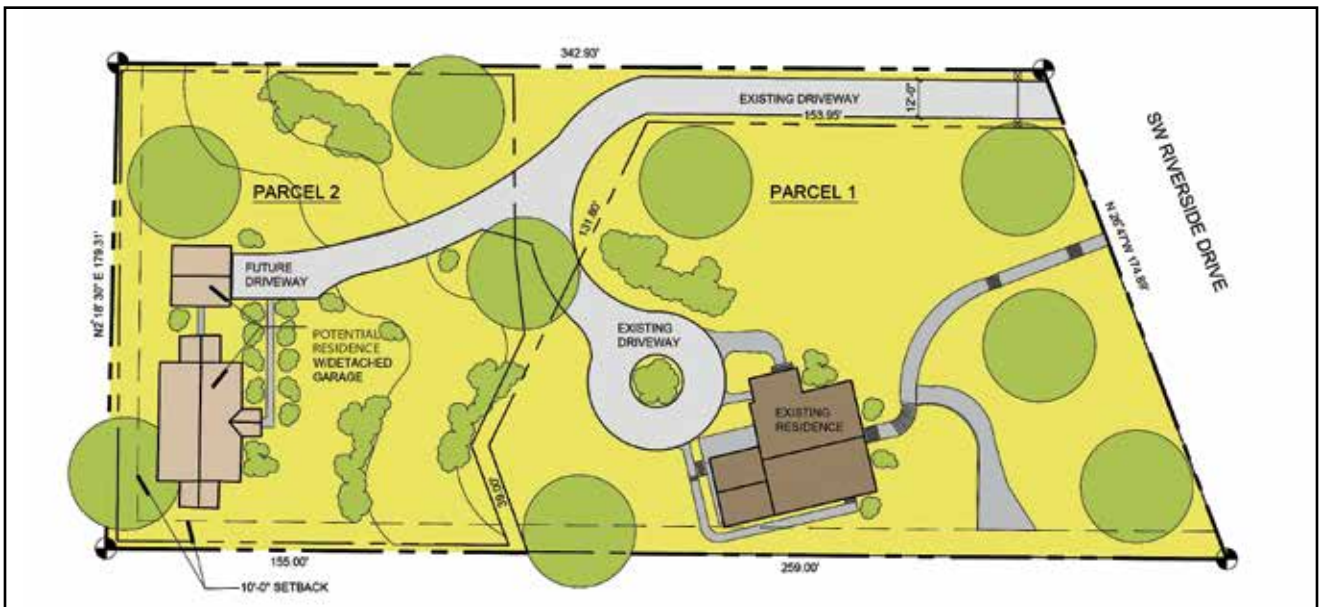


Redwood and Oak Staircase with Seating Nook



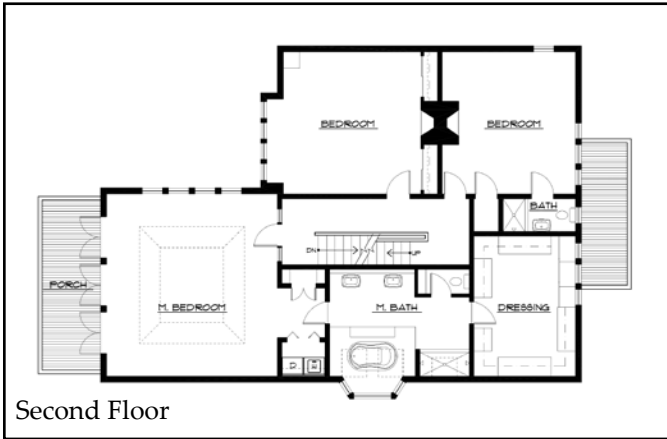
Master Bedroom Suite

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





Soaking Tub and Porch off Master Suite



Second Floor

Redwood and Oak staircase with built-in seating nook. Coffered ceilings and wainscoting in the Living Room areas use a Redwood detail; the west Living Room has an ornate stone fireplace with ashlar pattern lower and running-bond brick upper. The Dining Room has a fireplace, built-in Redwood cabinets and Redwood picture rail.

The 2,514± square foot second floor contains three bedrooms, including the spacious master suite with soaking tub, shower, and walk-in closet with entirely built-in cabinetry. The master suite was part of a renovation which expanded the size of the second floor and added the decking. Full-size laundry appliances are adjacent to the master bathroom. The large second bedroom has a fireplace and full bathroom. The third bedroom has been used as a Library, and has fireplace and Russian Oak flooring with Mahogany inlay detailing.

The Seller is selling the home with some of the furnishings in both the Dining Room and Master Bedroom Suite. (See Supplemental Information Package for included-furnishings detail.)

The property had been two tax lots when it was originally purchased by the Seller.

There is a detached three-car garage located along the driveway. There is a large landscaped yard with irrigation, and a stone staircase from the home's main entry to SW Riverside Drive, also known as Oregon Route 43.

A new home is under construction on the adjoining property.

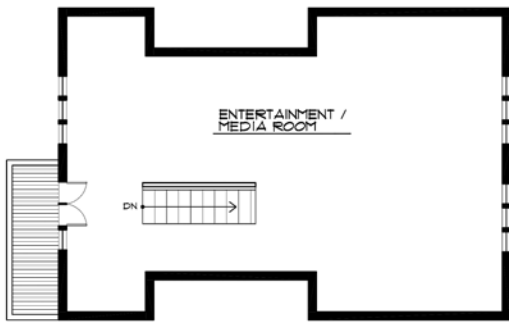
The A.C. Emmons residence is not listed in either the City or State of Oregon inventory of cultural resources, but may be eligible for listing. The Swiss Chalet style originated in Germany in the early nineteenth century, and found great appreciation in the Pacific Northwest. More information concerning the architecture and its history is contained in the Supplemental Information Package.

The 2012 – 2013 Multnomah County Real Market Value is \$1,506,560.

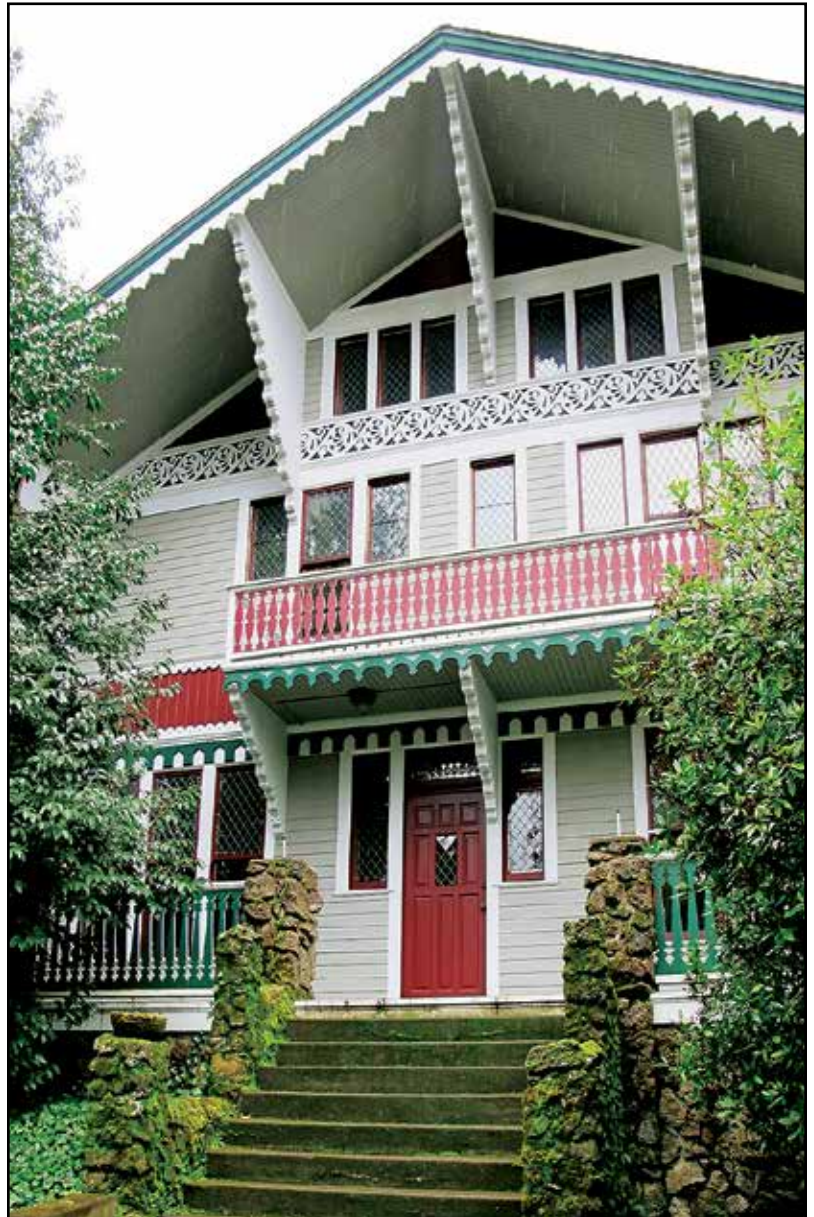
LOCATION: 10643 S.W. Riverside Drive. Block 4, Tax Lot 2200. From Portland, take Oregon Route 43 toward Lake Oswego. The drive is located just past S.W. Carey Lane, on the right. Exit from the Emmons estate is right turn, only.

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

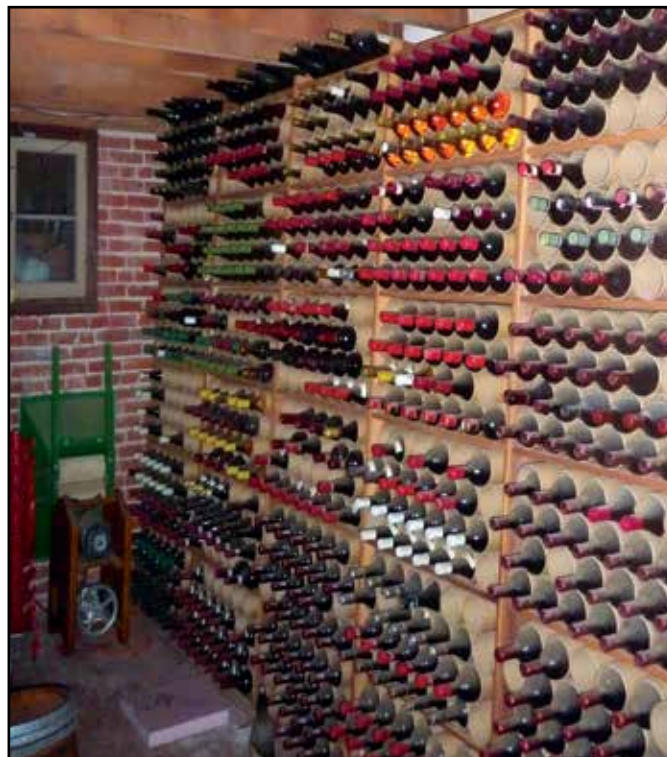
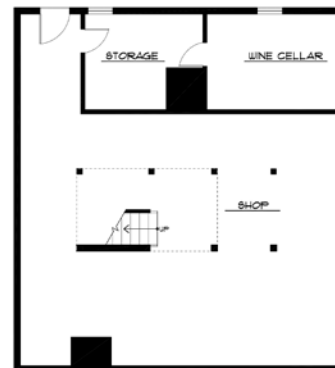
Top Floor



Area by garage is potential additional home site



Basement



Wine inventory is not part of sale



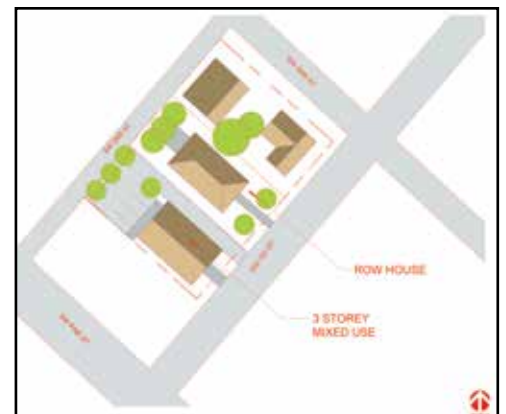
PUBLISHED RESERVE: \$300,000

	Tax Lot A	Tax Lot B	Tax Lot C
	2800	3000	2900
	\$92,500*	\$92,500*	\$115,000*
LAST ASKING: \$399,000	\$150,000	\$150,000	\$150,000
SIZE: 14,811± S.F.	5,663± S.F.	4,792± S.F.	4,356± S.F.
ZONING:	RC Retail Commercial	MDRL Medium Density Residential Low	MDRL Medium Density Residential Low

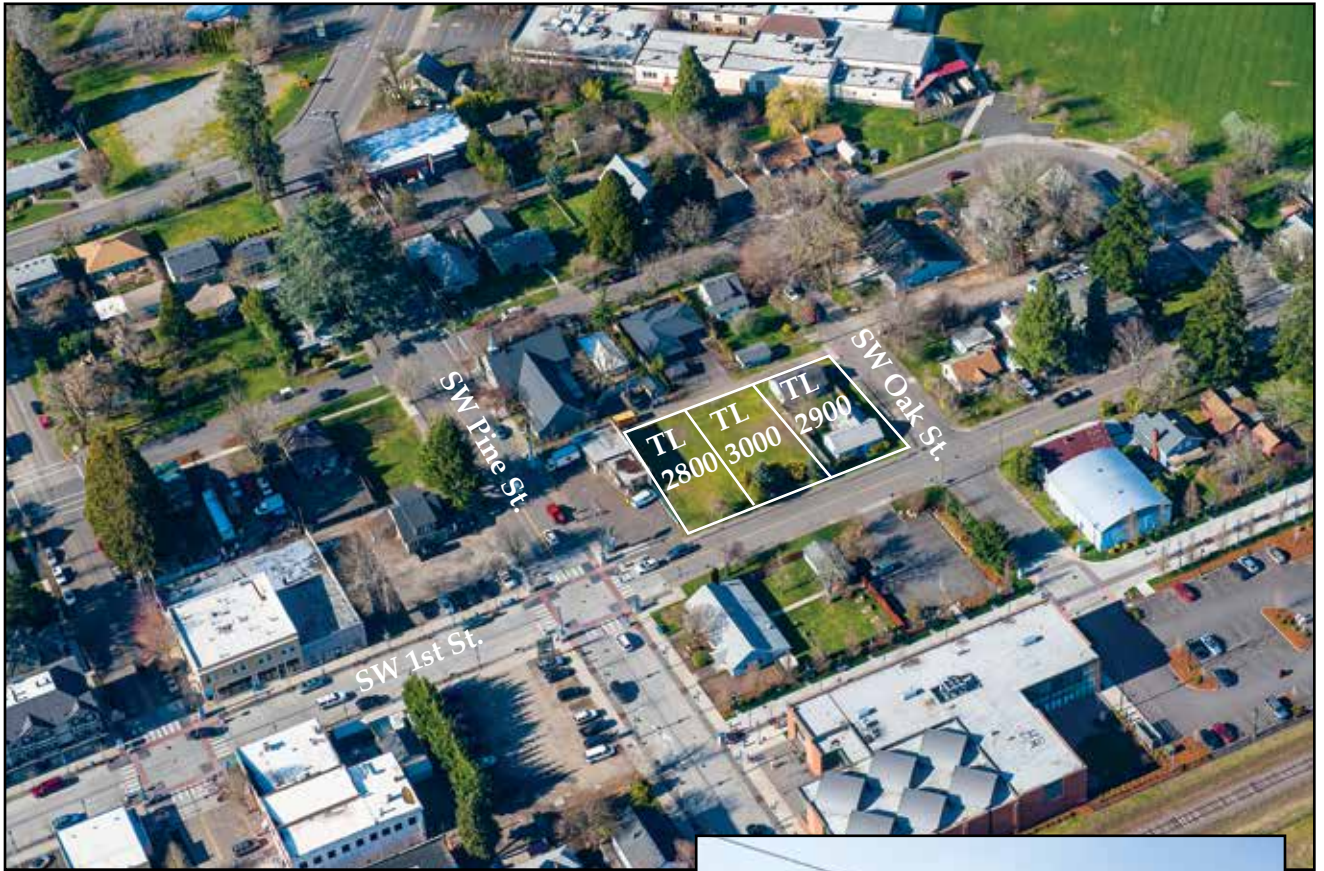
PROPERTY INSPECTION: Do not disturb tenant at the home. Please call Auction Information Office to arrange for property inspection, 1-800-845-3524.

FINANCING: None – All Cash

DESCRIPTION: This 14,811± square foot site consists of three tax lots, and was acquired by the prior owner as part of a plan for the redevelopment of the full block between Pine Street and Oak Street, with a three-story mixed-use building having retail on the main floor, and housing or office space above. The additional land was not acquired, nor were tax lots 2800 or 2900 rezoned to Retail Commercial. The property may now be purchased either in its entirety, or by individual tax lot, for an infill development near



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



Sherwood Old Town.

The revitalization of Sherwood Old Town is well underway, with renovation and new construction that includes Cannery Square Plaza, and the 101 unit residences at Cannery Square, scheduled to be built soon by Capstone Partners. Both the nearby McCormick Condominiums on SW Main Street and Old Town Sherwood Condominiums on SW First Street are new, mixed-use developments, with retail and housing built between 2004 and 2008.



The auction property includes a two-bedroom, one bathroom, 905± square foot home that is leased for \$850/month, located at the corner of NE Oak Street and NE First Street, and the site could either be retained, or redeveloped using adjoining tax lots.

The existing RC zoning will allow development of a mixed-use building in tax lot 3000. The balance of the property has MDRL zoning, which allows single family with some home office and professional uses.

All the property is within the Old Town Overlay District of Sherwood, which encourages two- to four-story mixed-use development. Prospective buyers are encouraged to contact the city of Sherwood to discuss potential uses allowed under the zoning.

*Sale of tax lots 3000, 2800 and 2900 is subject to combined total accepted bids on all parcels, in the aggregate, to equal or exceed \$300,000.

All utilities are available to the property. Each tax lot has 100± feet of depth. Total frontage along SW First Street is 150± feet, with 50± feet for tax lot 2800, 55± feet for tax lot 3000, and 45± feet for tax lot 2900.

LOCATION: 15919 SW First Street tax lot 2800
15931 SW First Street tax lot 3000
22455 SW Oak Street tax lot 2900

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



PUBLISHED RESERVE: \$525,000

LAST ASKING: \$811,526

SIZE: 2.76± Acres

ZONING: LI – Light Industrial

PROPERTY INSPECTION: At Any Time

None – All Cash

DESCRIPTION: This 2.76± acre industrial site is located in Sherwood, which is within the I-5 South submarket, and at 4% has one of the lowest vacancy rates in the Portland Metropolitan area. Within Sherwood, the vacancy rate has been estimated at 6%. The bulk of new construction has been in Tualatin, or along Sherwood-Tualatin Road, north of the property. Sherwood-Tualatin Road provides access to both I-5 and Highway 99.



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, located at 15104 SW Oregon Street, was used as a site for both a leather tanning operation and a battery manufacturing facility. The prior owner undertook clean-up, and obtained in 2008 a No-Further-Action determination from the DEQ (Oregon Department of Environmental Quality) as part of a prospective purchase agreement. An easement and Equitable Servitude outlining terms of the NFA with DEQ will be part of the transfer. Copies of the documents and additional reports are contained in the Supplemental Information Package. The terms of the Auction provide a 60-day contingency period for purchaser to review all environmental documents.

The LI zoning will allow a wide range of uses, including business and professional office.

The irregular-shape site has frontage along SW Oregon Street, and a paved area is currently leased for parking at a monthly rate of \$500 which serves employees of a nearby plant.

All utilities serve the site, including natural gas.

LOCATION: 15104 S.W. Oregon Street, Tax Lot 1100

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



PUBLISHED RESERVE: \$1,075,000

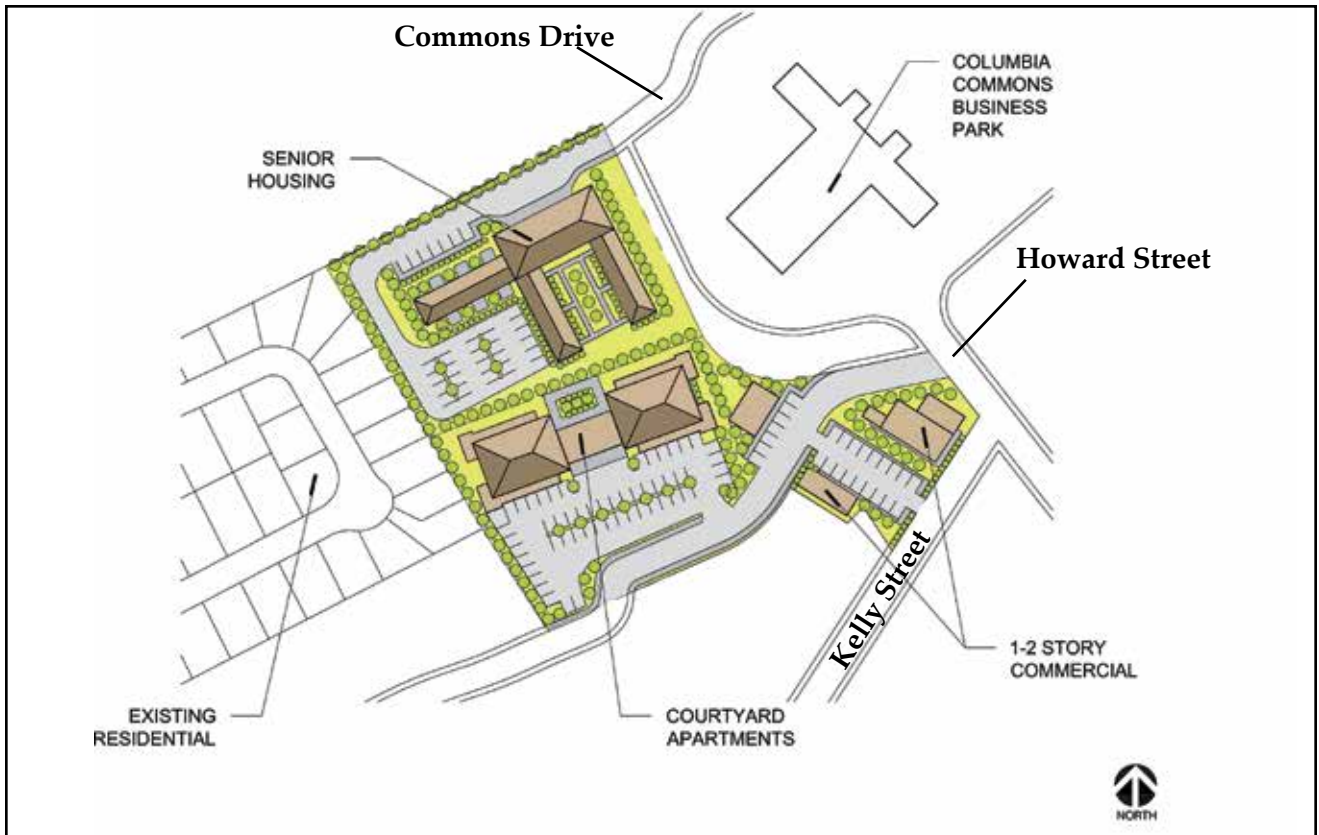
	A	B
	\$425,000*	\$650,000*
LAST ASKING:	\$1,299,000	First Time Offered
SIZE: 11.30± Acres:	5± Acres	6.3± Acres
ZONING:	MU (Mixed-Use) GC (General Commercial) HC (Highway Commercial)	
PROPERTY INSPECTION:	At Any Time	

FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 20 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 11.3± acre mixed-use development site is located in St. Helens, Oregon, 32 miles north of Portland, along Highway 30. The property is next to the Columbia Commons Business Park which includes Legacy Urgent Care, Fresenius Dialysis Center, Oregon State Police and the Wauna Credit Union. Spring Meadow Assisted Living Community is just north of the property, and Meadow Park Health Facility is to the south. Columbia River Foursquare Church is the adjoining owner to Parcel A.

St. Helens is the Columbia County seat, and residents commute to employment centers south to Portland and north to Longview, Washington.

The property is one of the largest sites with exposure and access to Highway 30 in St. Helens. It is being offered in both its entirety, or in two parcels of 5± acres and 6.3± acres. The sale of either Parcel A or Parcel B is subject to combined total bids in the aggregate to equal, or exceed, the bulk reserve price of \$1,075,000. The partition of the



property into Parcels A and B is subject to approval by the city of St. Helens.

The irregular shape property has its primary frontage at the corner of NE Kelly and Howard Streets. Howard Street provides one of the entry streets to Columbia Commons Business Park from Highway 30, and would be the primary access to Parcel B. The other access is from Commons Drive to the northwest corner of Parcel A.

The bulk of the site is relatively level, with a drop in elevation toward the western section, by Commons Drive, which contains an estimated 9,583± square feet of wetlands, based on a 2007 Wetland Delineation Report. The property was originally purchased for a townhome development. Other plans outlined were for a 79 lot residential subdivision, with some retail use by Howard Street.

The majority of the property is zoned mixed-use, which allows a range of uses, including single family subdivision, with a minimum lot size of 5,000± square feet. The zoning designations of General Commercial and Highway Commercial apply to less than 1± acre at Howard and Kelly Streets. (Please see Supplemental Information Package for zoning detail and deed restriction related to medical uses.)

Additional options for a mixed-use development of the property could include office and commercial uses along the entry to Columbia Commons Business Park, with the balance developed with senior housing, and apartments targeted to the affordable housing market. It could also be master-planned in its entirety, with retail and commercial uses that need a large site.

Both water and sewer services are available to the property.

LOCATION: Tax Lots 600, 100, 200, 5400. Corner of Howard and Kelly Streets

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

* The sale of Parcel A or Parcel B is subject to combined total accepted bids on both parcels in the aggregate to equal, or exceed, the bulk reserve price of \$1,075,000.



PUBLISHED RESERVE: \$595,000

LAST ASKING: \$690,000

SIZE: 16,455± Square Foot Building on 12,000± Square Foot Site

ZONING: C-3

PROPERTY INSPECTION DATES and TIMES:

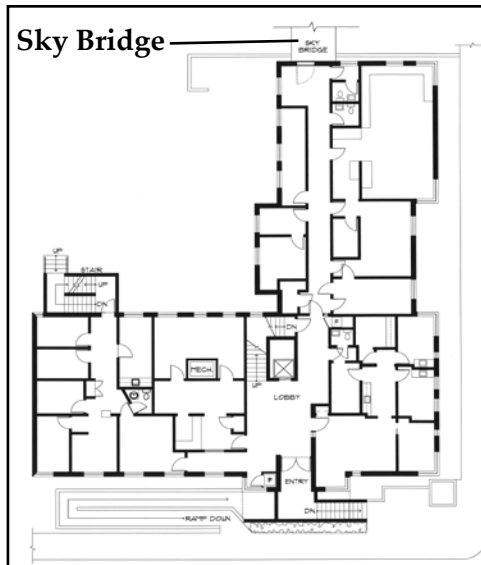
Wednesday, April 17	11:00 a.m. to 1:00 p.m.
Saturday, April 20	10:00 a.m. to 12:00 p.m.
Sunday, May 5	10:00 a.m. to 12:00 p.m.

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, all due and payable at the end of 5 years.

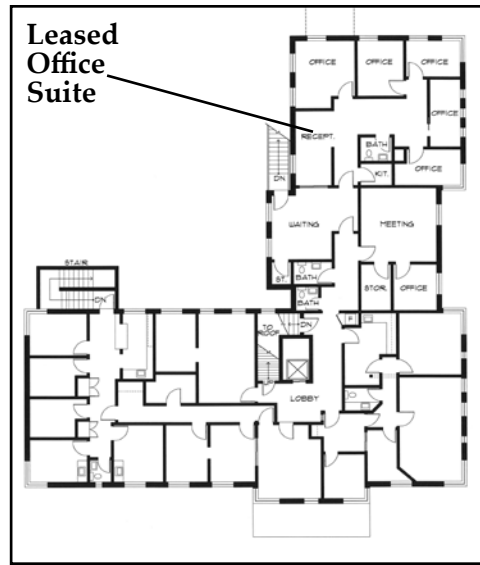
DESCRIPTION: This three-story, 16,455± square foot multi-tenant office building is located at the corner of NE Fifth and NE Evans Streets, by the Yamhill County Courthouse and the Board of Commissioners offices, and is a potential mixed-use redevelopment opportunity for offices, studio apartments or work/live units. The General Commercial (C-3) zoning allows mixed uses. It is within a few blocks of McMinnville's historic downtown district with McMenamins Hotel Oregon, along with quaint boutiques, wineries, unique shops and restaurants. The Farmer's Market is located nearby and McMinnville was recently rated second best "Foodie Town" in America by *Bon Appetit* magazine. McMinnville is located in the heart of Willamette Valley's wine country, midway between Portland and the Oregon Coast.



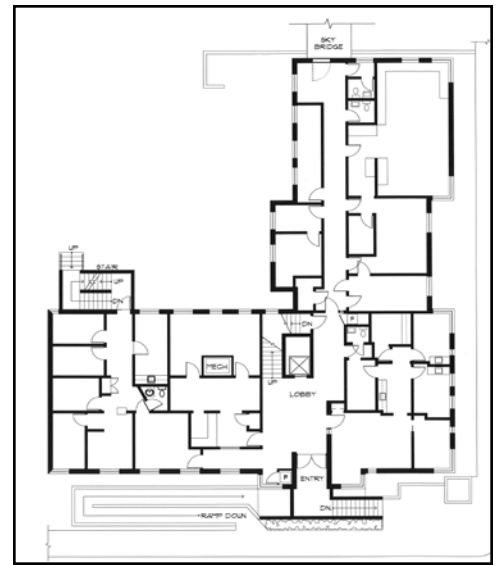
Corner of N.E. 5th and N.E. Evans Streets



Main Floor Plan



Second Floor Plan



Basement Floor Plan

The office building, located at the corner of NE Fifth Street and N.E. Evans Street, was originally built in 1937 as a private hospital, and was then used for medical offices when it was renovated in the 1970s. The three-story building has a daylight basement with gross square feet of 16,455±, or 5,485± square feet per floor; it has 15,177± square feet of rentable space. There is one tenant on the second floor at a monthly rental of \$1,971, with the lease term of October 31, 2013. (See Supplemental Information Package for detail on lease.) The building is on a 12,000± square foot site and has a common access drive with Yamhill County offices from NE Fifth Street, and a rear parking lot for four cars. The City of McMinnville has a newer two-story parking garage across the street.

The building has concrete exterior walls with exterior brick siding, concrete floor decking and flat wood frame roof with built-up composition cover. A skybridge connects the building on the second floor to the Yamhill County building and had been used when the building was occupied by physicians. The skybridge is now inaccessible. The building has an elevator, an interior stairwell, and two exterior staircases. There are restrooms on each floor. The building is currently 85% vacant.

There are a total of eleven suites or offices. There is an outdoor stairway to access the main floor, and a ramp from the street to access the daylight basement entry. An elevator serves all three floors of the building and the building is ADA compliant. On the main floor there are four office suites that range from 575± to 1,975± square feet. Each of these suites has a restroom. Two restrooms are located by the largest suite, with access from the common hallway.

The daylight basement has its main entry from NE Evans Street, and has three office suites that range from 480± to 1,775± square feet. Each office suite has a restroom, and the mechanical room is located off the lobby. The building has a combination of roof-monitored HVAC units, heat pumps and furnace.

Overall, the building is in fair condition with some deferred maintenance, and will require significant investment for reuse and redevelopment. A Phase I assessment is available in the Supplemental Information Package, along with 2012 operating costs, zoning, schematic floor plans, preliminary title report and photos.

LOCATION: 422 NE Fifth Street – McMinnville, Oregon. Tax lot 2400.

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



PUBLISHED RESERVE: \$275,000

LAST ASKING: \$350,000

SIZE: 20,000± Square Foot Site, plus two Buildings that total 7,650± Square Feet

ZONING: GC – General Commercial

PROPERTY INSPECTION: By appointment only. Do not disturb tenant. Please 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 5 years.

DESCRIPTION: This commercial property is located at the corner of West 13th Street and Ivy Street, (Highway 99W/Ivy Street), along the main commercial arterial in Junction City, a 25 minute drive north of Eugene. It consists of a 6,870± square foot building used for an auto body operation, and a 780± square foot warehouse located behind the auto body business that has paved parking and an outdoor yard. Monthly rental from the auto body operation is \$2,500, and the tenant is responsible for interior maintenance. The lease is renewable every ninety days. (Please see copy of lease in Supplemental Information Package.)

The 6,870± square foot building is concrete and masonry construction, with five overhead doors that all access a large shop area. There is a small office with temperature-controlled forced air gas heating and air conditioning. The building is located on two tax lots that total 10,000± square feet, and is in good condition.

There is a Phase I Environmental Site Assessment that was prepared in 2012 and is available in the Supplemental Information Package.

The 780± square foot warehouse has 2,280± square feet of outside covered storage. It is located on two tax lots containing 10,000± square feet, with opportunity to build additional improvements, or redevelop the entire site with a new building.

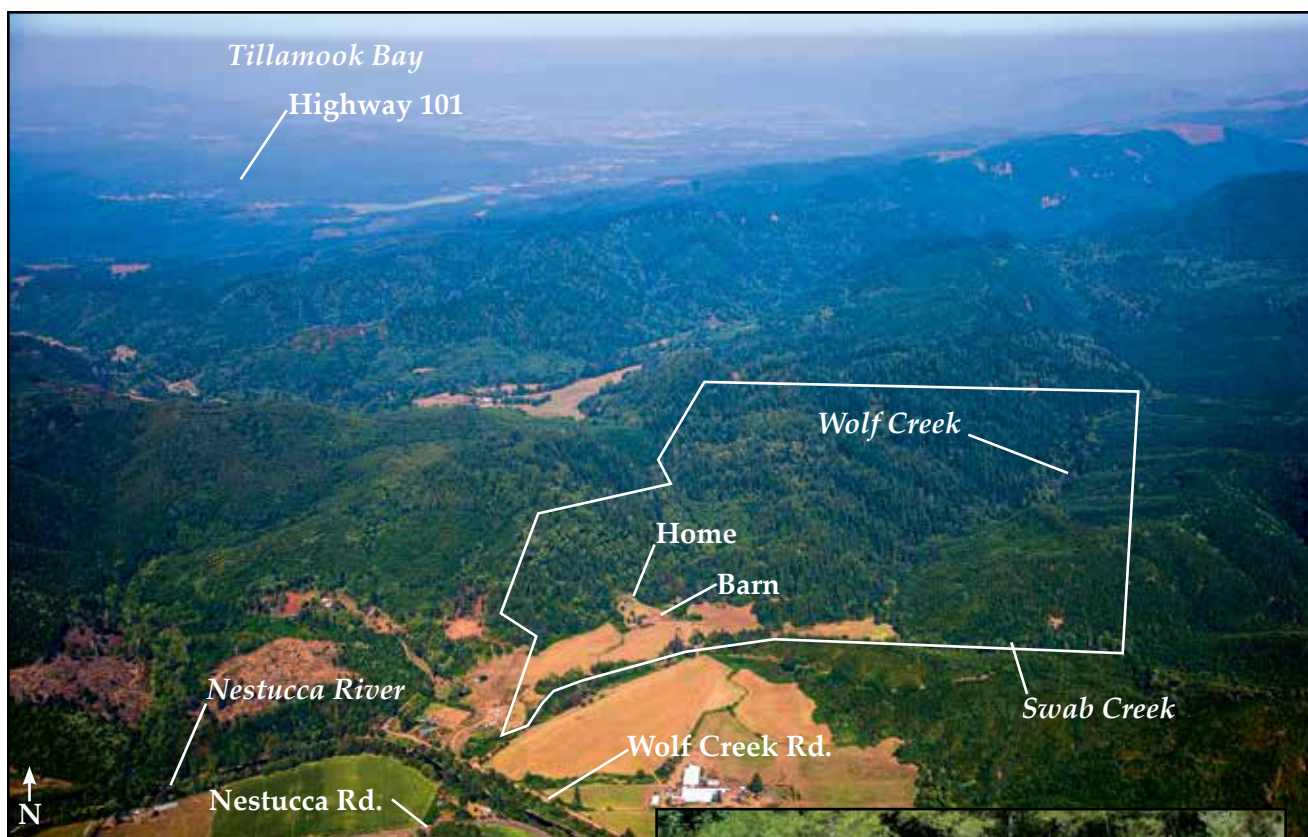
The General Commercial zoning allows most commercial uses. All utilities serve the property.

Both the Guest House Inn and a new office complex are across Ivy Street from the property.

LOCATION: 1310 Ivy Street Tax Lots 10200 and 10300 (contain Auto Body facility); Tax Lots 9400 and 9500 (contain warehouse)

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





PUBLISHED RESERVE: \$2,295,000

LAST ASKING: \$2,565,000

ELEVATION: 200± to 600± Feet

SIZE: 208± Acres

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. There may be financing available through Northwest Farm Credit Services. Please 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 freshwater spring provides domestic water to the home. The home is currently rented for \$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 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.



4,646± MBF of primarily Douglas-fir



Wolf Creek instream and riparian enhancement project

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.

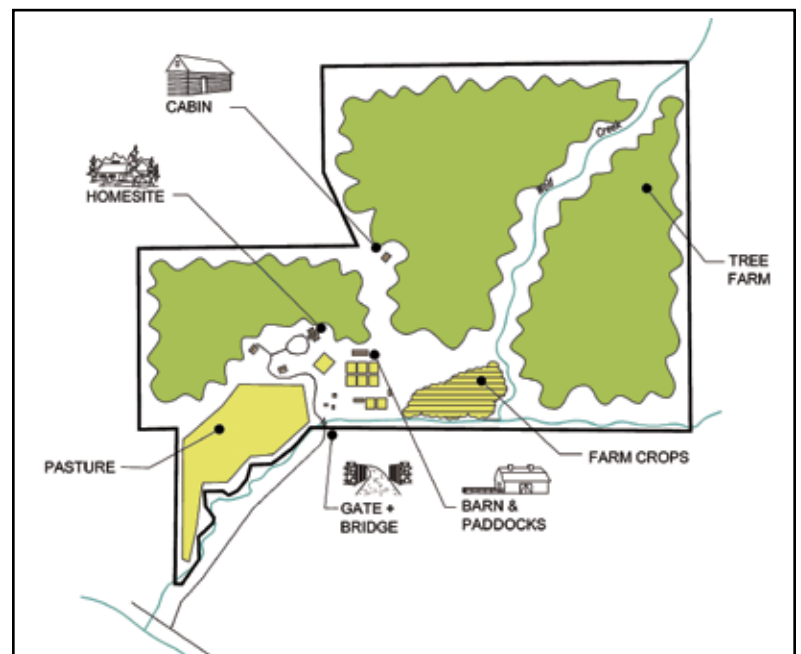
An in-stream and riparian enhancement project along Wolf Creek, funded by US Forest Service and Oregon Department of Fish and Wildlife, has been undertaken on the property by the Tillamook Estuaries Partnership to enhance salmon spawning and rearing habitat on this important tributary to the main stem 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., MAY 15, 2013



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: \$175,000

LAST ASKING: \$225,000

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

ZONING: CBD (Central Business District)

PROPERTY INSPECTION DATES:

Saturday, April 27	10:00 a.m. to 12:00 p.m.
Monday, May 6	1:00 p.m. to 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., WEDNESDAY, MAY 15, 2013

108
thru
122

Thomas Creek Estates Subdivision Lots Scio, Oregon



A total of 39 lots within the Thomas Creek Estates Subdivision, located in the Willamette Valley community of Scio, are being offered at close-out prices by the builder. Fifteen lot packages, with options to submit bids on individual lots, or on packages of two to five lots, are being offered, at discounts of 46% from the last asking prices of \$45,900 to \$64,900.

Special lot financing from Siuslaw Bank is being offered as an additional purchase incentive.

Scio is the tenth oldest town in Oregon and was incorporated in 1866. It is located at the fork of the Santiam River and Thomas Creek, and is within a 20-minute drive of Albany and a 30-minute drive of Salem. It is known as the "covered bridge capital of the west", with five remaining covered bridges.

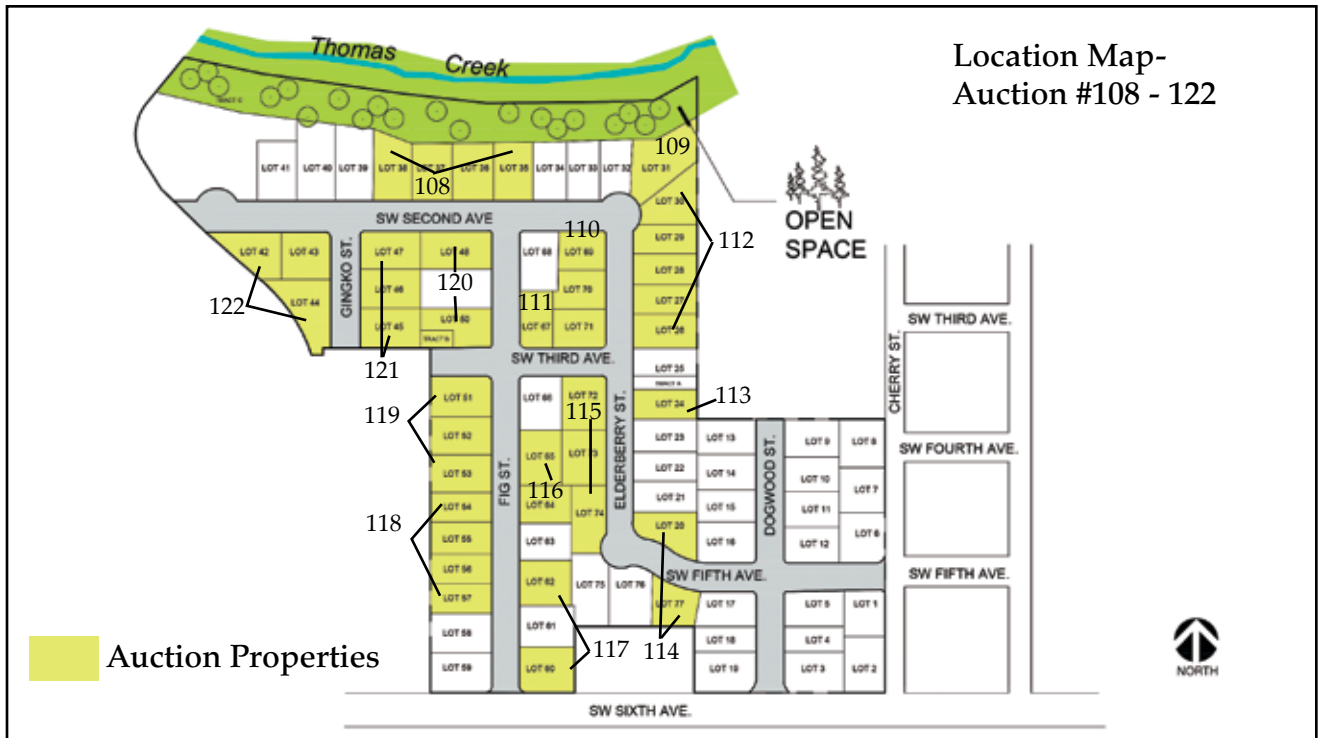
The lots range in size from 8,003± square feet to 18,578± square feet.

38 of the 77 lots have been sold. Over thirty homes have been built.

All utilities, including gas, are available, and the lots are fully improved and ready for construction. (Please see Supplementary Information Package for CCRs.)

The subdivision is located within walking distance of the business area and has frontage along Thomas Creek. The Scio School District includes Centennial Elementary School and Scio Middle and High Schools, which are all located near the Thomas Creek Estates Subdivision.





Thomas Creek Estates Home Site Packages:

Property #	# of Lots	Lot/Size	Reserve Price/ Price Per Lot	Property #	# of Lots	Lot/Size	Reserve Price/ Price Per Lot
108	4	35 – 18,578± s.f. 36 – 17,088± s.f. 37 – 17,936± s.f. 38 – 17,912± s.f.	\$158,000/\$39,500	115	3	72 – 10,009± s.f. 73 – 10,000± s.f. 74 – 9,941± s.f.	\$82,500/\$27,500
109	1	31 – 25,417± s.f.	\$44,500	116	2	64 – 8,000± s.f. 65 – 10,001± s.f.	\$63,000/\$31,500
110	3	69 – 8,004± s.f. 70 – 8,003± s.f. 71 – 8,004± s.f.	\$86,850/\$28,950	117	2	60 – 10,021± s.f. 62 – 10,000± s.f.	\$64,400/\$32,200
111	1	67 – 8,334± s.f.	\$27,000	118	4	54 – 8,000± s.f. 55 – 8,000± s.f. 56 – 8,000± s.f. 57 – 8,000± s.f.	\$130,000/\$32,500
112	5	26 – 8,006± s.f. 27 – 8,006± s.f. 28 – 8,006± s.f. 29 – 8,084± s.f. 30 – 9,806± s.f.	\$142,500/\$28,500	119	3	51 – 10,243± s.f. 52 – 10,240± s.f. 53 – 10,240± s.f.	\$95,900/\$31,966
113	1	24 – 8,006± s.f.	\$28,900	120	2	48 – 11,826± s.f. 50 – 10,000± s.f.	\$57,400/\$28,700
114	2	20 – 10,003± s.f. 77 – 8,030± s.f.	\$49,400/\$24,700	121	3	45 – 10,210± s.f. 46 – 10,224± s.f. 47 – 10,247± s.f.	\$89,850/\$29,250
				122	3	42 – 10,232± s.f. 43 – 10,086± s.f. 44 – 12,451± s.f.	\$83,500/\$27,833

ZONING: R-1 Single Family Residential

PROPERTY INSPECTION: At Any Time

FINANCING: See Supplemental Information Package for Details

LOCATION: Township 10 South, NE ¼, NW ¼, SE ¼ and SW ¼ of Section 18. From Main Street, proceed on SW 6th Avenue to Fig Street or Dogwood Street and continue to the auction properties. (Please see Supplemental Information Package for tax lot numbers.)

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



PUBLISHED RESERVE: \$335,000

LAST ASKING: \$458,000

SIZE: 2,920± Square Feet Building on approximately 1/4 Acre Site

ZONING: C1 (Commercial)

PROPERTY INSPECTION DATES and TIMES:

Friday, April 19 10:00 a.m. to 1:00 p.m.

Saturday, May 4 10:00 a.m. to 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This one-level 2,920± square foot former Sharky's Restaurant is located on the ocean front in Rockaway Beach, with approximately one hundred feet of beach frontage. It is adjacent to a public parking lot for easy pedestrian access to seven miles of sandy beach, and has public restrooms, retail space and private residences all located nearby. It is one block west of Highway 101, the main Oregon coastal arterial thoroughfare. It offers an unobstructed ocean view on a primarily level 1/4 acre site, with easy vehicle access and good public visibility. Portland is less than a two hour drive.

The property is currently vacant. A new owner planning to substantially renovate, or demolish and re-build a new structure, is required to raise the building's foundation to twenty feet above sea level. The zoning, C1, allows a wide range of commercial, single residential and multi-family uses, including a three-story mixed-use development.

The property is adjacent to the City of Rockaway Beach Ocean's Edge Wayside Project, scheduled for majority completion June 1, 2013, with full completion by Rockaway Beach July Fourth celebrations. The Wayside will be a tourist destination point, gathering place, center for local events, and area for vehicle parking. The project is the result of a \$339,000 grant to improve downtown Rockaway Beach.

A new owner of the former Sharky's Restaurant site will have opportunity to develop a mixed-use development with ocean front, live/work units to take advantage of the revitalization of downtown Rockaway Beach as a result of the city's Wayside Project.

LOCATION: 210 South 1st Street

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

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: \$348,500

LAST ASKING: First Time Offered

SIZE: 192± Acres

ELEVATION: 200± to 500± Feet

ZONING: TC (Timber Conservation)

PROPERTY INSPECTION: Locked gate – please call Auction Information Office at 1-800-845-3524 for combination.

None – All Cash

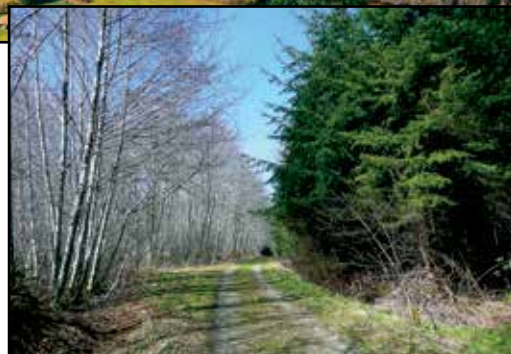
DESCRIPTION: This 192± acre timber tract overlooks the Siletz River Valley, 4.5 miles east of the community of Siletz, and is within a 40-minute drive of the coastal resort community of Newport. The property has access from Logsdan Road, and contains well-stocked young to advanced conifer and red alder reproduction. The tract is highly productive with the western section Douglas-fir site index of Class I and the site balance at Class II, providing both near-term cash flow and long-term growth.

An estimated 50± acres contain 20 to 25-year-old Douglas fir, which will be ready for harvest in approximately 15 years, providing near-term cash flow. There are 30± acres of 19-year-old red alder plantation which has been thinned to increase productivity, and was part of a research trial conducted by Oregon State University. The red alder will be ready for harvest in 10 to 15 years, and there are hardwood log markets located north to Garibaldi, and east to the Willamette Valley.

The balance of the property contains 93± acres of 4 to 9-year-old Douglas fir, interplanted with western red cedar and 14± acres of 11-year-old western hemlock.

LOCATION: Township 10 South, Range 10 West, Sections 1 and 2, Tax Lots 100, 300 and 706. From Siletz at Highway 229 proceed east on Upper Siletz Road, 4± miles to access road just past the Upper Siletz Road (Logsdan Siletz Road).

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





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



PUBLISHED RESERVE: \$177,800

LAST ASKING: \$187,500

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., WEDNESDAY, MAY 15, 2013



PUBLISHED RESERVE: \$99,500

LAST ASKING: \$157,500

SIZE: 4,600± Square Feet on .64± Acre Site

ZONING: Residential

PROPERTY INSPECTION DATES and TIMES:

Thursday, April 25 12:00 p.m. to 2:00 p.m.

Thursday, May 9 12:00 p.m. to 2:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 4,600± square foot building is located in the city of Coquille, near the coastal communities of Bandon and Coos Bay, and was built in 1955 as a physician's office and residence, with additions and renovations since its original construction. The property is located on the south side of 10th Street in a mixed commercial and residential area of Coquille, near Coquille Valley Middle School. The three-story building, with wood frame and wood siding, is situated on two tax lots which total .64± acre. A small creek runs south along the east boundary of the property. Faith Lutheran Church is next to the property.

The first floor is 2,342± square feet and is the living quarters, which contain a family room, kitchen, dining room and living area, three bedroom and three bathrooms and den. The second floor is a formal dental office comprised of 1,852± square feet containing a reception area, office and staff room, labs, exam and operatories and one restroom. In addition, there is a 408± square foot basement/bonus room.

The property has sustained some water damage which could cost approximately \$90,000 to repair. The property is being sold in its "As Is" condition.

The property is zoned residential with a variance for commercial use. If the property does not operate as a commercial property for a period of time, the commercial variance will expire. There is an underground storage tank on the property. (See Supplemental Information Package for environmental reports.)

LOCATION: 125 E. Tenth Street – Coquille, Oregon. APN: 27-13-36 DC Tax Lots 800 and 900

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



Winchuck Riverfront along Auction Property #130

These three timber tracts are located at the Oregon/California state line, just south of Brookings along the Winchuck River Valley. The Seller is Green Diamond, one of the largest private timber companies in the western United States. These three Oregon parcels have been designated surplus to their California land and timber operations.

The properties total 490± acres and may be purchased individually. They range from 31± to 359± acres and contain over 4.9± million board feet of Douglas-fir, redwood, and Sitka spruce, with 170± acres of well-stocked young to 25 year old reproduction, providing both near-term cash flow and long-term asset growth.

All the tracts have highly productive growing sites. There are both domestic and export log markets with mills located just north in Brookings and south to Arcata/Eureka, and log export docks at Humboldt Bay.

Seller will grant an access easement over property owned by Seller and assign Seller's rights in a quit claim deed right of way over Stateline Lane, which connects Seller's property to public roads. Seller's proposed form of purchase and sale agreement and access easement will be made available to prospective Buyers for inspection prior the bid deadline. Please see Supplemental Information Package.

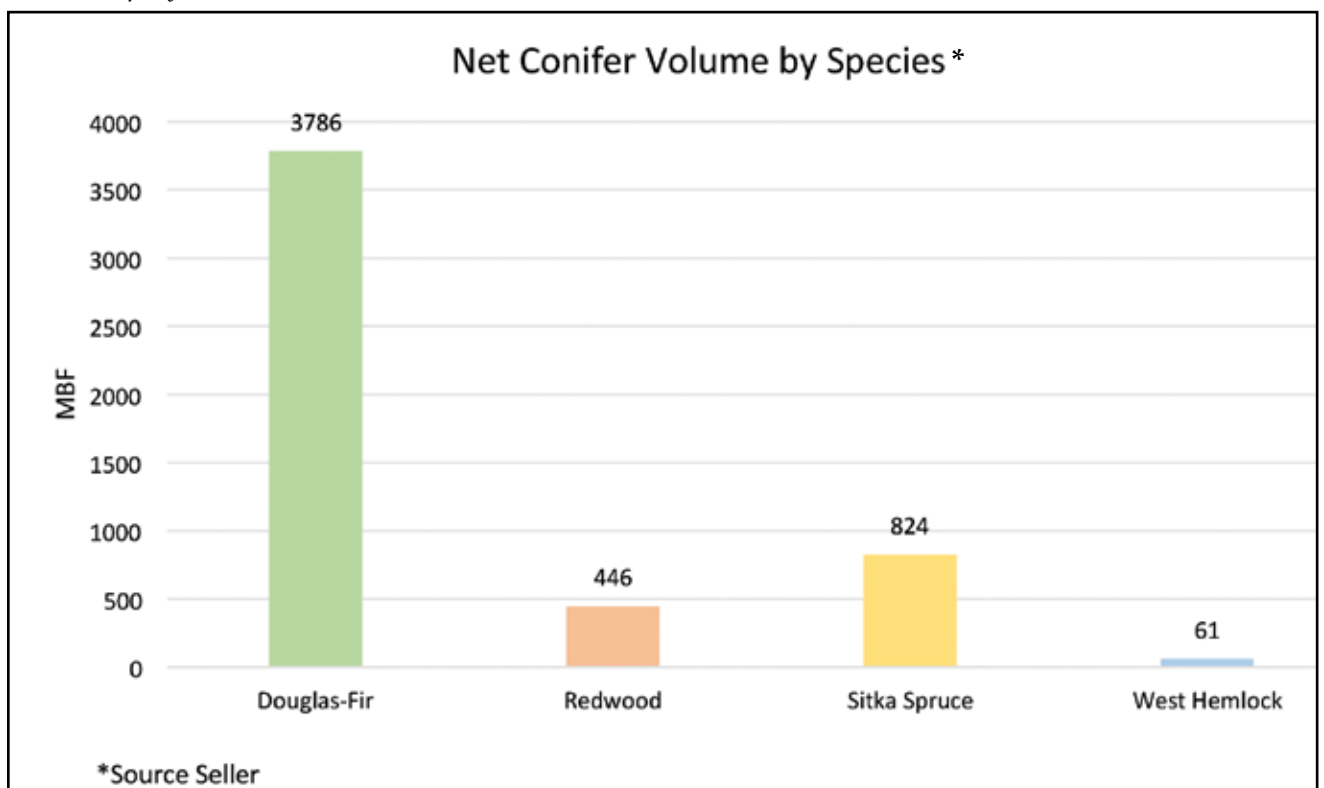
Auction Property #130 has ocean views and residential zoning, providing opportunity to have a home site with small tree farm and frontage along Winchuck River. Auction Property #129 might have home site potential, per a template test, due to adjoining residential uses.

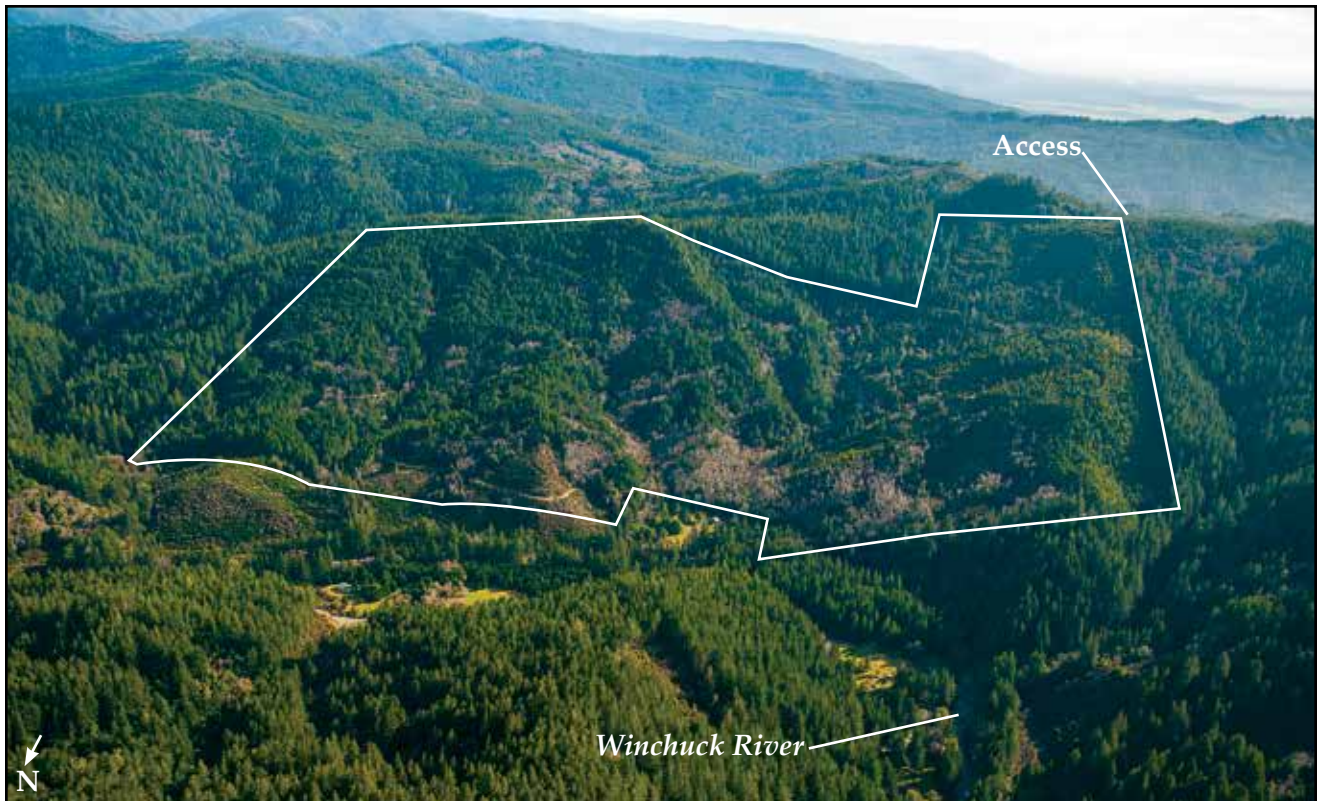
Published Reserve Prices start at less than \$2,400 per acre.

AUCTION PROPERTIES #128 - #130 LOCATION MAP



Auction Property #129





PUBLISHED RESERVE: \$845,000

LAST ASKING: First Time Offered

SIZE: 359± Acres

ELEVATION: 300± to 1,000± Feet

ZONING: Unzoned

PROPERTY INSPECTION: Locked Gate – call Auction Information Office at 1-800-845-3524.

FINANCING: None – All Cash

DESCRIPTION: The 359± acre Peavine Ridge Timber Tract is the largest tract being offered in Curry County, and is located on moderate north-facing slopes between the Winchuck River and Peavine Ridge. The Douglas-fir site index is II. There is an estimated 3,283± MBF of primarily Douglas-fir with some redwood located on 241± acres. (Please see Supplemental Information Packet for inventory detail.) The balance of the tract has 80± acres of young Douglas-fir reproduction, and 37± acres of 20 to 25 year-old Douglas-fir.



Seller will grant an access easement over property owned by Seller and assign Seller's rights in a quit claim deed right of way over Stateline Lane, which connects Seller's property to public roads. Seller's proposed form of purchase and sale agreement and access easement will be made available to prospective Buyers for inspection prior the bid deadline. Property owned by the State of Oregon separates the auction property from Seller's timberlands in California. Accordingly, Buyer must secure a permit or license from the State of Oregon when required for use of access over the road segment on property owned by the State of Oregon.

LOCATION: Township 41 South, Range 12 West, Tax Lot 3000

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



PUBLISHED RESERVE: \$630,000

LAST ASKING: First Time Offered

SIZE: 100± Acres

ELEVATION: 25± to 200± Feet

ZONING: FG – Forest Grazing

PROPERTY INSPECTION: Locked Gate – Please call Auction Information Office at 1-800-845-3524.

FINANCING: None – All Cash

DESCRIPTION: This 100± acre timber tract is located along the Winchuck River Valley, one-quarter mile east of Auction Property #130, and has access from a logging road in the southeast corner. Seller will grant an easement over property owned by Seller and assign Seller's rights in a quit claim deed right of way over Stateline Lane, which connects Seller's property to public roads. Seller's proposed form of purchase and sale agreement and access easement will be made available to prospective Buyers for inspection prior the bid deadline. Please see Supplemental information Package.

The tract has moderate-facing western slopes, and an estimated 600± feet of Winchuck Riverfront.

There are residences on properties adjacent to the northern and southern portions of the property, and the Winchuck River frontage tract may have potential for a home site in the western section, subject to a template test and conditional use approval. (Please see Supplemental Information Package.)

LOCATION: Township 41 South, Range 13 West, Section 25, Tax lots 100 and 200.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013





PUBLISHED RESERVE: \$450,000

LAST ASKING: First Time Offered

SIZE: 31± Acres

ELEVATION: 25± to 200± Feet

ZONING: RR-10 (Tax Lot 2400) and FG—Forest Grazing (Tax Lot 400)

PROPERTY INSPECTION: Locked Gate - please call Auction Information Office 1-800-845-3524

FINANCING: None – All Cash

DESCRIPTION: This 31± acre ocean view tract is located across from Crissey Field State Park and 3 miles south of Brookings, Oregon, with access from U.S. Highway 101 via State Line Road to the northwest corner.

The RR-10 zoning will allow one home site on tax lot 2400, which is 11± acres and subject to on-site septic and well. The balance of the property – 20± acres -- is zoned FG – Forest Grazing. There is an estimated 250± feet of Winchuck River frontage and 116± MBF of residual Douglas-fir and Sitka spruce.

The tract has several good locations for development of an ocean view home site in the western section of the tract, with opportunity to have a barn with horses near the north eastern section of the property, where the ground is gentle above the River. There are 12± acres that have 10 to 15 year-old well-stocked reproduction, providing opportunity to have both an ocean view home site plus a small tree farm. Additional access is being provided via an easement using an existing logging road over lands located south of the property that will improve access to the western section of the property which has RR-10 zoning and ocean views.

LOCATION: Township 41 South, Range 13 West, Section 25, Tax Lots 400 and 2400.

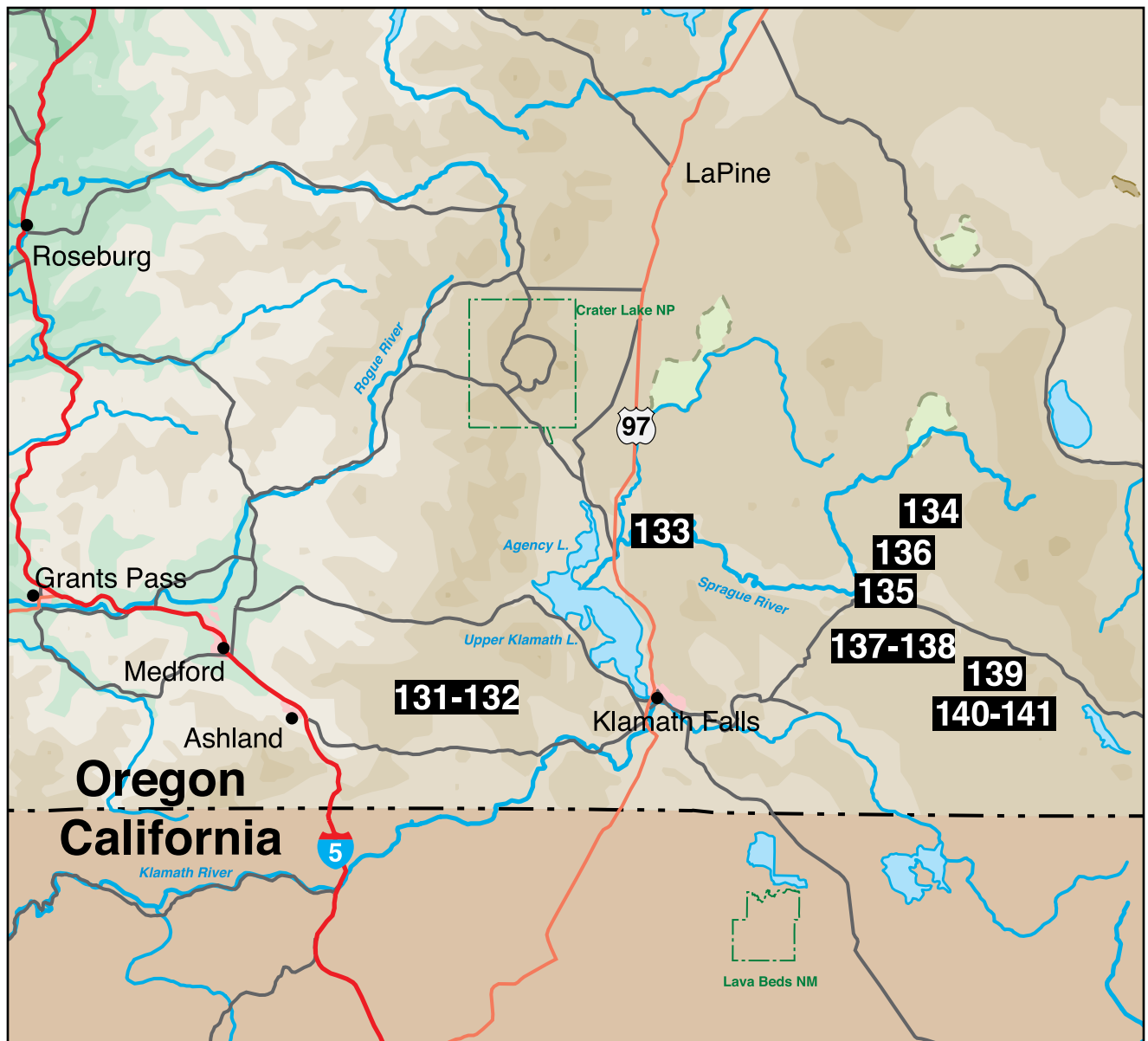
From Highway 101 take Old Highway 101 Northeast to Stateline Road, turn right, and proceed to property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



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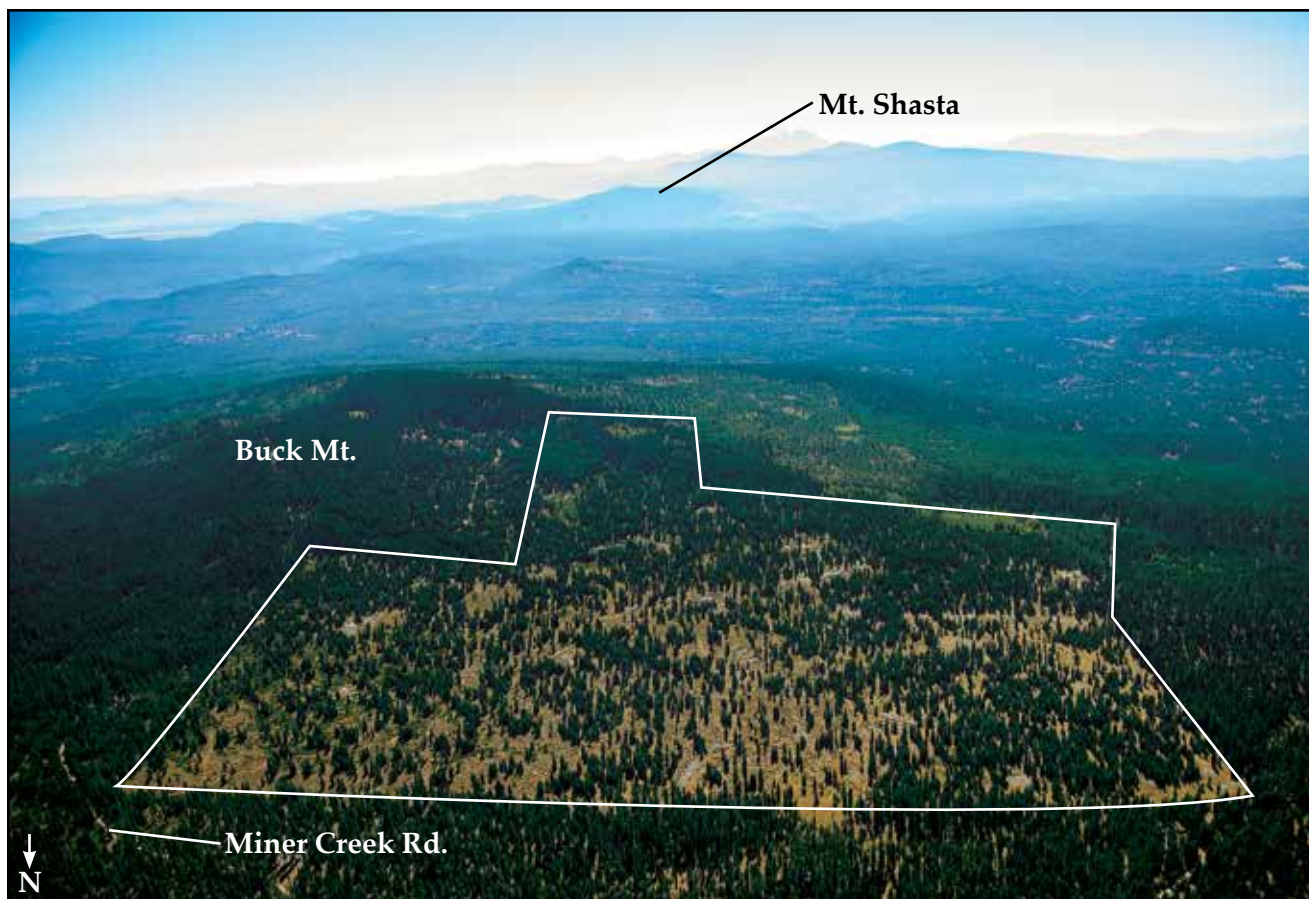
*Upper Klamath Basin Recreation, Hunting and Timber Tracts
Klamath and Lake Counties, Oregon*



Fourteen tracts are being offered that range from 130± to 960± acres, located west of Klamath Falls near Surveyor Mountain campground, overlooking Sprague River east of Chiloquin, along the Yonna Valley, between Beatty and the Sycan Marsh and east of Bly near Gearhart Mountain Wilderness and Quartz Mountain.

Five tracts will be sold with No Minimum Bid. Auction Properties #20 and #21 will be offered in the May 11 Oral Auction. Auction Properties #133, #138 and #140 are offered in the June 12 Sealed Bid Auction. Published Reserve Prices start at only \$200 per acre.

Some of the properties have well-stocked, 30± year old pine plantations, providing long-term asset growth. Many of the properties have meadows and creeks, offering excellent locations for hunting base camps with the new owner able to obtain a landowner preference tag.



PUBLISHED RESERVE: \$132,500

LAST ASKING: First Time Offered

SIZE: 482± Acres

ELEVATION: 5,200± to 5,600± Feet

ZONING: F - Forest

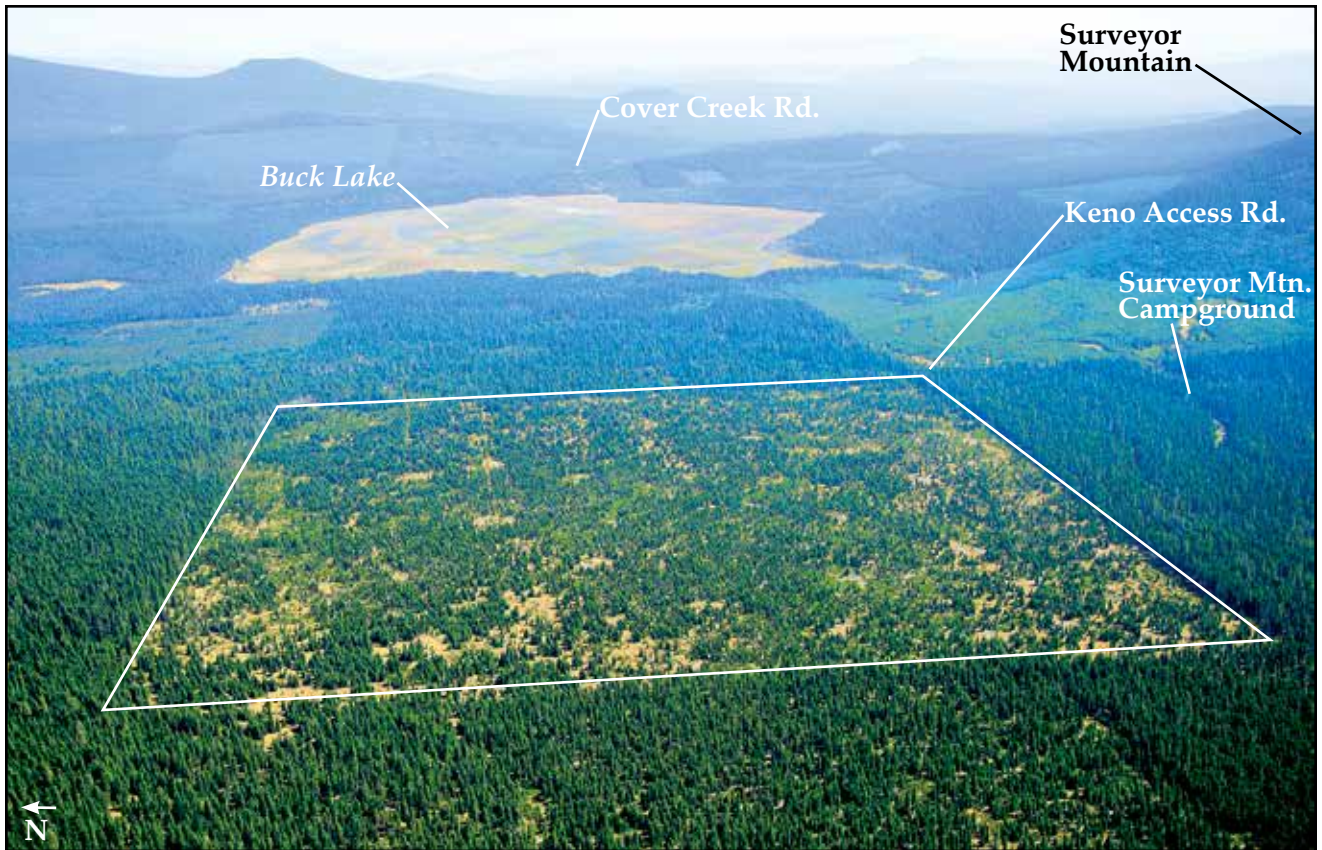
PROPERTY INSPECTION: At Any Time. Four wheel drive is required.

FINANCING: None – All Cash

DESCRIPTION: The 482± acre Buck Mountain Timber and Recreation Tract is located in the southern Cascade Range, along the north-facing slopes of Buck Mountain, 25± miles west of Klamath Falls. It has some residual timber located primarily in the southern portion of the tract. The tract was last harvested in 2000. There are several meadow areas in the north section, with moderate to rolling topography, providing an excellent location for a hunting base camp. The Bureau of Land Management is an adjoining owner. The tract is located within the Keno Wildlife Management Unit, and a new owner may obtain landowner preference tags. (Please see Supplemental Information Package for details.)

LOCATION: Township 39S, Range 6E, Section 18, Tax Lot 1200. From Klamath Falls, take Highway 66 to Clover Creek Road. Take Clover Creek Road to mile marker 11, and turn south on Spencer Cutoff Road. Follow Spencer Cutoff Road to Keno Access Road. Go approximately 1/4 mile and turn south on Miner Creek Road. At the top of the ridge take the left-hand spur to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



PUBLISHED RESERVE: \$189,500

LAST ASKING: First Time Offered

SIZE: 640± Acres

ELEVATION: 5,400± to 5,600± Feet

ZONING: F – Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The Keno 16 tract is located 25 miles west of Klamath Falls in the southern Cascade Range, at the base of Surveyor Mountain, near the Surveyor Mountain Campground that is operated by the Bureau of Land Management. There is access to the southeast corner from the Keno Access Road which provides access from late spring to early fall, providing opportunity to develop a hunting base camp, or a camping site for a recreational vehicle.

The tract is mostly gentle topography, and has well-stocked stands of residual timber, providing a long-term forest management investment. It was last harvested in 2000. The tract is located within the Keno Wildlife Management Unit, and a new owner may obtain landowner preference tags. (Please see Supplemental Information Package for details.)

Auction Property #131, the 482± acre Buck Mountain Timber and Recreation Tract, is located 5± miles southwest on the south side of Surveyor Mountain.

LOCATION: Township 38S, Range 5E, Section 16, Tax Lot 1300. From Klamath Falls, take Highway 66 to Clover Creek Road. Follow to Mile Marker II and turn south on Spencer Cutoff Road. Follow to Keno Access Road. Take Keno Access Road west 7± miles and take last right hand spur before BLM Surveyor Campground. Follow north 1/4± mile to property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: \$123,350

SIZE: 145± Acres

ELEVATION: 4,265 to 4,500± Feet

ZONING: F - Forestry

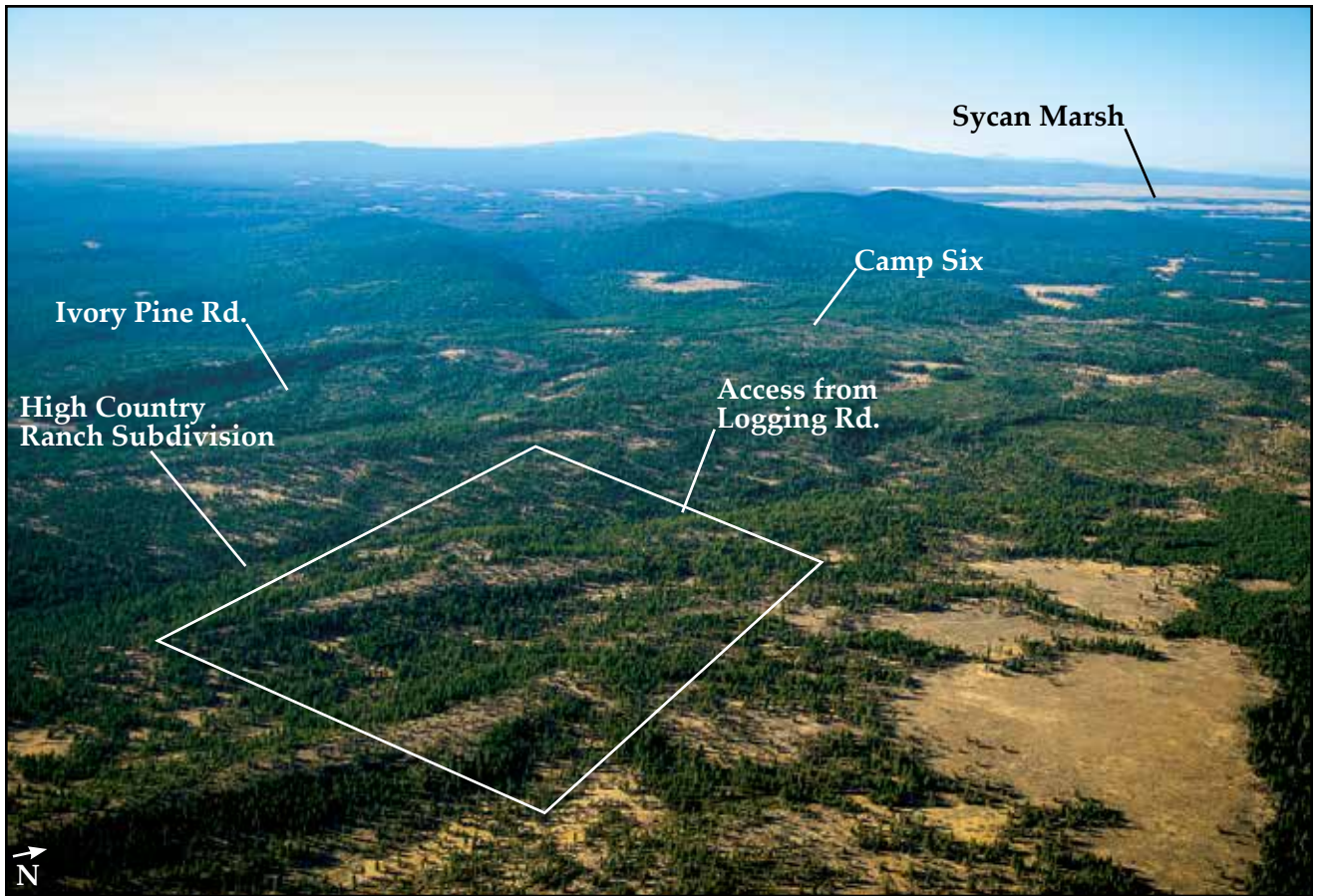
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 145± acre tract is located within Sprague River Valley, at the intersection of Sprague River and Williamson River Highways, 8± miles east of the community of Chiloquin. There is an estimated 350± MBF of residual ponderosa pine on the tract, which is bisected by Forest Service Road 4502 and runs east to west from Sprague River Highway to Williamson River Highway. The south-facing slopes are primarily gentle, with moderate slopes from U.S. Forest Service Road 4502 to the north. There are several good locations for camp sites with excellent year-round access to both Sprague and Williamson Rivers, Kla-Mo-Ya Casino in Chiloquin and Highway 97. Crater Lake is within a 75 minute drive.

LOCATION: Township 34 South, Range 8 East, Section 20, Tax Lot 1500. From Chiloquin, take Sprague River Highway to intersection with Williamson River Highway. Follow to southeast corner of the property.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 12, 2013



PUBLISHED RESERVE: \$39,500

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 4,800 to 5,000± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time. Four wheel drive is recommended.

FINANCING: None – All Cash

DESCRIPTION: The 160± acre tract is located in northeast Klamath County, between the Sycan Marsh and Highway 140, at Bly. The tract has some residual timber which is primarily along a creek drainage. The property was last harvested in 2000.

There is physical access to the northern section of the property, past High Country Ranch. The tract is located within the Interstate Wildlife Management Unit, and a new owner can obtain landowner preference tags. (Please see Supplemental Information Package for details.)

LOCATION: Township 35 South, Range 14 East, Section 8, Tax Lots 100 and 200.

Township 35 South, Range 14 East, Section 5, Tax Lot 600.

From Highway 140, proceed 3± miles west of Bly. Take Ivory Pine Road north ten± miles to a private spur road. Turn right and follow 1.75± miles to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



PUBLISHED RESERVE: \$48,000

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 4,500± Feet

ZONING: F - Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

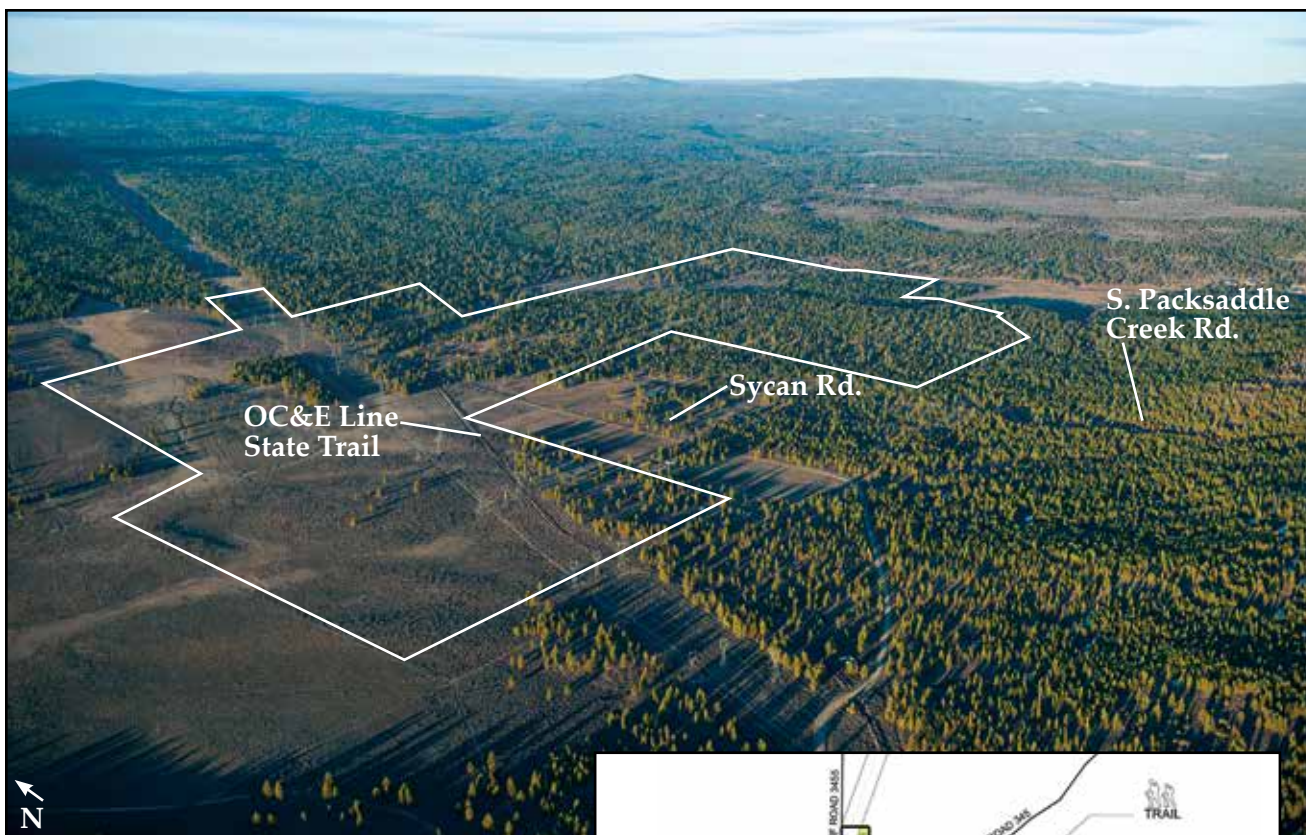
DESCRIPTION: The 160± acre Sycan 7 tract is located six± miles northeast of the Sprague Riverfront town of Beatty, and adjoins the Ferguson Mountain Pines subdivision, to the south. The property has mostly moderate to gentle north facing slopes. There is some residual timber remaining on the property. Auction Property #136 is north of the property.

Powerline Road provides access into the northwest corner. The tract is located within the Interstate Wildlife Management Unit, and a new owner can obtain landowner preference tags. (Please see Supplemental Information Package for details.)

LOCATION: Township 35 South, Range 13 East, Section 32, Tax Lot 1300.

From the town of Beatty, take Godowa Springs Road north 2.5± miles, to Sycan Road. Turn right and proceed 3± miles to Powerline Road. Go south 1/4± mile to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



PUBLISHED RESERVE: \$193,500

LAST ASKING: First Time Offered

SIZE: 960± Acres

ELEVATION: 4,400± to 4,600± Feet

ZONING: F – Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 960± acre Sycan 5 Tract is the largest property being offered in the upper Klamath Basin, and is located 5.5 miles north of the Sprague River Community of Beatty, and north of Auction Property #135. It has potential to be used as a ranch, with year-round access to Beatty. The High Country Ranch subdivision is located 1.5 miles south of the property. The property is bisected in the western section by the old Weyerhaeuser Railroad right-of-way that is now being used as an O C & E Woods Line State Trail system for hiking, cycling and horseback riding.

A power line right-of-way runs through the western section of the tract, which is primarily open meadow and grazing land. Mill Creek, tributary to the Sycan River, is located in the northwest corner. Sycan Road provides excellent access to the property, which was harvested in 2002. Five Mile Creek Road bisects the southeast corner of the property. There are some remaining residual stands of ponderosa pine. The topography is mostly gentle. The tract is located within the Interstate Wildlife Management Unit, and a new owner can obtain landowner preference tags. (Please see Supplemental Information Package for details.)

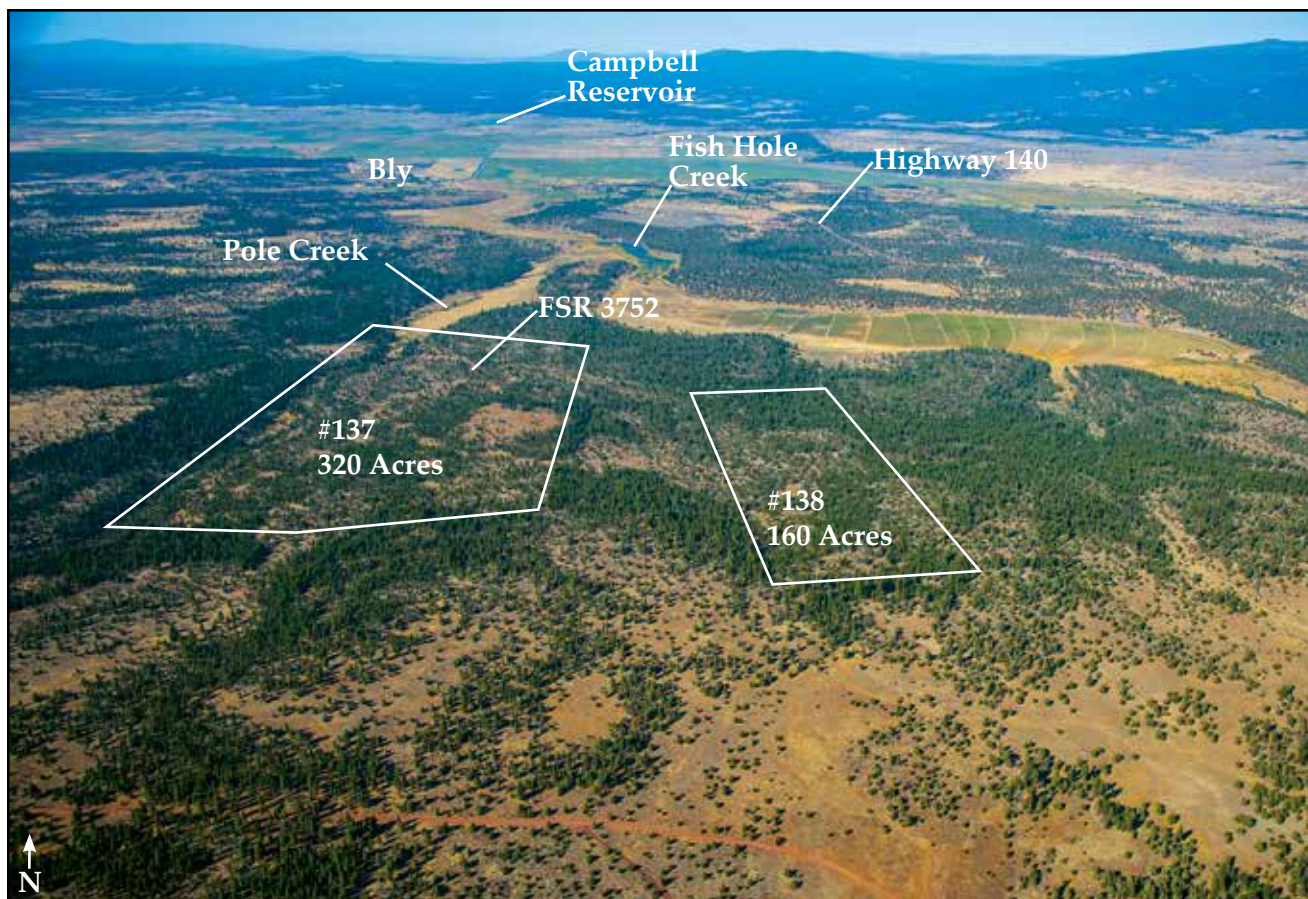
A power line right-of-way runs through the western section of the tract, which is primarily open meadow and grazing land. Mill Creek, tributary to the Sycan River, is located in the northwest corner. Sycan Road provides excellent access to the property, which was harvested in 2002. Five Mile Creek Road bisects the southeast corner of the property. There are some remaining residual stands of ponderosa pine. The topography is mostly gentle. The tract is located within the Interstate Wildlife Management Unit, and a new owner can obtain landowner preference tags. (Please see Supplemental Information Package for details.)

LOCATION: Township 35 South, Range 13 East, Section 20, Tax Lot 1300. Section 28, Tax Lot 100. Section 29, Tax Lots 100, 1000, 1100, 1200, 1201. At Beatty, take Godowa Springs Road north 2.5± miles, to Sycan Road. Turn right and follow 3± miles to Powerline Road. At junction of Powerline Road and Sycan Road proceed north on Sycan Road 1± mile to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY JUNE 12, 2013



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: \$85,000

LAST ASKING: First Time Offered

SIZE: 320± Acres

ELEVATION: 4,440± to 4,600± Feet

ZONING: F – Forest

PROPERTY INSPECTION: At Any Time. Four wheel drive is recommended.

FINANCING: None – All Cash

DESCRIPTION: This 320± acre tract is located 3± miles south of Bly, and is 1/8 mile west of Auction Property #138, Pole Creek East. It may be purchased individually, or in combination with Pole Creek East, providing ownership of 480± acres. Pole Creek bisects the northwest corner and the USFS road provides excellent access throughout the property.

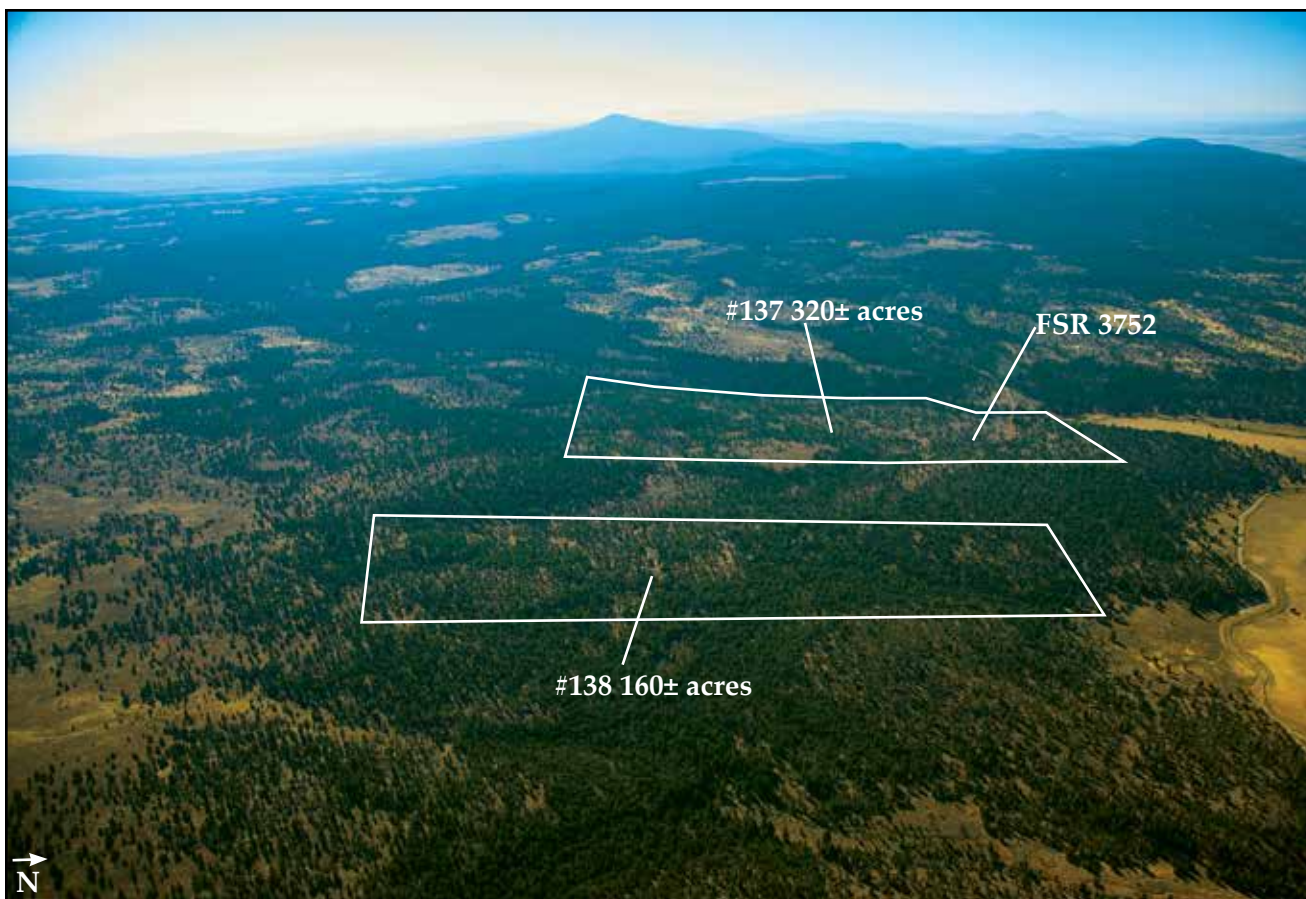
The sale of Pole Creek West Timber and Recreation Tract is subject to an easement over the spur road that provides access to Auction Property #138, Pole Creek East.

The topography is gentle to moderate, with some residual timber remaining on the tract, and some open meadows by Pole Creek and along the eastern boundary that would make a good hunting base camp or cabin location. The tract is located within the Interstate Wildlife Management Unit, and a new owner can obtain landowner preference tags. (Please see Supplemental Information Package for details.)

LOCATION: Township 37S, Range 14E, Section 23, Tax Lot 3400.

From Bly, take Keno Springs Road south 1± mile and turn left on Forest Service Road 3752. Follow 2± miles. Once you cross the bridge, you are on the north portion of the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 4,540± to 4,640± Feet

ZONING: F – Forest

PROPERTY INSPECTION: At Any Time. Four wheel drive is recommended.

FINANCING: None – All Cash

DESCRIPTION: The 160± acre Pole Creek East Timber and Recreation Tract is contained in two tax lots, and is located 1/8 mile east of Auction Property #137, Pole Creek West Timber and Recreation Tract. USFS ownership is between both auction properties, and a logging road through Pole Creek West provides access to the southwest section. The Seller will provide an easement over the existing logging road on Auction Property #137 as part of the sale. The topography is mostly gentle north-facing slopes, with some residual timber remaining on the property. The tract is located within the Interstate Wildlife Management Unit, and a new owner can obtain landowner preference tags. (Please see Supplemental Information Package for details.)

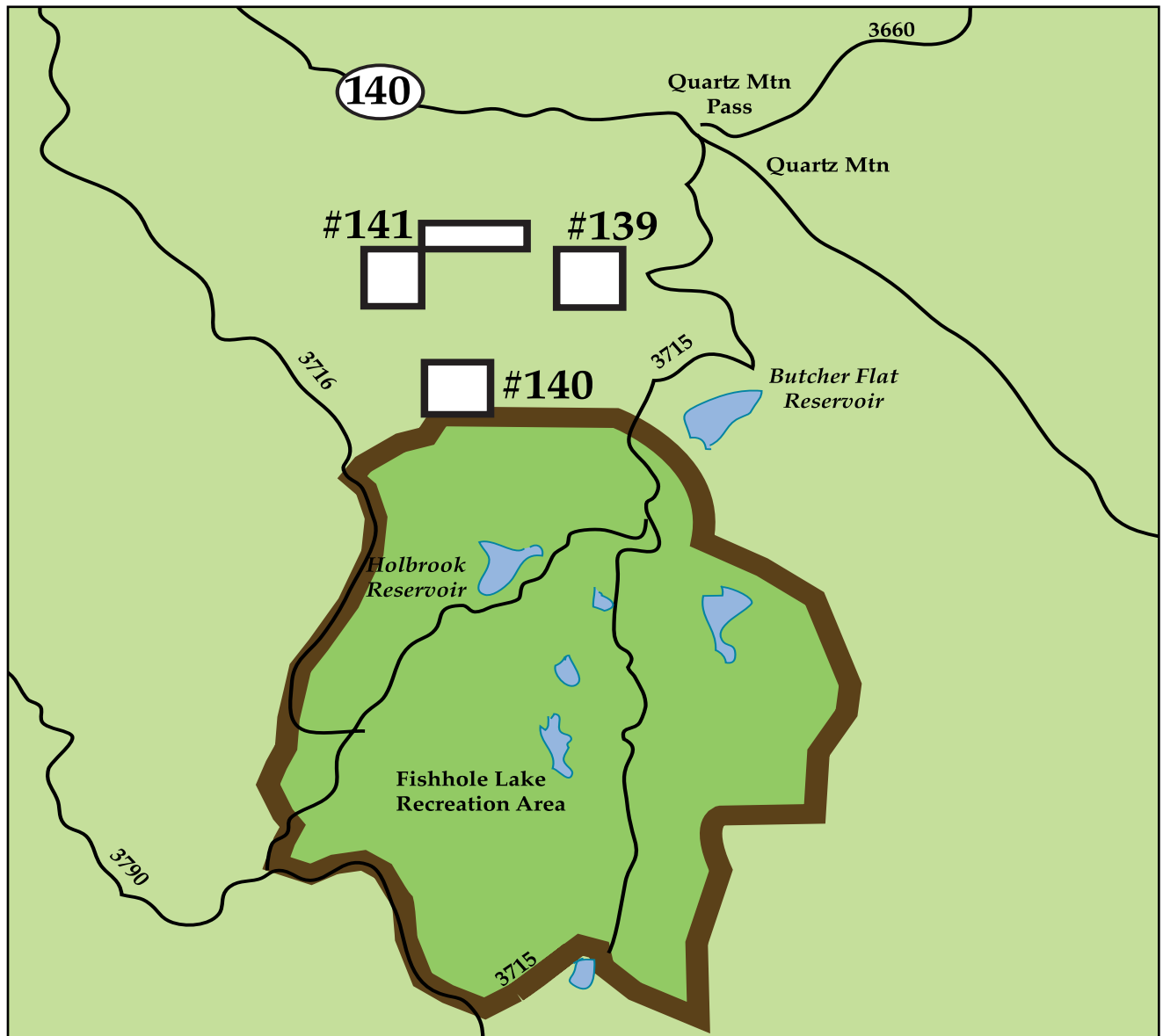
LOCATION: Township 37 South, Range 14 East, Section 23, Tax Lot 3600 and Section 26 Tax Lot 3900.

From Bly, take Keno Springs Road south 1± mile and turn left on Forest Service Road 3752. Follow 2± miles and after crossing bridge proceed 1/2± mile to road 802-74. Follow road 802-74 1/2± mile to the property.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 12, 2013

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Three Timber and Recreation Tracts near Quartz Mountain Lake County, Oregon



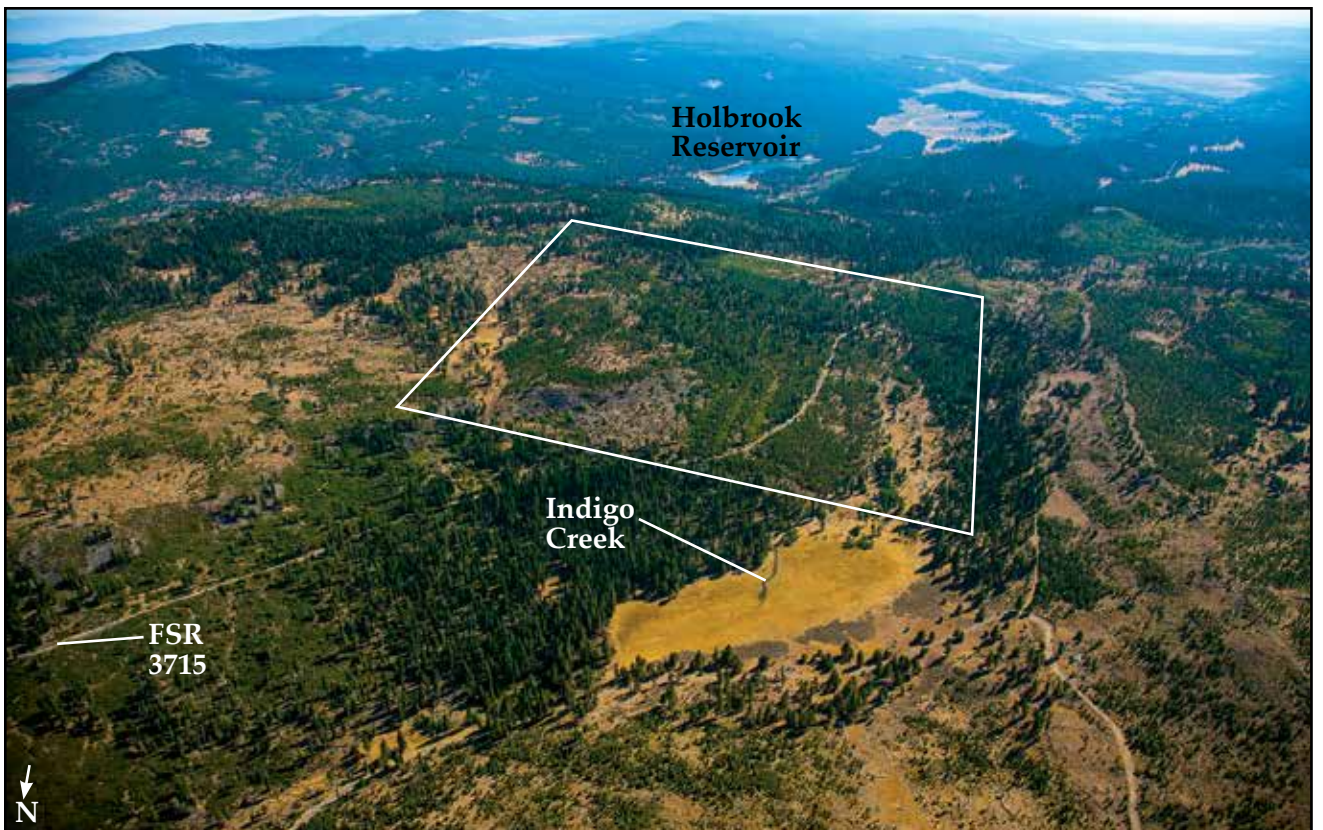
Property	Size (± acres)	Elevation (± feet)	Published Reserve	Last Asking
139 – Drake 1	157	5,700 to 6,000	\$43,500	First Time Offered
140 – Drake 3	160	6,000 to 6,225	No Minimum Bid	First Time Offered
141 – Drake 2/ Southfork 277		5,600 to 6,000	\$73,500	First Time Offered

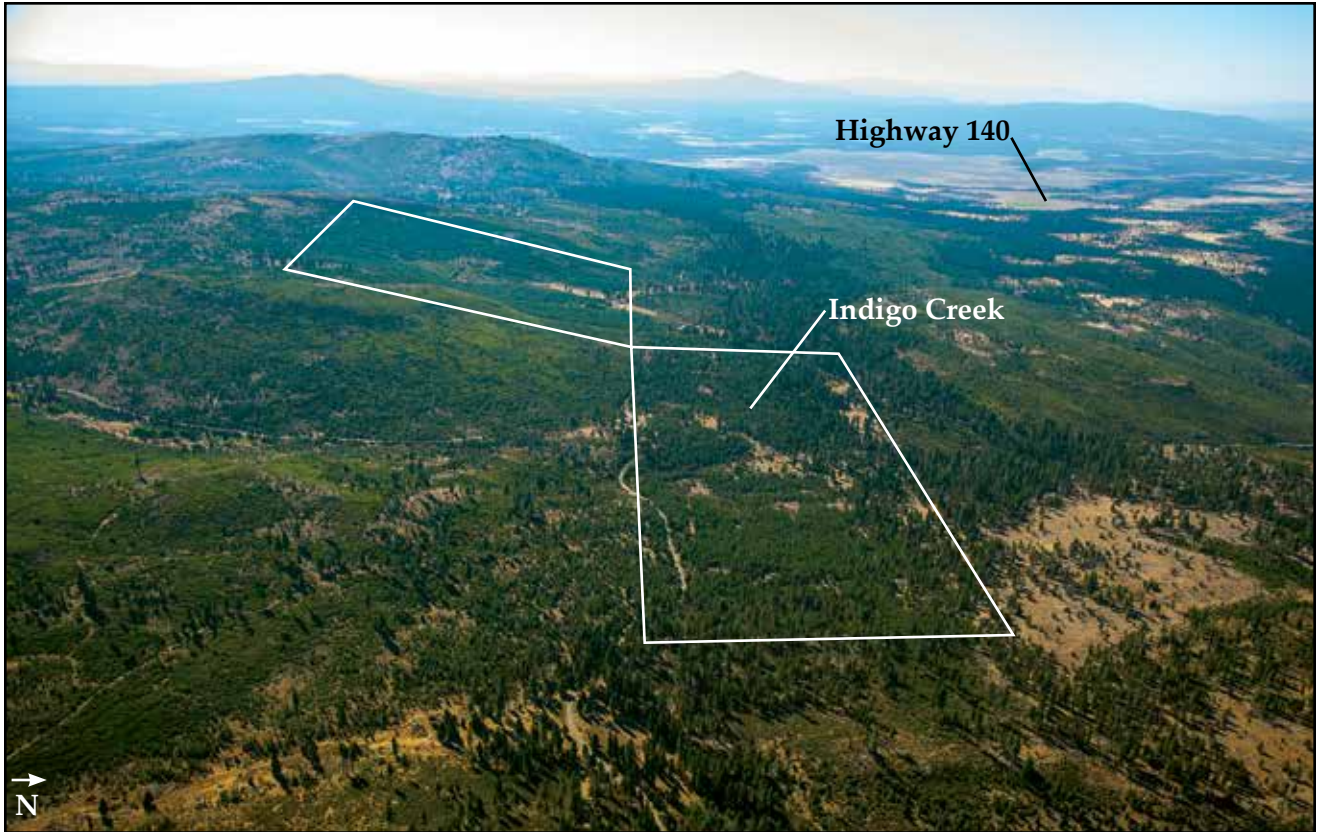
ZONING: F – Forest

PROPERTY INSPECTION: At Any Time. Four wheel drive is recommended.

FINANCING: None – All Cash

DESCRIPTION: These three timber and recreation tracts are located southwest of Highway 140 at Quartz Mountains Pass and are in-holdings within the Fremont-Winema National Forest, in the western section of Lake County, about 12 miles east of Bly. There is good access to each property, and they are located in adjoining sections that can be purchased individually, or in any combination. Auction Property #140 will be sold with No Minimum Bid to the high bidder. The tracts were impacted by the Quartz Mountain fire in the 1980s but were replanted by Weyerhaeuser and provide a long-term forest investment with 30± year old well-stocked pine plantations. The tracts are located within the Interstate Wildlife Management Unit, and new owners may obtain landowner preference tags. (Please see Supplemental Information Package for details.)





Auction Property 139

This 157± acre tract contains well-stocked 30± year old pine plantation, with some residual timber located in the southeast section, with good access from logging roads to the southwest, northwest and northeast corners. The tract has primarily moderate, north-facing, slopes. Auction Property #141 is located 1/8 mile to the west and Auction Property #140 is one mile southeast.

LOCATION: Township 38 South, Range 16 East, Section 4, Tax Lot 300. Take Highway 140 to Quartz Mountain Rest Area. Go south on Forest Service Road 3715. The first two right-hand spurs both lead to properties 138/139/140. Please see Supplemental Information Package for maps.

Auction Property 140

This 160± acre tract is located along the northern boundary of Fishhole Lake Recreation Area that contains Holbrook Reservoir and a number of small lakes with campgrounds. There is a small meadow area in the northwest corner that could be a good campsite. There are some residual timber and pine plantations on the tract, with logging road access to FSR 3715 from Quartz Mountain Pass.

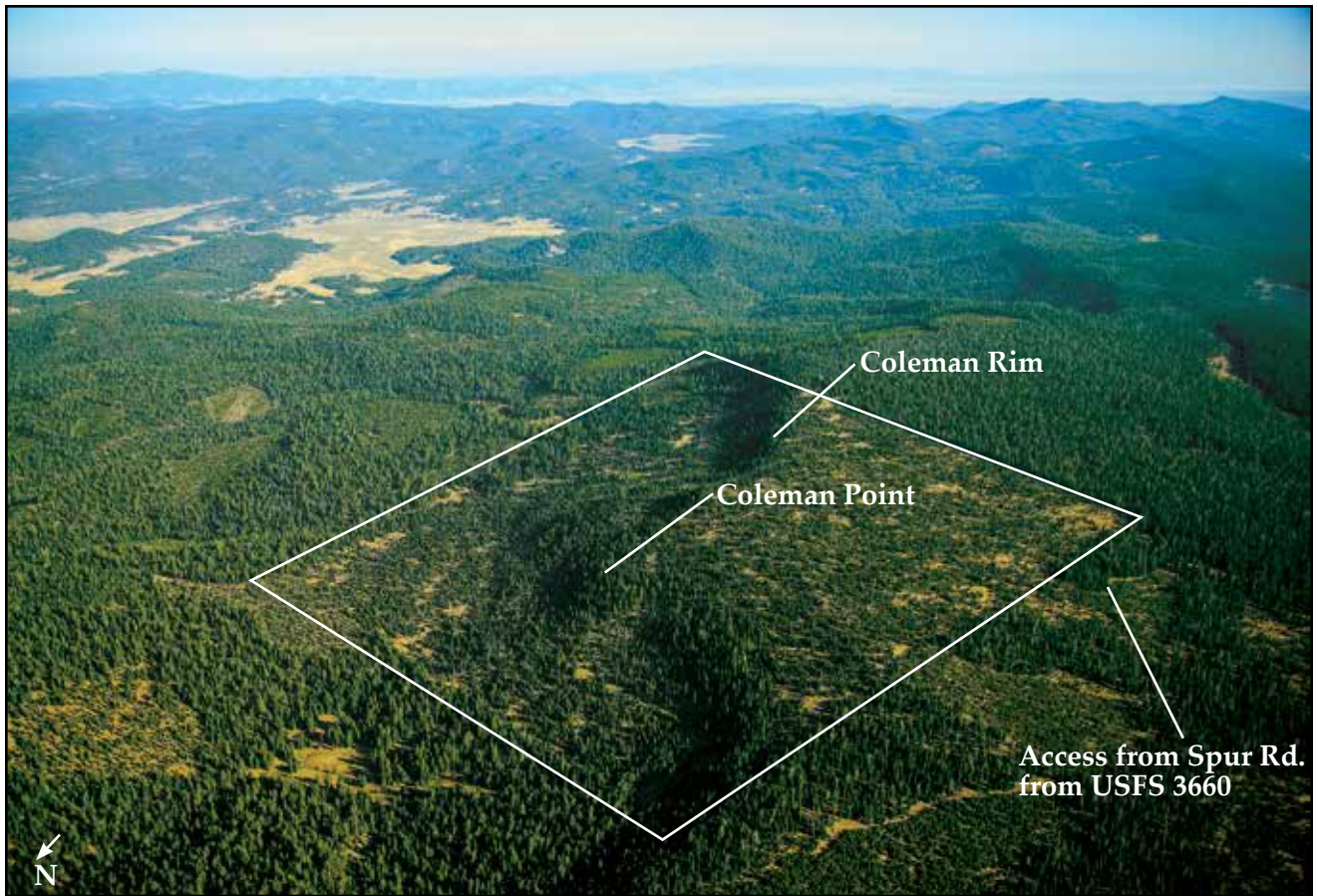
LOCATION: Township 38 South, Range 16 East, Section 8, Tax Lot 600. Take Highway 140 to Quartz Mountain Rest Area. Go south on Forest Service Road 3715. The first two right-hand spurs both lead to the property. Please see Supplemental Information Packages for maps.

Auction Property 141

This is the largest tract near Quartz Mountain at 277± acres, and is well-stocked with 25± year old pine plantation with Indigo Creek bisecting the lands in Section 32. The slopes are primarily moderate, north-facing and there is a logging road that provides access throughout the property.

LOCATION: Township 38 South, Range 16 East, Section 6, Tax Lot 400 and Township 37 South, Range 16 East, Section 32, Tax Lot 1400. Take Highway 140 to Quartz Mountain Rest Area. Go south on Forest Service Road 3715. The first two right-hand spurs both lead to the properties 138/139/140. Please see Supplemental Information Packages for maps

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



PUBLISHED RESERVE: \$157,500

LAST ASKING: First Time Offered

SIZE: 640± Acres

ELEVATION: 6,000± Feet to 2,900± Feet

ZONING: F – Forest

PROPERTY INSPECTION: At Any Time. Four wheel drive is recommended.

FINANCING: None – All Cash

DESCRIPTION: This full section of land, with 640± acres, is located along Coleman Rim and is three miles east of the Gearhart Mountain Wilderness, within the Fremont – Winema National Forest. This is an in-holding that has several good locations to develop a secluded base camp for hunting and recreation. Bly, at Highway 140, is 15± miles southwest of the property. Coleman Point is in the center of the tract. There are steep northwest-facing, and moderate to steep southwest-facing, slopes. From Coleman Point, a spur road from FSR 3660 provides access to the southwest corner. The tract has residual timber primarily along the north-facing slopes. The tract is located within the Interstate Wildlife Management Unit, and a new owner can obtain landowner preference tags. (Please see Supplemental Information Package for details.)

LOCATION: Township 36 South, Range 17 East, Section 16, Tax Lot 1400.

Take Highway 140 to Quartz Mountain Rest Area. Turn north on Forest Service Road 3660. Proceed 12± miles to spur on the right. Take spur 2.5± miles to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



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.

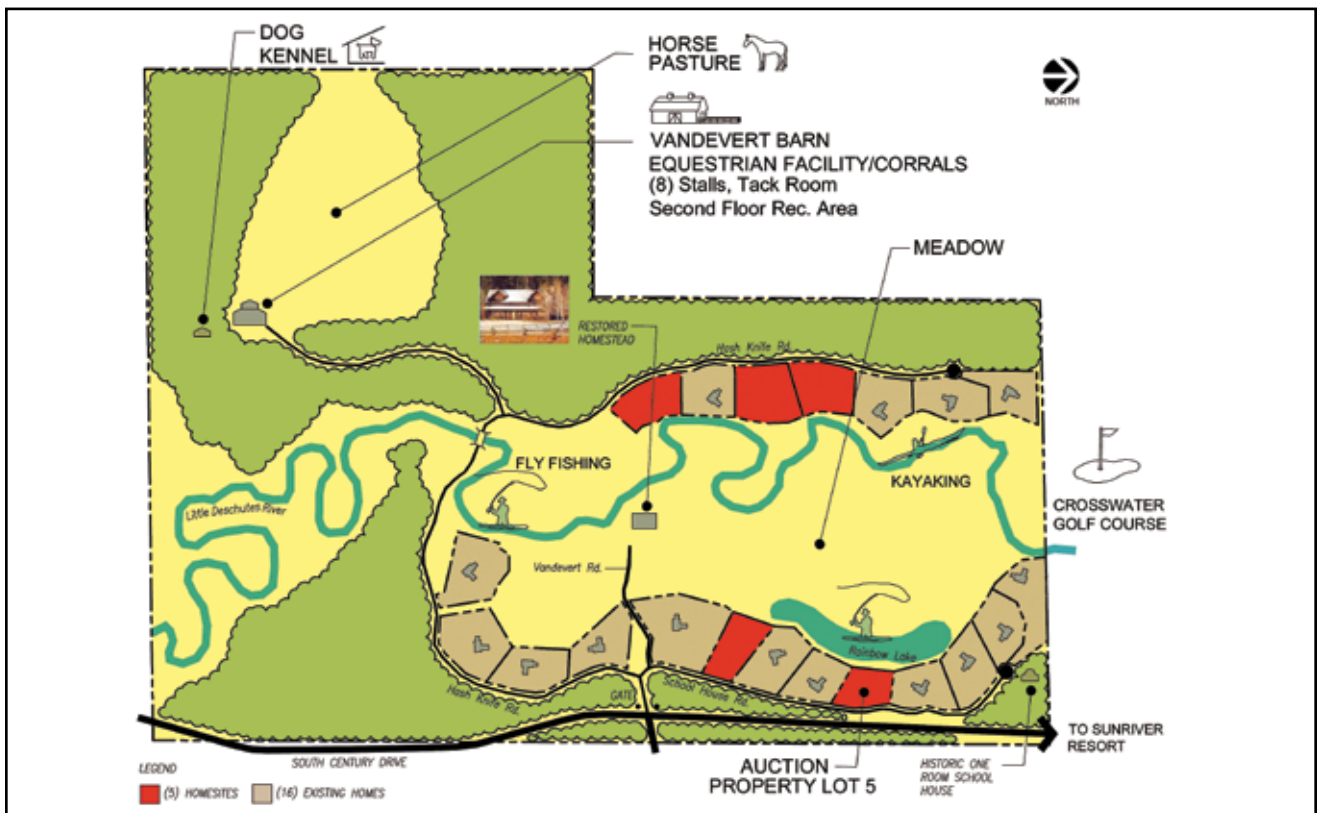
Annual homeowner fees are \$13,952. On-site septic and well are required. Copies of the CCRs, design guidelines and by-laws, and additional data, are in the Supplemental Information Packet, with bid documents.

LOCATION: 56111 School House Road, Lot 5

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



Rainbow Lake



Barn and corrals



Original ranch home, located near the auction property



View from meadow



Little Deschutes River along ranch



Home near auction property



Gated entry

There are design guidelines restrictive to themed log homes. Several homes at Vandever 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. The Seller is providing a one year credit for HOA dues at closing. 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



PUBLISHED RESERVE: \$99,500

LAST ASKING: \$159,000

SIZE: 1.45± Acres

ZONING: Special Service Commercial (C3)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

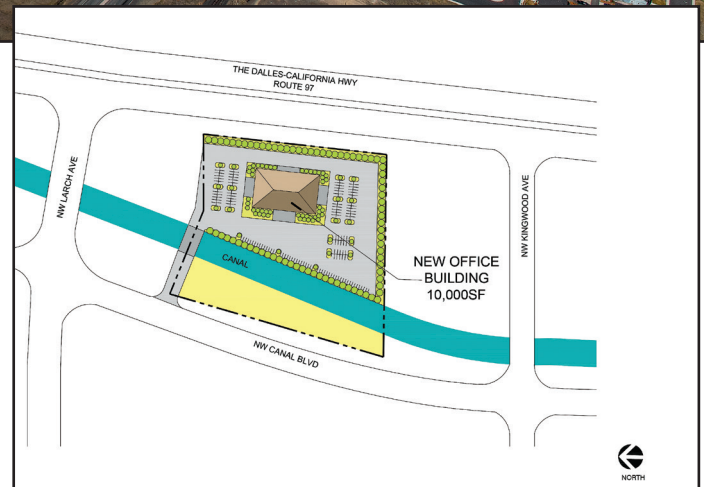
DESCRIPTION: This 1.45± acre commercial property is located on the east side of Canal Blvd. across from St. Charles Medical Center in Redmond, with excellent exposure from Highway 97. The property has access from Canal Blvd. by way of a two-lane bridge over the COID (Central Oregon Irrigation District) Canal, at the northwest side of the property. The access bridge is directly across from the hospital.

The site contains approximately 62,990± square feet, of which 18,580± square feet are impacted by the canal and easement, resulting in a net buildable area of 44,410± square feet. The land lying within the easement may be used for parking and landscaping as long as it does not disrupt the flow, maintenance, or access to the canal.

The C-3 zoning allows for a variety of commercial uses, including medical services, convalescent homes, nursing facilities and multi-family residential for 55 years and older. Utilities are available to the site.

LOCATION: Township 15 South, Range 13 E, 10 B, Tax Lot 304

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



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



**SALE PENDING:
PLEASE CALL AUCTION
INFORMATION OFFICE
FOR DETAILS**

LAST ASKING: \$4,500,000

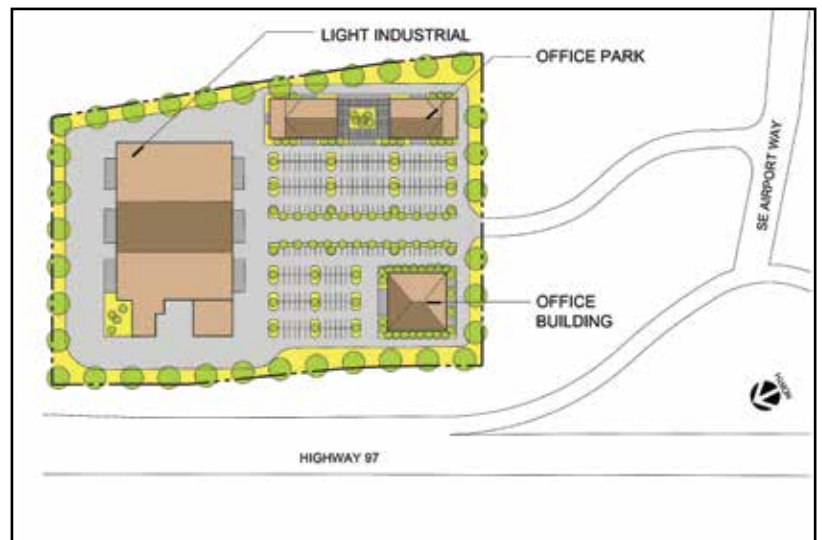
SIZE: 12.69± Acre Site and 103,096± Square Foot Building

ZONING: C1—Strip Service

PROPERTY INSPECTION: By Appointment Only – please call Auction Information Office at 1-800-845-3524.

FINANCING: Riverview Community Bank may provide financing subject to approval of purchaser's credit.

DESCRIPTION: This former 103,096± square foot Walmart building is located on a 12.69± acre site, with a strategic location at Highway 97 Exit to the Airport Business Center in Redmond, central Oregon's second largest city. It is a 15 minute drive to Bend, and the location of the region's only commercial airport. The property is within the greater Redmond Area Enterprise Zone, providing significant incentives for development that would create jobs and could include waiver of property taxes and additional city fees with abatements from 3 to up to 15 years, as well as additional financial incentives from the state of Oregon. (See Supplemental Information Package for detail.)



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



Under existing zoning, the 103,096± square foot building could be revised for a wide range of commercial, retail or light manufacturing uses, as well as for either a single, or multiple, tenants. There is also opportunity to use part of the 600 space parking area to develop new buildings for a business park, office park, showroom or outdoor display area, providing significant exposure to Highway 97 and access to the Bend/Redmond Airport and south to the city of Bend.

The building was constructed in 1994 and is an average quality big-box retail facility. It was sold by Walmart in 2007 so that Walmart could relocate to its present location at the north end of Redmond.

There is a fifty-year deed restriction from Walmart that restricts re-use for grocery to less than 35,000± square feet and restricts re-use for retail to less than 50,000± square feet in size. (See Supplemental Information Package for copy of deed restriction.)

The main portion of the building was used for retail sales, and additional areas for non-retail sales include shipping and receiving with three dock high doors in the northeast corner, employee break room, storage/stock room, restrooms, indoor/outdoor garden area in the southwest corner, and former auto maintenance area in northwest corner that includes three drive-through service bays. Some of the parking is along the eastside of the building. The building has 17 1/2 ft. ceiling height, providing ample room for re-use as light manufacturing.

The building is in overall good condition other than deferred maintenance for the roof and HVAC units.

The property is fenced, and entry is along S.W. 21st Place from Airport Way. Adjoining uses include a motel, restaurant, and retail.

Acquisition of this former Walmart property provides an investment and redevelopment opportunity at a significant discount to replacement of the 103,096± square foot building and 12.69± acre site, all within an Enterprise Zone, with added incentive of tax abatements.

LOCATION: 3500 S.W. 21st Place

Tax Lot 100, MAP 151329-AO

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



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-Wahatonga 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.

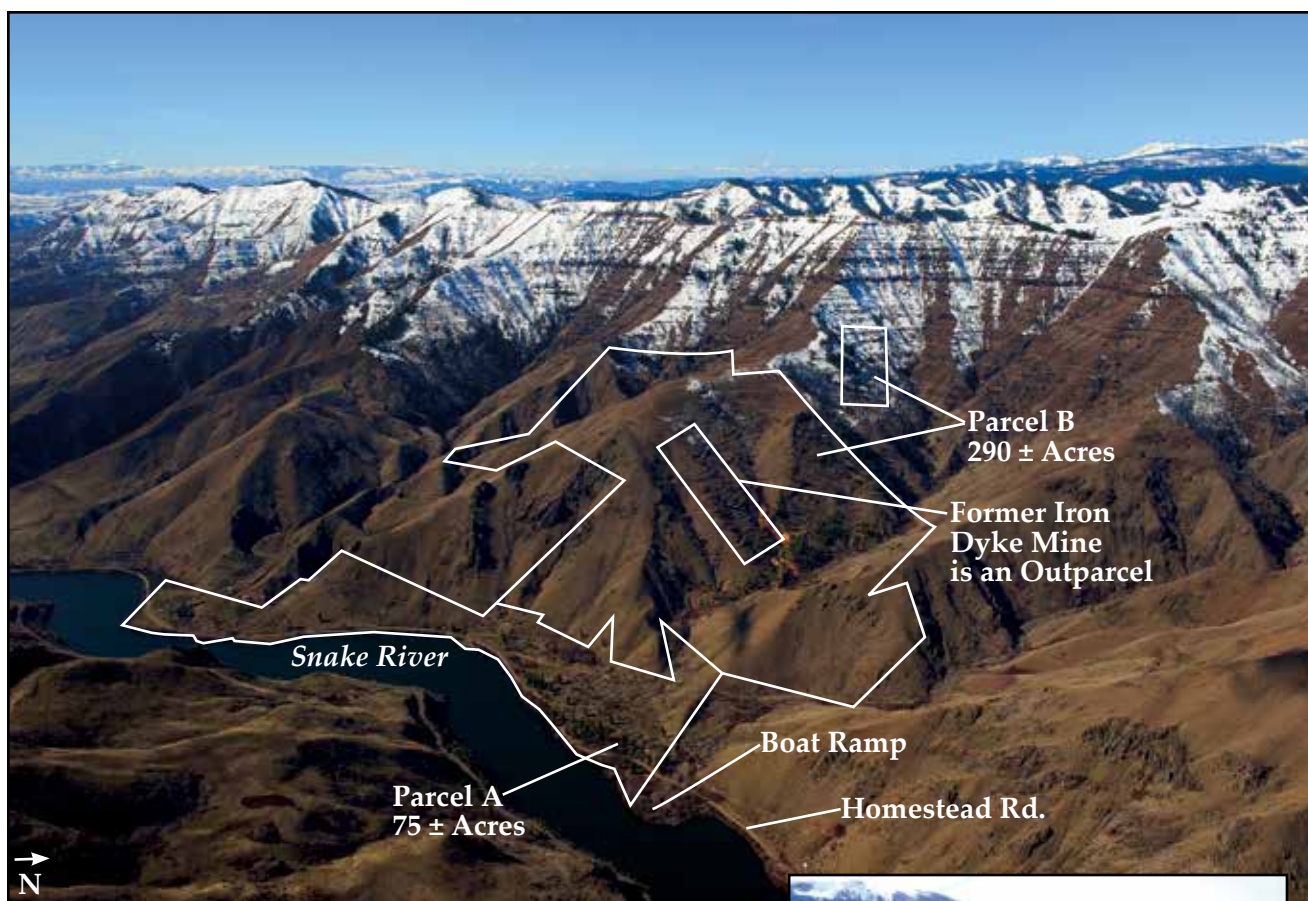
Five homes have been built in the Heritage Plaza subdivision. The Seller is offering these ten remaining lots in three lot packages, with reserve prices that range from \$44,000 for two lots to \$100,000 for five lots (\$20,000 per lot). The lots are located along Heritage Loop.

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



PUBLISHED RESERVE: \$175,000 (Bulk)

	Parcel A	Parcel B
LAST ASKING: \$599,999	\$150,000*	\$25,000*

•The sale of Parcel A and Parcel B is subject to combined total accepted bids in the aggregate to equal, or exceed, \$175,000.

SIZE: 365± Acres	75± Acres	290± Acres
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ELEVATION: 1,800± to 3,600± Feet

ZONING: Parcel A: Homestead Recreation Limited Use Combining Zone
Parcel B: Mining Extraction

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 365± acre tract is one of the largest private landholdings within the Snake River Canyon that has entitlements for recreation development that may allow 25 cabin and 25 tent sites, 10 recreational vehicle sites, marina, caretaker residence and additional buildings. The property is available in its entirety, or in two parcels of 75± and 290± acres. It is located south of the Hells River National Recreation Area, and four miles north of the Oxbow Dam.

Baker County Commissioners approved PA-07-005 in 2008, which changes the zoning on 75± acres along the Snake River (Parcel A) from EFU to Homestead Recreation Limited Use Combining Zone. A four-year extension for the entitlements has been granted that will expire December 3, 2014, providing a new owner the opportunity to develop a master plan for the 75± acres along the Snake River. A conditional use permit will be required. A copy of the Baker County Final Staff Report and additional documents are available in the Supplemental Information Package.





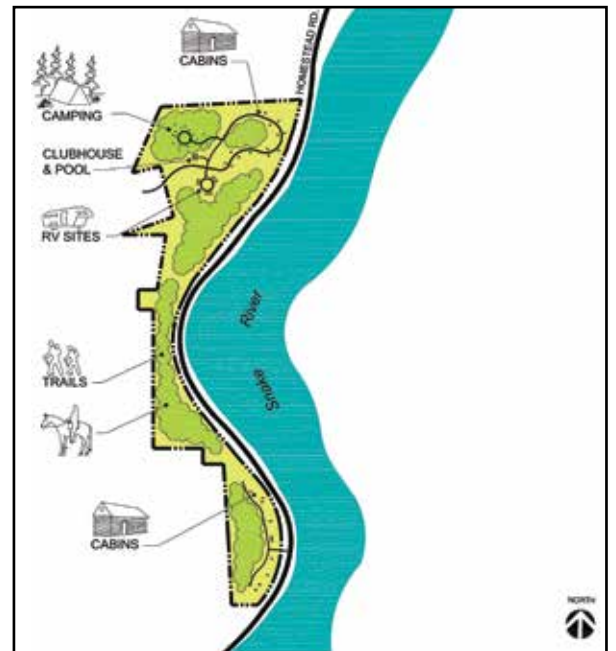
Parcel A, the 75± acre tract, contains two tax lots, 900 and 100, is primarily flat to gentle topography, and has frontage along Homestead Road plus a small amount of river frontage in the southeast section. This part of the property was part of the town of Homestead that was platted in 1898, but abandoned in 1928, when the Iron Dyke Mine was closed. There are a few old structures remaining on Parcel A. Power is available along Homestead Road and a boat ramp is located just north of the property. A power line right-of-way runs along the base of the steep canyon between Parcel A and Parcel B.

Parcel B is mostly steep canyon with a system of switchback trails that were used to access the Iron Dyke Mine. The irregular shape tract has two tax lots, with tax lot 1900 containing 270± acres of mining patents, with an out parcel. Tax lot 1800 is a 20± acre noncontiguous mining patent. A public usage road provides access from Homestead Road through Parcel A.

The new owner may qualify for a Land Owner Preference Tag, and utilize the property for hunting. The adjoining lands are in public ownership to both the west and north. Information concerning the mineral rights is contained in the Supplemental Information Package.

LOCATION: Township 6 South, Range 48 East, Sections 21, 20, 28, 29, Tax Lots 900, 100, 1800, 1900. From Oxbow Dam, proceed north four miles on Homestead Road to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



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: \$4,850,000

LAST ASKING: \$5,400,000

SIZE: 4.11± Acre Site
38,710± Square Foot Leasable Area

ZONING: Neighborhood Business

PROPERTY INSPECTION: Call
Auction Information Office 1-800-822-4669
for Appointment

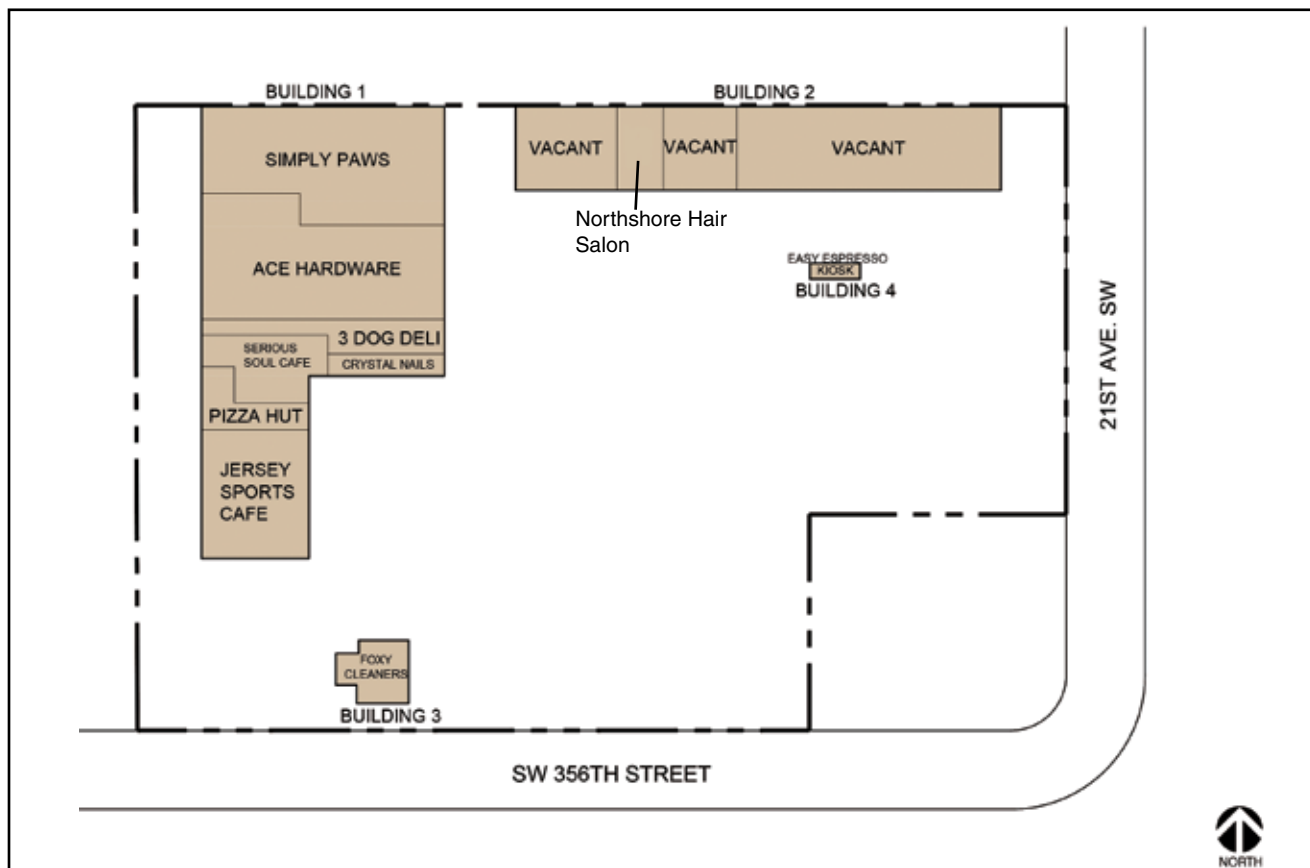
Saturday, April 20	1:00 p.m. to 4:00 pm
Friday, April 26	12:00 p.m. to 3:00 pm
Saturday, May 4	1:00 p.m. to 4:00 pm

FINANCING: None – All Cash



DESCRIPTION: This specialty shopping center is located in South Federal Way, at the intersection of SW 356th Street and 21st Avenue SW. The location provides tenants with exposure to over 50,000 cars per day, according to the city of Federal Way. There is a total of approximately 38,710± square feet (s.f.) of leasable area located primarily in two single story buildings. Two free standing buildings -- a 180± s.f. coffee kiosk and a 1,392± s.f. dry cleaner -- are included in this total. The shopping center at the present is approximately 72% leased, providing an opportunity to enhance the existing cash flow through leasing activity.

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



Existing tenants are:

- Ace Hardware 9,000± s.f.
- Simply Paws 7,690± s.f.
- Jersey Sports Bar 3,000± s.f.
- Serious Soul Café 2,780± s.f.
- Foxy Cleaners 1,390± s.f.
- Pizza Hut 1,000± s.f.
- Crystal Nails 900± s.f.
- Northshore Hair Salon 900± s.f.
- 3 Dog Deli 900± s.f.
- Easy Espresso 180± s.f.

All of these businesses have been tenants since at least 2009.

Approximately 10,970± s.f. is vacant in the shopping center. The vacant space lies entirely in Building 2, on the north end of the shopping center. Tenant improvement has been partially completed, creating three vacant spaces:

- Space One 2,130± s.f.
- Space Two 1,670± s.f.
- Space Four 7,170± s.f.

Rent increases occurring on May 1, 2013 will increase budgeted Net Operating Income to approximately \$340,000 on an annualized basis with the current vacancy level of 28%. Copies of Rent Roll Summaries and Proforma Income Statements are included in the Supplemental Information Package.

LOCATION: 2140 SW 356th Street, Federal Way, WA. King County Tax Parcel 252103-9002

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



**SALE PENDING: PLEASE CALL
AUCTION INFORMATION
OFFICE FOR DETAILS**

LAST ASKING: \$399,000

SIZE: 18,433± square foot site
1,911± square foot building

ZONING: Main Street Business II

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1,911± square foot self service, coin operated Car Wash is located in the Viking Village Shopping Center which is along Highway 532, at the east end of the city of Stanwood. Highway 532 provides direct access from I-5 to Camano Island. Mark Clark Bridge at the west end of Stanwood provides the only access to Camano Island. The state of Washington D.O.T. estimates 2011 traffic counts of 17,000 cars per day passing the Car Wash. The building consists of five bays and was built in 1992. There is a 320± square foot second floor accessed by a stairway that is used as a mechanical room. There is a coin operated vacuum station detached from the car wash building. The property is served by city of Stanwood water and sewer. Power is provided by Snohomish County P.U.D.#1.

LOCATION: 26800 90th Avenue NW, Snohomish County Tax Parcel 320419-003-098-00. From I-5, take the Stanwood exit and follow Highway 532 west to the town of Stanwood and the Viking Village Shopping Center.

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





PUBLISHED RESERVE: \$265,000

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 800± Feet to 2,000± Feet

ZONING: Commercial Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 160± acre Dale Creek Timber Tract is located near the Whatcom County communities of Deming and Nooksack, on the west facing slopes of Sumas Mountain. An estimated 65 acres of the property were harvested in 1999, and replanted with Douglas-fir approximately 10 years ago. Dale Creek passes through the north portion of the property. Areas of merchantable timber are located north and south of Dale Creek in the northwest portion of the property, as well as at the east end of the property. Access to the property is from Ocean Road by use of a private easement.

LOCATION: Township 39 North, Range 4 East, Section 11. Whatcom County Tax Parcel Number 3904104154060000

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

*Camas Meadows Preserve*

Auction Properties 151 through 163 comprise a 7,993± acre Central Washington Cascades Land Portfolio that is being offered as thirteen individual parcels, ranging in size from 283± to 687± acres. These properties are within two hours of Seattle, in the heart of Central Washington's resort market, and have proximity to the Alpine Lakes Wilderness Area, Mission Ridge Ski Resort, Lake Wenatchee and Squilchuck State Parks, the growing wine region known as Columbia Cascades and the Wenatchee and Entiat River Valleys, home to a significant amount of Washington's fruit orchards. The Seller has established Published Reserve Prices that start at \$65 per acre for a square mile of this property.

The land portfolio contains over 14 million board feet of Douglas-fir, whitewoods, ponderosa pine and red cedar, with access west along Highway 2 and I-90 via Highway 97 to domestic and export log markets in the Puget Sound area. In addition, there are over 2,900 acres of well-stocked pine and Douglas-fir plantations with these timberlands providing both near-term cash flow and long-term forestry investment.

The Portfolio is being offered by Longview Timber LLC, one of the Pacific Northwest's largest private land owners. These lands have been designated as non-strategic to on-going land and timber operations.

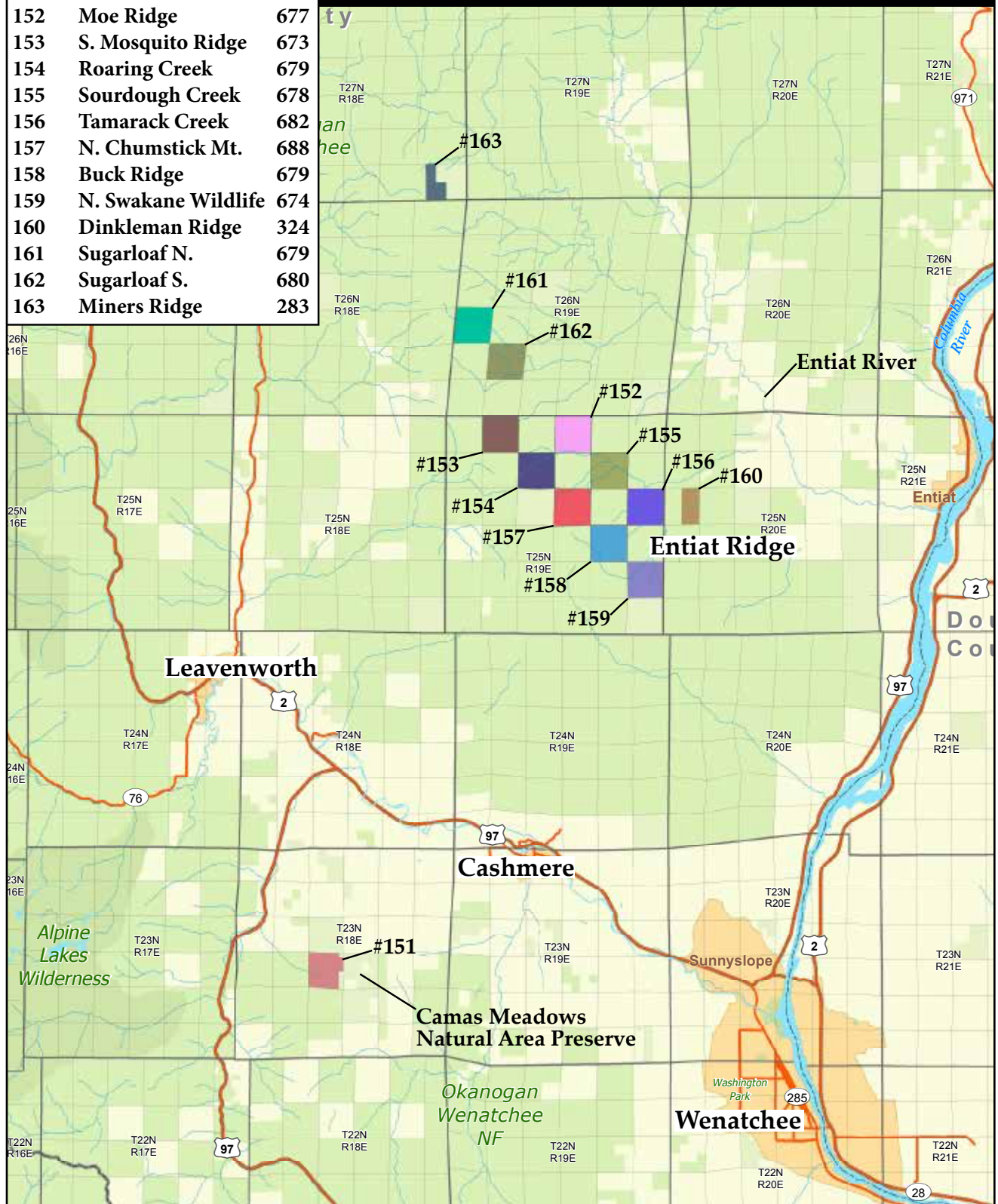
Some of the thirteen individual tracts have a combination of recreation, development and conservation values, and portions are zoned for residential development as well as development of private retreats, hunting base camps and commercial recreation uses for new owners.

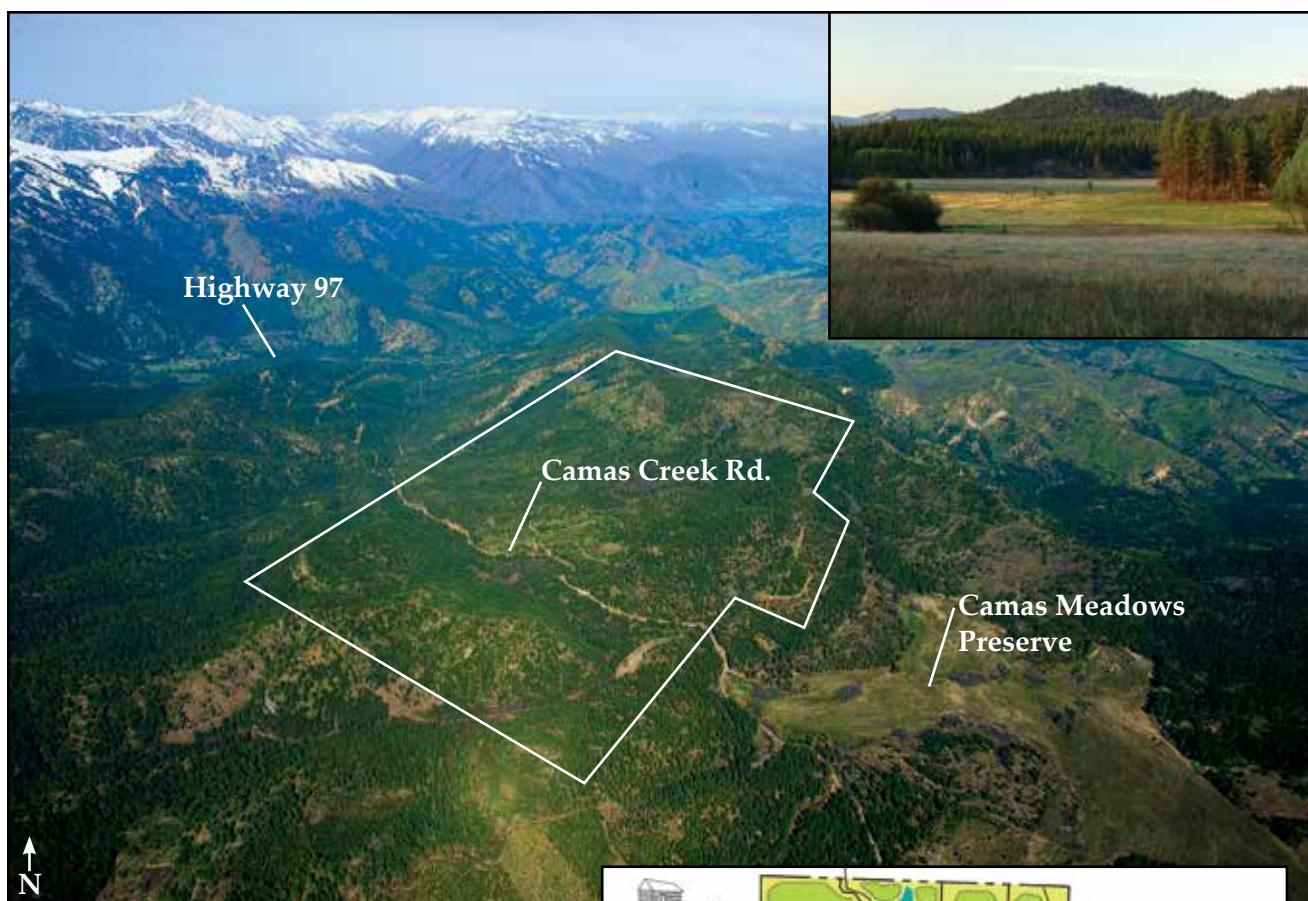
Auction Property #151, the 592± acre Camas Creek Road tract, is next to Camas Meadows Natural Preserve, a 1,300 acre preserve managed by the State of Washington Department of Natural Resources.

Table of Properties:

#	Name	Size
151	Camas Creek	592
152	Moe Ridge	677
153	S. Mosquito Ridge	673
154	Roaring Creek	679
155	Sourdough Creek	678
156	Tamarack Creek	682
157	N. Chumstick Mt.	688
158	Buck Ridge	679
159	N. Swakane Wildlife	674
160	Dinkleman Ridge	324
161	Sugarloaf N.	679
162	Sugarloaf S.	680
163	Miners Ridge	283

Central Cascades Land Portfolio - 7993± Acres Auction Property Location Map





PUBLISHED RESERVE: \$505,000

LAST ASKING: First Time Offered

SIZE: 592± Acres

ELEVATION: 2,200± Feet to 3,300± Feet

ZONING: Forest Conservation

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 592± acre Camas Creek Road Timber and Recreation Tract provides the rare opportunity to produce value from harvest of timber, development of home or cabin sites and the potential for conservation values due to its location next to the Camas Meadows Preserve. Camas Meadows Preserve is a 1,300± acre designated “Natural Area Preserve” administered by the Washington Department of Natural Resources. The area is managed to protect high quality examples of the State’s native ecosystems and rare plant and animal species, such as the Wenatchee Mountain Checkermallow and Wenatchee Larkspur, both of which are found nowhere else in the world. Camas Creek runs through the southern end of the tract. The property is stocked with 2,431± MBF of primarily Douglas-fir and ponderosa pine and has an estimated 29± acres of young plantation.

Camas Creek Road, a paved country road, passes through the middle of the parcel, providing excellent access. Power is available along Camas Creek Road. Water and sewer service would require private on-site systems. Chelan County zoning allows minimum lot sizes of 20 acres in this designation, providing opportunities for individual home sites.

LOCATION: Township 23 North, Range 18 East, Section 21

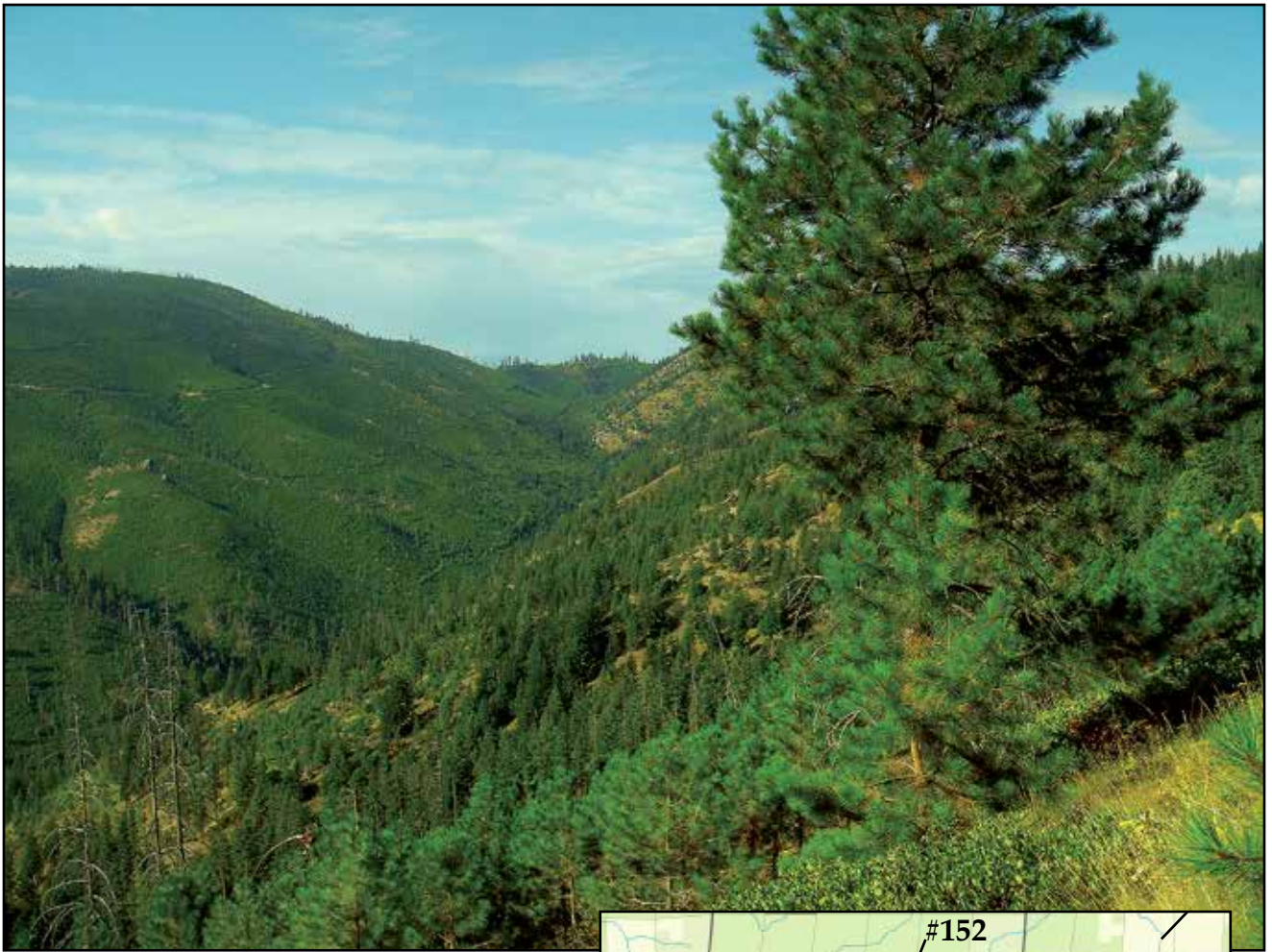
SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013



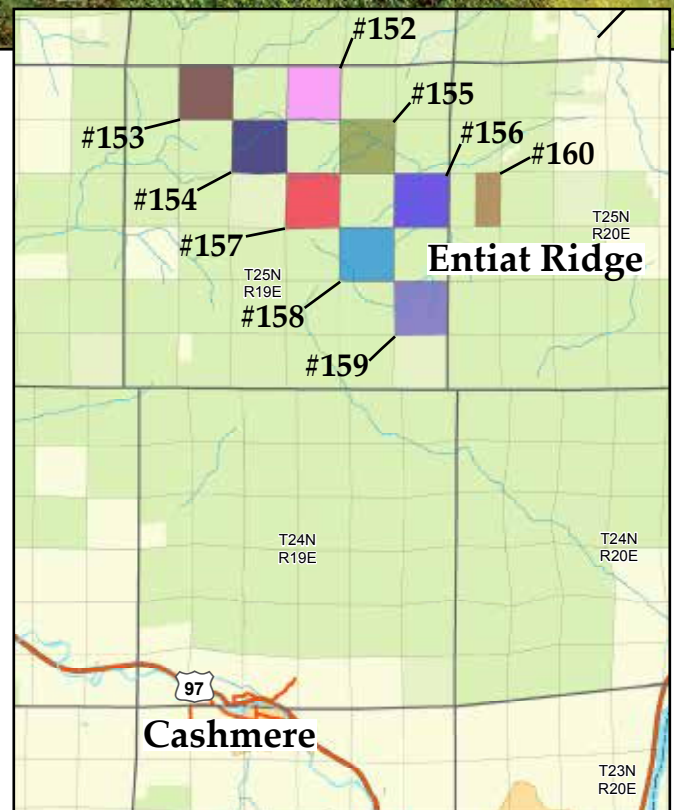
Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

152
thru
160

*Entiat Ridge Recreation and Timber Tracts
Clatsop County, Oregon*



These nine tracts are all located along the Entiat Mountain Range, with elevations ranging from 2,200± feet to 5,000± feet, and may be purchased in their entirety, individually, or in combinations. Many of these tracts will provide excellent locations for a secluded hunting base camp, with a long-term forest investment. The tracts range in size from 324± to 687± acres.





PUBLISHED RESERVE: \$235,000

LAST ASKING: First Time Offered

SIZE: 677± Acres

ELEVATION: 3,200± Feet to 4,300± Feet

ZONING: FC – Forest Conservation

PROPERTY INSPECTION: At Any Time. Locked gate – Please see Supplemental Information Package for maps and gate combinations.

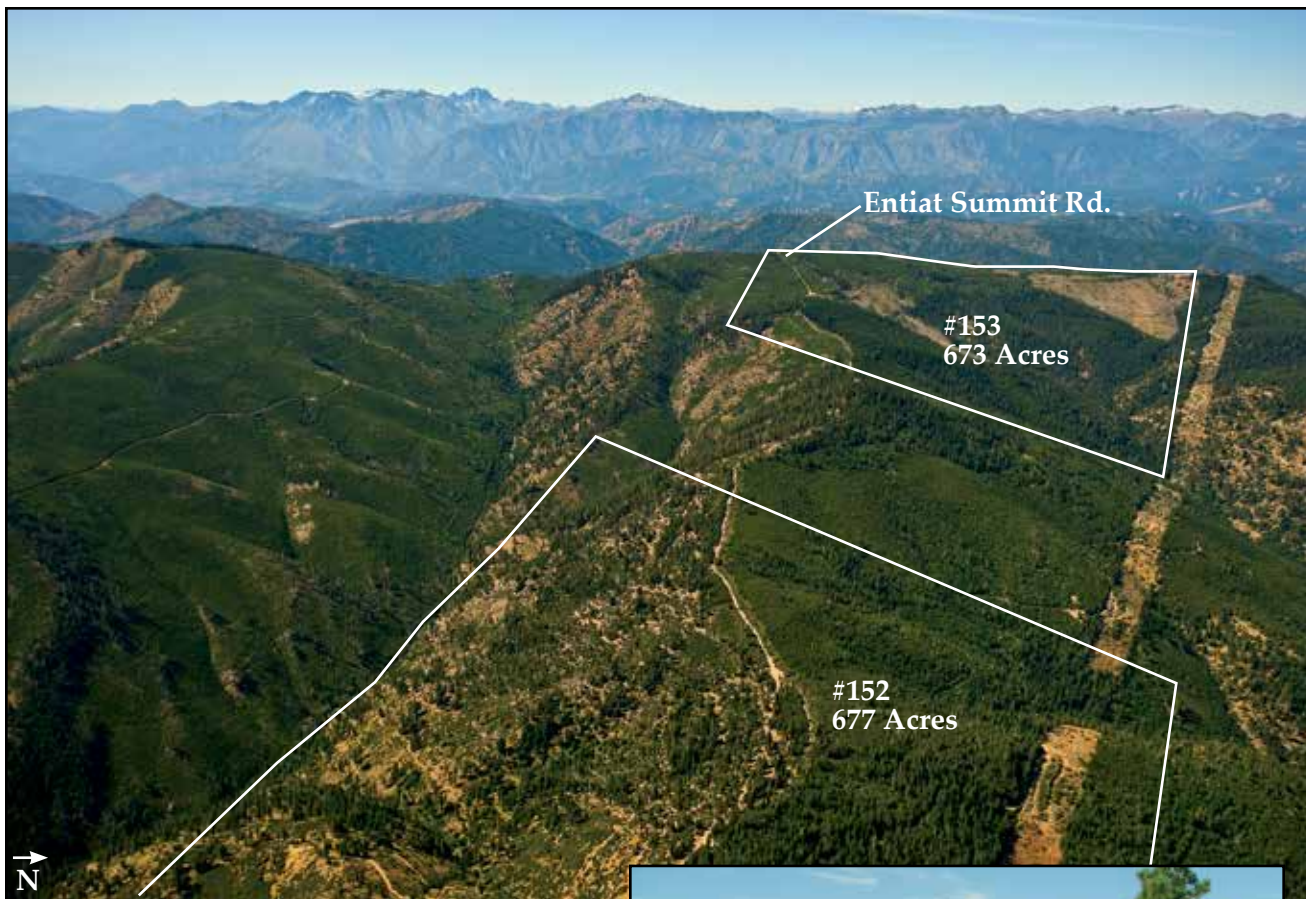
FINANCING: None – All Cash

DESCRIPTION: This 677± acre recreation tract is located along the crest of the Entiat Mountain Range at elevations ranging from 3,200± feet at the south end to 4,300± feet at the north end. USFS roads provide access throughout the tract. The Moe Ridge Road runs through the northern portion of the tract. Access by car or truck is seasonal. Four wheel drive is recommended. Roaring Creek runs along the southern property line. The tract is stocked with an estimated volume of 1,536± MBF of primarily Douglas-fir and ponderosa pine and contains approximately 166± acres of young plantation.

LOCATION: Township 25 North, Range 19 East, Section 3

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013





PUBLISHED RESERVE: \$275,000

LAST ASKING: First Time Offered

SIZE: 673± Acres

ELEVATION: 4,000± Feet to 5,000± Feet

ZONING: FC – Forest Conservation

PROPERTY INSPECTION: At Any Time.

Locked Gates – Please see Supplemental Information Package for maps and gate combination.

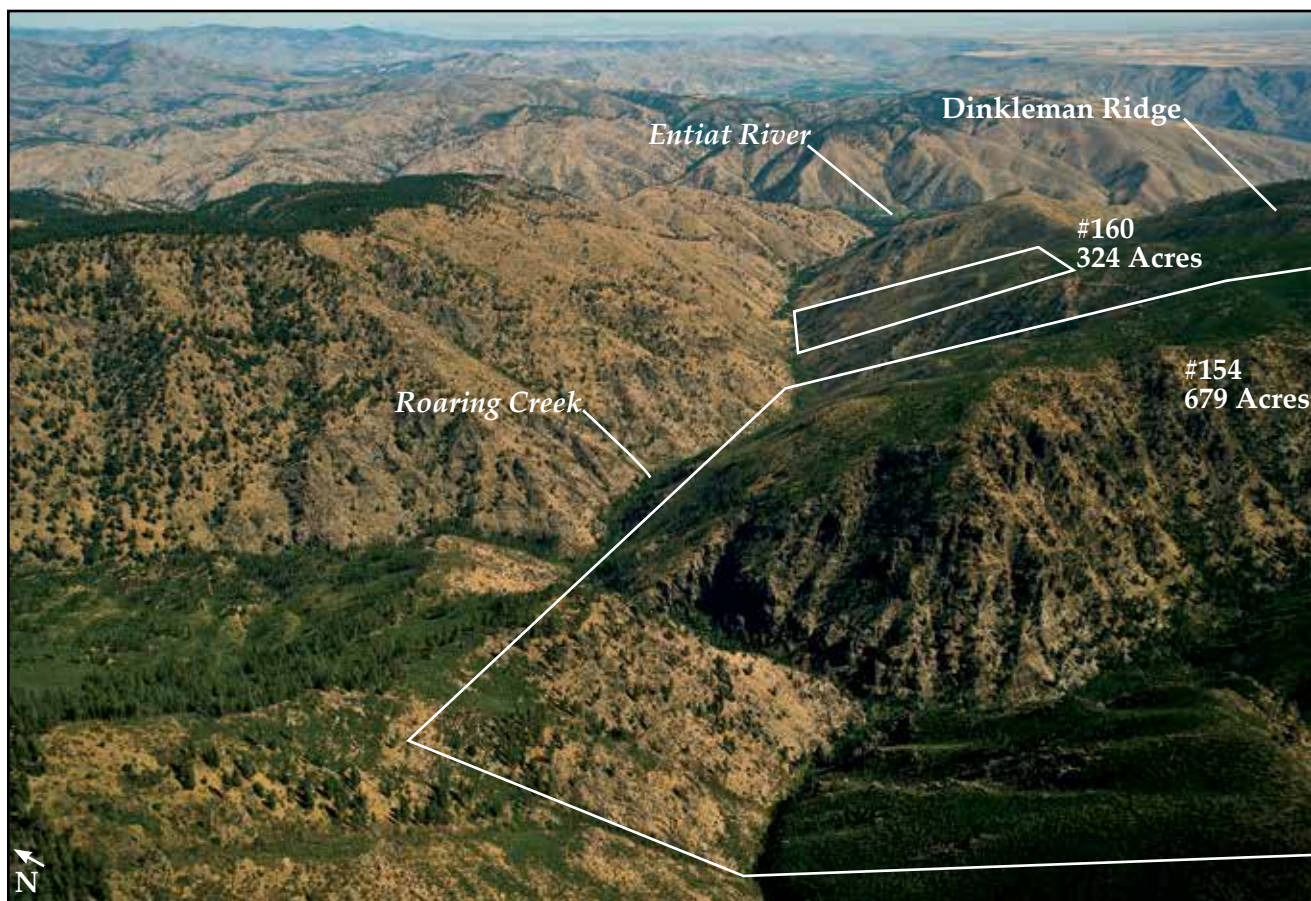
FINANCING: None – All Cash

DESCRIPTION: This 673± acre recreation tract is located along the crest of the Entiat Mountain Range at elevations ranging from 4,000± feet to 5,000± feet. The tract is well-roaded throughout with USFS roads, with the Entiat Summit Road passing through the western portion of the tract. Four wheel drive is recommended. The Entiat Ridge Crest runs through the middle of the tract, providing spectacular views southwest of the Eagle Creek Canyon towards the Bavarian-themed community of Leavenworth. The tract is stocked with an estimated volume of 1,660± MBF of primarily Douglas-fir and ponderosa pine, with 460± acres of young plantation.

LOCATION: Township 25 North, Range 19 East, Section 5

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013





PUBLISHED RESERVE: \$129,500

LAST ASKING: First Time Offered

SIZE: 679± Acres

ELEVATION: 3,500± Feet to 4,900± Feet

ZONING: FC -- Forest Conservation

PROPERTY INSPECTION: At Any Time.
Locked gate--Please see Supplemental Information
Package for maps and gate combination.

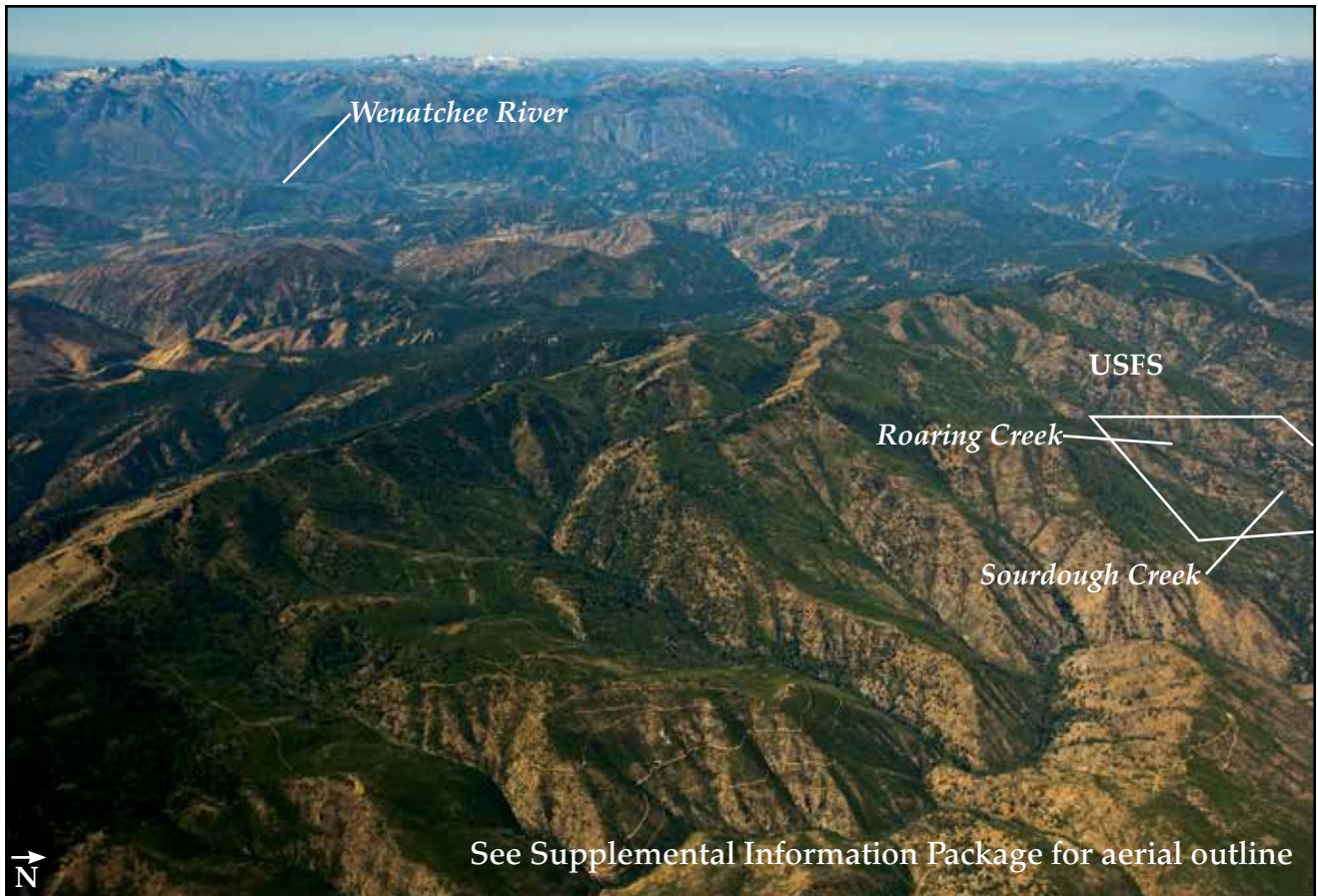
FINANCING: None – All Cash

DESCRIPTION: This 679± acre Recreation Tract is located along the Entiat Ridge and corners with Auction Properties #152 and #153 at the northeast and northwest corners. The property is well-roaded throughout with USFS roads. Four wheel drive is recommended. The headwaters of Roaring Creek are in the northeast corner of the tract. The tract is stocked with 83± MBF of primarily Douglas-fir and ponderosa pine and has an estimated 442 acres of young plantation.

LOCATION: Township 25 North, Range 19 East, Section 9

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013





PUBLISHED RESERVE: \$295,000*

*Seller reserves the right to reject all bids on one, or both Auction Properties #155 and #156 if one of the properties does not receive a bid at, or above, its Published Reserve Price.

LAST ASKING: First Time Offered

SIZE: 678± Acres

ELEVATION: 2,900± Feet to 4,200± Feet

ZONING: FC -- Forest Conservation

PROPERTY INSPECTION: At Any Time.
Locked Gates – Please see Supplemental Information Package for maps and gate combination.

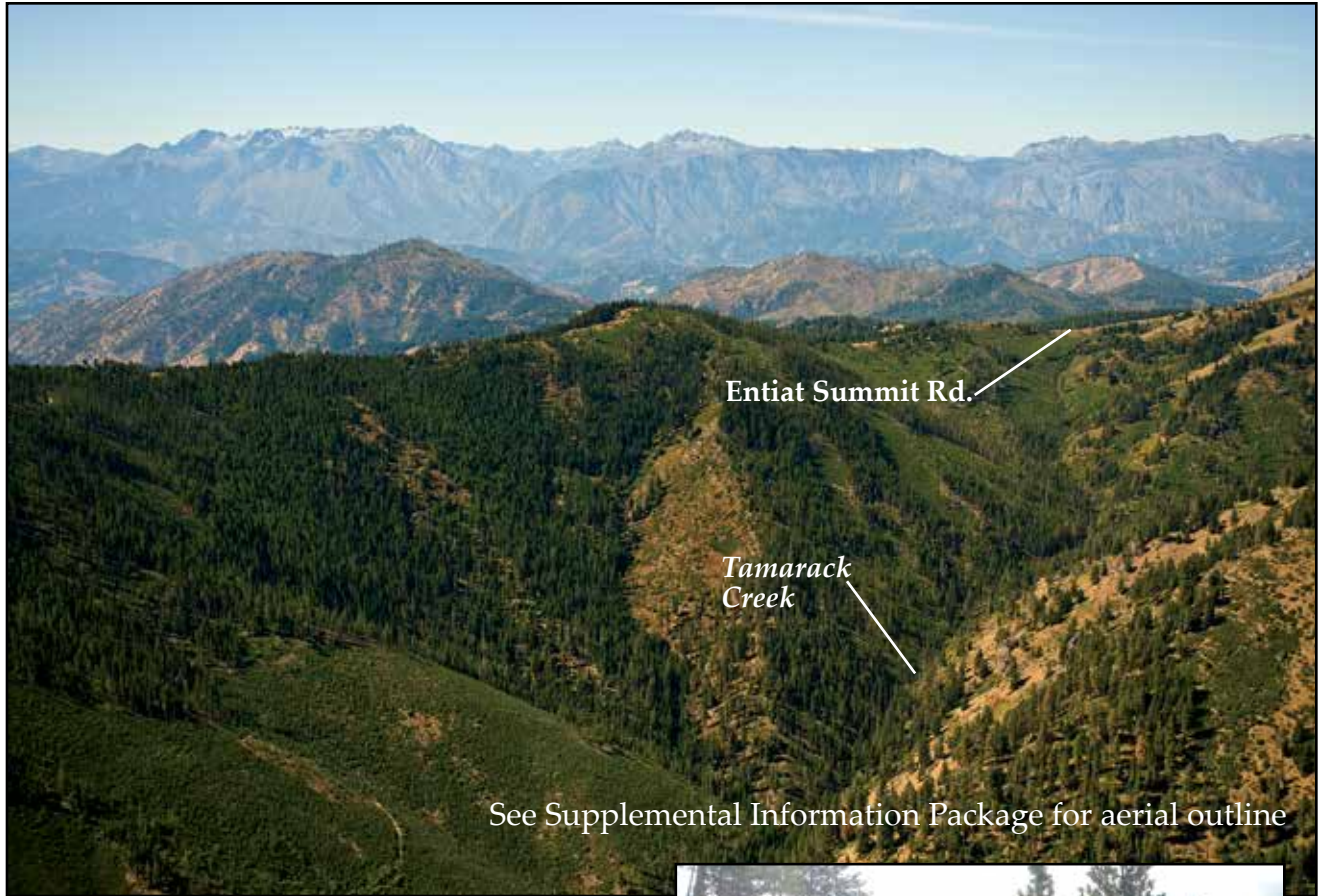
FINANCING: None – All Cash

DESCRIPTION: This 678± acre recreation tract is located southeast of Auction Property #151 and corners with that tract at its northwest corner. The USFS road system that runs throughout the Entiat Ridge terminates within this tract. Sourdough Creek enters the tract along the western boundary and merges with Roaring Creek in the northwest quarter. The property is stocked with an estimated volume of 1,987 MBF of primarily Douglas-fir and ponderosa pine, and has 131± acres of young plantation.

LOCATION: Township 25 North, Range 19 East, Section 11

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013





PUBLISHED RESERVE: \$44,500 *

*Seller reserves the right to reject all bids on one or both Auction Properties #155 and #156 if one of the properties does not receive a bid at or above its Published Reserve price.

LAST ASKING: First Time Offered

SIZE: 682± Acres

ELEVATION: 2,200 ± Feet to 3,700± Feet

ZONING: FC - Forest Conservation

PROPERTY INSPECTION: At Any Time. Locked Gates – Please see Supplemental Information Package for maps and gate combination.

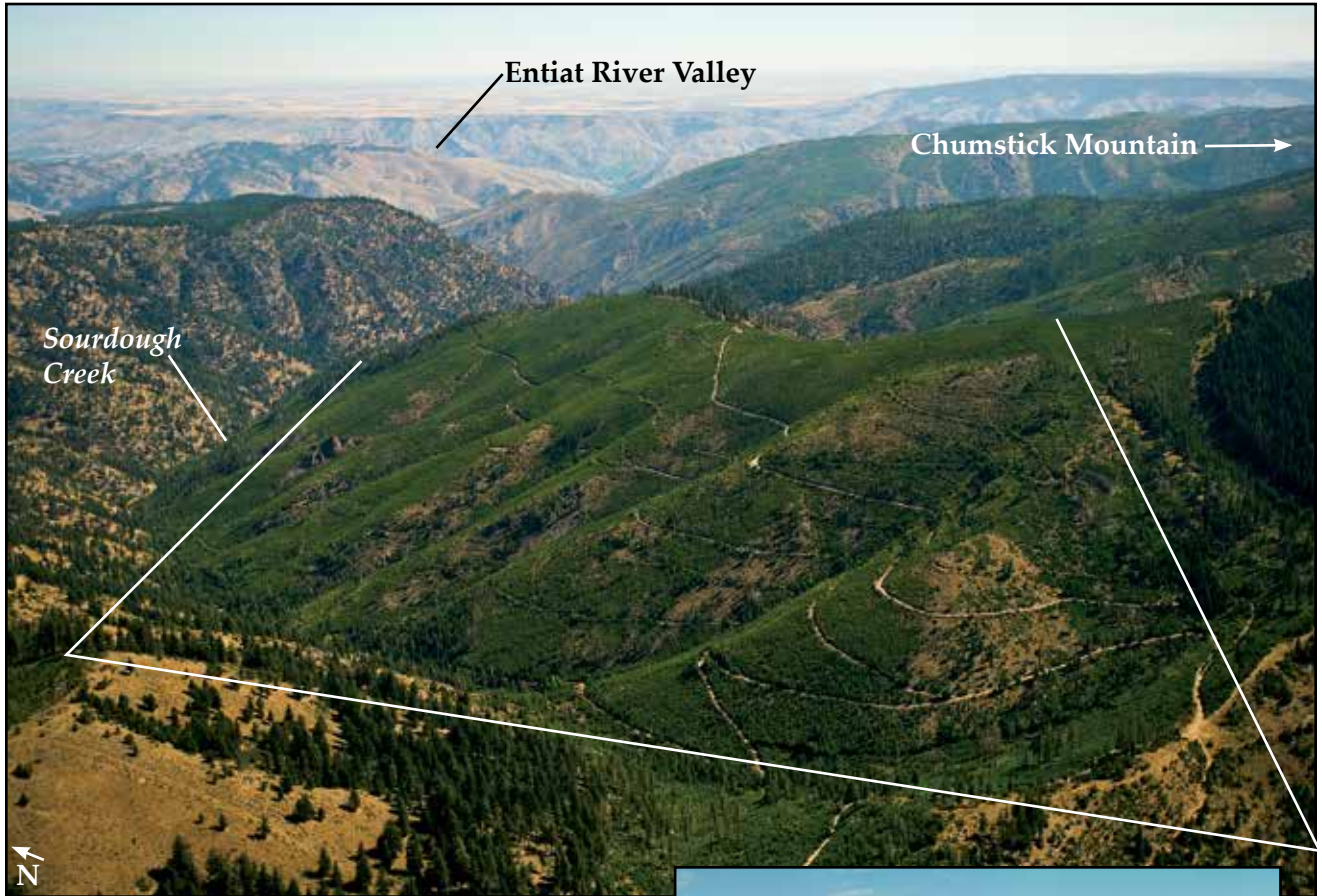
FINANCING: None – All Cash

DESCRIPTION: This 682± acre recreation tract is located on the northeast facing slopes of the Entiat Mountain Range and is accessed by USFS roads originating from the Entiat River Basin. Tamarack Creek passes through the middle of the tract, merging with Roaring Creek approximately one mile north.

LOCATION: Township 25 North, Range 19 East, Section 13

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013





PUBLISHED RESERVE: \$168,500

LAST ASKING: First Time Offered

SIZE: 687± acres

ELEVATION: 3,700± Feet to 5,200± Feet

ZONING: FC -- Forest Conservation

PROPERTY INSPECTION: At Any Time. Locked Gates – Please see Supplemental Information Package for maps and gate combination.

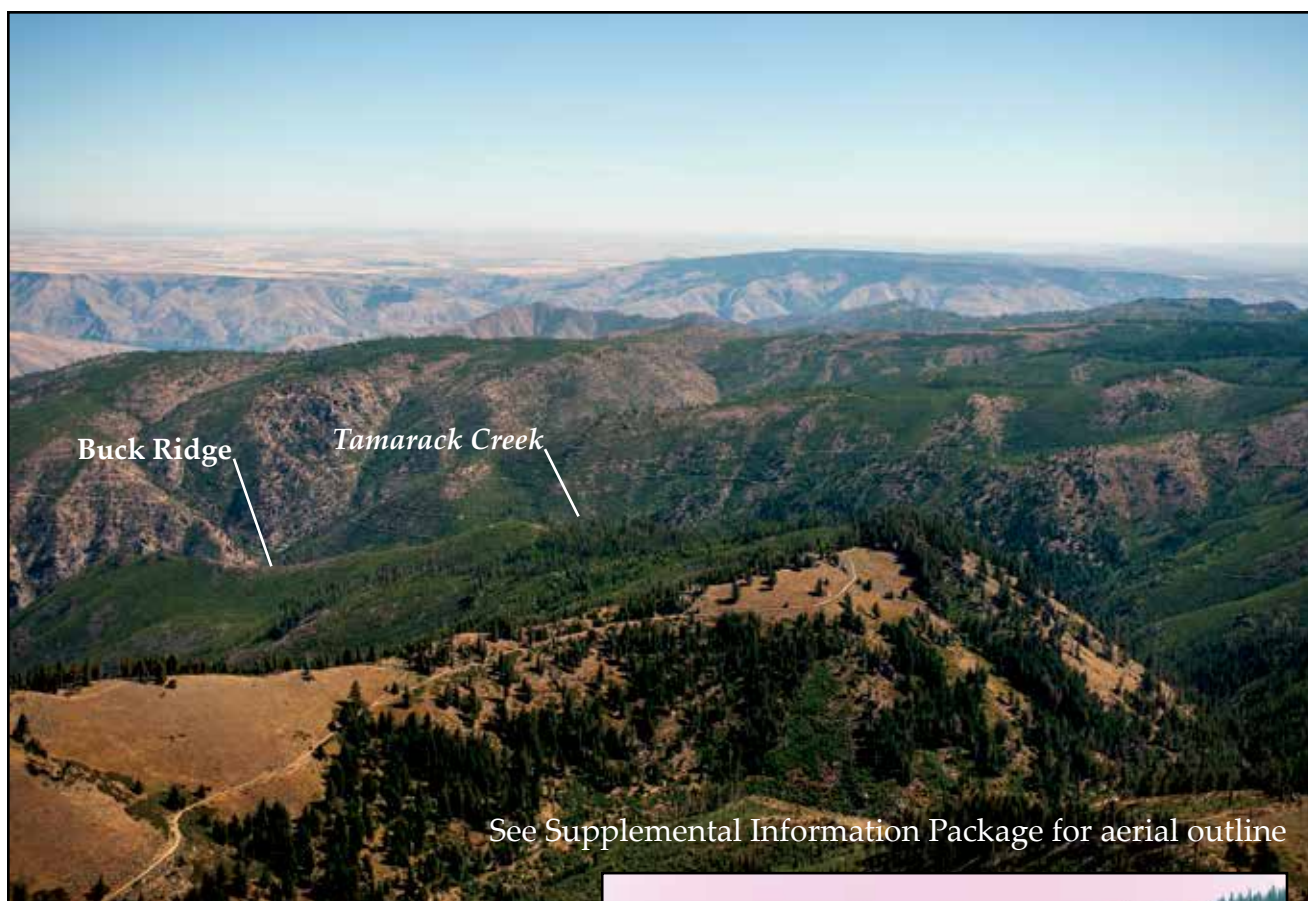
FINANCING: None – All Cash

DESCRIPTION: This 687± acre recreation tract is located on the north slopes of Chumstick Mountain, which is one of the principal summits on the southeast end of Entiat Ridge. Sourdough Creek originates in the northwest corner of the tract. The property is accessed by the Entiat Summit Road system, a network of USFS roads. Four wheel drive is recommended. The property is stocked with an estimated volume of 64± MBF of primarily Douglas- fir and ponderosa pine, with 649± acres of young plantation.

LOCATION: Township 25 North, Range 19 East, Section 15

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013





See Supplemental Information Package for aerial outline

PUBLISHED RESERVE: \$205,500

LAST ASKING: First Time Offered

SIZE: 678± Acres

ZONING: FC -- Forest Conservation

ELEVATION: 4,000± Feet to 5,200± Feet

PROPERTY INSPECTION: At Any Time:
Locked gates – See Supplemental Information
Package for maps and gate combinations.

FINANCING: None – All Cash

DESCRIPTION: The 678± acre Buck Ridge Recreation Tract is on the northeast facing slopes of the Entiat Mountain Range, along Buck Ridge. A number of seasonal drainages run through the tract. Access is by use of the main line, the Entiat Ridge Road. Four wheel drive is recommended. The tract is well stocked with approximately 1,355± MBF of primarily Douglas-fir and ponderosa pine and has 124± acres of young plantation. There is an approved Forest Practice Application to harvest up to 55 acres of the property in the NW 1/4 section, which expires in October 2013. It will be assigned to the new owner.

LOCATION: Township 25 North, Range 19 East, Section 23

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013





PUBLISHED RESERVE: \$107,500

LAST ASKING: First Time Offered

SIZE: 674± Acres

ELEVATION: 3,600± Feet to 5,000± Feet

ZONING: FC -- Forest Conservation

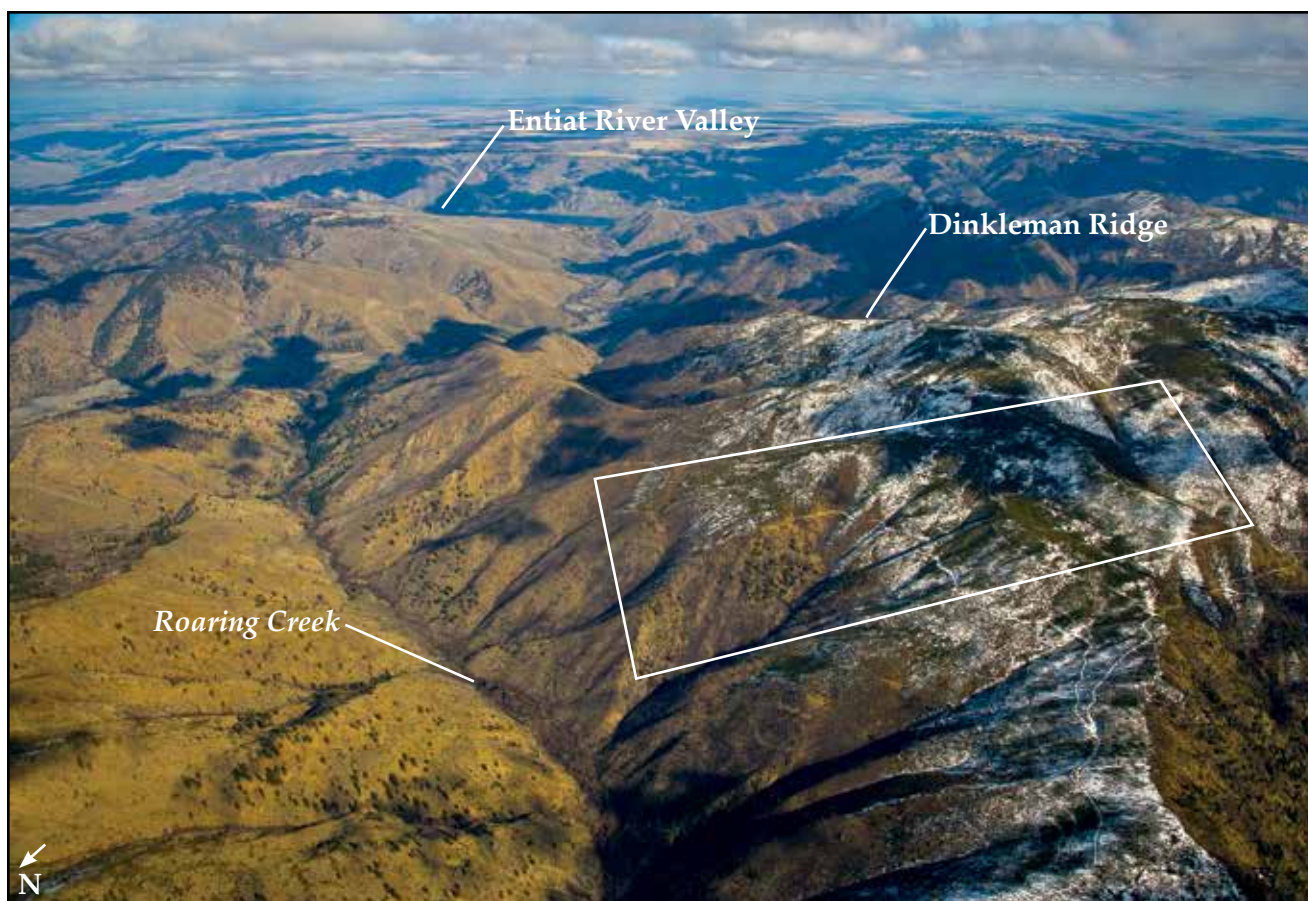
PROPERTY INSPECTION: At Any Time: Locked gates – See Supplemental Information Package for maps and gate combinations.

FINANCING: None – All Cash

DESCRIPTION: This 674± acre recreation tract is located at the north end of and adjoins the designated Swakane Wildlife Area, but is not within its boundary. The Swakane Wildlife Area is an 11,000± acre land area preserving winter habitat for mule deer. Upland game birds including chukar, partridge, grouse and quail use the area. Tamarack Creek runs through the northwest corner of the tract. The property is stocked with 502± MBF of primarily Douglas-fir and ponderosa pine.

LOCATION: Township 25 North, Range 19 East, Section 25

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013



PUBLISHED RESERVE: \$81,000

LAST ASKING: First Time Offered

SIZE: 324± Acres

ELEVATION: 2,200± Feet to 4,100± Feet

ZONING: FC -- Forest Conservation

PROPERTY INSPECTION: At Any Time: Locked gates – See Supplemental Information Package for maps and gate combinations.

FINANCING: None – All Cash

DESCRIPTION: The 324± acre Dinkelman Ridge Recreation Tract is located on the north facing slopes at the east end of the Entiat Mountain Range, along Dinkelman Ridge. The property can be accessed from the Entiat River Valley using the Mills Canyon Road system of USFS roads. Four wheel drive is recommended. The tract is stocked with an estimated volume of 102 MBF of primarily Douglas-fir and ponderosa pine, and has 285± acres of young plantation.

LOCATION: Township 25 North, Range 20 East, Section 18

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013

161
and
162

*Sugarloaf North and South Timber and Recreation Tracts
Chelan County, Washington*

These two tracts corner each another, and contain a total of 5,111± MBF of timber. They may be purchased individually, or as a unit, providing some near-term cash flow.

161

*Sugarloaf North Timber and Recreation Tract
Chelan County, Washington*



PUBLISHED RESERVE: \$323,000

LAST ASKING: First Time Offered

SIZE: 680± Acres

ELEVATION: 4,000± Feet to 5,100± Feet

ZONING: FC -- Forest Conservation

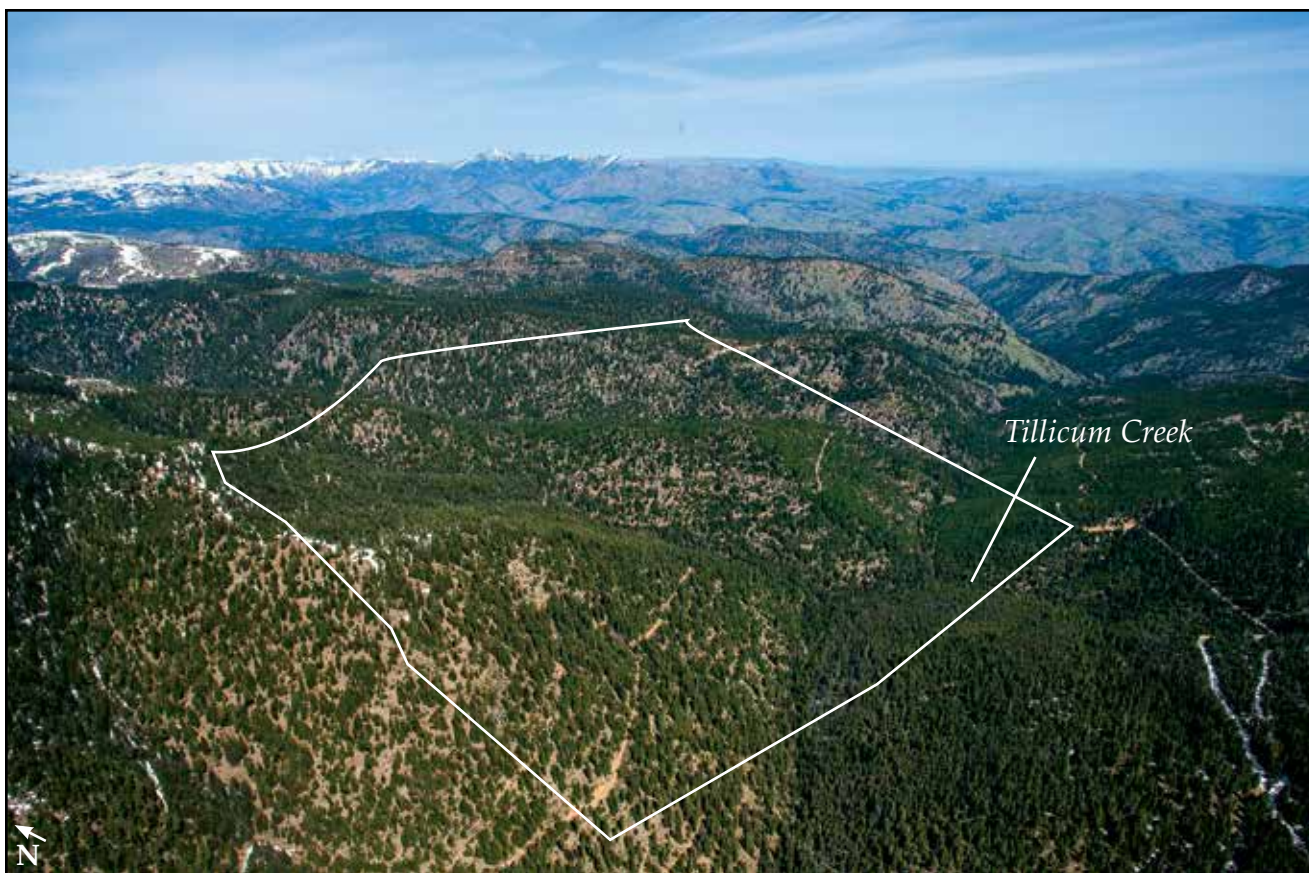
PROPERTY INSPECTION: At Any Time: Locked gates – See Supplemental Information Package for maps and gate combinations.

FINANCING: None – All Cash

DESCRIPTION: This 680± acre timber and recreation tract is located on the southwest facing slopes of Medicine Ridge. Medicine Creek passes through the middle of the property. The property has had a recent harvest of approximately 1,100± MBF in 2012, located in the southern part of the tract, and has not been replanted. The successful bidder will assume any replanting obligation. The tract remains stocked with 1,675± MBF of primarily Douglas-fir, white wood and ponderosa pine with an estimated 313 acres of young plantation. Access to the property is by use of the Entiat Summit Road USFS road system. Four wheel drive is recommended.

LOCATION: Township 26 North, Range 19 East, Section 19

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013



PUBLISHED RESERVE: \$498,000

LAST ASKING: First Time Offered

SIZE: 679± Acres

ELEVATION: 3,500+ Feet to 4,600+ Feet

ZONING: FC -- Forest Conservation

PROPERTY INSPECTION: At Any Time: Locked gates – See Supplemental Information Package for maps and gate combinations.

FINANCING: None – All Cash

DESCRIPTION: The 679± acre Sugarloaf South Timber and Recreation Tract corners with Auction Property #161 at its northwest corner, and is located on the northwest facing slopes of Medicine Ridge. Tillicum Creek passes through the southeast corner of the property. The property is stocked with an estimated volume of 3,436 MBF of primarily Douglas-fir, white wood and ponderosa pine and 128± acres of young plantation. Access is by use of the Entiat Summit Road USFS Road System. Four wheel drive is recommended.

LOCATION: Township 26 North, Range 19 East, Section 29

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013



PUBLISHED RESERVE: \$45,500

LAST ASKING: First Time Offered

SIZE: 283.9± Acres

ELEVATION: 5,000± Feet to 5,600± Feet

ZONING: FC -- Forest conservation

PROPERTY INSPECTION: At Any Time: Locked gates – See Supplemental Information Package for maps and gate combinations.

FINANCING: None – All Cash

DESCRIPTION: This 283± acre tract is located along Miners Ridge, along the eastern slopes of the Entiat Mountains, 10± miles east of Lake Wenatchee, and within the Wenatchee National Forest. It has physical access to the southeast corner from the Entiat Summit Road, with the tract having primarily moderate, northeast-facing slopes. A ridge top in the southwest corner provides an excellent location for a private camp. A spring and tributary to Wilma Creek is located in the northwest portion. The property was impacted by a forest fire and 125± acres were replanted in 1995 and 2001 with Douglas-fir and ponderosa pine. There are an estimated 258± acres of young plantation on the tract.

LOCATION: Township 27 North, Range 18 East, Section 36

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013



PUBLISHED RESERVE: \$195,000

LAST ASKING: \$499,000

SIZE: 28.38± Acres

ZONING: Commercial Tourism

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 28.38± acre commercial development site is located in the town of Zillah, in the Yakima Valley, 19 miles east of the city of Yakima. I-82, the main traffic route through Central Washington, south to Tri-Cities and into Eastern Oregon, passes in front of the property and has excellent highway visibility. A Comfort Inn is located at 907 Vintage Valley Parkway. Access to the property is from the end of the Vintage Valley Parkway, just a short distance from the Meyers Road full interchange on I-82. A portion of the property, estimated at 8 acres, has been identified as either rural wetlands or potential wetlands. Questions regarding the impact of these designations should be directed to the City of Zillah. The Commercial Tourism zoning designation is intended to provide for uses that offer accommodations, supplies, services or recreation opportunities for the traveling public. Zillah is located in the heart of the Yakima Wine Appellation, which produces over 40% of the State of Washington wine. The small community of Zillah is home to over fifteen wineries. The property has access to City of Zillah water and sewer. Power, phone and natural gas are all available. Zillah Lakes, a new master plan residential community, is nearby.



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

LOCATION: 1007 Vintage Valley Parkway, Yakima County, Tax Parcel Number 201126-31400

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



SALE PENDING. PLEASE CALL AUCTION INFORMATION OFFICE FOR DETAILS

LAST ASKING: \$208,000

SIZE: 117± acres

LOT 4: 14 ± Acres

LOT 10: 15 ± Acres

LOT 5: 33 ± Acres

LOT 13: 25 ± Acres

LOT 8: 30 ± Acres

ELEVATION: 2,640 ± Feet

ZONING: Benewah County is unzoned

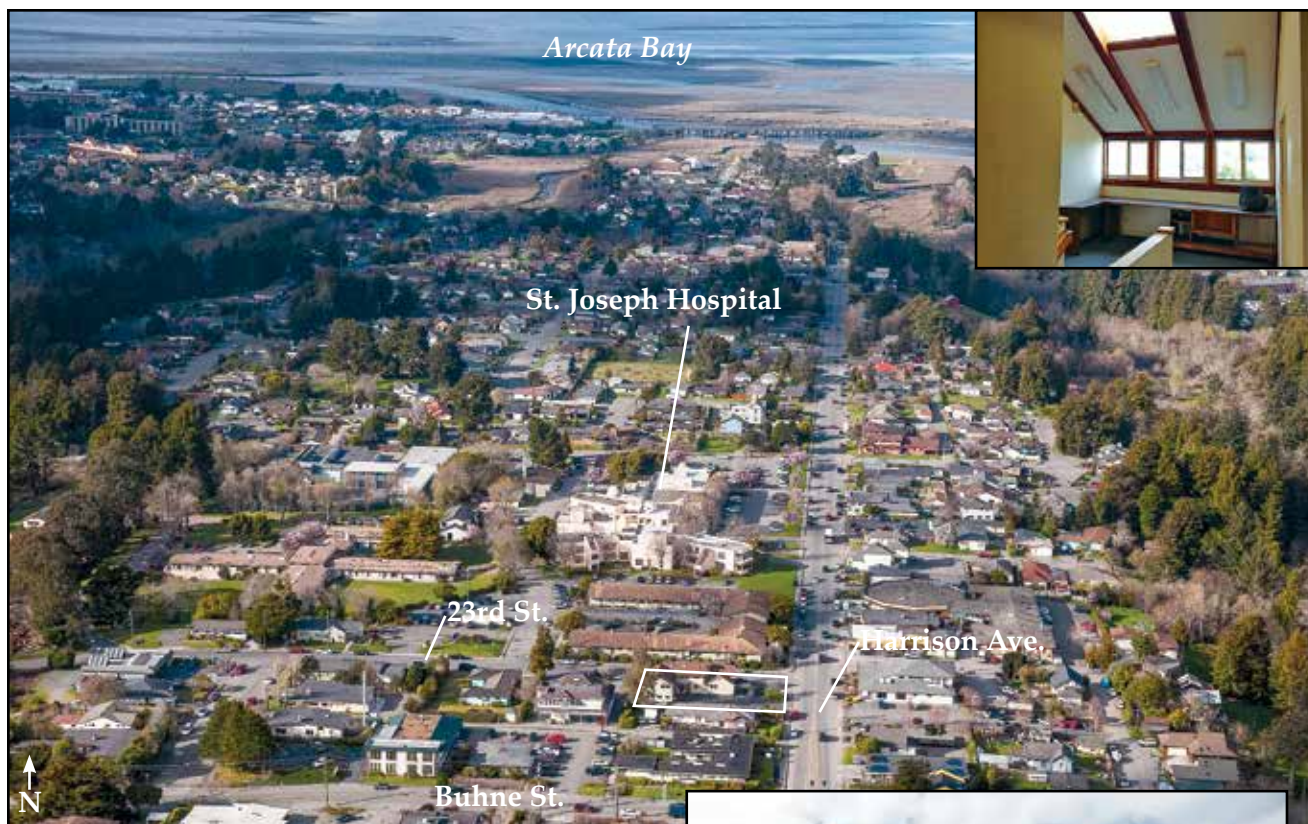
PROPERTY INSPECTION: At Any Time

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. (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 5:00 P.M., WEDNESDAY, MAY 15, 2013



PUBLISHED RESERVE: \$225,000

LAST ASKING: \$299,000

SIZE: 5,034± Square Foot Building on 11,090± s.f. Site

ZONING: Hospital/Medical District (HM)

PROPERTY INSPECTION: Call Auction
Information Office to arrange: 1-800-845-3524.

FINANCING: None – All Cash

DESCRIPTION: This 5,034± square foot office building is located two blocks from St. Joseph Hospital, in the central medical district of Eureka on Harrison Avenue, a heavily traveled thoroughfare beginning at U.S. Highway 101. The 11,090± square foot acre site is comprised of four parcels and enjoys good access and exposure.

The structure, which was originally built as a single family residence, has been remodeled at different intervals to its current size of 5,034± square feet. The building was previously operated as a medical office, which is in compliance with the current HM zoning specific to health facilities.

The first floor contains 3,299± square feet and contains the main lobby and reception area, five exam rooms, lab, recovery area, treatment area, several offices and three restrooms. The second floor is 1,735± square feet and has 2 open work areas, 7 offices and a stairway to the 437± square foot attic/file storage area. The property could be renovated for other uses consistent with the zoning.

There is a small concrete retaining wall around portions of the site and minimal landscaping. There are 12 on-site, with additional off-site, parking spaces. There is a non-exclusive easement along the west side of the site for ingress and egress over the existing driveway. (Please see Supplemental Information Package for details.)

The property is being sold in its "As-Is" condition and has a 20± year old roof which may need to be repaired/replaced.

LOCATION: 2316 Harrison Avenue – Eureka, California

APN: 013-112-016-000

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





PUBLISHED RESERVE: \$475,000

LAST ASKING: First Time Offered

SIZE: 474± Acres

ELEVATION: 3,000 to 4,200± Feet

ZONING: TPZ—Timber Production Zone

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 474± acre tract is located six miles northwest of Fort Jones, along Tyler Gulch, and has an estimated 863± MBF of primarily ponderosa pine. The topography is gentle along Tyler Gulch Road, with several good locations for a home site and views of the Marble Mountain Wilderness. A seasonal creek tributary to Scott River bisects the southeastern section of the property and the property has hunting for deer, turkey and quail. Power and telephone are available along Tyler Gulch Road. There are residences nearby, and Fort Jones is a twenty-minute drive to Yreka and I-5. U. S. Forest Service lands adjoin the property to the north, west, and southeast corners.

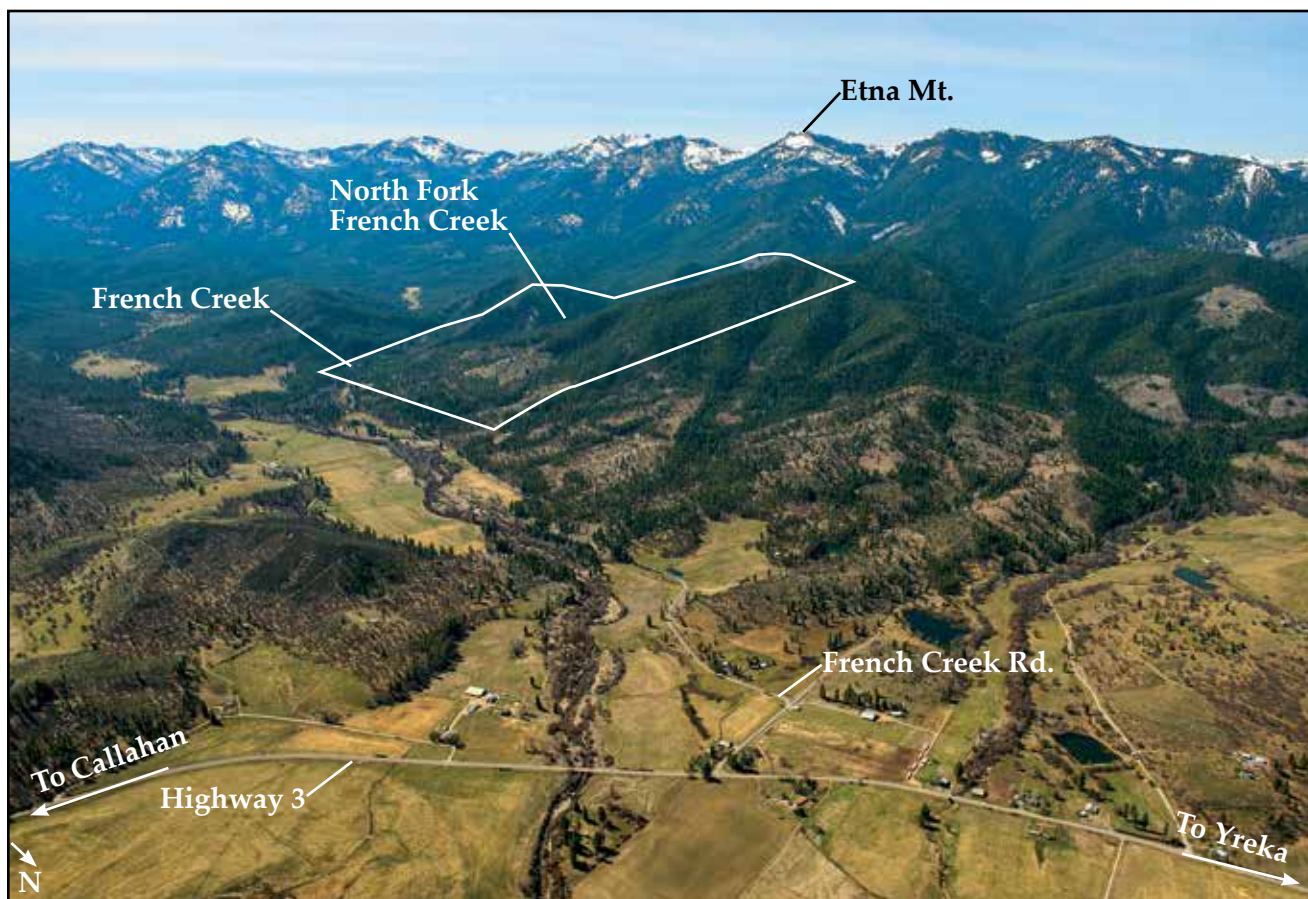
LOCATION: Township 44 North, Range 9 West, Section 17.

From Fort Jones and Highway 3, take Scott River Road 4.5 miles to Tyler Gulch Road. Proceed north one mile to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



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: \$770,000

LAST ASKING: First Time Offered

SIZE: 643± Acres

ELEVATION: 3,000± to 4,200± Feet

ZONING: TPZ—Timber Production Zone

PROPERTY INSPECTION: At Any Time

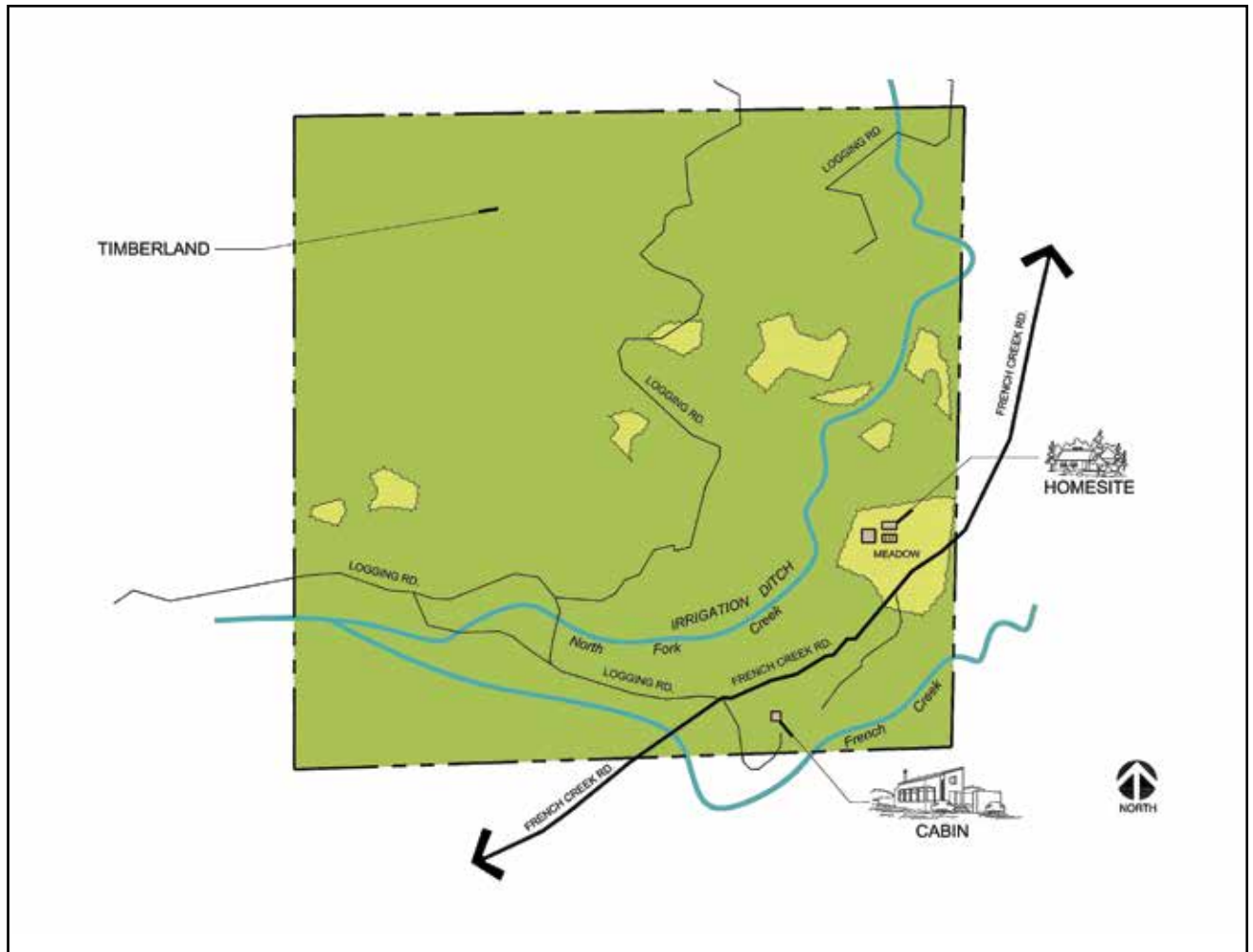
FINANCING: None – All Cash

DESCRIPTION: This 643± acre tract is located at the south end of the Scott Valley, near the community of Etna, at the foot of the Russian Wilderness. The city of Yreka, at I-5, is a 35 minute drive. The property has frontage on French Creek Road, which is a county road, the north fork of French Creek, and French Creek. There is an estimated 3,457± MBF of ponderosa pine and Douglas-fir, providing some near-term cash flow. (Please see Supplemental Information Package for inventory detail and maps.) A meadow is located in the southeast portion of the property, along French Creek Road, which would be an excellent site for a home and barn. There is a good system of logging roads for horseback riding and hiking and hunting. The topography is moderate to steep, with views of the Russian and Marble Mountain Wilderness areas.

There are several residences northeast and south of the property. Power and phone is available to the property. Scott Valley is known for its premier cattle and dairy ranches, and the wild and scenic Scott River.

The Seller will retain two easements through portions of the property.





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



Meadow near French Creek



French Creek

LOCATION: Township 41 North, Range 9 West, Section 21.

From Etna, take Highway 3 south 3± miles to French Creek Road, and proceed 2 miles to property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



PUBLISHED RESERVE: \$125,000

LAST ASKING: \$149,000

SIZE: 2,000± square foot building on 1.21± acres

ZONING: C2 – General Commercial

PROPERTY INSPECTION: Please call Auction Information Office to arrange: 1-800-845-3524.

FINANCING: None – All Cash

DESCRIPTION: This 30-unit operating mini-storage facility is located in Lewiston, Trinity County, approximately four miles off Highway 299, and 35± miles west of Redding. The mini-storage was built in 2003 and is located on the southeastern side of Rush Creek Road in an area comprised of mixed commercial and residential uses. Improvements consist of a 2,000± square foot, thirty unit mini-storage building and a 900± square foot shop/warehouse. The mini-storage is a steel framed, non-insulated building with corrugated metal siding with metal roll-up, hand-operated doors. It is comprised of ten units measuring 10 feet by 10 feet which rent for \$68 per month, and twenty units measuring five feet by ten feet which rent for \$48 per month.

The shop/warehouse is wood-frame, non-insulated with wood-panel siding. It has an office and restroom and rents for \$950 per month. (See Supplemental Information Package for current operating statements.) The mini-storage is approximately 40% occupied, and the shop/warehouse space/office is vacant. There is approximately 15,000± square feet of surplus land to the eastern end of the property that would allow for additional expansion, or reuse as outside storage.

The site is served with public water and on-site septic. A Phase I environmental site assessment did not report any adverse environmental issues. (See Supplemental Information Package for report.)

LOCATION: 8540 Rush Creek Road – Lewiston, California. APN: 025-320-29

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

170
thru
173

*Redwood North Coast Ocean View Timberland Portfolio near Ft. Bragg
and Westport-Union Landing State Beach
Mendocino County, California*

Hawthorne Timber, managed by The Campbell Group, one of the largest private redwood timberland owners in California, is offering five non-core timberland tracts, ranging in size from 56± to 899± acres, containing 21.8 million board feet of mature timber, with fifty percent of the volume in well-stocked stands of redwood, twenty-seven percent in Douglas-fir, and the balance in other conifer. (See Supplemental Information Package for timber inventory detail.)

Three of the properties are located 15 miles north of Ft. Bragg, along a spectacular two mile stretch of rugged and scenic coastline near the town of Westport and Westport-Union Landing State Beach, with access from coastal Highway 1. The tracts range from 169± to 899± acres, providing exceptional opportunity for a redwood investment, with added benefit of a location for a secluded ocean view retreat or cabin.



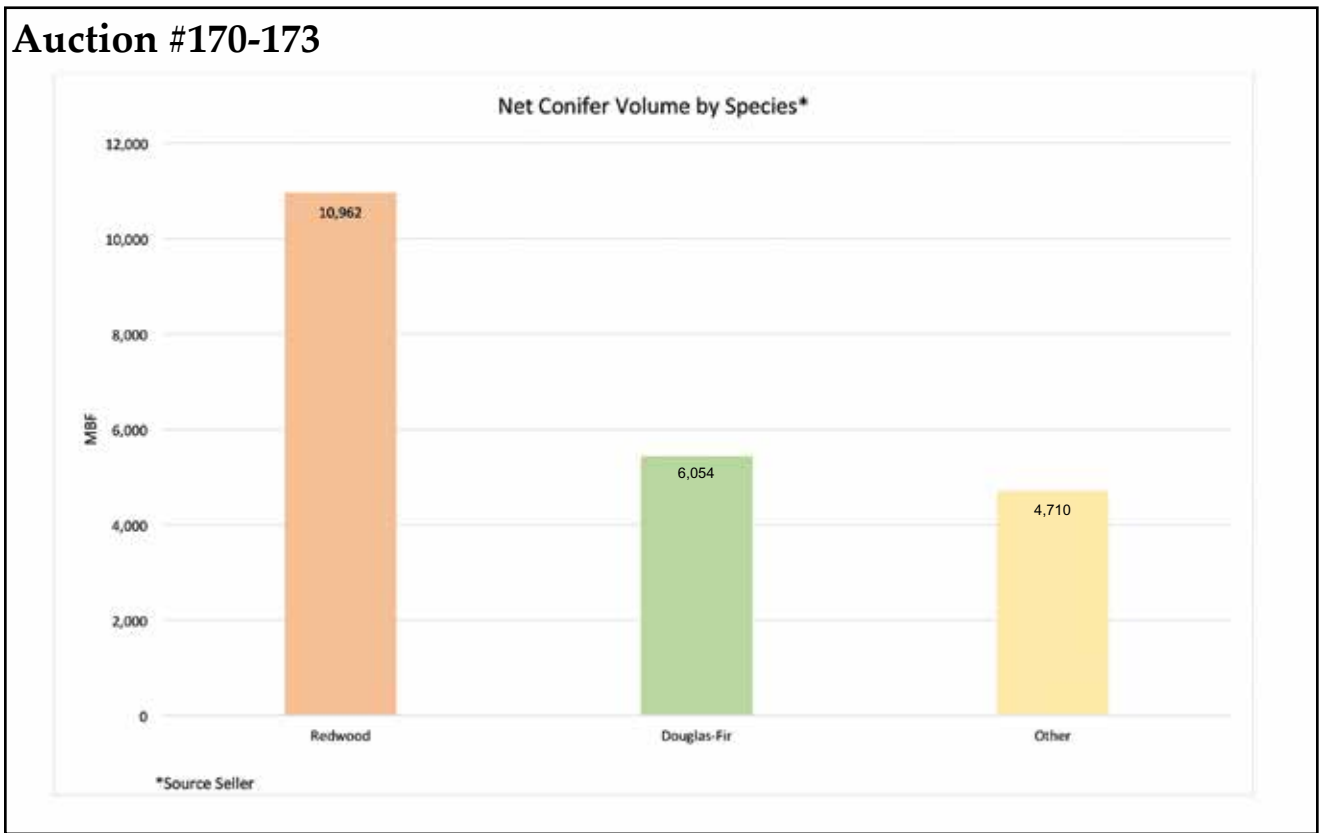
View from #170 Ryder Gulch

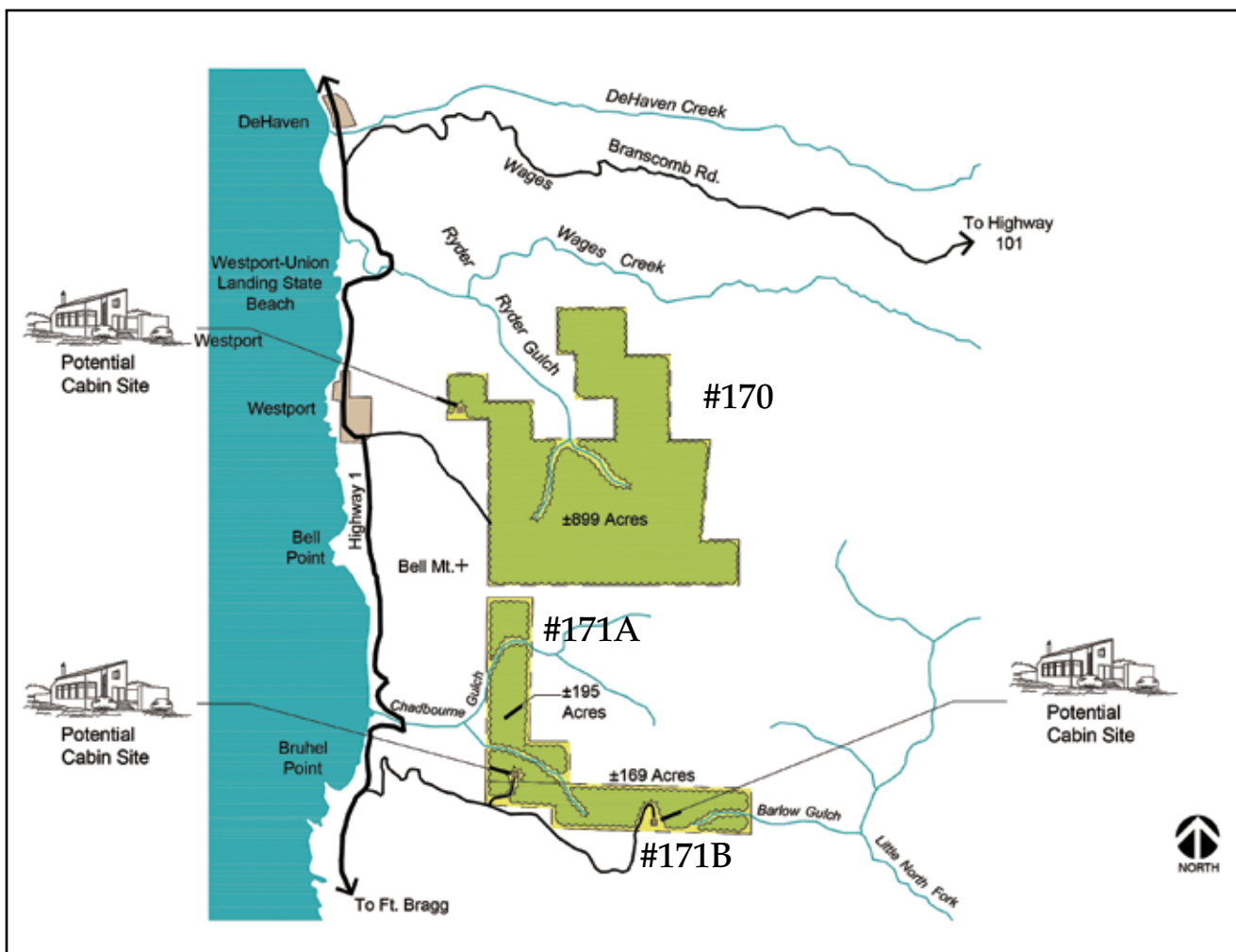
The other two properties are located 5 miles east of Ft. Bragg along Noyo Hill, between the South Fork of the Noyo River, and Highway 20. These two contiguous tracts are 56± and 140± acres, and may be purchased individually, or as a 196± acre unit. Both these properties have potential for a home site within commuting distance of Fort Bragg.

All five properties have proximity to domestic log markets for both redwood and Douglas-fir at mills located in Willits, Ukiah, and Cloverdale, and north to Scotia, Eureka and Arcata. Nearly half of California's entire sawmill production is generated by these mills. Additionally, an export dock located at Humboldt Bay in Eureka facilitates an export market for Douglas-fir logs.

The Auction Properties have Published Reserve Prices established by the Seller that start at less than \$2,100 per acre, and provide opportunity for investors to acquire tracts individually, or in their entirety, and to participate in the ownership of highly productive "red gold" timberlands within one of the most productive growing regions in North America, with the benefits of both near-term cash flow and long-term growth.

Financing may be available through American AgCredit.





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

Redwood North Coast Timberland Portfolio Mendocino County, California

#	Tract	Size	Net Conifer Volume by Species (MBF) ¹				Reserve Price / Ac.
			Redwood	Douglas Fir	Other	Total Volume MBF / Ac.	
170	Ryder Gulch	899	5,471	4,012	2,675	12,158	\$1,850,000 / \$2,057
171-A	Chadbourne	195	1,892	581	1,389	3,862	\$395,000 / \$2,025*
171-B	Dempsey	169	1,236	585	347	2,169	\$600,000 / \$3,550*
172	Noyo Hill North	56	843	141	97	1,081	\$195,000 / \$3,482
173	Noyo Hill South	140	1,520	735	278	2,533	\$395,000 / \$2,821
Total		1,459	10,962	6,054	4710	21,803	\$3,432,000 / \$2,354

*Sale of 171 is subject to bids in the aggregate to total \$995,000

¹Source: Seller



PUBLISHED RESERVE: \$1,850,000

LAST ASKING: First Time Offered

SIZE: 899± Acres

ELEVATION: 300± to 900± Feet

ZONING: TPZ – Timber Production Zone

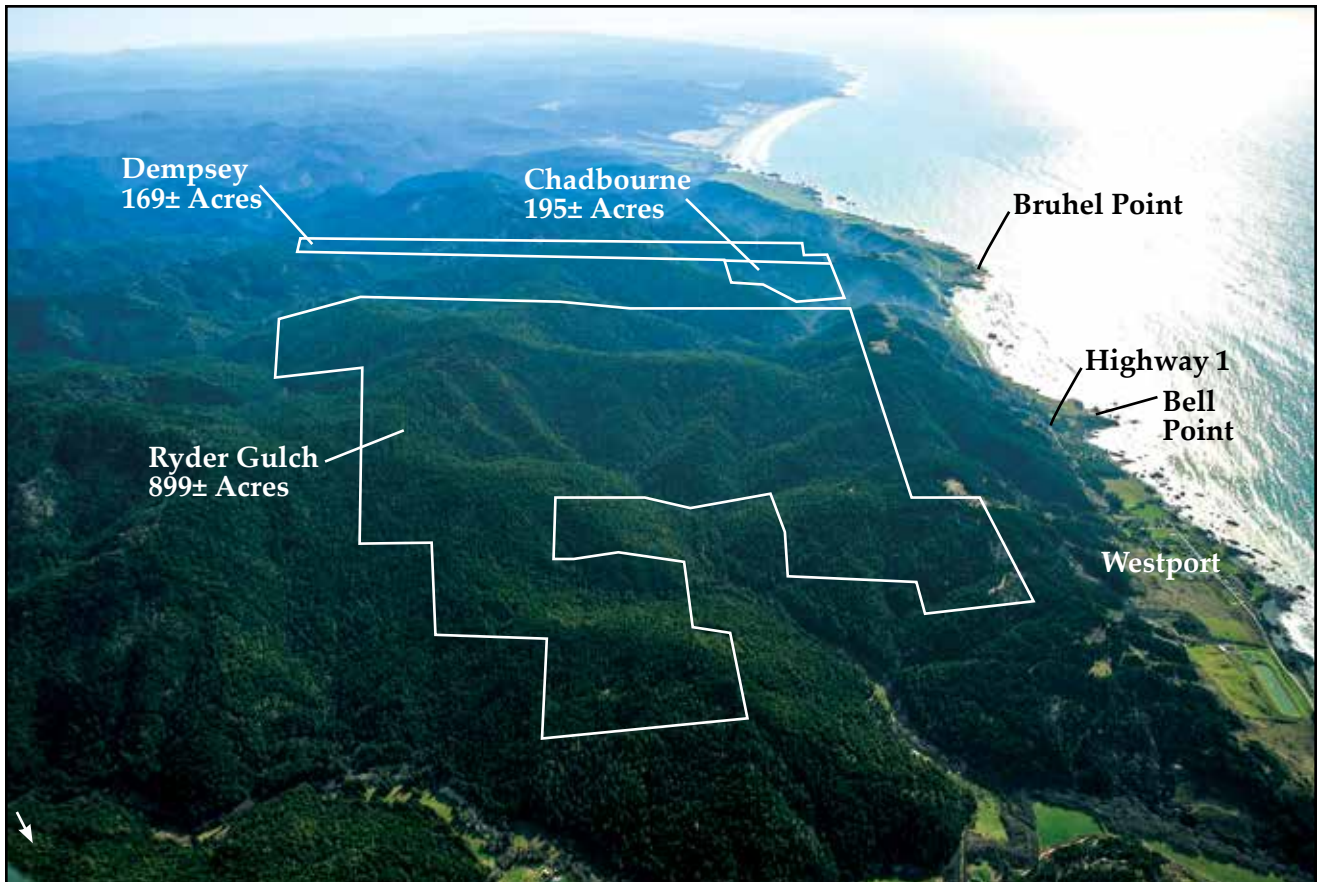
PROPERTY INSPECTION: At Any Time.
Locked gate – please call Auction Information
Office for Entry Permit.

FINANCING: None – All Cash

DESCRIPTION: The 899± acre Ryder Gulch Tract is the largest property being offered by Hawthorne Timber along the Mendocino Coast. It is located east of the coastal town of Westport, along the west-facing slopes of Bell Mountain and Ryder Creek Drainage. There are several excellent sites for a secluded coastal retreat in the northwest corner of the property which would provide spectacular ocean views of the Westport Headlands.

The tract contains a total of primarily 35± to 45± year-old redwood and Douglas-fir, with some true fir, totaling 12,158± MBF. An estimated 45% of the volume is redwood, 33% Douglas-fir, and 22% other conifer. (See Supplemental Information Package for inventory detail.)

The combination of the age class, overall site productivity, and net volume per acre will provide a new owner with significant growth over the next ten years, with annual growth rates of 4 to 5%. The Seller has done some commercial thinning which has improved the productivity of the property. 80± acres are subject to harvest restrictions due to riparian areas.



There is access from coastal Highway One at Westport. The property has a system of logging roads that additionally may be used for hiking, all-terrain vehicles, and horseback riding. The Seller has an application for Mendocino County approval for the creation of three legal parcels of 41± acres, 433± and 425± acres. (See Supplemental Information Package for map.)

LOCATION: Township 21 North, Range 17 West, Sections 28, 29, 32, 33 and 34

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



	Tract A Chadbourn	Tract B Dempsey
PUBLISHED RESERVE:	\$995,000	\$395,000*
LAST ASKING:	First Time Offered	
SIZE:	364± Acres	195± Acres
ELEVATION:	200± to 600± Feet	169± Acres
ZONING:	TPZ – Timber Production Zone	200± to 1,000± Feet

PROPERTY INSPECTION: At Any Time. There is a locked gate. Please call Auction Information Office to arrange for inspection.

FINANCING: None – All Cash

DESCRIPTION: The Chadbourne and Dempsey Timber Tracts are contiguous, and are located by Bell Mountain, south of Auction Property # 170, the 899± Ryder Gulch Timber Tract. The properties may be acquired either in bulk, or individually, subject to combined total accepted bids on both tracts in the aggregate to equal, or exceed, the bulk reserve total \$995,000. There is a total of 6,031± MBF of redwood, Douglas-fir and other conifer on both properties. (See Supplemental Information Package for inventory detail.)

Both tracts were issued Certificates of Compliance in 2005 by Mendocino County.

Tract A- Chadbourne - 195± Acres

This tract contains 3,862± MBF with 48% of the volume, or 1,892± MBF, of redwood, 12% of the volume, or 463± MBF of Douglas-fir, and the balance with 40% of the volume, or 1,389± MBF of other conifer. The timber is primarily 60 to 75 years old, and averages 26± MBF per acre. 21± acres of the property were harvested in 1999 and 2003, and have well-stocked 9 to 12 year old reproduction.

46± acres are subject to harvest restrictions due to riparian areas.

There is access to the southwest section from Highway 1 along Charbourne Gulch. An easement will be provided from Auction Property #171 B (Dempsey) to the southern boundary of the Charbourne tract to access the ocean view cabin.

The topography is primarily steep, except for the ridge tops, and a road system will need to be developed.

The Seller has obtained temporary road-use rights from the adjoining owner to the east which connects to the Seller's large block of land east and south of the auction property.



Tract B - Dempsey - 169± Acres

The 169± acre Dempsey tract contains 2,169± MBF with 57% of the volume, or 1,236± MBF, of redwood, 27% of the volume, or 585± MBF of Douglas-fir, and the balance with 16% of other conifer. The timber is primarily 60 to 75 year old. 54± acres have been harvested and have well-stocked 8 to 12 year old reproduction. 23± acres are reserved from harvest due to riparian areas.

There is access to the northwest corner from Highway 101 and the Seller will provide an easement from its land to the south in order to access the eastern section of the tract, which also has an old homestead that would make an excellent cabin or camp.

The topography is primarily north-facing steep slopes, and the existing logging road provides access along the ridge top in the eastern section of the tract.

15 acres of the Dempsey tract are covered by an approved THPC (#12-058 MEN) that expires in October 2017. It will be assigned to the new owner.



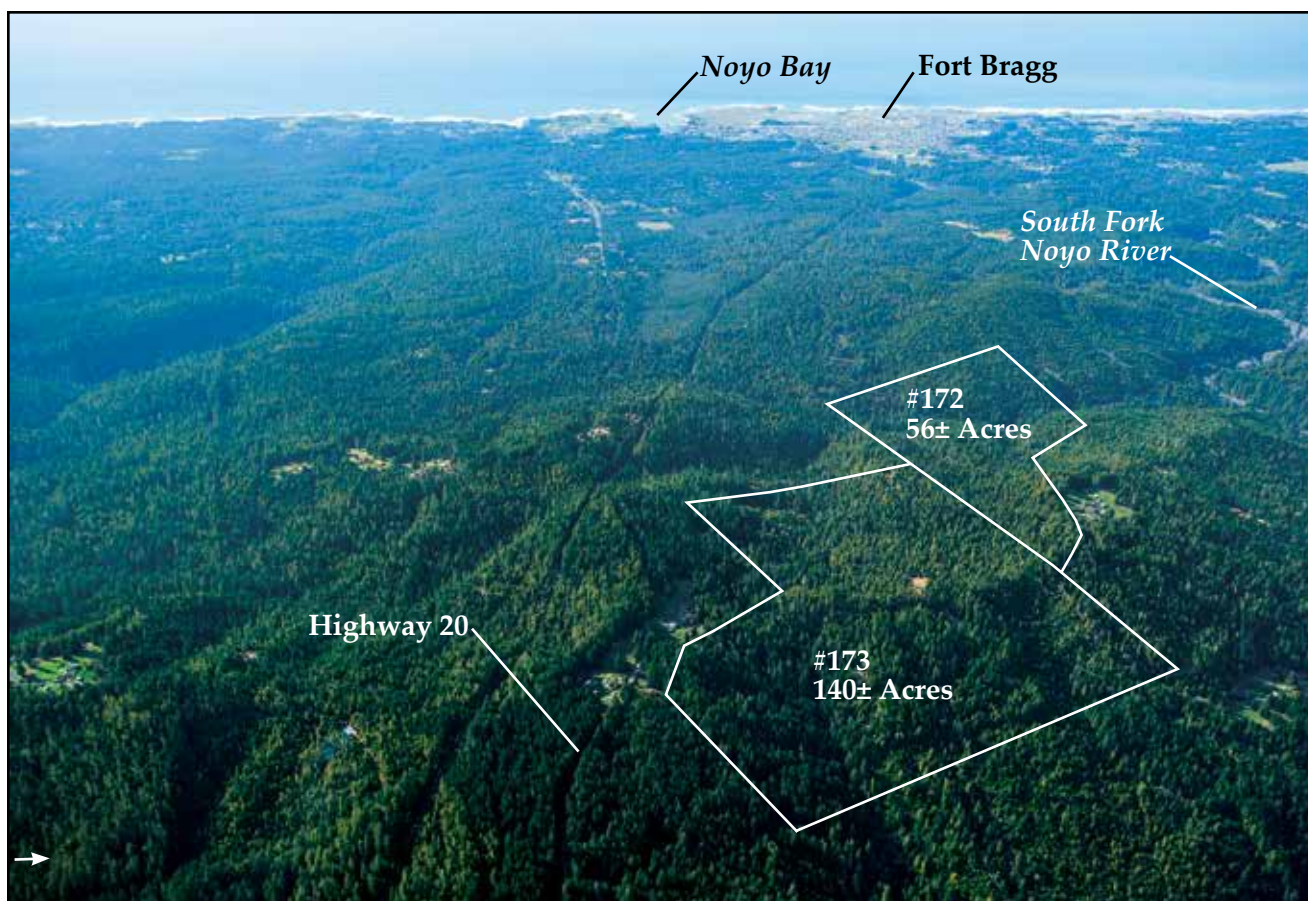
LOCATION: Tract A—Chadbourne—Township 20 North, Range 17 West, Sections 5, 8, 9.

Tract B—Dempsey—Township 20 North, Range 17 West, Sections 8 and 9

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013

172 and 173

Noyo Hill North and South Timber Tracts, with Potential View Home Sites Mendocino County, California



	#172 Noyo Hill North	#173 Noyo Hill South
PUBLISHED RESERVE:	\$195,000	\$395,000
LAST ASKING:	\$499,500	\$795,000
SIZE:	56± Acres	140± Acres

ELEVATION: 400± to 600± Feet

ZONING: TPZ – Timber Production Zone

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

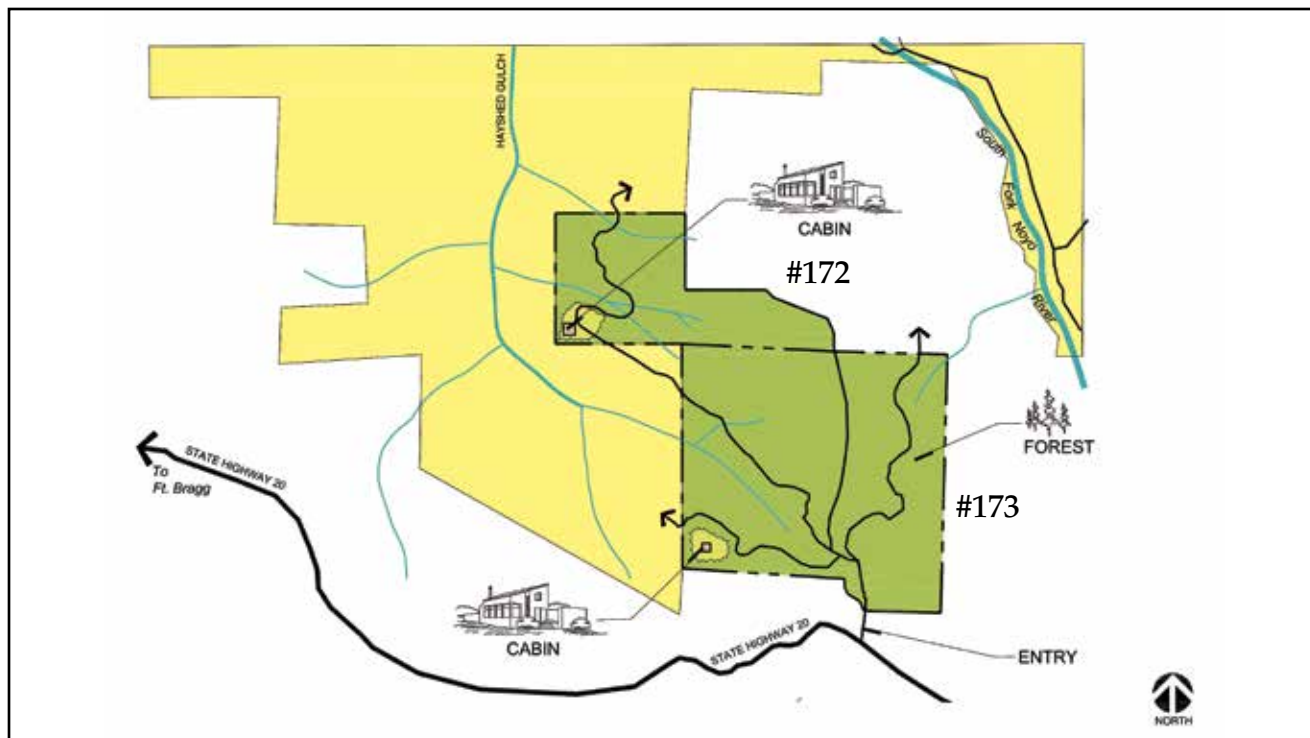
DESCRIPTION: These two contiguous timber tracts, with over 3,600± MBF of redwood and Douglas-fir, are located 4.5 miles east of the north coast community of Ft. Bragg, along Noyo Hill, between Highway 20 and the South Fork Noyo River. The tracts may be acquired together, or individually. The Seller has established Published Reserve Prices at up to fifty percent from last asking prices as an incentive to sell both properties.

There is a common access road from Highway 20 that serves both tracts, and also provides access to an adjoining owner's residence along the northern boundary as well as to the Seller's additional timberlands to the west. (See Supplemental Information Package for copy of easement, and for timber inventory detail.)

Both auction properties have potential home sites, with ocean views west to Ft. Bragg, and will require extension of power and an on-site well and septic. (See Supplemental Information Package for zoning and land use detail.)

Auction Property #172, Noyo Hill North, is 56± acres and contains a total of 1,081± MBF, with 843± MBF of redwood and the balance primarily Douglas-fir, with some other conifer. There is a potential home site along

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 ridge in the southeast corner that may have an ocean view. The topography is moderate west sloping, except for the ridge top. The logging road providing access to the Seller's adjoining timberlands runs through the middle of the tract.

Auction Property #173, Noyo Hill South, contains a total of 2,533± MBF on 140± acres, with 1,520± MBF of redwood and 735± MBF of Douglas-fir, and some additional conifer. There is a potential home site with ocean view along the ridge top west of the logging road that provides access to the adjoining owner's residence to the north. There are two spur roads that run west and northwest which provide access to Auction Property # 172 and to the Seller's adjoining timberlands. There are 8± acres of 12 year-old redwood reproduction in the western section of the tract.

There is no active THP on either tract.

LOCATION: Auction Property #172: Township 18 North, Range 17 West, Sections 14 and 15;

Auction Property # 173: Township 18 North, Range 17 West, Section 23

From Ft. Bragg, take Highway 20 east 5 miles to access road, and then proceed north 800± feet to Auction Property #172.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013





View southwest to Pacifica State Beach



PUBLISHED RESERVE: \$2,250,000

SIZE: 57± Acres

ELEVATION: 100± to 600± Feet

ZONING: R-1/B-3/HPD and R-1/B-10/HPD
(Please see Supplemental Information Package
for zoning detail.)

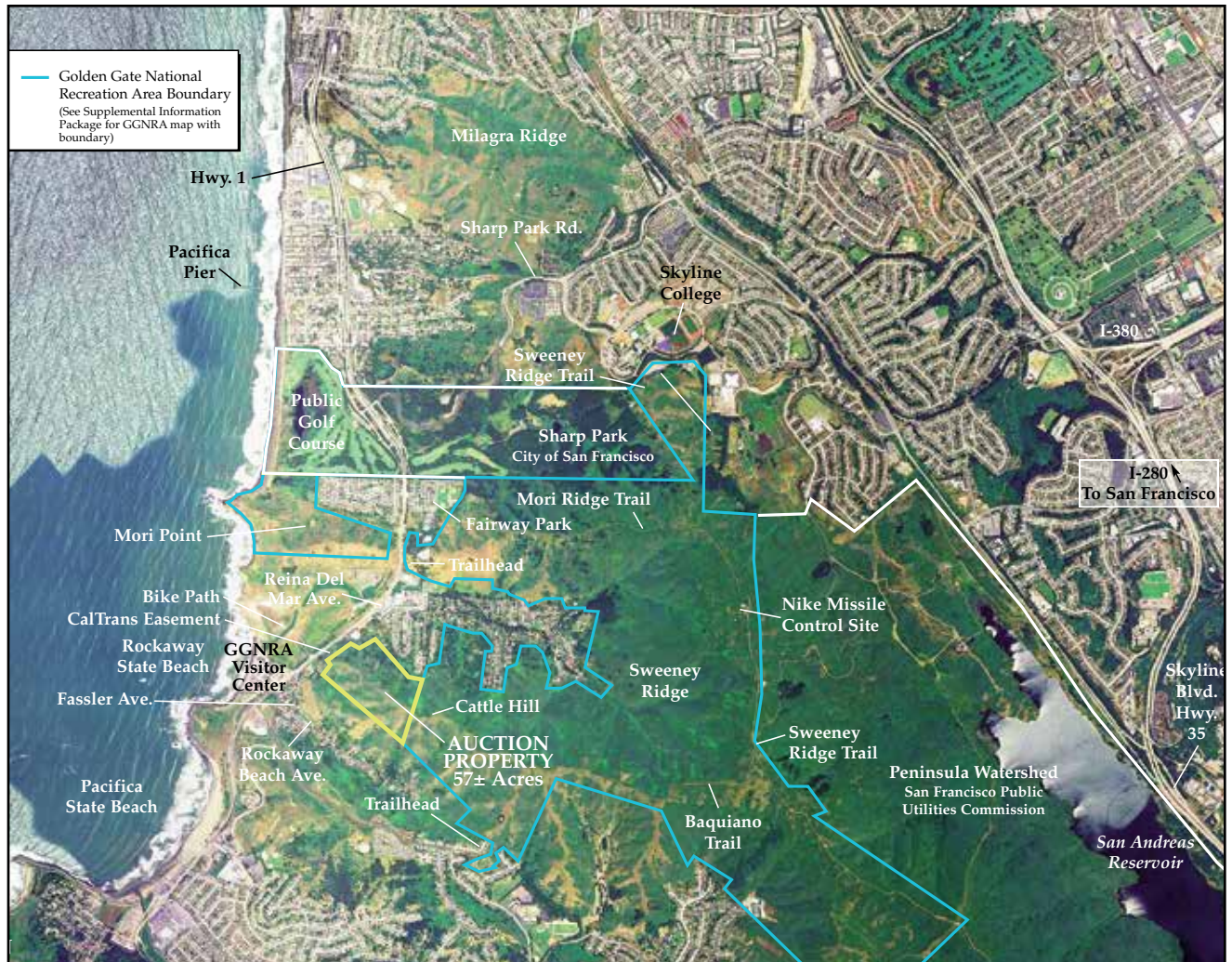
PROPERTY INSPECTION: At Any Time

FINANCING: None – all cash.

DESCRIPTION: This 57± acre, ocean-view development property is one of the largest undeveloped parcels with residential zoning within the greater San Francisco Bay area, with potential significant conservation value for a new owner. It is within a 30 minute drive of San Francisco and adjacent to over 1,200 acres of the Golden Gate National Recreation Area, including the historic Sweeney Ridge, and could be partially developed as a gated subdivision, or as an exclusive private ocean-view estate with potential ocean view values from dedication of an easement, or a sale of a portion of the property. Harmony @ One, a planned ten-lot ocean view subdivision, is located nearby, with one to two acre home sites designed to start at \$2,175,000.

The auction property is located between Rockaway State Beach and Mori Point in the southern part of Pacifica, has an irregular shape and lies along the west-facing slopes of Cattle Hill between Highway 1 and the western boundary of Golden Gate National Recreation Area. The elevation ranges from 100± feet to 690± feet with the lower southwest portion containing less than ten acres suitable for subdivision development. The 57± acre site has some residual trees but contains primarily undisturbed native vegetation.

There is an estimated 800 feet of frontage along Highway 1. The proposed entry road to the tract, as outlined by CALTRANS, would be located 1,175± feet south of Reina Del Mar Avenue and 1,774± feet north of Rockaway Beach Avenue, and would be constructed as part of the Calera Parkway Highway 1 widening plans. A final

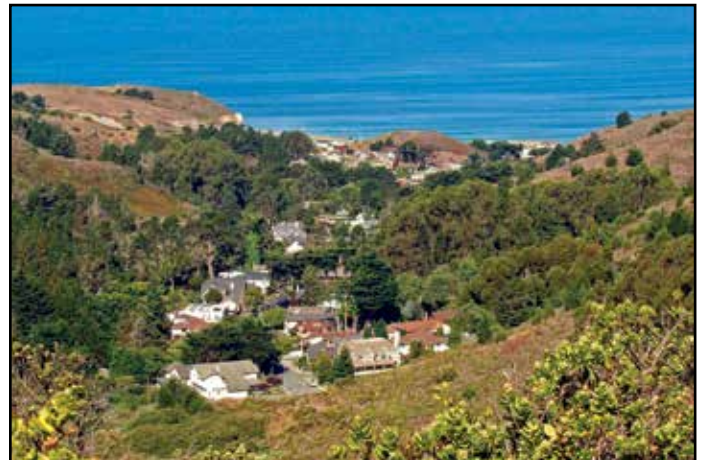


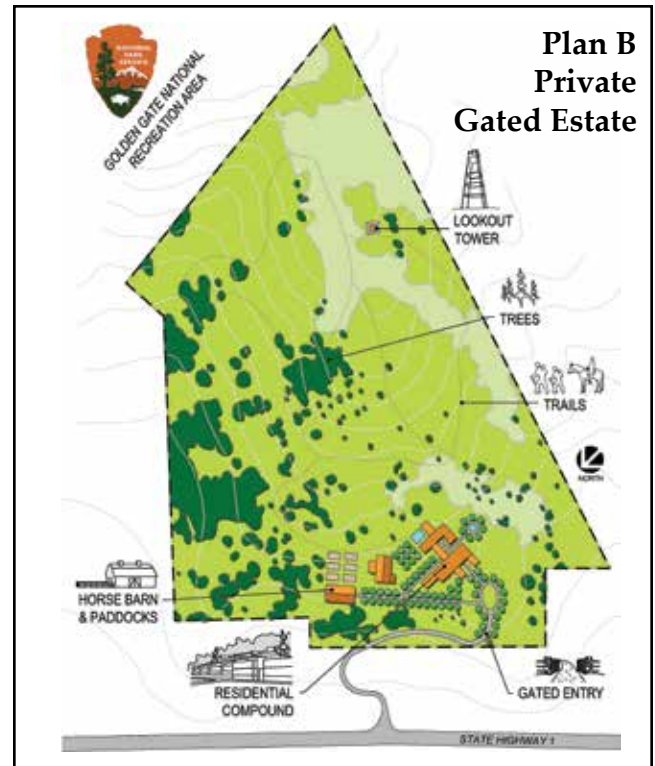
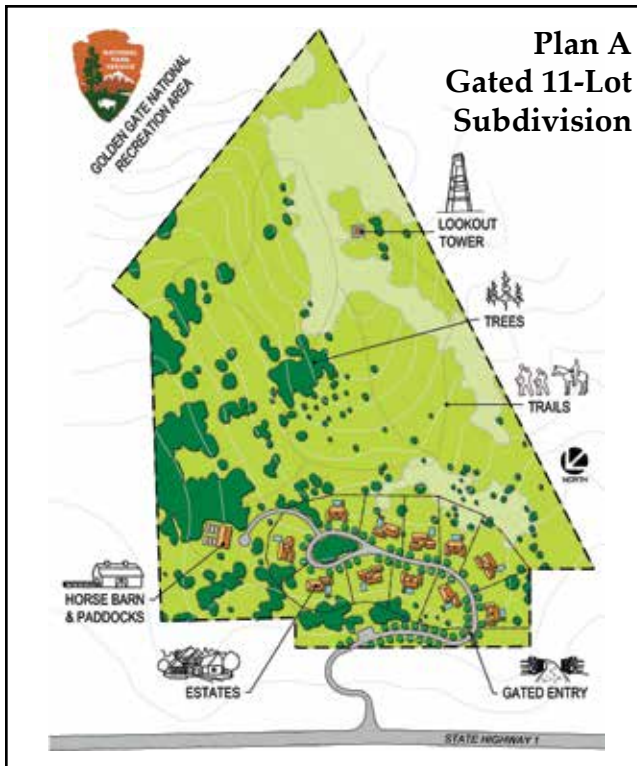
EIR is scheduled for completion in 2013. Cost of the project is estimated to be \$52 million. (See Supplemental Information Package for detail information and March 2009 letter from State of California Department of Transportation providing verification that there is a right-of-way entry from Highway 1.) All utilities (water, gas, sewer and phone) are located along the highway and can be extended to the site.

The entire property is within the city of Pacifica and a prior owner submitted a plan in 2001 for an eleven-lot subdivision, with the balance of the property, 47± acres, to be donated to the Golden Gate National Recreation Area to be used for a trailhead in order to improve public access to Sweeney Ridge.

Other options for the property include development of several ocean-view, gated estate compounds, with private trail system for hiking and riding horses.

The combination of the property's spectacular ocean views, location next to Golden Gate Recreation Area, proximity to San Francisco and residential zoning provides a new owner with opportunity to create both real

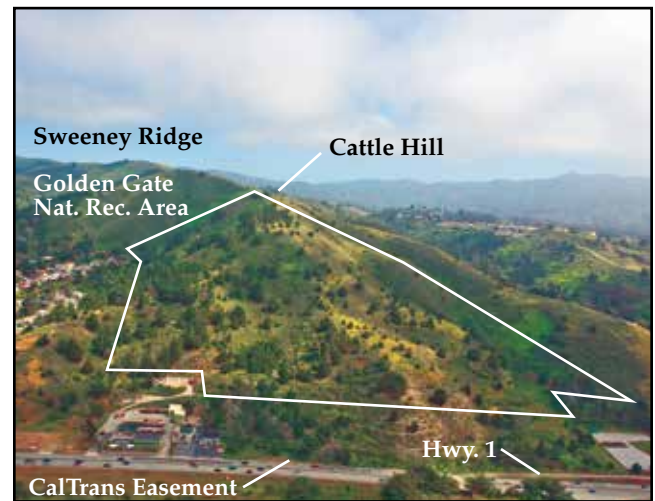




Please Note: Sketch plans are conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



View north from south ridge of property



View east from Coastal Highway 1

estate and conservation values from the purchase of the property. (Please see appraisal of potential conservation value in the Supplemental Information Package.)

LOCATION: APN# 018-140-62

From San Francisco, take I-280 south to Highway 1 (Coastal Highway), and proceed south to the city of Pacifica. Continue on Highway 1 South, turn left on Fassler Avenue and then an immediate left on Frontage Road (Harvey Way). Please park along roadside by Our Savior's Lutheran Church. The southwest corner of the property begins near the church parking lot. (Please see Supplemental Information Package.) Access is by foot only.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 12, 2013



PUBLISHED RESERVE: \$275,000

LAST ASKING: \$465,000

SIZE: 15.89± Acres

ZONING: I (Industrial)

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 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., WEDNESDAY, MAY 15, 2013



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: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 2.55± Acres

ZONING: Residential (2 Acre Minimum)

PROPERTY INSPECTION: Entry Permit is required to inspect the property. Call Auction Information Office.

FINANCING: None – All Cash

DESCRIPTION: This 2.55± acre home site is located in unincorporated Columbia, situated along State Route 49, just north of Sonora, in the Sierra Nevada foothills. The home site is zoned RE-2, which has a two acre minimum. Previously located on the site was a manufactured home, which was destroyed in a fire. The property is being sold in its "As Is" condition and the Seller will not demolish or remove the old structure. Electricity is available to the site and there is on-site septic.

LOCATION: 22777 Upper Quail Mine Road – Columbia, California. APN: 086-080-16

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



PUBLISHED RESERVE: \$425,000

LAST ASKING: \$599,000

SIZE: 28,017± Square Foot Industrial Building on 10.3± Acres

ZONING: C-S and O-1

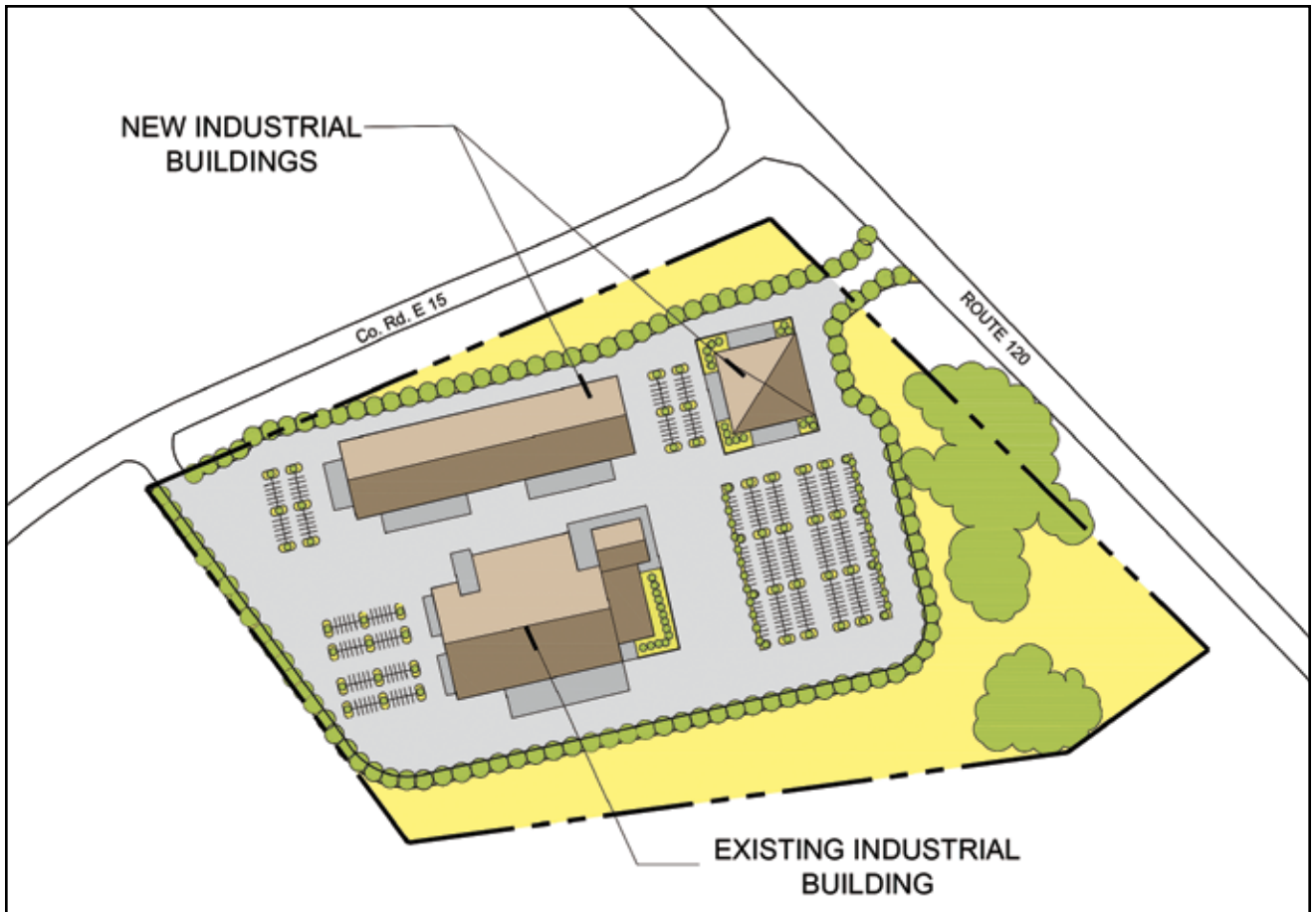
PROPERTY INSPECTION DATES and TIMES:

Tuesday, April 16	11:00 a.m. to 1:00 p.m.
Wednesday, May 15	11:00 a.m. to 1:00 p.m.
Friday, June 21	11:00 a.m. to 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 28,017± square foot light industrial building is located in unincorporated Jamestown, which lies on State Highway 108, approximately ten miles south of the city of Sonora. The building was built approximately seven years ago and was constructed to run a business that refurbished computer equipment. It is vacant. The irregular-shape parcel of 10.3± acres has approximately 677 feet of frontage along Highway 108 and 605 feet of frontage along O'Byrnes Ferry Road, which provides access to the property and opportunity to develop additional buildings on the property. Highway 108 is the main arterial from the central Joaquin Valley to Sonora.

The property improvements consist of 6,137± square feet of finished and unfinished office space located on two levels, and 21,880± square feet of production space. The first floor office space has a main lobby, two restrooms, offices, break room, and kitchen area. The second floor is divided into four office spaces, lobby, small kitchen and bathroom. The production area is 21,880± square feet, of which 17,500± square feet is warehouse/storage and shipping/receiving, with the balance a service and cleaning area, with work stations. The ceiling height is fifteen feet at the lowest point and seventeen feet at the highest.



The zoning is C-S, Special Commercial, as well as O-1, Open Space. The C-S ordinance allows for a variety of uses. (See Supplemental Information Package for details.)

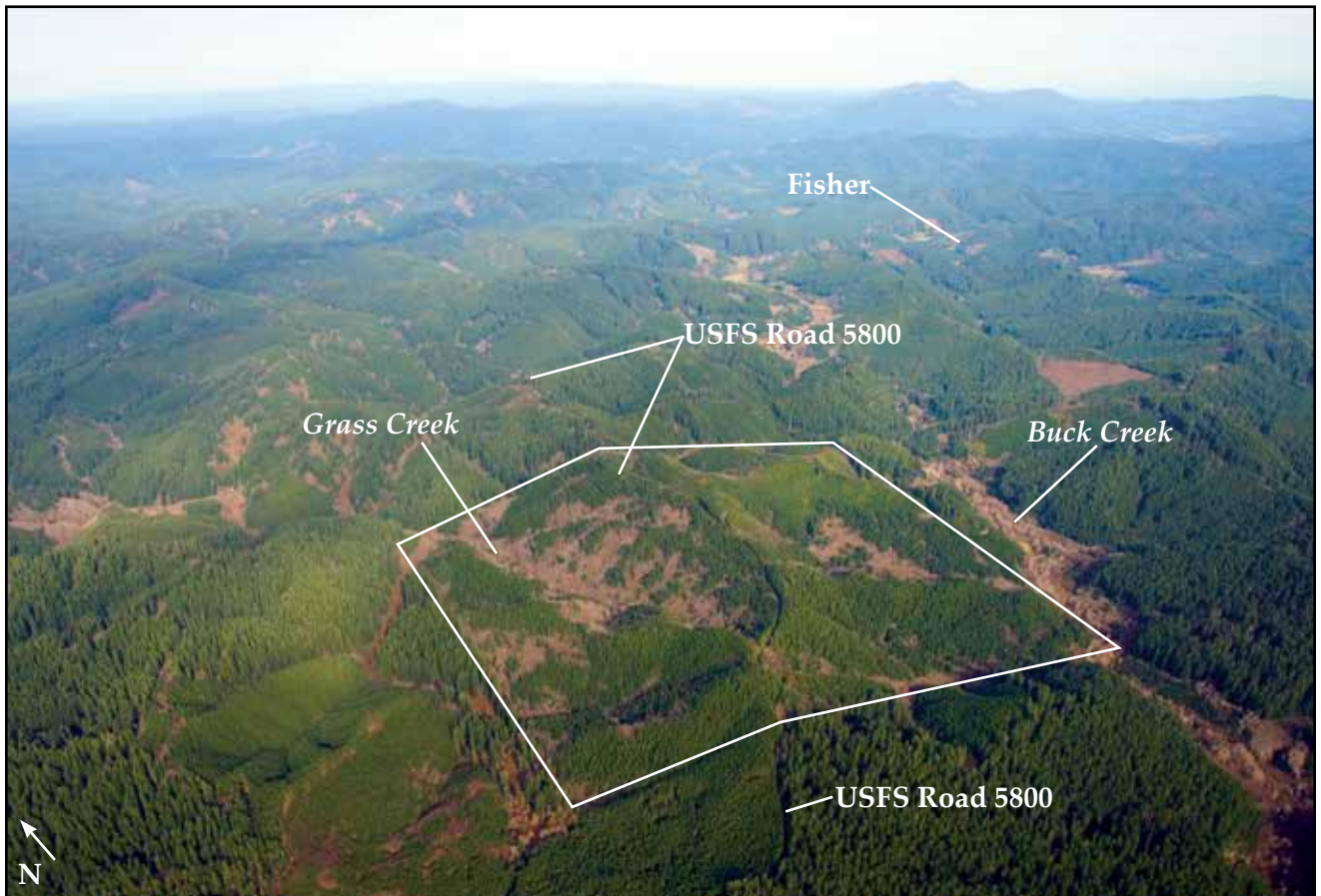
Thirty one parking spaces are on the site. The property has two wells and on-site septic. A Phase I Environmental Assessment, which is available in the Supplemental Information Package, reports no adverse environmental conditions.

LOCATION: 6911 O'Byrnes Ferry Road – Jamestown, California. APN: 063-280-07

SEALED BIDS DUE NO LATER THAN 5:00 PM, FRIDAY, JUNE 28

LATE ADDITION

*Buck Creek Timber Tract with 11.6 Million Board Feet
Lane County, Oregon*



PUBLISHED RESERVE: \$4,695,000

SIZE: 640± Acres

ELEVATION: 600± to 1,100± Feet

ZONING: F1 – Non-Impacted Forest

PROPERTY INSPECTION: At Any Time

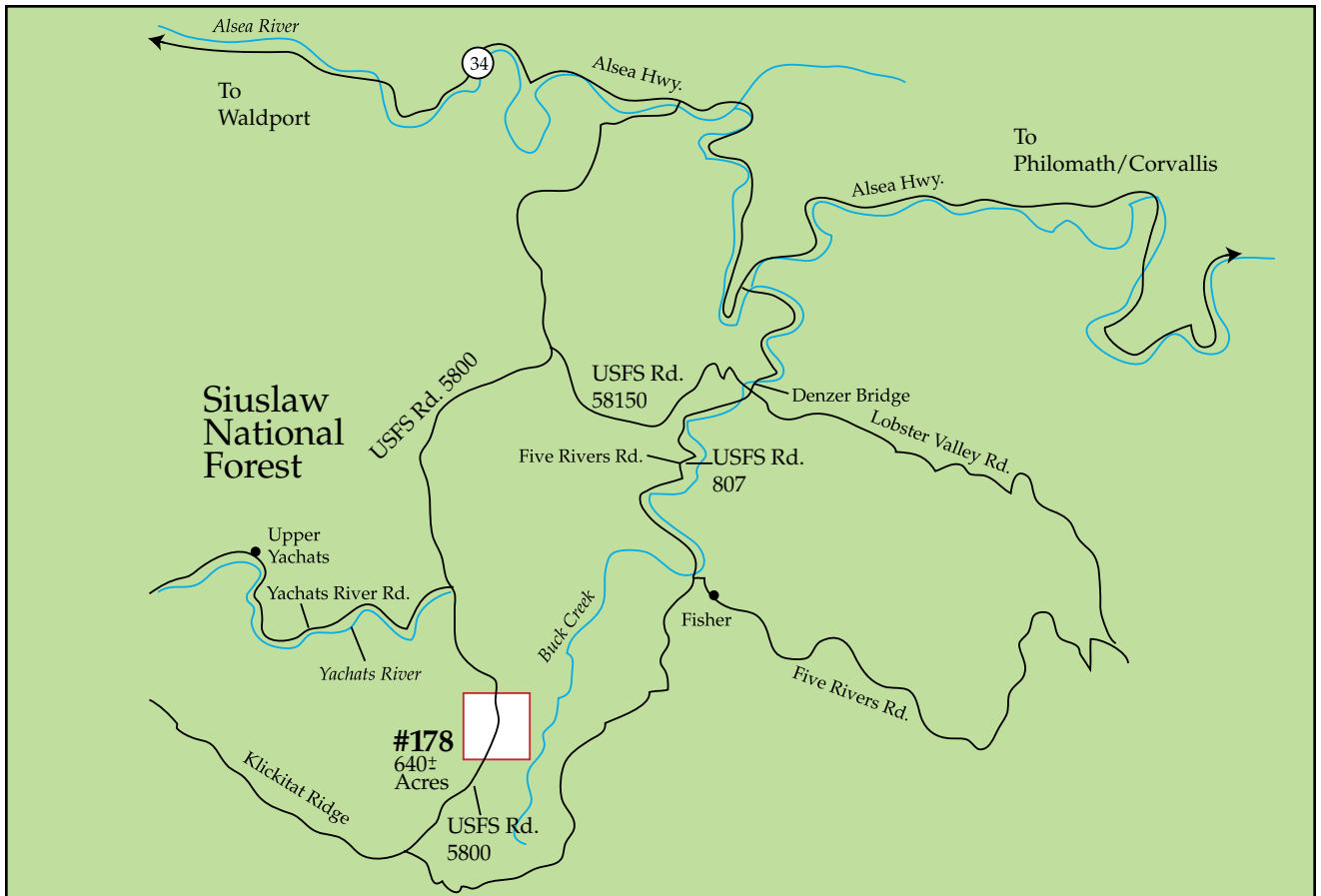
FINANCING: None – All Cash

DESCRIPTION: This 640± acre timber tract is located in Oregon's central coast range, within the Siuslaw National Forest, along a ridge between the Yachats River and Buck Creek drainages. This investment grade timberland has an estimated 11,600 MBF of primarily 43 to 53 year old Douglas fir, with some red alder and white woods in the 44 to 54 year old age class, providing near-term cash flow from the improving domestic and export log markets, and home construction. (See Supplemental Information Package for inventory detail.)

The Seller has done some pre-harvest road improvements which will help accelerate the timber harvest.

Almost two-thirds of the property is estimated as a Douglas-fir site class I, and the balance a site class II+, providing a highly productive timber growing site. There are 143± acres of well-stocked 19 to 28 year old Douglas-fir reproduction located in the northeast portion of the tract. This reproduction will provide long-term growth and additional harvests in the next 20+ years. An estimated 40 acres is classified as non-timberland.

This property is one of the largest in-holdings in this part of the Siuslaw National Forest, with excellent access from USFS Roads 59 and 32 north to Highway 34 and to log markets in Eugene, Springfield and to Willamette Valley mills in Philomath, Dallas and Willamina. Log export facilities are located west at the Port of Newport



and south at the Port of Coos Bay. A Timber and Rock Hauling Permit is required, which can be obtained at the Waldport Ranger Station.

The topography ranges from 600 to 1,100± feet and contains ridge tops and primarily moderate north facing slopes. Logging roads provide access to lands east of the USFS road that runs north and south through the tract.

LOCATION: Township 15 South, Range 10 West, Section 16, Tax Lot 600.

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



CONDITIONS OF AUCTION 1302

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:
1860 Howe Avenue, Suite 210
Sacramento, California 95825

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 for the properties. In order to purchase supplemental information, mail, fax or email the Supplemental Information Package Request Form on page 133 of this Catalog.

Hard Copy Supplemental Information Package:
\$15 per property

Individual Supplemental Information Package (CD)
\$ 5 per property

Email Supplemental Information Package
NO CHARGE

MAY 11, 2013 ORAL AUCTION (Properties 1-29)

Saturday, May 11, 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 SALES (Properties 100-178)

Sealed Bids must be received no later than 5:00 p.m. on the bid due date. Please refer to individual property descriptions for bid due date.

MINIMUM BIDS

Auction Properties #4, 5, 7, 9, 10, 11, 13, 20, 21, 133, 138, 140 and 176 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 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 they 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.

Bidding on each property will take approximately two minutes. The properties will not necessarily be auctioned in the order they appear in the Catalog. 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 Sale 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. 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		_____

Hard Copy Supplemental Information Package:
\$15 per property

Individual Supplemental Information Package (CD)
\$ 5 per property

Email Supplemental Information Package
NO CHARGE

Enclosed is a check for \$_____

Please print below:

NAME: _____ TELEPHONE: (____) _____

COMPANY: _____ FAX: (____) _____

ADDRESS: _____ Email: _____

CITY/STATE/ZIP: _____

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



SEALED BID AUCTION



Ochoco Lumber Company
Foley Butte Block – 32,890± Acres
Prineville, Oregon

Ponderosa Pine Capital of the World!
Excellent Access to Central Oregon Golf and Ski Resorts



High-quality well-stocked ponderosa pine tree farm, with over 130 million board feet of timber
and location strategic to both log and chip markets

Potential for private retreat with four-season recreation uses,
miles of creeks and secluded meadows

20-minute drive to Prineville Airport which can accommodate private jet aircraft,
and 45-minutes to city of Bend

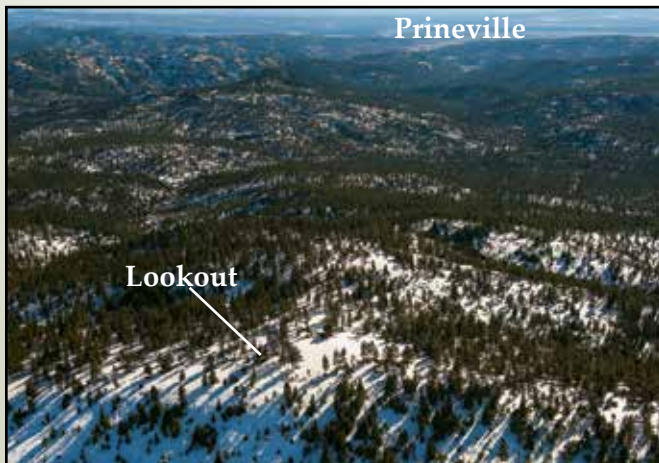
SEALED BIDS DUE JUNE 25, 2013



Strategic Location

The 32,890± acre Foley Butte Block has a location strategic to domestic log and chip markets, and to central Oregon golf and ski resorts

Ochoco Lumber Company has owned Foley Butte for 20 years and has planted nearly two million trees in order to improve productivity of the property



View south from Folely Butte Lookout to Prineville



Atterbury Consultants, Inc. is preparing an updated inventory based on a cruise which will be available as part of the Supplemental Information Package with Bid Documents



View west along Willow Creek



Two bedroom cabin located above Willow Creek

Excellent access from western section to Highway 26 and log and chip markets in Warm Springs, Hood River and Columbia Gorge

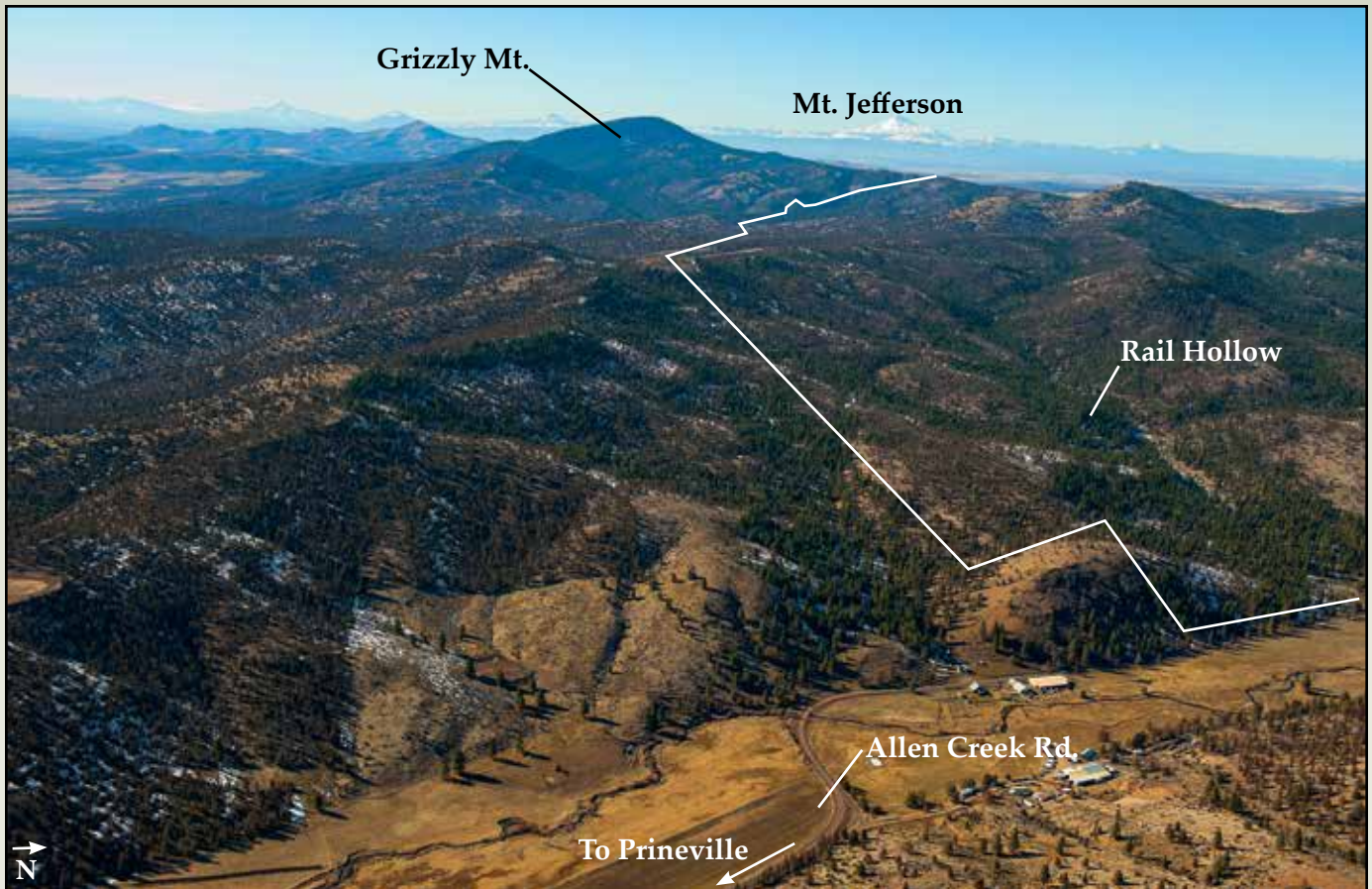


Sawmill along Willow Creek in the 1930s

Source: Crook County Historical Society



Foley Butte may be one of the largest contiguous blocks of private ownership near Prineville, and is home to Facebook and Apple Data Centers



An estimated 1,800± acres in the southeast section of the property has year round access to Prineville, and potential for development into multiple ranchettes, with meadows and creek frontage. Existing residences are nearby

**INSPECTION BY APPOINTMENT ONLY
PROPERTY TOURS BEGIN IN MAY**

**Call Auction Information Office at
1-800-845-3524
for Color Catalog #1301 and
Supplemental Information Package
with Bid Documents (available April 24).**



SEALED BID AUCTION

Ocean View Shiloh Sanctuary *A Pacific Northwest Legacy Property* Oceanside, Oregon



- 320± acre secluded hilltop retreat with unrestricted views to Cape Meares, Cape Lookout and Tillamook Bay. Located within a two-hour drive of Portland
- Quality hand-crafted family compound built in 1990, using custom log-style construction, all carefully maintained by the Seller
- Over three million board feet of well-stocked hemlock, providing both near-term cash flow and long-term asset growth
- Private gated entry. Property is located within a 25-minute drive of the Port of Tillamook Airport, which can accommodate private jet aircraft

SEALED BIDS DUE JUNE 19, 2013



The Shiloh Sanctuary has excellent access year-round to Oregon's north coast resort communities of Manzanita and Cannon Beach, and south to Lincoln City. There is a gated entry off Three Capes Scenic Drive.



The family compound at the Shiloh Sanctuary is comprised of: a three bedroom, four and a half bathroom residence with separate tree farm management center on lower level, a 4,436± square foot three bedroom, two and half bathroom caretaker residence, and a 3,835± square foot maintenance shop.

Floor plans and additional information, including timber inventory, will be available in the Auction Catalog and Supplemental Information Package with Bid Documents.

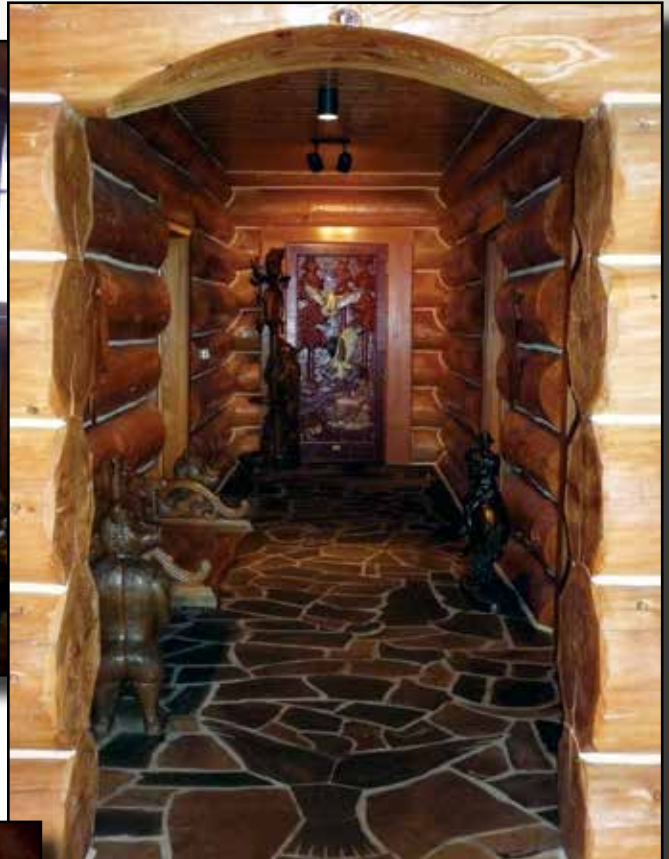
OWNER'S RESIDENCE

Exposed old-growth log beams, wood-vaulted ceilings, wrap-around deck and authentic western heritage interior create one of the Pacific Northwest's most outstanding coastal ocean view retreats.

The property is being sold fully-furnished with art installations throughout, including seven Frederick Remington bronze sculptures.



Main floor two-story great room



Two guest suites located on main floor



Master suite with deck and loft area



CARETAKER'S RESIDENCE



Similar floor plan to owner's residence with ocean and coastal views, daylight lower level, with office. Located near maintenance shop and by entry to property.

MAINTENANCE SHOP



Six overhead doors with large heated work area, office, loft and half bathroom, with opportunity to re-use portion as an artist studio or workshop.

**INSPECTION BY APPOINTMENT ONLY
PROPERTY TOURS BEGIN IN MAY**

**Call Auction Information Office at
1-800-845-3524 for Color Catalog #1303
and Supplemental Information Package
with Bid Documents (available April 24).**

Auction Conducted in Affiliation With Windermere Western View Properties

WHO WE ARE

Realty Marketing/Northwest is a real estate marketing and brokerage company with offices in Portland, Oregon; Sammamish, Washington; and Sacramento, 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, at 800-433-4669.

Auction Conducted By: Realty Marketing/Northwest
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www.rmnrw-auctions.com

AUCTION REGISTRATION FORM

I AM REGISTERING FOR AUCTION DAY:

☐ May 11, 2013 - Portland, Oregon
Sheraton Portland Airport Hotel

BIDDER NUMBER _____
(To be filled in by Auction Information Office)

Check one only:

☐ I plan to purchase only one property
☐ I plan to purchase more than one property

NAME _____

COMPANY _____

ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

PHONE (_____) _____

EMAIL _____

MY BROKER FOR THIS AUCTION (IF ANY) IS:

Name _____ Phone _____

Address _____

Broker registration must be received no later than three days prior to Auction date.

I AM INTERESTED IN THE FOLLOWING PROPERTIES:

_____, # _____, # _____, # _____, # _____.

I HAVE received, read and accepted the Terms and Conditions of Sale for the Auction which are set forth in the Auction Catalog and incorporated herein by reference.

I UNDERSTAND that each property is being sold "As Is" and without any warranties, express or implied, and that it is my sole responsibility to inspect the property prior to sale.

SIGNATURE _____ DATE _____

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