



**PUBLISHED RESERVE:** No Minimum Bid

**LAST ASKING:** First Time Offered

**SIZE:** 713± Square Foot Building on 1.24± Acres

**ZONING:** RSC – Rural Service Center

**PROPERTY INSPECTION:** Please call Auction Information Office to Arrange for Inspection. Do Not Disturb Tenants

**FINANCING:** None – All Cash

**DESCRIPTION:** This building has been leased to the U.S. Postal Service and used as the Powell Butte Post Office since 1998, and is located between Redmond and Prineville, at the corner of Highway 126 and SW Bozarth Road. Brasada Ranch – one of central Oregon’s newer resorts – is located nearby, and the Bend-Redmond Airport is a 15 minute drive from the property.

The current lease is \$750 per month, and expires October 31, 2014. A copy of the existing lease is part of the Supplemental Information Package.

The building, of wood construction, is 713± square feet, and has a paved parking area. On-site septic and well serve the property. The 1.24 acre site has an irregular shape, and there is excess land between the post office and SW Bozarth Road which could accommodate additional development. Zoning will allow commercial, retail, religious, and education uses. Additionally, a residential use is permitted. Please see Supplemental Information Package.

**LOCATION:** 16052 SW Highway 126 and SW Bozarth Road, Powell Butte, Oregon. Township 15 South, Range 14 East, Section 22, Tax lots 1300, 1301, 1302 and 1303.



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