



	Bulk	Parcel A	Parcel B	Parcel C
				Potential Home Site
<b>PUBLISHED RESERVE:</b>	\$1,300,000	\$735,000*	\$565,000*	No Minimum Bid*
* The sale of Parcels A, B, and C is subject to combined total accepted bids in the aggregate to equal, or exceed, \$1,300,000.				
<b>SIZE:</b>	65± Acres	22.34± Acres Tax Lots 8602, 8600, 1401	40.20± Acres Tax Lots 1200, 3101	3.03± Acres Tax Lot 3100
<b>ZONING:</b>	R2/R1	R2 – Medium Density Residential	R2 – Medium Density Residential	R1 – Low Density Residential

**LAST ASKING:** First Time Offered

**PROPERTY INSPECTION:** Locked Gate. Please call Auction Information Office to make arrangements.

**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 3 years.

**DESCRIPTION:** This 65± acre residential development property is located in the southern section of Cottage Grove, with over one-third mile of Coast Fork of the Willamette River frontage, near both Lincoln Middle School and Cottage Grove High School. It may be one of the largest riverfront master plan development opportunities within commuting distance of Eugene with excellent access to Interstate 5.