



PUBLISHED RESERVE: \$197,500

LAST ASKING: Previously Offered in Bulk at \$1,225,000 with Auction Property #4

SIZE: 4.75± Acres

ZONING: General Commercial (C-1)

PROPERTY INSPECTION: Call the Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This 4.75± acre site is located across the Biggs-Rufus Highway from Auction Property 2 and currently has a truck tire changing service bay, a truckers' church and an impound lot. These uses can be terminated prior to close of escrow so a new owner can evaluate future development or uses for the property. Existing monthly income from these two uses is \$1000. The C-1 zoning allows for a wide variety of commercial uses and could be developed as a truck service center due to its proximity to both I-84 and US-97. Power and sewer are available and either a well or other source would be required (see Supplemental Information Package for water well agreement). A mobile home and motor home on the property are not part of the sale and will be removed prior to close of escrow.

The property can be acquired individually or with Auction Property #4 which is .89± acres and a separate tax lot.

LOCATION: .2± mile west of intersection of Highway 97 and Biggs-Rufus Highway on the south side of the road, Biggs Junction, Oregon. (Tax Lot 1000)