



School and to the east from Kathleen Drive. Historically, the land east of the river was used as a private residence and had a small 9-hole golf course. An abandoned residence is located at the end of Cleveland Street.

An estimated 26 acres is located between the west bank of the Coast Fork of the Willamette River and the BN/SF Railroad and Highway 99. This portion of the property does have a 30 foot wide access and utility easement to the southwest corner to Woodard and Rachel Road.

A Phase I environmental report is available in the Supplemental Information Package, along with the city of Cottage Grove staff reports and traffic impact study for the approved annexation and rezone.

The property has gentle to rolling topography on the lands east of the river and has been leased for grazing, which allows the property to remain within farm deferral designation until it is ready for development. There is some residual timber in the northeast portion of the property. Wetland issues are minimal on the property. The balance of the tract is level and a small section of the area along the river is within the 100-Year Flood Plain. Please see Supplemental Information Package for details.

The 65± acre property is being offered in both its entirety, and also in three parcels -- A, B and C. The sale of individual parcels is subject to combined total accepted bids in the aggregate to equal, or exceed, the bulk published reserve price of \$1,300,000.

Parcel A – 22.34± Acres

Published Reserve Price: \$735,000

Parcel A has frontage along Cleveland Avenue and over 1,000 feet of river frontage. The vacant home is located on this parcel. The zoning will allow 132 to 264 units on the property and a mix of single and multi-family housing.