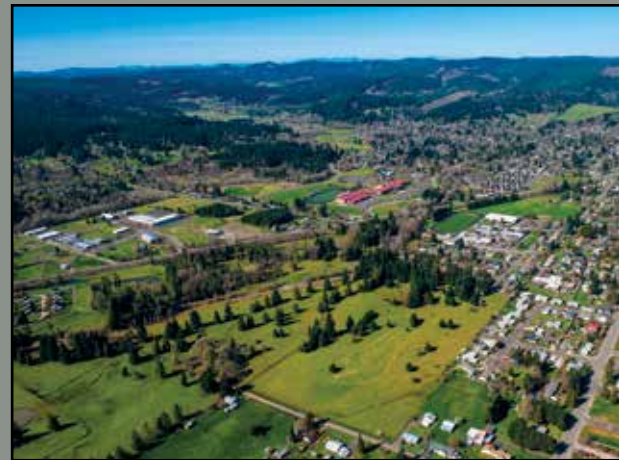
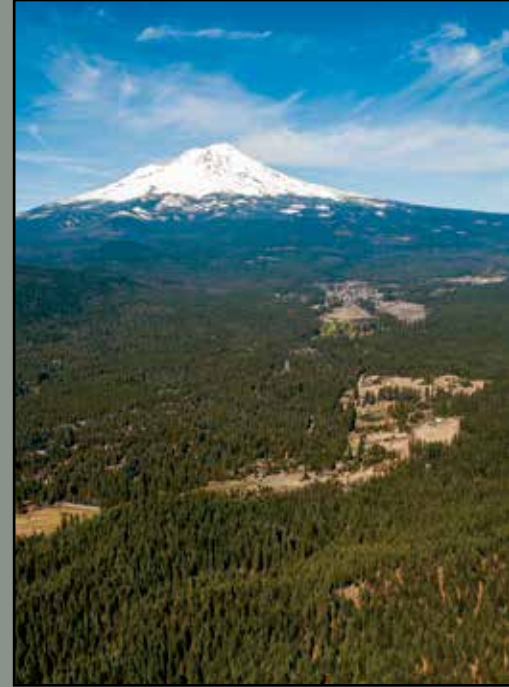


**RM/
NW**

MARKET MAKERS
IN REAL ESTATE

Auction



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

ORAL AUCTION: MAY 17, 2014

SEALED BIDS DUE: MAY 21 and JUNE 6, 2014

REALTY MARKETING / NORTHWEST

**RM/
NW**

MARKET MAKERS
IN REAL ESTATE

CELEBRATING 29 YEARS IN 2014!

SPECIAL LATE ADDITION

#145 BANK-OWNED MIXED-USE INVESTMENT PORTFOLIO IN DOWNTOWN YAKIMA, WASHINGTON



**138,000± SQUARE FEET (NET RENTABLE)
WITH 82% LEASED TO STATE AGENCIES
WITH 11% CAP RATE.**

SEE COMPLETE DESCRIPTION ON PAGE 96.

PRICE REDUCED TO \$11,950,000

Sealed Bids Due May 21, 2014

Auction Conducted in Affiliation with Almon Commercial Real Estate

Introduction

We are pleased to present our 2014 Spring Auction Catalog, with properties located in Oregon, Washington, Idaho and California being sold by banks, corporations, investment firms, builders and developers. Realty Marketing/Northwest has been conducting these regularly-scheduled Spring and Fall Auctions since 1987.

These 80 properties are to be sold using Published Reserve and No Minimum Bid prices. Six 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 #145, Auction Property #100, Auction Property #103, Auction Property #123

Back: Auction Property #141, Auction Property #1, Auction Property #134, Auction Property #14

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 Website Design by EmpriseMedia
 Editing by Marti Cohn

TABLE OF PROPERTIES

Oral Auction – May 17, 2014, 12:00 PM
Sheraton Hotel at Portland Airport

#	Description	Location	Published Reserve
1	18-Unit Nu Vu Motel 91945 Biggs Rufus Highway	Biggs Junction, OR	\$275,000
2	2.76± Acre Commercial Development Site with Home	Biggs Junction, OR	\$100,000
3	4.75± Acre Commercial Development Site	Biggs Junction, OR	\$197,500
4	.89± Acre Commercial Development Site	Biggs Junction, OR	\$25,000
5	Building Leased to U.S. Post Office - 16098 SW Highway 126	Powell Butte, OR	No Minimum Bid
6	1± Acre Sun Forest Estate Lot	La Pine, OR	No Minimum Bid
7	44,800± S.F. Hanks Street Multi-Family Site	Klamath Falls, OR	\$15,500
8	146± Acre Timber Tract	Douglas County, OR	\$99,500
9	42± Acre Highway 38 Timber Tract	Douglas County, OR	\$79,500
10	25± Acre McKenzie Highway Timber and Recreation Tract	Lane County, OR	No Minimum Bid
11	Three Bedroom, Two Bathroom Home - 49545 McKenzie River Highway	Vida, OR	\$115,000
12	96± Acre Seal Rock Timber Tract with Home Site	Lincoln County, OR	\$435,000
13	Four Bedroom, Two Bathroom Manufactured Home - 96681 Highway 42	Coos Bay, OR	\$39,000
14	82± Acre Necanicum Riverfront Timber Tract near Seaside	Clatsop County, OR	\$405,500
15	143± Acre Nehalem Riverfront Timber Tract	Tillamook County, OR	\$557,500
16	5,000± S.F. Home Site	Wheeler, OR	No Minimum Bid
17	Bayview Estates Home Site	Ocean Shores, WA	\$2,500
18	Six-Lot Residential Plat	Shelton, WA	\$20,000
19	9,616± S.F. Commercial Building with Apartments - 301 East Main Street	Elma, WA	\$137,500
20	1,056± S.F. Office Building - 115 North Clark Street	Rigby, ID	\$35,000

TABLE OF PROPERTIES

Sealed Bid Auction – Bids Due May 21 and June 6, 2014

#	Description	Location	Published Reserve
100	1,409± Acre Timber and Development Tract at Base of Mt. Shasta	McCloud, CA	\$4,400,000
101	1332± Acre Butte Valley Ranch Timber and Recreation Tract	Siskiyou County, CA	\$641,500
102	29± Acre Industrial Site with 50,000 S.F. of Improvements 702-040 Johnstonville Road	Susanville, CA	\$250,000
103	15,000± S.F. Infill Development Site - 3868 Lake Tahoe Blvd.	South Lake Tahoe, CA	\$235,000
104	Seven Rental Units - 1738 Linda Avenue	Marysville, CA	\$89,500
105	41,150± S.F. Retail Development Site by I-80 Exit	Rocklin, CA	\$185,000
106	2.13± Acre Infill Development Site - 6233 Watt Avenue	North Highlands, CA	\$185,000
107	4.01± Acre Silver Pointe Home Site	Pioneer, CA	\$30,000
108	4.54± Acre Silver Pointe Home Site	Pioneer, CA	\$30,000
109	5.25± Acre Silver Pointe Home Site	Pioneer, CA	\$35,000
110	1.67± Acre Amador Pines Home Site	Pioneer, CA	\$15,000
111	.23± Acre Commercial Development Site - 406 NE Hood Avenue	Gresham, OR	\$130,000
112	Austin Hot Springs – 151± Acre Timber Tract along Clackamas River	Clackamas County, OR	\$400,000
113	16,455± S.F. Office Building - 422 NE Fifth Street	McMinnville, OR	\$525,000
114	301± Acre Palmrose Timber Tract	Clatsop County, OR	\$1,458,000
115	119± Acre Timber Tract with Columbia River Views	Clatsop County, OR	\$295,000
116	220± Acre Scott Creek Timber Tract	Lincoln County, OR	\$465,000
117	148± Acre Cole Farm with Nestucca River Frontage and Timber	Tillamook County, OR	\$450,000
118	17,316± S.F. Commercial Building - 333 Ivy Street	Junction City, OR	\$695,000
119	245± Acre Grass Seed Farm - 26962 Cantrell Road	Lane County, OR	\$695,000

TABLE OF PROPERTIES

Sealed Bid Auction – Bids Due May 21 and June 6, 2014

#	Description	Location	Published Reserve
120	McKenzie Riverfront Lot - 49594 McKenzie River Highway	Vida, OR	\$99,500
121	156± Acre Lost Creek Timber Tract with Potential Home Site	Dexter, OR	\$275,000
122	2± Acre Residential Development Site	Waldport, OR	\$88,500
123	65± Acre Riverfront Residential Development Tract Available in up to Three Parcels - A) 22.34± acres B) 40.20± Acres C) 3.03± Acres	Cottage Grove, OR	\$1,300,000* A - \$735,000* B - \$565,000* C - No Min Bid*
124	430± Acre Driver Valley Timber Tract	Douglas County, OR	\$625,000
125	36,000± S.F. Industrial Building with 10± Acres in South Umpqua Valley Industrial Park - 265 Industrial Way	Myrtle Creek, OR	\$649,000
126	175± Acre Recreation Tract with Cell Tower Income near Kla-Ma-Yo Casino at Highways 62/97	Klamath County, OR	\$157,500
127	310± Acre Sprague River Highway Recreation and Ranch Tract	Klamath County, OR	\$155,000
128	41,250± S.F. Commercial Development Site at Highway 7 and Oak Street	Baker City, OR	\$185,000
129	2,352± S.F. Three Bedroom, Three Bathroom Home with Shop and Barn on 28± Acres - 810 East Valley Road	Skamokawa, WA	\$375,000
130	510± Acre Humptulips Riverfront Recreation and Hunting Tract	Grays Harbor County, WA	\$795,000
131	2.53± Acre Commercial Development Site	Poulsbo, WA	\$195,000
132	18.92± Acre Industrial Site with Six Buildings Totaling 25,507± S.F. 4148 US Highway 101	Neilton, WA	\$295,000
133	Three Crown Court Office Condominiums with Excess Land by I-5 Exit 6046 Portal Way	Ferndale, WA	\$475,000
134	7,325 S.F. Former Waterfront Restaurant with Retail Space 512 South First Street	La Conner, WA	\$415,000
135	61.7± Acre Big Lake Residential Development Tract	Skagit County, WA	\$240,000

* Sale of parcels is subject to total accepted bids in the aggregate to equal, or exceed, the bulk reserve price.

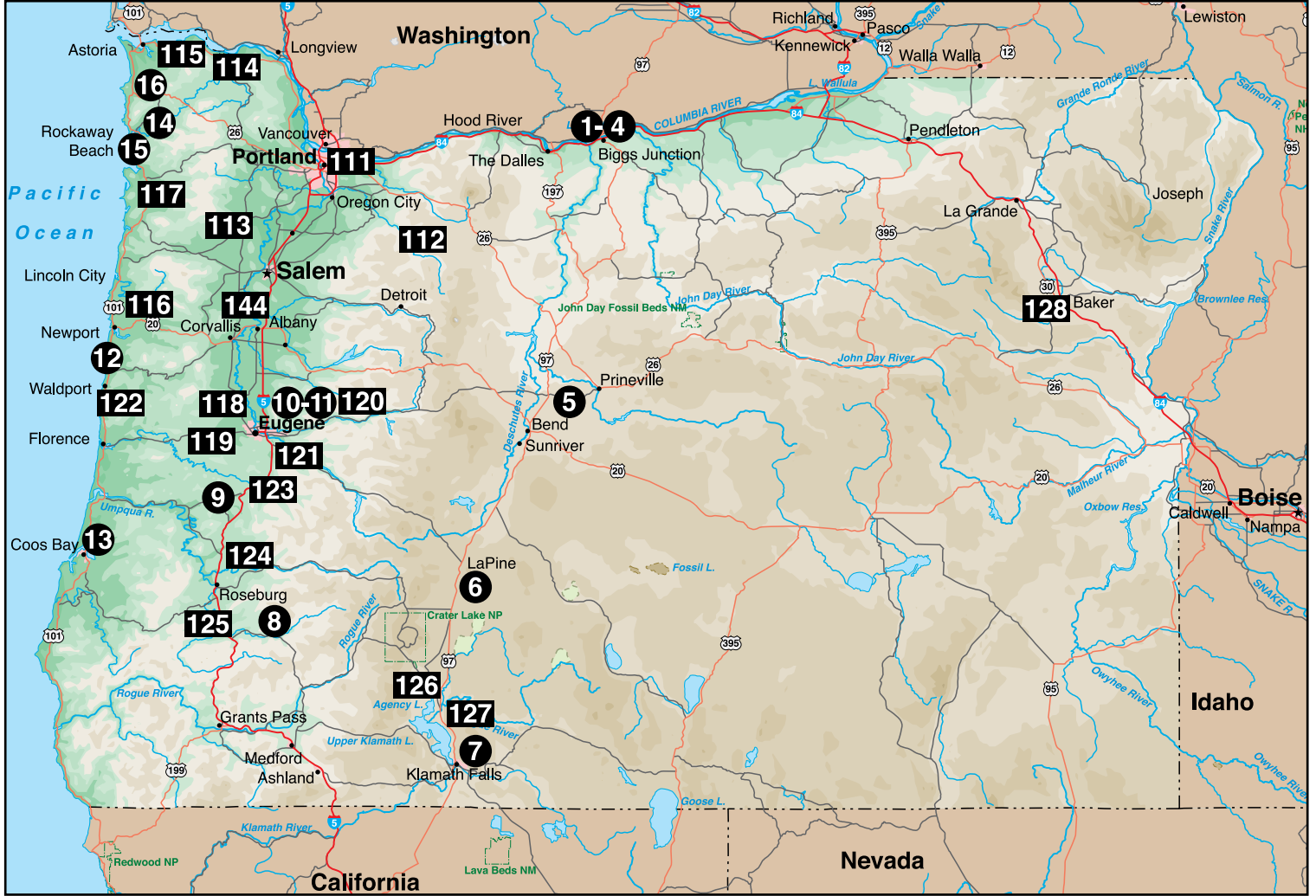
TABLE OF PROPERTIES

Sealed Bid Auction – Bids Due May 21 and June 6, 2014

#	Description	Location	Published Reserve
136	3.95± Acre Commercial Development Site with leased 3,212± S.F. Building 29304 SR 410 East	Buckley, WA	\$735,000
137	1.06± acre Retail Pad by Walmart Supercenter - 9903 168th Street East	Puyallup, WA	\$290,000
138	5.66± Acre Commercial Development Site by I-82	Granger, WA	No Minimum Bid
139	5.44± Acre Commercial Development Site by I-82	Sunnyside, WA	\$145,000
140	Bulk Sale of 19 Lots at Westridge View Estates Subdivision	Clarkston, WA	\$190,000
141	3,035± S.F. Commercial Building - 104 South Moyie Street	Post Falls, ID	\$155,000
142	2,231± S.F. Commercial Building - 618 South Main Street	Hailey, ID	\$250,000
143	2.35± Acre Highway 55 Commercial Development Site	Cascade, ID	\$49,500
LATE ADDITIONS			
144	Two Buildings that Total 19,796± S.F. with Lease Income and 4.64± Acres A) 7,400± S.F. Building on 1.7± Acres B) 12,336± S.F. Building on 3± Acres - 34015 Excor Rd.	Albany, OR	\$1,300,000* A-\$650,000* B-\$650,000*
145	138,000± S.F. (Net Rentable) Mixed-Use Investment Portfolio with 82% Leased to State Agencies 15 West Yakima Ave./North First Ave.	Yakima, WA	\$11,950,000

* Sale of parcels is subject to total accepted bids in the aggregate to equal, or exceed, the bulk reserve price.

Oregon Auction Property Locations

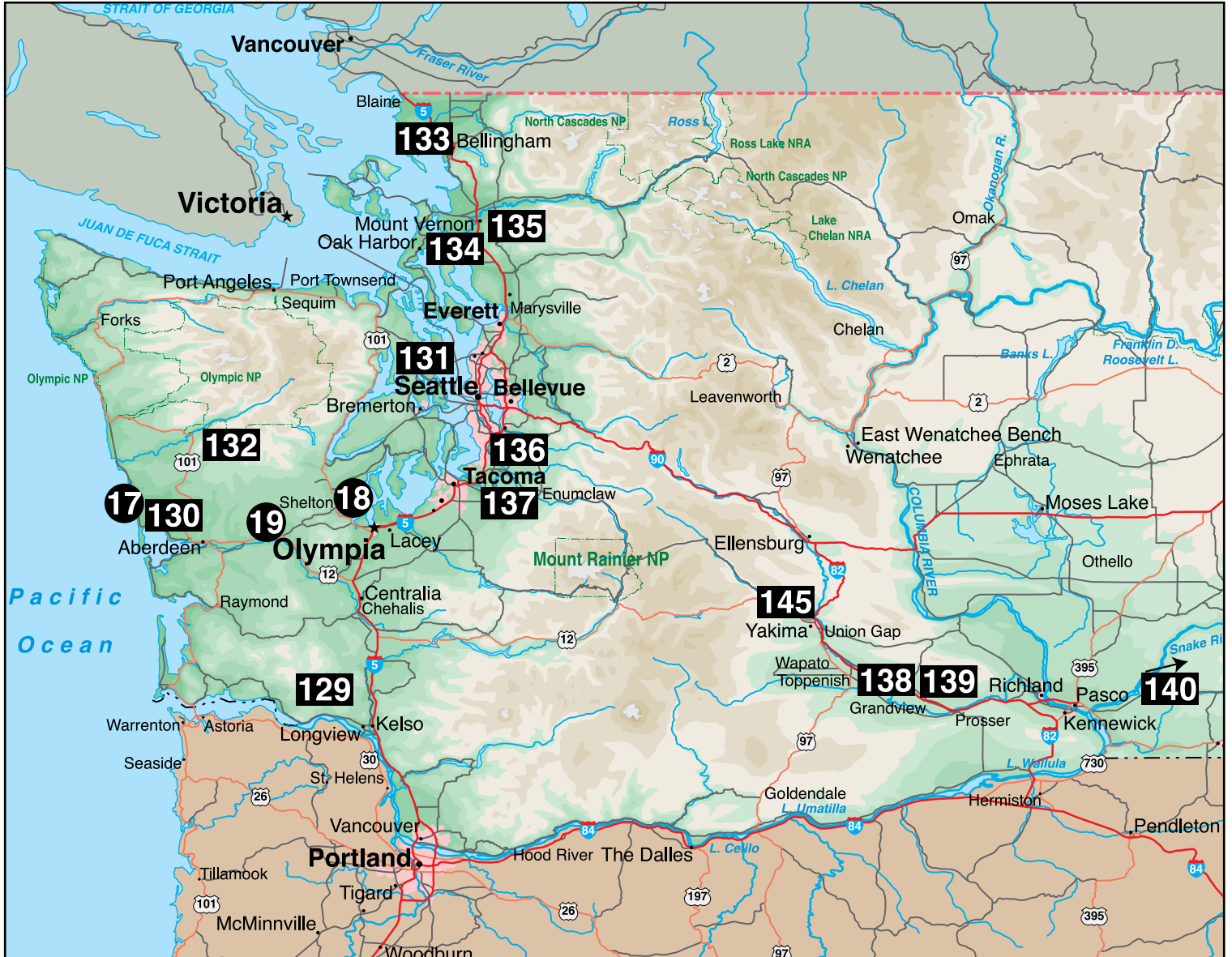


Auction Property #111 – Infill development site in Gresham



Auction Property #5 – Powell Butte Post Office

Washington Auction Property Locations



Auction Property #19 – Building in downtown Elma



Auction Property #37 – Retail pad in Puyallup

California & Idaho Auction Property Locations



Auction Property #103 – 29± acre industrial site in Susanville, CA



Auction Property #141 – Commercial building in Post Falls, ID

1
thru
4

*Operating Motel and Commercial Development Sites at I-84 Exit 104
and US-97, near Maryhill Museum and Maryhill Winery
Biggs Junction, Oregon*



These four properties are being offered individually and provide opportunity for an investment and development portfolio at one of the major hubs of transportation for freight by trucks in the Pacific Northwest.

The Sam Hill Memorial Bridge, across the Columbia River at Biggs Junction, provides access north to Yakima and I-82. The Maryhill Museum and Maryhill Winery are located within a five-minute drive over the bridge and can be seen from the properties.

The Seller has reduced prices by over 75% on these four properties in order to accelerate sales, with Published Reserve Prices starting at \$25,000.

18-Unit Nu Vu Motel at I-84 Exit and US-97 by Pilot Travel Center Biggs Junction, Oregon



PUBLISHED RESERVE: \$275,000

LAST ASKING: \$450,000

SIZE: 18-Unit Motel on .85± Acre Site

ZONING: General Commercial (C-1)

PROPERTY INSPECTION:

Date

Friday, April 25

Sunday, May 4

Time

11:00 a.m. to 1:00 p.m.

11:00 a.m. to 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 18-unit Nu-Vu Motel is located in Biggs Junction next to Pilot Travel Center at I-84 and US-97 interchange (Exit 104). Biggs Junction is a major north/south and east/west hub for transportation of freight by truck, as well as the intermodal connection point for the transfer of wheat from trucks on the highway to barges on the Columbia River. Highway 97 provides access north to Yakima, Washington and I-82 and south through Bend, Oregon to markets in California. It is also one of the largest truck stops on the Oregon section of I-84. Portland and I-205 is located 90± miles to the west and Pendleton is 106± miles to the east. New eastbound freeway ramps are under construction as part of a \$27 million improvements project.

The two-story motel is on an .85± acre site that offers views of the Columbia River. There are 17 rooms situated between the two levels, and one on-site manager unit located on the second floor, connected to the reception area. Seven rooms each have a king size bed, two rooms have two king-size beds and the remaining eight rooms have two queen-size beds. An on-site laundry room and a linen/storage room are located on the lower level. There is new decking along the second story and all rooms have air conditioning. Overnight rental rates range from \$51 to \$81, and the 2013 year-end NOI was approximately \$42,200. Please see Supplemental Information Package for operating information.

Overall, the motel is in good condition and is well-maintained. Access to the motel is from the adjacent property,



Pilot Travel Center, which is across an easement. Water to the site is from a well located on tax lot 500, which is not part of the property, and is governed by a license to use water well. Please see Supplemental Information Package for well agreement, easement and restrictive covenant.

LOCATION: 91495 Biggs Rufus Highway, Biggs Junction/Wasco, Oregon. Tax lot 100.





PUBLISHED RESERVE: \$100,000

LAST ASKING: \$675,000

SIZE: 2.76± Acres

ZONING: General Commercial (C-1)

PROPERTY INSPECTION: Call the Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This is the site of the former Biggs Motel, which burned down in February 2014. Clean up of the debris is underway and will be removed by close of escrow. Acquisition of this property provides the opportunity for development of a RV park to take advantage of its proximity to I-84 and Highway 97 interchange with its views of the Columbia River. The property has a single family home and the former manager's unit, which could be retained for rental income. Just below the former motel site is a level area which has been used for RV parking. Several spaces have septic and power hookup. A gas station was located on the site but ceased operation over 70 years ago. The C-1 zoning allows a wide variety of uses, including and RV Park. There is a restrictive covenant that will not allow a gas or fueling operation.

LOCATION: .2± mile west of intersection of Highway 97 and Biggs-Rufus Highway on the north side of the road, Biggs Junction, Oregon. (Tax Lot 300)





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)

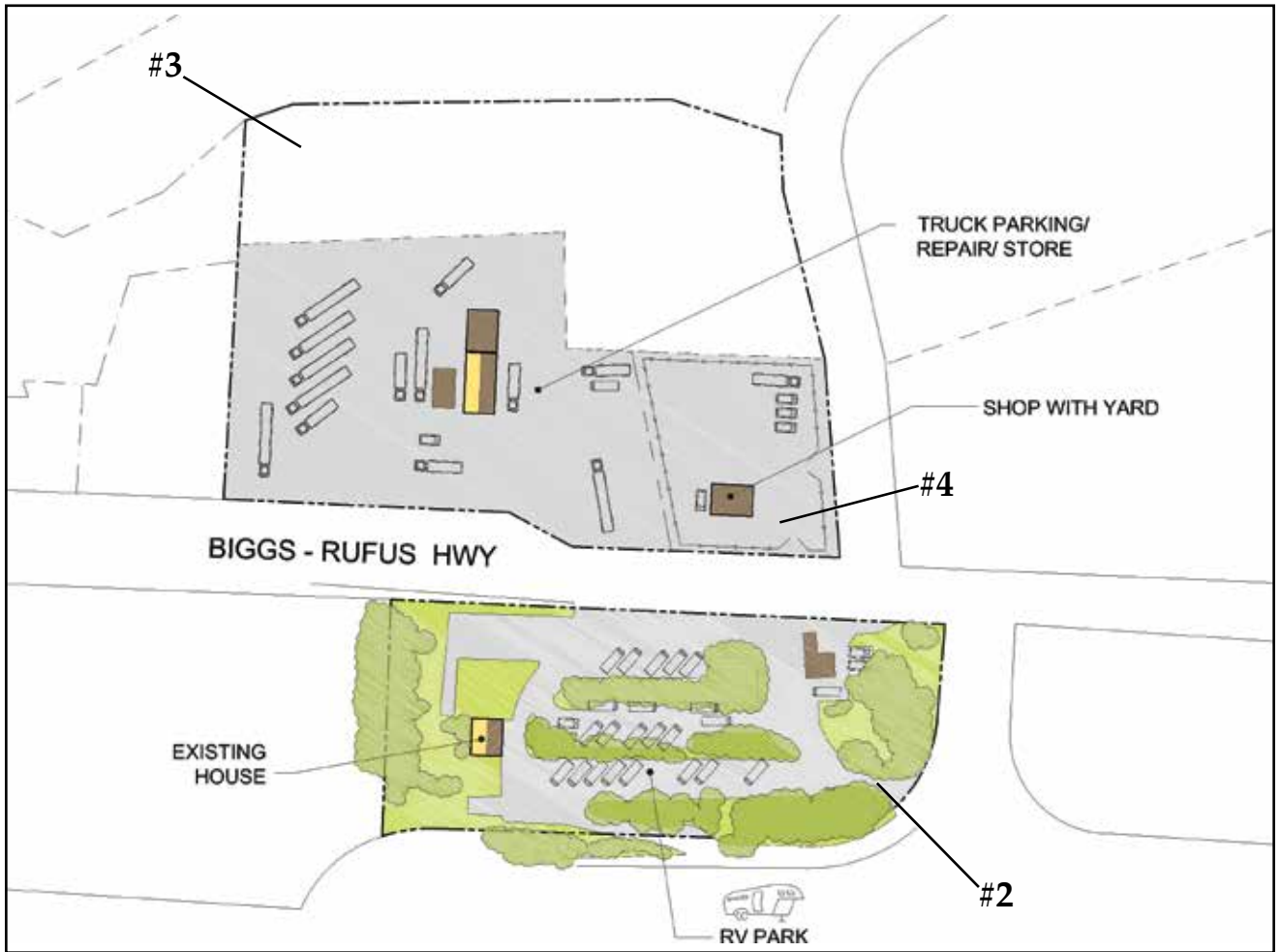
PROPERTY INSPECTION: Call the Auction Information Office to Arrange

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)



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: \$25,000

LAST ASKING: Previously Offered in Bulk at \$1,225,000 with Auction Property #3

SIZE: .89± Acre

ZONING: General Commercial (C-1)

PROPERTY INSPECTION: At Any Time – Do Not Disturb Tenants

FINANCING: None – All Cash

DESCRIPTION: This .89± acre property adjoins Auction Property #3. The property also has General Commercial zoning and could be redeveloped for a range of uses to take advantage of its location. Power and sewer are available and water is provided by a well located on property not part of the auction under a license. (See Supplemental Information Package for well license.)

LOCATION: .2± mile west of the intersection of Highway 97 and Biggs-Rufus Highway on the south side of the road, Biggs Junction, Oregon. (Tax Lot 1100)



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.



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 1± Acre

ELEVATION: 4,300± Feet

ZONING: R – 2 -- Rural Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1± acre home site is located at Sun Forest Estates, one of the larger subdivisions in the La Pine area, and is located 3± miles southeast of La Pine off of Highway 31, and is within a 20-minute drive of Sun River Resort, and 35-minute drive of Bend, Oregon. The home site is level and is located on Cedarwood Drive between Greenwood and Birchwood Roads. The lot has 125± feet of frontage on Cedarwood Drive, and a depth of 353± feet. There are homes on both sides of the lot. Power is available to the property, and on-site well, and septic, are required.

Sun Forest Estates was developed in the early 1970s and there are CC&Rs. 2013-2014 taxes were \$65.00. Other 1± acre home sites in Sun Forest Estates are listed for sale, ranging from a starting price of \$22,000.

LOCATION: Cedarwood Drive -- Lot 5 in Block 4 of Sun Forest Estates. NW 1/4 Section 36, Township 23 South, Range 10 East, Tax Lot 11900. From La Pine, take Highway 31 south to Sun Forest Drive. Turn right on Greenwood, and then left on Cedarwood.



PUBLISHED RESERVE: \$15,500

LAST ASKING PRICE: \$48,500

SIZE: 44,800± Square Feet

ZONING: A - Apartment Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 44,800± square foot development site is located along Hanks Street at the corner of Crater and Keno Streets, in Klamath Falls. Klamath Lake is located a few blocks west of the site and the Harbor Links Golf Course, an 18-hole public golf course, is located across the street. OIT (Oregon Institute of Technology) is located approximately 1.5 miles east of the property. The Apartment Residential Zoning designation allows for development of approximately 24 units. Please see Supplemental Information Package for zoning information.

LOCATION: Township 38 South, Range 9 East, Section 19, Tax lots 1000 and 300, Klamath County, Oregon.



PUBLISHED RESERVE: \$99,500

LAST ASKING: First Time Offered

SIZE: 146± Acres

ELEVATION: 2,400 to 2,600± Feet

ZONING: TR – Timberland Resource

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

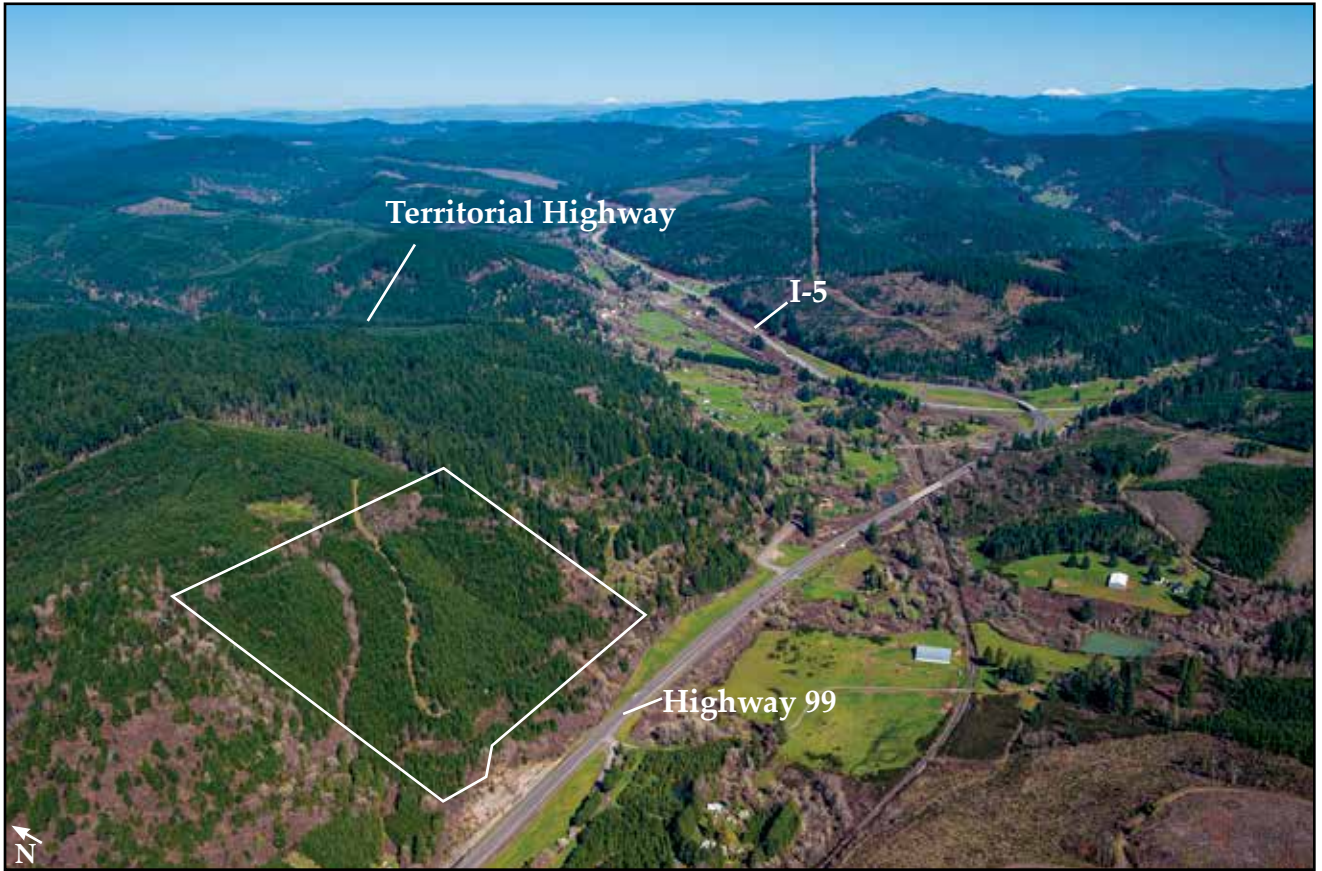
DESCRIPTION: This 146± acre timber tract is located 10± miles north of the South Umpqua Riverfront community of Tiller, and is a private in-holding within Bureau of Land Management ownership. There is BLM Road 34 access into the northeast corner of the property from Deadman Creek Road.

The property consists of two patented mining claims, Umpqua and Maude-S mines, and has an irregular shape. The processing operations for both mines was conducted off-site on land owned by the BLM, and operations ceased in the early 1940s. Please see Supplemental Information Package for report on the abandoned mine program.

The bulk of the property was harvested and then replanted by the Seller 16 year ago. There is an estimated 300± MBF of primarily residual Douglas-fir on the property.

Stanley Creek Bisects the southwest section of the property. There are logging roads that access the property, which has primarily moderate northwest-facing slopes. The Douglas-fir site index is II.

LOCATION: Township 29 South, Range 2 West, Sections 34 and 27, Tax lot 2900.



PUBLISHED RESERVE: \$79,500

LAST ASKING: First Time Offered

SIZE: 42± Acres

ELEVATION: 450± to 700± feet

ZONING: FF – Farm Forest

PROPERTY INSPECTION: At Any Time. Locked Gate - Call Auction Information Office for combination.

FINANCING: None – All Cash

DESCRIPTION: This 42± acre timber tract is located along Highway 38, one-quarter mile west of Exit 162 at I-5, and is within a 35-minute drive both north to Eugene, Oregon, and south to Roseburg. The property has an easement, from Highway 38, that is a logging road which bisects the tract. The tract has moderate south-facing slopes, and a Douglas-fir site index of 96-115. There is 20± year old Douglas-fir advanced reproduction which is projected to grow to 1,083± MBF within 20 years, or at age 40.

The Seller obtained a preliminary forest dwelling approval, which may be assigned to a new owner pending Douglas County approval. Please see Supplemental Information Package for copy of approval.

LOCATION: Township 21 South, Range 5 West, Section 25, Tax lot 800



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: First Time Offered

SIZE: 25± Acres

ELEVATION: 1100 to 1600± Feet

ZONING: F-2

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 25± acre timber tract is located along the McKenzie River Valley, 1.5 miles east of the riverfront community of Blue River and within a 35 minute drive of Eugene. The property has deeded access from Highway 126, is adjacent to the Lazy Days Mobile Home and RV Park, and has the potential for seasonal RV or camp sites, with a tree farm. Willamette National Forest ownership is to both the north and west.

The tract is primarily moderate south-facing slopes, with 13 acres of 22 year-old Douglas-fir, and 4 acres of 34 year-old Douglas-fir. The balance of the tract at the foot of the slope, of 8± acres, has some residual timber. The Douglas-fir site index is 96 – 115.

LOCATION: Next to Lazy Days Mobile Home and RV Park at 52511 McKenzie Highway in Blue River, Oregon, Township 16 South, Range 4 East, Section 22, Tax lot 1400



PUBLISHED RESERVE: \$115,000

LAST ASKING: No Prior Sale

SIZE: 1,300± Square Foot Home on 1.13± Acre Lot

ZONING: RR2 - Residential

PROPERTY INSPECTION:

Date	Time
Saturday, April 19	10:00 a.m. to 12:00 noon
Saturday, May 3	10:00 a.m. to 12:00 noon

FINANCING: Subject to Seller's approval of Purchaser's credit: A 15% down payment with the balance amortized over 25 years, with 6 7/8% interest. All due and payable at end of ten years.

DESCRIPTION: This three bedroom, two bathroom, 1,300± square foot manufactured home is in excellent condition, and has views of the McKenzie River. Eugene is a forty minute drive west. The home is heated by both forced air electric furnace and wood stove. A shared water system with approximately six other homes provides spring water. Power is by Lane Electric Co-Op. On-site septic system has a drain field shared with the lot across Highway 126. Stove, refrigerator, washer and dryer are included. The property was recently rented at \$850 per month.



LOCATION: 49545 McKenzie Highway, Vida, Oregon. Lane County Map/Tax Lot #17-35-02-30-1100. Take Highway 126 East just past mile post 35 to property on the left.



Tracey Creek

PUBLISHED RESERVE: \$435,000

LAST ASKING: \$550,000

SIZE: 96± Acres

ELEVATION: 10± Feet to 100± Feet

ZONING: T-C (Timber Conservation Zone)

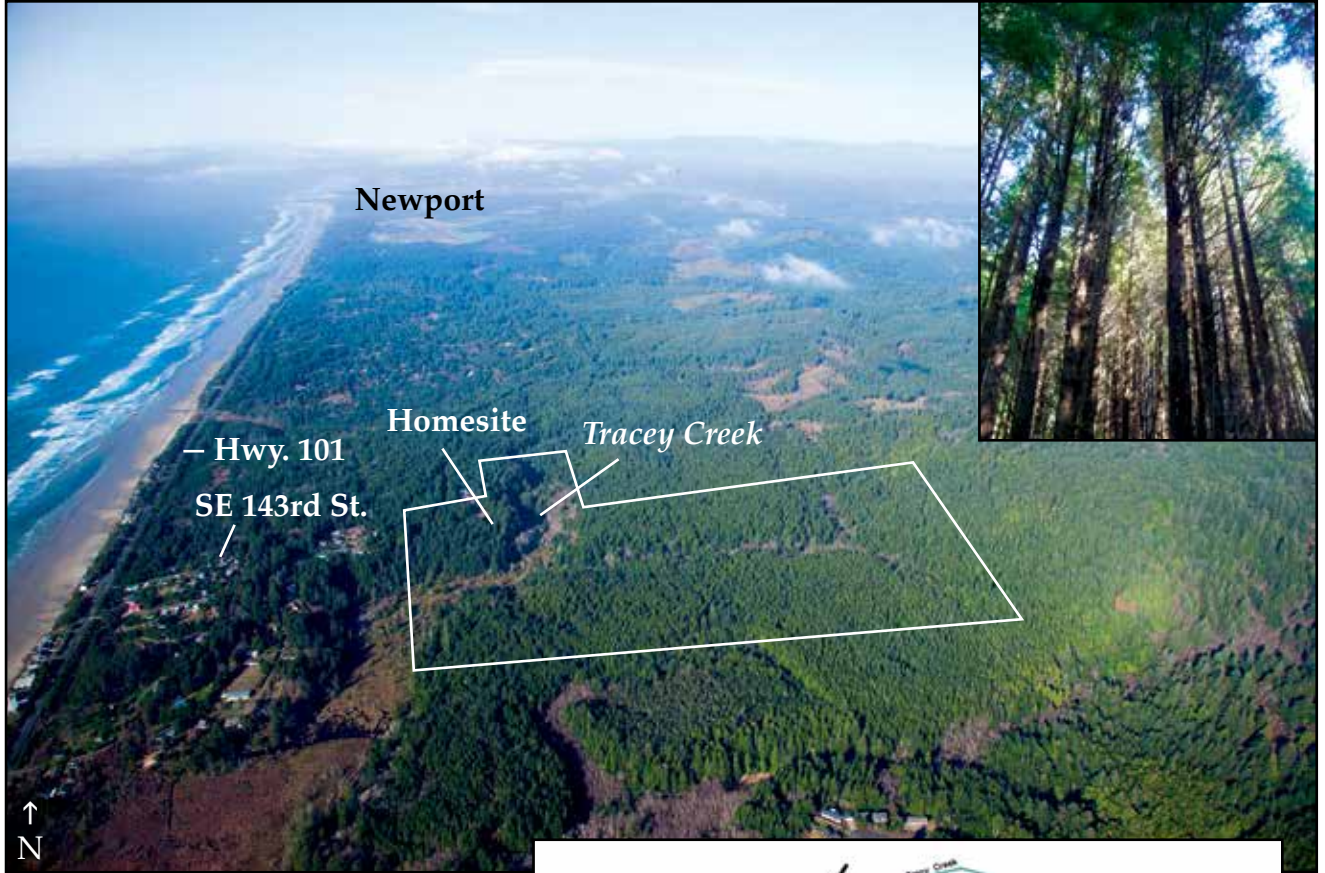
PROPERTY INSPECTION: At Any Time – Either Park at Entry and Walk-In, or Take ATV

FINANCING: None – All Cash

DESCRIPTION: This 96± acre Oregon coastal timber tract is located 3± miles north of Seal Rock and 7± miles south of Newport – home to the Oregon Coast Aquarium – and has a combination of a well-stocked tree farm offering near-term income, and an approved home site. The property is near the Ona Beach State Park, located at the mouth of Beaver Creek, an important estuary wetland. The Oregon Parks and Recreation Department recently acquired 349± acres along Beaver Creek to create the Beaver Creek State Natural Area, with hiking trails and access for canoeing and kayaking.

This timber tract has an estimated 1,492± MBF of primarily 45± year-old Douglas-fir and white woods, located on 69± acres. (Please see Supplemental Information Package for inventory detail.) There are 14± acres of well-stocked 22± year old Douglas-fir reproduction. The property is projected to have an estimated 2,350± MBF within the next 10 years, or an increase in volume of 60%. The balance of the tract, 10± acres, is a riparian, or wetland, area along Tracey Creek, which may provide some conservation values to a new owner through enhancement of wetlands. Tracey Creek is tributary to Beaver Creek, an important estuary wetland.

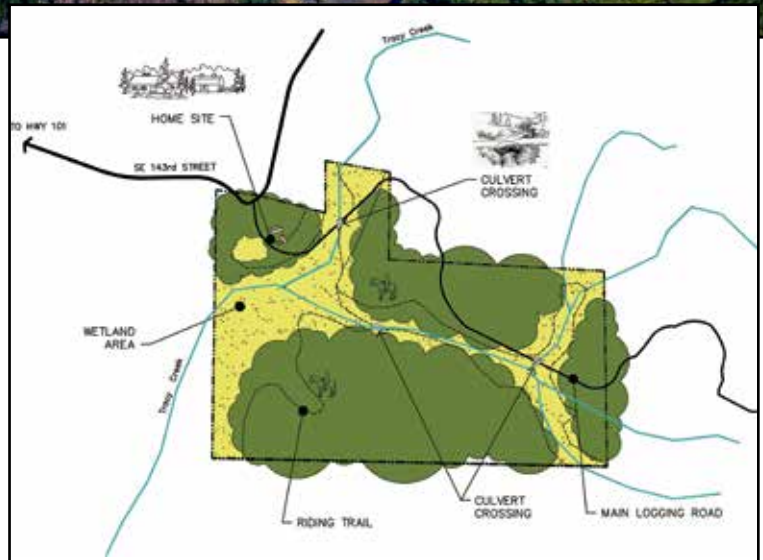
There is access from S.E. 143rd Street to the northwest corner of the tract. A logging road provides access to the lands located on both sides of Tracey Creek. The conditional use permit for a home site to be located in the



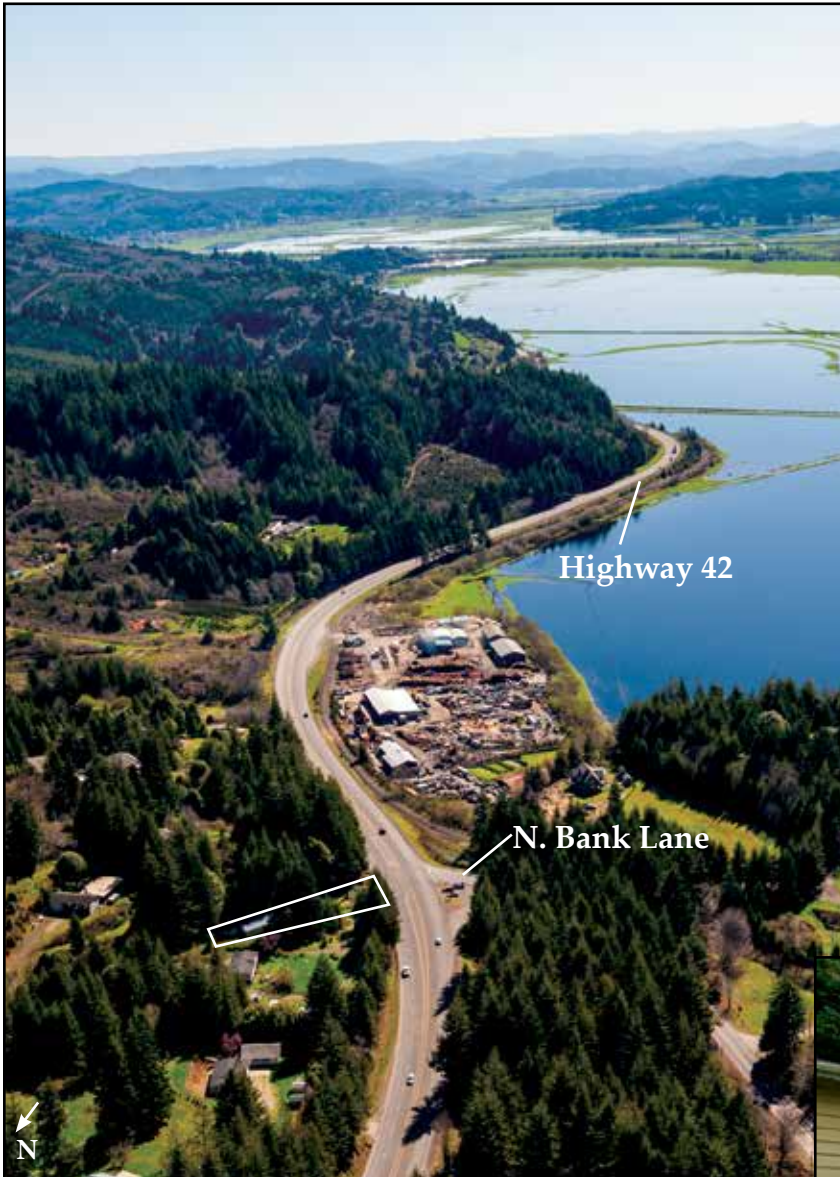
northwest corner of the property (Case File 34-ADM-C-04) will expire December 27, 2014. An extension can be provided by Lincoln County, upon request. A reciprocal easement over the logging road from S.E. 143rd Street has been granted to Hancock Timber, the adjoining owner to the east. (Please see Supplemental Information Package.)

Water to the site is provided by Seal Rock Water District.

LOCATION: Township 12 South, Range 11 West, Sections 7 and 18, Tax Lot 304 (Section 7) and Tax Lot 100 (Section 18). From Highway 101, take S.E. 143rd Street east 1/8 mile to 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.



PUBLISHED RESERVE: \$39,000

LAST ASKING: \$58,000

SIZE: 1,782± Square Foot Manufactured Home on 8,712± Square Foot Lot

ZONING: Rural Residential (2 acre minimum)

PROPERTY INSPECTION: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This 1,782± square foot manufactured home is located on an 8,712± square foot lot along Highway 42. The neighborhood is comprised primarily of single family homes with access to all major services located in the nearby cities of Coos Bay and North Bend. The home, which was built in 1978, consists of four bedrooms, two bathrooms, kitchen, living room and dining room, as well as utility room. It has wood siding, both entry and rear porches along with a wooden deck. There is a detached green house/storage shed on the property.

Overall, the home is in fair condition and is in need of some repair. There is no water on the site and a well would be required. Please see Supplemental Information Package for cost estimates.

LOCATION: 96681 Highway 42, Coos Bay, Oregon.
Map No: 27-13-21 DB/400





PUBLISHED RESERVE: \$405,500

LAST ASKING: First Time Offered

SIZE: 82± Acres

ELEVATION: 180± Feet

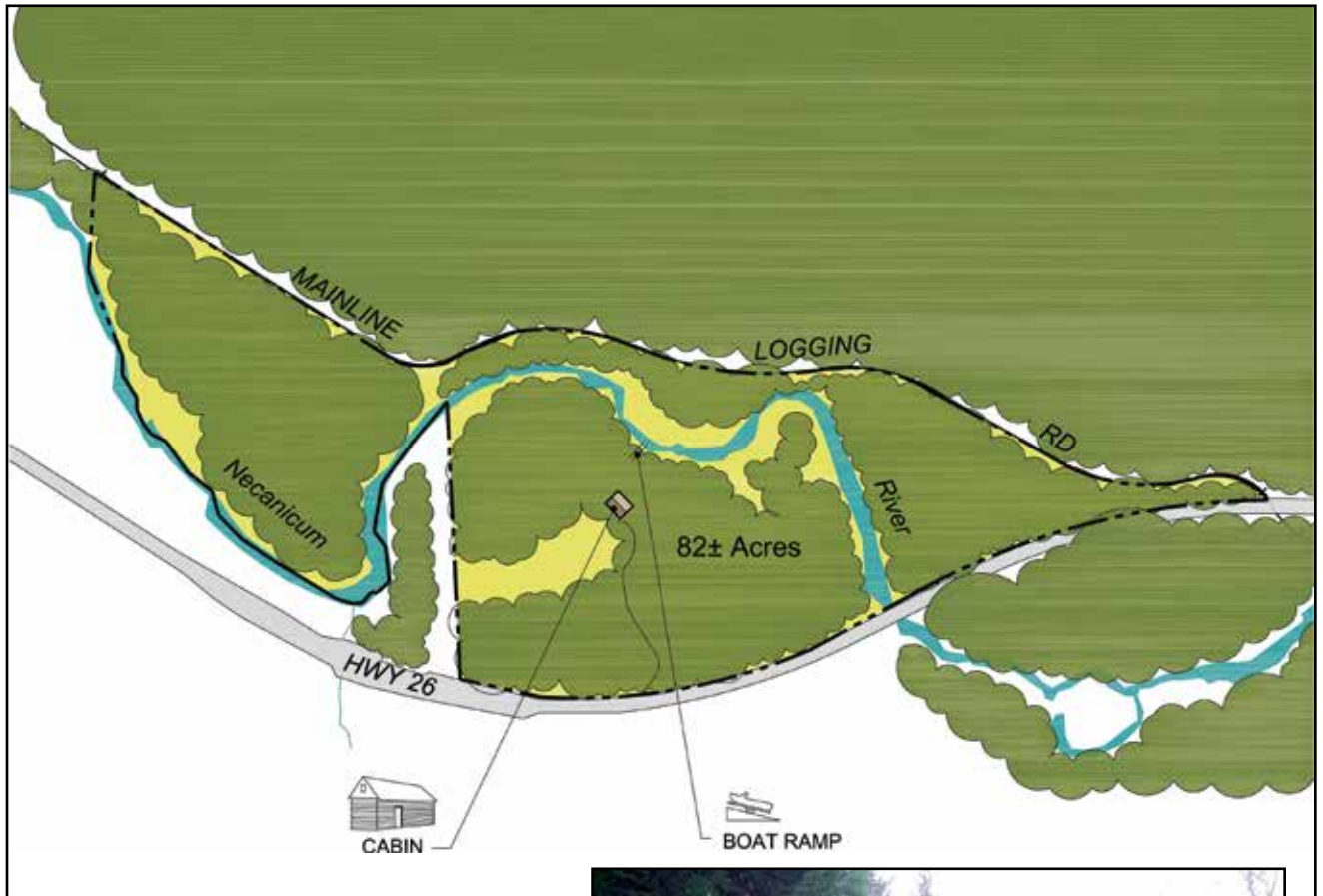
ZONING: F - 80

PROPERTY INSPECTION: At Any Time (from Highway 26). Please call Auction Information Office for combination to Locked Gate.

FINANCING: None – All Cash

DESCRIPTION: This 82± acre Necanicum Riverfront timber and recreation tract is located in the heart of Oregon's north coastal range, along Highway 26, nine miles east of the oceanfront resort communities of Seaside and Cannon Beach, and within a sixty-minute drive of Portland. Cannon Beach is a 15-minute drive from the property. The Necanicum River is known for its winter steelhead, fall Chinook and cutthroat trout fishing. The property is located on both the south and north banks of the Necanicum River, and has over 4,000 feet of river frontage. There are 37± acres between the south bank of the Necanicum River and Highway 26, offering several good sites for seasonal cabins. The balance of the property, or 45± acres, is located between the north bank of the Necanicum and a mainline logging road which runs along the northern boundary of the auction property. The Seller, Lewis and Clark Timber Company, will provide the buyer a license agreement for access to this section of the property. A recent survey of the property is included in the Supplemental Information Package.





A power line R.O.W. runs north/south through the western mid-section of the property to a substation that is across Highway 26 from the property.

There is an estimated 1,250± MBF of primarily 35- to 60-year-old hemlock and Sitka spruce, and 260± MBF of 50- to 60-year-old red alder. Please see Supplemental Information Package for details. The Douglas-fir site index is 115 – 134.

Just west of the property is a riverfront subdivision and Klootchey Creek County Park, popular for day-use, with a small boat landing. North Coast Land Conservancy has land that adjoins Klootchey Creek County Park along the Necanicum River.



The Necanicum Riverfront tract has potential as a private recreation retreat, with opportunity for near-term cash flow from either harvesting some of the timber or obtaining value from a conservation easement.

LOCATION: Township 5 North, Range 9 West, Section 19



PUBLISHED RESERVE: \$557,500

LAST ASKING: First Time Offered

SIZE: 143± Acres

ELEVATION: 100± to 1,100± Feet

ZONING: F – Forestry

PROPERTY INSPECTION: At Any Time. Use 4-wheel drive and then walk in on spur road.

FINANCING: None – All Cash

DESCRIPTION: This 143± acre timber tract has an estimated 2.9 million board feet of 34± to 85± year old timber, and is located next to the Tillamook State Forest, and has approximately one-quarter mile of river frontage along the Nehalem River, popular for salmon fishing and kayaking. The property is 6 miles east of the coastal community of Nehalem, and has access from East Foley Creek Road, and Anderson Creek Road (Tillamook State Forest Road) which is to the southwest corner of the tract.

The north half of the tract has steep topography which contains an estimated 1.3 million board feet of 85± year-old timber, and habitat suitable for Marbled Murrelet.

The south half of the tract, approximately 75 acres, has an estimated 1,630 MBF of 34- to 68 year-old timber, having 45% of the volume in hemlock, 28% of the volume in Douglas-fir, and the balance in red alder. Please see Supplemental Information Package for inventory detail.

The topography is moderate to steep slopes, and will require yarder-based logging, and construction of spur roads.

LOCATION: Township 2 North, Range 9 West, Section 5, Tax Lot 1300. From Hwy.101 just south of Nehalem, take Hwy. 53 east, and turn right onto Nehalem River/Foley Creek Road. Go 2.5 miles, and turn left onto East Foley Creek Forest Road. Go 1.6 miles, turn left and cross the creek on a small bridge, staying to the left, and go up the hill another 1.1 miles to a stretched-out intersection of three roads. Stay left at the “Y.” Go .2 mile to an overgrown spur on the left, and walk to the east ridge which is on the property.



PUBLISHED RESERVE: No Minimum Bid

LAST ASKING: \$19,900

SIZE: 5,000± S.F.

ZONING: Residential (R-1)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 5,000± square foot lot is located in Wheeler, Oregon, which is midway between the popular tourist destination of Manzanita to the north and Rockaway Beach to the south. Wheeler is a small community on Highway 101 on Nehalem Bay. The town offers shopping, lodging, dining, fishing and boating. The lot slopes up from the street to a level area. Water, power and sewer are available.

LOCATION: Corner of Winkler and Dubois Streets, Wheeler, Oregon. Township 2 North, Range 10 West, Section 3DD, Tax lot 1302.



PUBLISHED RESERVE: \$2,500

LAST ASKING: \$19,900

SIZE: 22,651± Square Feet

ZONING: G-5

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This residential lot is part of a 50 lot subdivision named Bayview Estates, located within 5 minutes of the ocean side resort community of Ocean Shores. Ocean Shores is a six mile peninsula bordered by the Pacific Ocean and Grays Harbor, providing year-round recreation activities with sandy beaches, two fresh water lakes, 23 miles of canals, an 18 hole golf course, amusement park and full service casino. Entrance to the Bayview Estates subdivision is direct from Highway 109 onto Bayview Lane. A community well provides water. A private septic system will be required. Power and telephone are both available.

LOCATION: Lot 28 Bayview Estates. Grays Harbor County APN 707003028000.





PUBLISHED RESERVE: \$20,000

LAST ASKING: \$48,900

SIZE: 2.06± Acres

ZONING: Neighborhood Residential (NR)

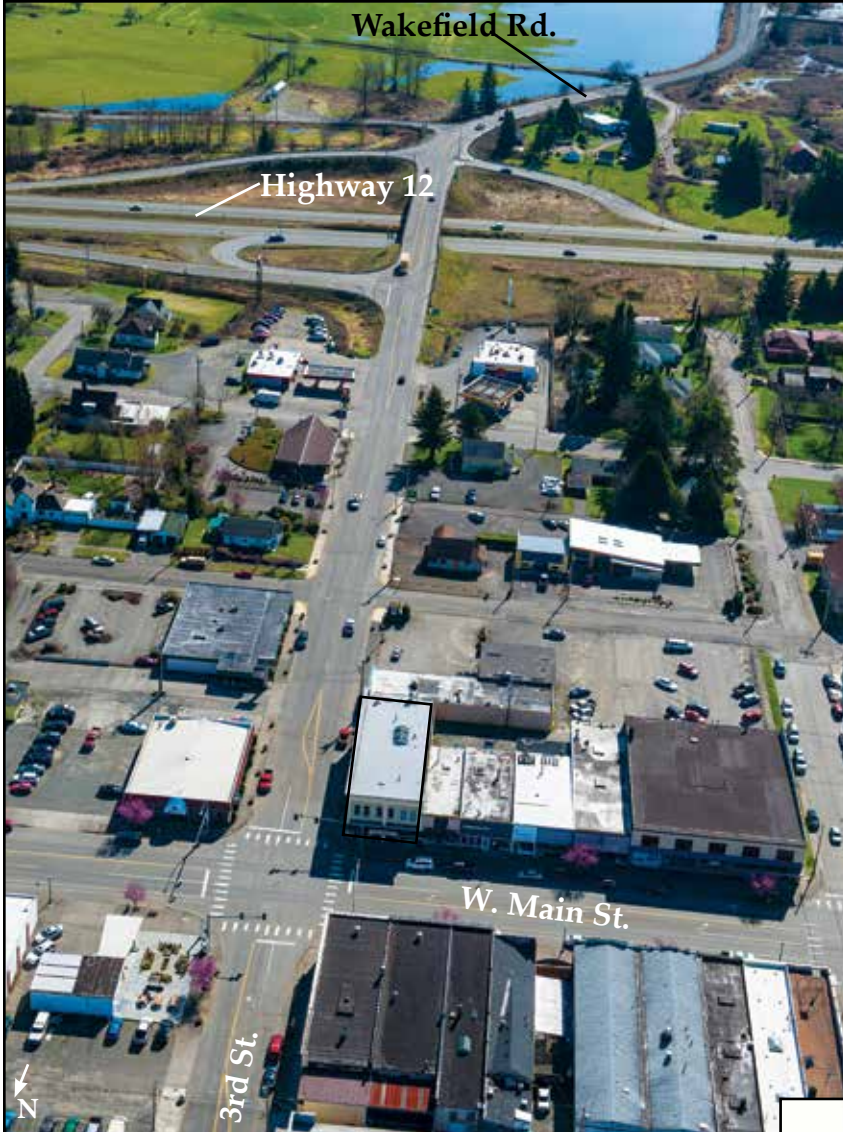
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These six lots are located in the Mason County city of Shelton, just south of Oakland Bay. The six lots were created by a boundary line adjustment in May 2012 and are each a recognized lot with direct access from Dickinson Lane, a paved County road. The lots average 12,700± square feet and each lot includes area reserved for development of a cul-de-sac for access. Development of the property into residential lots will require extension of sewer and water service an estimated distance of 300 feet. All other utilities service the property.

LOCATION: On Dickinson Lane, east of Puget Street. From Highway 3, south of downtown Shelton, follow Ellinor Avenue East to Puget Street, turn right. Follow Puget Street south to Dickinson Lane, turn left and follow to the property.

APN Numbers: 32020-44-00080 through 00085



PUBLISHED RESERVE: \$137,500

LAST ASKING: \$181,900

SIZE: 9,616± Square Foot Building on 5,663± Square Foot Lot

ZONING: Commercial (C-1)

PROPERTY INSPECTION: Call Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 9,616± square foot building, with ground floor commercial space and two apartments on the second floor, is located in the Grays Harbor County city of Elma. Within a 30 minute drive of Olympia and 25 minute drive of Aberdeen, Elma is the halfway point from I-5 to the ocean beaches. The building is located in the heart of Elma at the corner of 3rd Street South and West Main Street. Built in 1910, the building was originally a bank that had a jewelry store and rooms for rent on the second floor (3,782± square feet of rentable space) built for the Saginaw Lumber Camp workers. The main level (4,776± square feet of rentable space) was remodeled in 2002-2003 and designed for two tenants, most recently occupied by Saginaw's Restaurant, but now entirely vacant. One of the two upstairs apartments is leased on a month to month basis at a rate of \$500 per month. All public utilities are available to the property.

LOCATION: 301 West Main Street, Elma, Washington. Grays Harbor County APN 04300-03-00101





PUBLISHED RESERVE: \$35,000

LAST ASKING: \$65,000

SIZE: 1,056± Square Foot Building

ZONING: Commercial

PROPERTY INSPECTION: Please call Auction Information Office to arrange

FINANCING: None – All Cash

DESCRIPTION: This 1,056± square foot office building is located in Rigby, Idaho, on a 1,800± square foot lot. The building was built in 1958. The building has four private offices, one reception area and a bathroom. Rigby is known as the “birthplace of television” as Philo Farnsworth, inventor of the vacuum tube television display, drew up his first blueprints while he was a resident. The building has frontage on North Clark Street, one block north of East Main Street, which is also Highway 20. Additionally, there is a 380± square foot structure used currently for storage.

Highway 20 is the main traffic corridor between Idaho Falls and Rexburg, continuing north to Yellowstone National Park. The building is served by all utilities. The building has been vacant for over a year, but has been occupied by real estate firms and escrow offices in the past.

LOCATION: 115 North Clark Street, Rigby, Idaho. Jefferson County Tax Parcel RPA0120004036D



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 that is at, or above, the Published Reserve Price which best 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: \$4,400,000

LAST ASKING: First Time Offered

SIZE: 1,409± Acres

ELEVATION: 3,000 to 3,300± Feet

ZONING: R-R-B-40 (1,238± Acres), R-R-B-5 (108± Acres), TPZ (60.8± Acres), and M-L (2.3± Acres)

PROPERTY INSPECTION: At Any Time

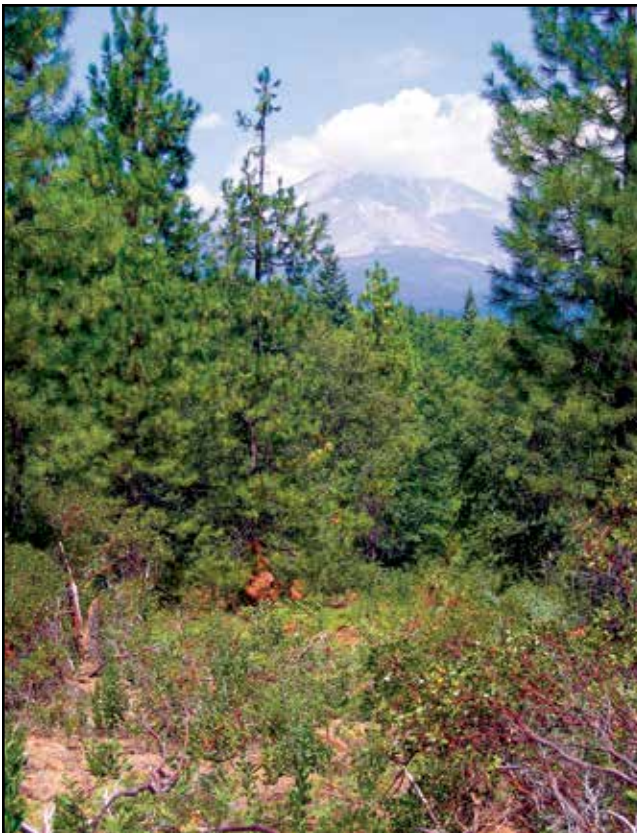
FINANCING: None – All Cash

DESCRIPTION: This 1,409± acre tract is located at the base of Mt. Shasta and near the historic mill town of McCloud, California. It contains an estimated 12.5 million board feet of primarily ponderosa pine and white fir timber. It may be one of the largest blocks of property that has a location strategic to a four-season recreation market within a 15 minute drive of Interstate 5, with residential zoning.

The main block of ownership, 1,346± acres, extends north from Highway 89 and McCloud River Ranch Subdivision, and south along both sides of Squaw Valley Road, and adjoins the nine-hole McCloud Golf Club, which is the oldest public golf course in northern California. One mile of Squaw Valley Creek, tributary to the McCloud River, runs through the southern section of the property and has several meadows and small ponds. Soda Springs is also on the property located near the Squaw Valley Creek.

The timberland has been thinned, which has improved both its productivity and its growth. The property is a high-site II, and the 613 acres of 35- to 40-year old pine plantations will be ready for harvest in the next 15 years.





It is projected that there is an annual growth rate of 4%, and that within fifteen years the total volume without any harvests will be an estimated 22.3 million board feet, providing opportunity to schedule harvests in order to take advantage of near-by log markets south to Anderson, north to Weed and Yreka California, and farther north to Medford, Oregon. Please see inventory and growth projections in Supplemental Information Package.

The topography is gentle to rolling, and there are primarily east- and west-facing slopes. There is frontage along both sides of Squaw Valley Road and Highway 89. McCloud Community Services District Sewage Treatment Facility is next to the northwest portion of the main block, across from the McCloud Golf Course, and near Squaw Valley. The other portion of the property is a non-contiguous parcel of 63± acres located along Highway 89 that has 2.3 acres zoned industrial.

The entire main block of 1,346± acres has residential zoning which could allow up-to 53 units of housing with 5± acre minimum lot size on the northern portion of the block by the McCloud River Ranch Subdivision, and the balance on 40± acre parcels. Cemetery Road bisects the southern section of the property, and there is additional access to the east from Timber Country Ranch Road.



This property has been managed as a commercial tree farm for over one hundred years by the McCloud River Lumber Company, United States Plywood Corporation, Champion International Corporation, and within the last twenty-five years by several timber investment firms.

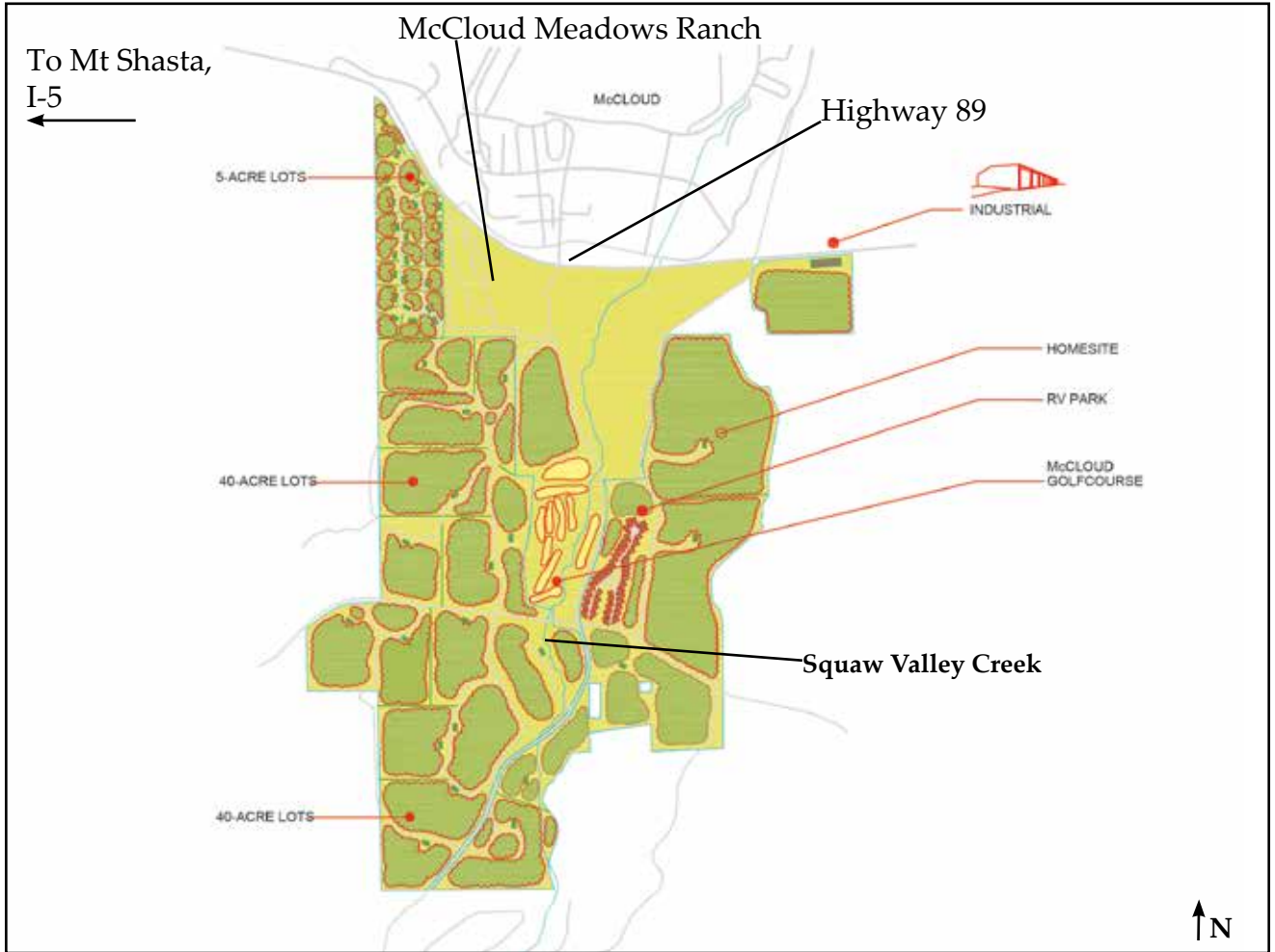
Hancock Timber Resource Group's 12,805± acre town block is the adjacent ownership along the western boundary of the main block of 1,346± acres. Pacific Forest Trust is in the process of acquiring a working Forest Conservation Easement for the Hancock property as part of a program to help conserve and protect McCloud's working forests and habitat within the McCloud River watershed, one of the major tributaries to the Upper Sacramento River which "provides water into the state's water system on which 25 million Californians depend." Power and phone service are available to the property along Squaw Valley Road. On-site septic and well are required.

A new owner of the 1,409± acre Squaw Valley Road property will have opportunity to evaluate options for development of the property for residential use, a retreat, camp or private club, all of which would take advantage of views of Mt. Shasta, Squaw Valley Creek and meadows, and proximity to McCloud Golf Club, Mt. Shasta Ski Park, and McCloud River.



McCloud Mercantile

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



An alternate opportunity is to obtain conservation value by limiting development of the property to only a few residences, with management of the property as a working forest, through either a sale, or donation, of a conservation easement.

Copies of the November 2013 timber cruise by High Country Forestry and fifteen-year growth projections, zoning, title reports and additional property information are all contained in the Supplemental Information Package.

LOCATION: From I-5, take the McCloud/Reno Exit and travel east ten miles on Highway 89. Turn right on Squaw Valley Road, and proceed south past McCloud Golf Club. The property is on both sides of the road. Township 39 North, Range 3 West. Sections 1, 12, 13 and 39 North, Range 2 West, Sections 6, 7, 18.

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 6, 2014



PUBLISHED RESERVE: \$641,500

LAST ASKING: \$950,000

SIZE: 1,332± Acres

ELEVATION: 4,200 to 4,900± Feet

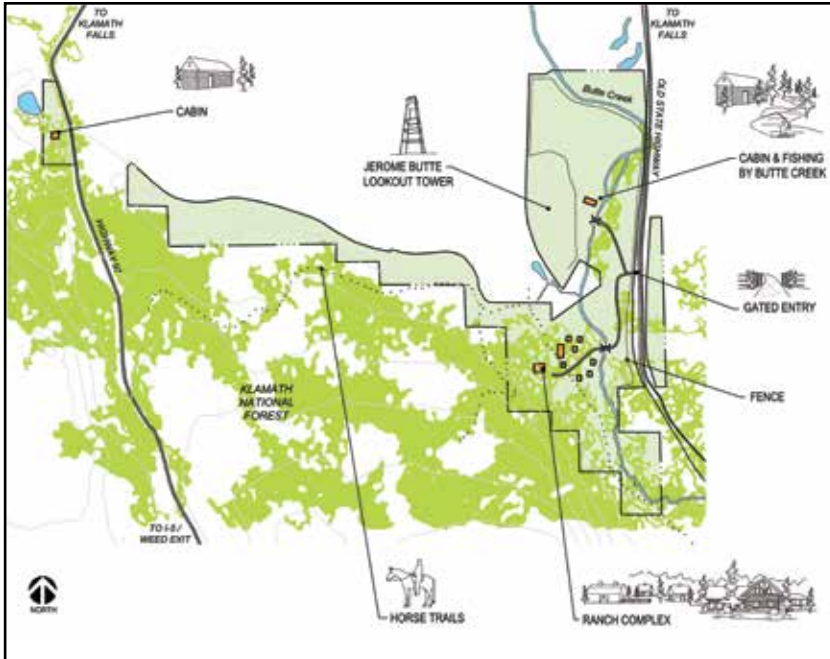
ZONING: TPZ – Timber Production Zone

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1,332± acre ranch and timber property is located in northern California's Siskiyou County, at the base of Mt. Hebron, overlooking Butte Valley – known for its farming and cattle industry – and location as the gateway to the Great Klamath Basin. The property has an irregular shape and stretches almost four miles in width between Highway 97 to the west and Old State Highway to the east. A small, non-contiguous parcel of 40± acres has Highway 97 frontage. There are over three miles of Butte Creek frontage, which is a trout stream, along the eastern section of the property, with several good locations for a cabin or home. The 4,800± foot peak of Jerome Butte is located on the property, and offers an excellent location for a lookout tower with views to Mount McLoughlin. An estimated half of the land has gentle topography, providing opportunity for development of a private recreation retreat and ranch home. Both Klamath and Tulelake National Wildlife Refuges and the Pacific Flyway are located nearby. There is boating and swimming in the Klamath National Forest at nearby Meiss and Juanita Lakes. There is proximity to big game hunting within the adjoining Klamath National Forest.





The tract contains 706± acres with an estimated 2,387± MBF of primarily ponderosa pine with some Douglas-fir. Please see Supplemental Information Package for inventory detail.

The property has excellent year-round access from I-5 at Weed, which is within a 45 minute drive, and from Klamath Falls, with Klamath Falls Airport 30 miles north. The small communities of Macdoel and Mt. Hebron are near the property.

LOCATION: Township 45 North Range 2 West, Sections 15, 14, 13, 23, 24 and Township 45 North, Range 1 West, Sections 17, 18, 19, 20, 29, 30. From I-5 take Highway 97 exit at Weed and proceed north 36± miles to Ball Mountain Road and take right to Old State Highway. Take right and go south 3 miles to the northeast section of the property.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014

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: \$250,000

LAST ASKING: First Time Offered

SIZE: 29± Acres

ZONING: M2 – Heavy Industrial

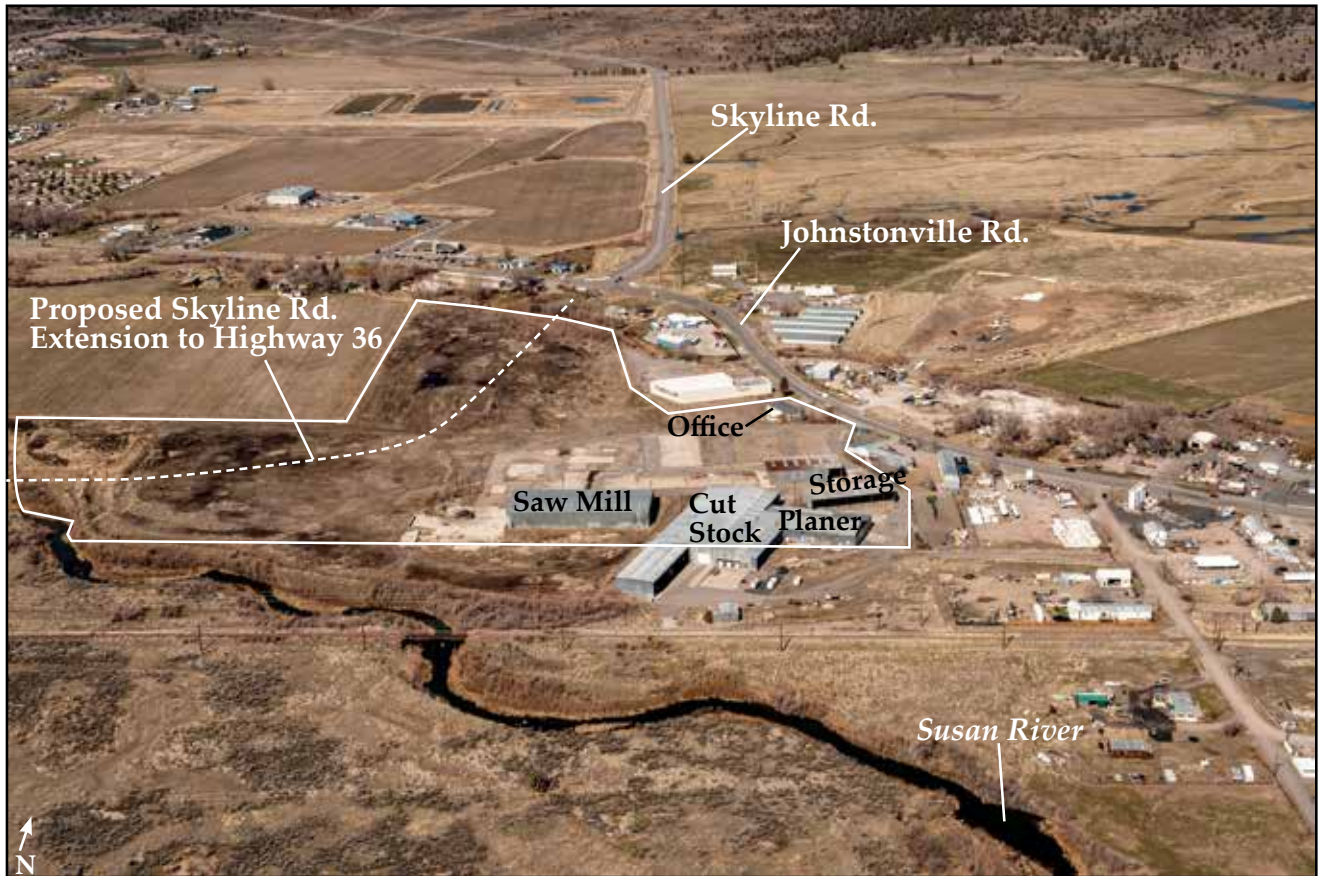
PROPERTY INSPECTION: Please call Auction Information Office to arrange for Inspection

FINANCING: None – All Cash

DESCRIPTION: This is a 29± acre industrial site with complex of over 70,000 square feet of buildings that had been used for sawmill and cut stock lumber door component operations. The property is located in Susanville, in the northwest portion of Honey Lake Valley. The site is between Highway 36 and Johnstonsville Road, and has some frontage along the Susan River. The planned Skyline Connector Road is to be constructed through the site and could create development opportunities for the property.

Skyline Road provides access to Diamond Mountain Casino and Hotel, located nearby, which is growing as a Susanville destination. Susanville is the Lassen County Seat, known for its outdoor recreation and proximity to Eagle Lake and Lassen Volcanic Park.

Susanville Forest Products Sawmill ceased operations in 1994, and the seller discontinued its cut stock lumber door component operations in 2004. The property has been subject to several environmental investigations and required work was completed in accordance with an October 2013 Work Plan that was approved by the Lahontan Regional Water Control Board. Final agency approval is anticipated in order to allow closure of the site. Please see Supplemental Information Package for 2013 and 2014 Summary Reports and Regional Water Quality Control Board letter.

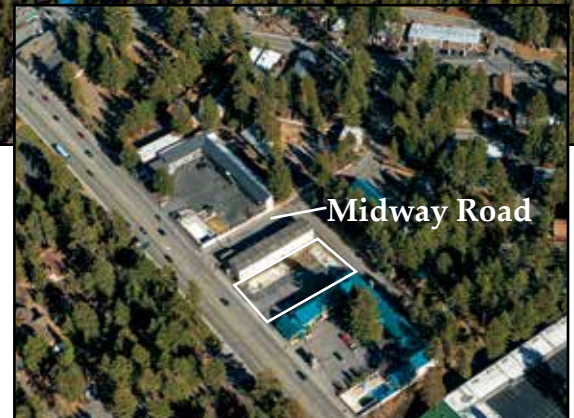


Certain buildings on the property have some reuse potential. They are as follows: 3,650± square foot office building along Johnstonville Road, 25,000± square foot sawmill building currently utilized for hay storage, two 7,000± and 10,000± square foot open storage buildings, and combination cut stock and planer building with estimated 60,000± square feet. The cut stock and planer building was built partially on land not owned by the seller. The balance of the site near these buildings has been cleared and could accommodate new development and additionally could benefit from improved access and exposure to traffic using the planned Skyline Connector.

The site is zoned for industrial development which permits a variety of uses for almost all industries including, but not limited to, agricultural processing, truck terminals and storage, manufacturing of heavy machinery, bottlers and distilleries and cold storage. Please see Supplemental Information Package for zoning ordinance.

LOCATION: 702-040 Johnstonville Road, Susanville, California. APN#116-050-77-11.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$235,000

LAST ASKING:

SIZE: 15,000± Square Feet

ZONING: Tourist Accommodation, Multi-Family Residential within Stateline/Ski-Run, District 1D – Midway District Community Plan

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 15,000± square foot development site is located in South Lake Tahoe in the Lake Tahoe Basin, an area considered to be one of the most diversified year-round recreation resort areas in the western United States. This in-fill development site is located in an area of South Lake Tahoe that has been substantially revitalized over the last ten years due to redevelopment of the Stateline casinos as well as additional investments in the Heavenly Gondola, The Shoppes at Heavenly Village, the 18-hole championship Edgewood Gold Course and Ski Run Marina.

The property was originally developed as a 21-unit motel, which included a single residence. The motel has been demolished and the 20 Tourist Accommodation Units and 1 Residential Unit rights, associated with the prior improvements, were subsequently sold. Remaining on the site is a concrete slab foundation and asphalt paving. BMP Application is required in order to bring the property into compliance with the Tahoe Regional Planning Agency (TRPA). Property compliance includes removal of the concrete slab and rejuvenation of the lot in order to obtain issuance of a BMP Certificate. Future development of the property is subject to the Tourist Core Area Plan.

All utilities are available to the site and access is off of Lake Tahoe Blvd, where the site has 100 feet of frontage.

LOCATION: 3868 Lake Tahoe Blvd., South Lake Tahoe, California. APN: 029-161-24

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$89,500

LAST ASKING: \$125,000

SIZE: 1.3± acre site with four buildings

ZONING: R3 (High Density Residential)

PROPERTY INSPECTION: Please call Auction Information Office to arrange for inspection.

DESCRIPTION: This seven-unit multi-family residential property is situated on 1.3± acres at 1738 Linda Avenue in an unincorporated area of Marysville, within Yuba County, approximately 45 miles north of Sacramento County and one-quarter mile southeast of downtown Marysville. Development of the immediate neighborhood consists of a mixture of commercial and residential uses developed during the 1950s and 1960s.

The property has three duplex buildings, with a total of five, two-bedroom and one bathroom unit, and one, one-bedroom and one bathroom unit that is 580± square feet in size. The two bedroom units range in size from 598± to 630± square feet. Also on the property is a 1,329± square foot single family residence that has had the interior build-out demolished to bare stud/floor condition. There is a 204± square foot shed on the property as well. The duplex units are in fair condition and the property will be completely vacated by closing. Rents for the property have in the past ranged from \$500 to \$650 per unit with a gross monthly rent of approximately \$4,080.

The property has an asphalt driveway from Linda Avenue and eleven designated parking spaces. There are concrete walkways between duplexes and an expansive lawn area with mature trees.

All utilities are available to the property.

LOCATION: 1738 Linda Avenue, Marysville, California. APN: 021-080-032

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$185,000

LAST ASKING: \$220,000

SIZE: 41,150± Square Feet

ZONING: Planned Development Commercial (PD-C)

PROPERTY INSPECTION: At Any Time

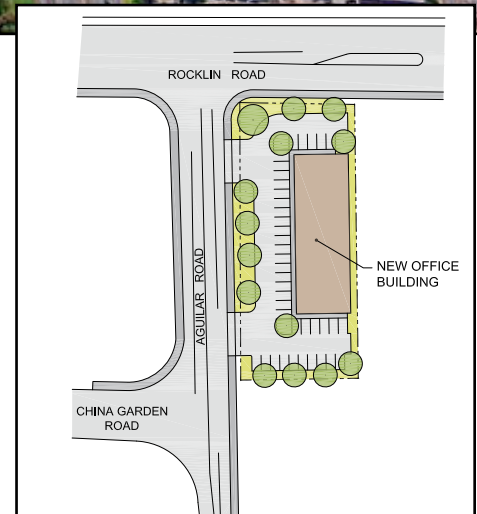
FINANCING: None – All Cash

DESCRIPTION: This 41,150± square foot retail development site is located in the southeast portion of the city of Rocklin, approximately 25 miles northeast of downtown Sacramento, near the I-80 Exit 109 at Sierra College Blvd. The development site is located at the southeast corner of Rocklin Road and Aguilar Road, with the majority of its frontage along Aguilar Road. Rocklin Road is a heavily-traveled four-lane thoroughfare, approximately 1/4 mile south of Interstate 80 and State Highway 65. Less than 1 mile east of the site is Sierra Community College campus which has a current enrollment of 20,000± students. Other land uses in the immediate area are for single family and multi-family residences, and commercial development.

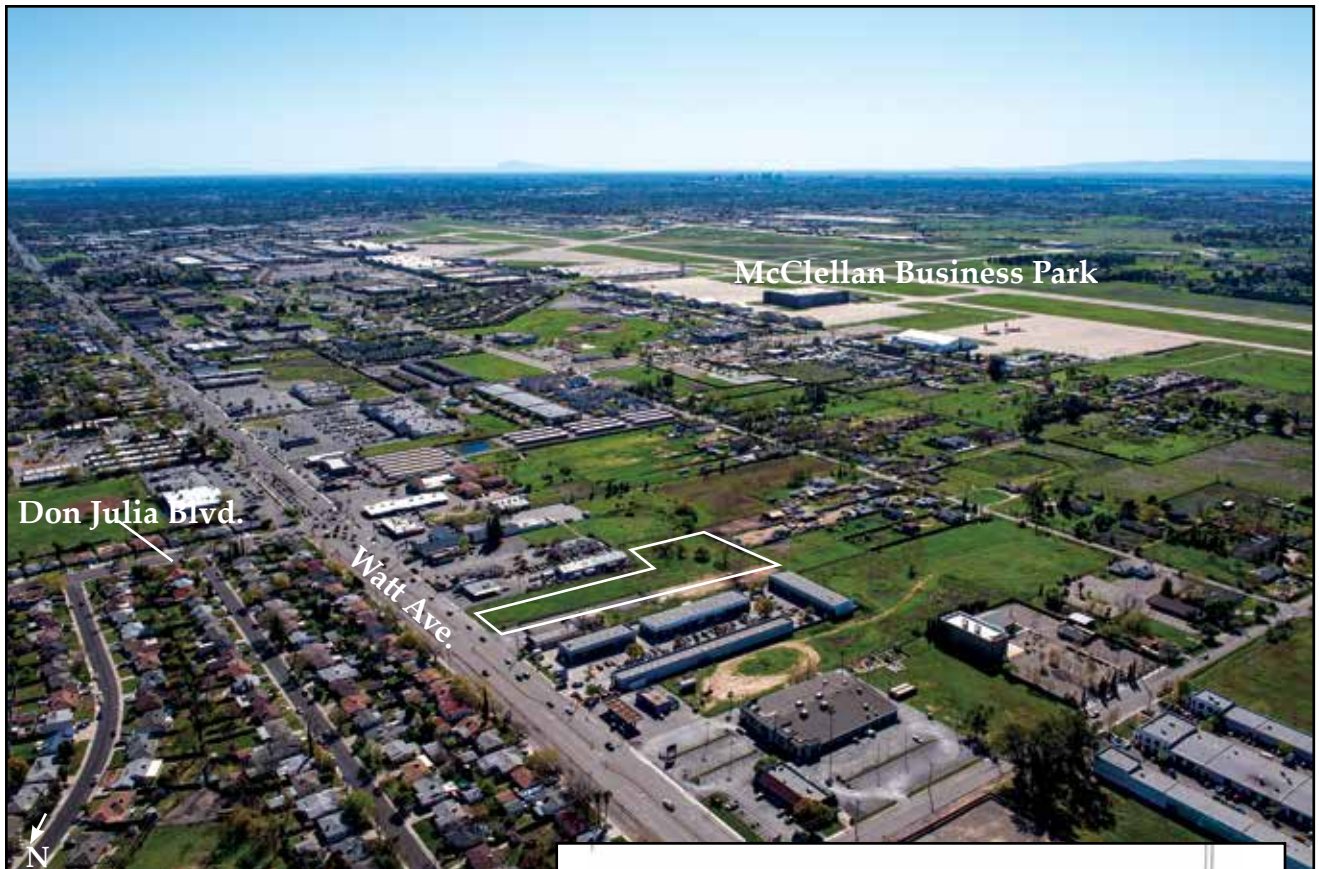
The corner site is zoned as Planned Development-Commercial, which allows for development of both retail and office. All necessary off-site improvements are in place along Rocklin Road including curbs, gutters, streets, and sidewalks. Curbs, gutters and sidewalks are needed along Aguilar Road. Electricity, natural gas, water and telephone services are available to the property and sewer service is approximately 150± feet west of the subject. The rectangle-shape site is level.

LOCATION: SE corner of Rocklin and Aguilar Roads, Rocklin, CA APN: 045-130-053

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



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: \$185,000

LAST ASKING: \$225,000

SIZE: 2.13± Acres

ZONING: Limited Commercial - LC

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 2.13± acre commercial site is located along the west side of Watt Avenue, near McClellan Business Park, which is part of the redevelopment of the McClellan Air Force Base. This former military facility is now a business park and provides a growing business and corporate hub within the Sacramento market, with over 8 million square feet that is home to hundreds of private companies, as well as local, state, and federal, agencies. The McClellan Business Park is currently 70% occupied, with entitlements for a significant amount of new construction.

The flag-shape lot has approximately 120 feet of frontage along Watt Avenue. The LC zoning allows for development of light industrial, warehousing, and some commercial and retail uses. Please see Supplemental Information Package for zoning information.

All utilities are available to the site.

LOCATION: 6233 Watt Avenue, North Highlands, California. APN: 215-0062-057

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



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

107 thru 110

Four Home Sites in Amador Pines and Silver Pointe Subdivisions Pioneer, California

	Property 107 (Lot 21)	Property 108 (Lot 22)	Property 109 (Lot 27)	Property 110 (Lot 168D)
PUBLISHED RESERVE:	\$30,000	\$30,000	\$35,000	\$15,000
LAST ASKING:	First Time Offered	First Time Offered	First Time Offered	First Time Offered
SIZE:	4.01± acres	4.54± acres	5.25± acres	1.67± acres
ZONING:	R-1 B-5	R-1 B-5	R-1 B-5	R-1



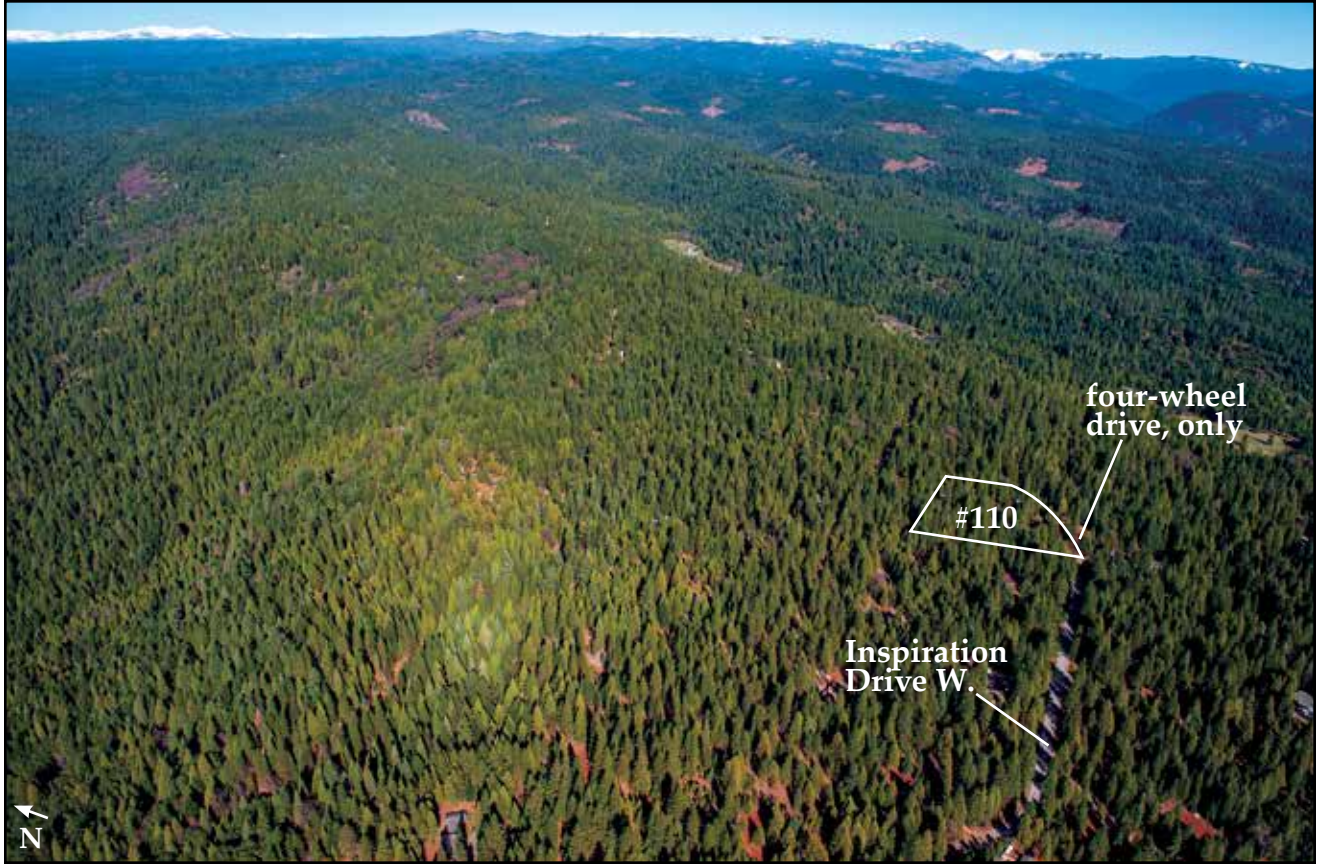
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These four home sites ranging in size from 1.67± to 5.25± acres are located in Amador County, a few miles outside of Pioneer in the Sierra Nevada Mountains, along Highway 88 approximately 50 miles southeast of Sacramento. One home site is located in the Amador Pines Subdivision and three are in the Silver Point Subdivision, a few miles from one another. Both subdivisions are governed by CC&Rs. Please see Supplemental Information Package.

Auction properties 107, 108 and 109 are located in the Silver Pointe Subdivision in the Mace Meadows area of Pioneer. Each home site is wooded with a sloping- to steep-terrain. Wells are installed on each lot -- no pumps -- and septic systems are required. The CC&Rs indicate that homes be a minimum of 2,500 square feet and have an attached garage, with no less than three stalls. Construction must be complete within twelve months of the commencement of construction.

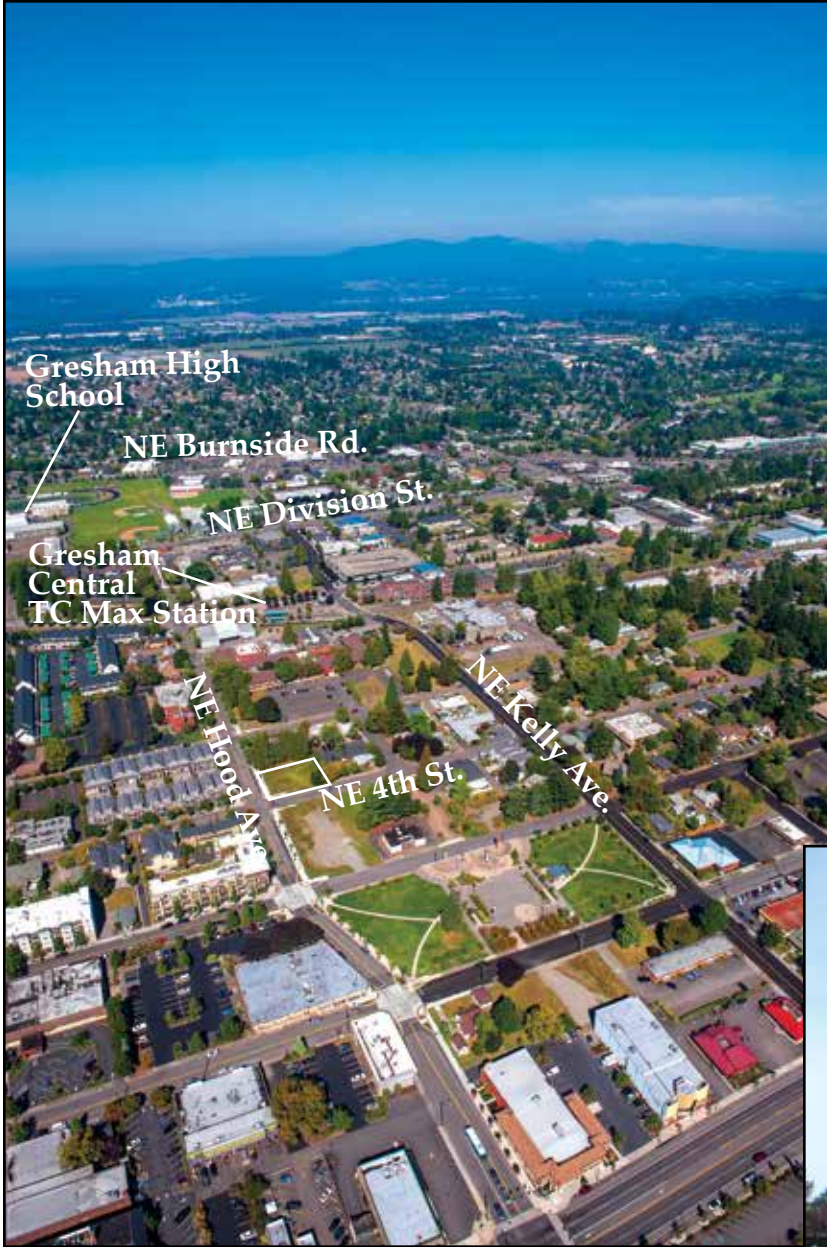
Auction property 110 is located in the Amador Pines subdivision just east of the main area of Pioneer. The lot is a sloping wooded site situated along Inspiration Drive West, a narrow private road. Both a well and septic system would be required. The CC&Rs are not specific to construction specifications. The R1 zoning allows for development of a home site on a minimum lot size of 6,000 square feet.



LOCATION:

- 107 – Silver Pointe Court APN: 033-800-010-000 (Lot 21)
- 108 – Silver Pointe Court APN: 033-800-009-000(Lot 22)
- 109 – Silver Pointe Court APN: 033-800-012-000 (Lot 27)
- 110 – 19022 Inspiration Drive West APN: 032-250-044-000 (Lot 168-D)

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$130,000

LAST ASKING: \$170,000

SIZE: 10,018± Square Feet

ZONING: DTM – Downtown Transit Mid-Rise

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

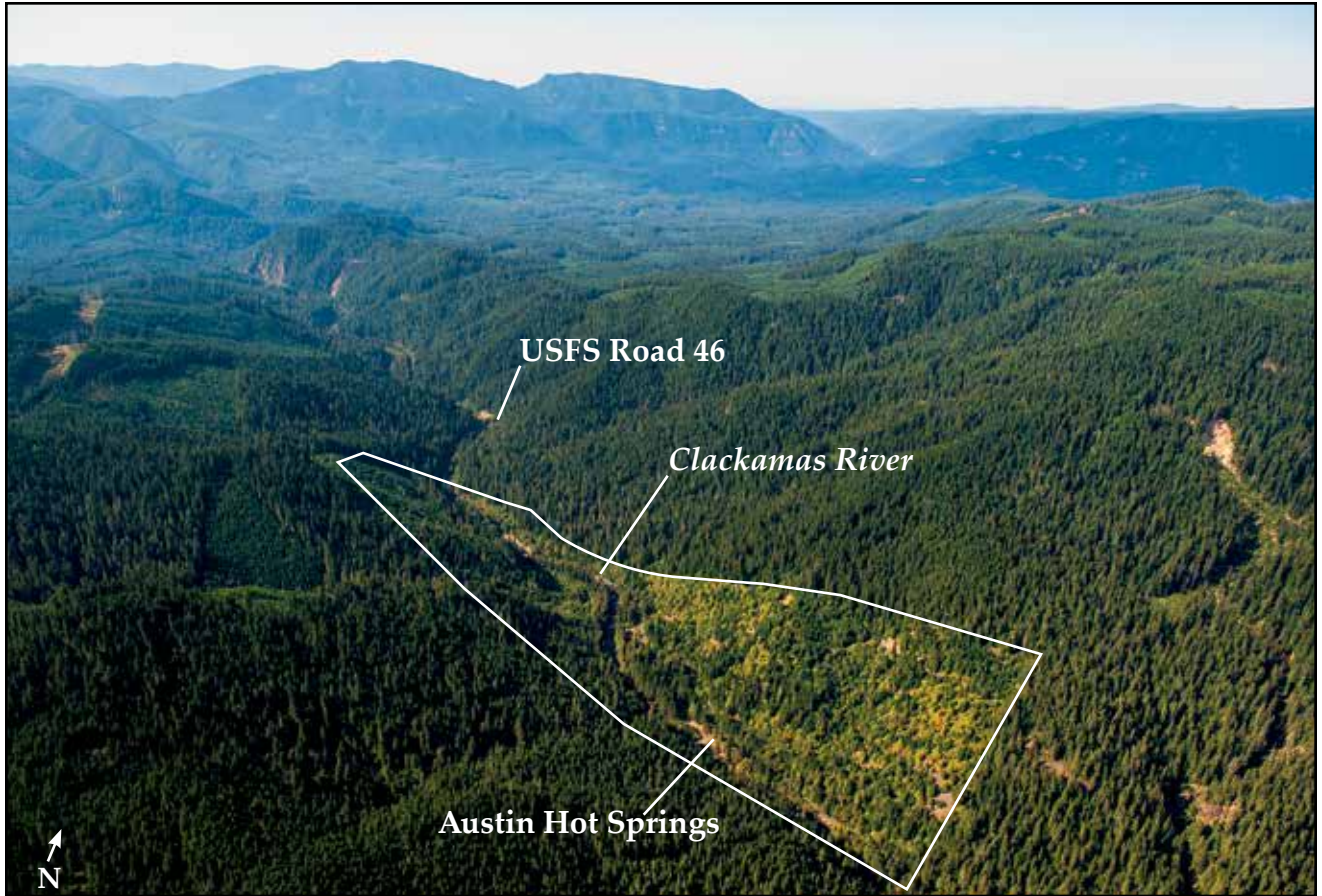
DESCRIPTION: This 10,018± square foot corner lot is located at NE Hood Avenue and NE 4th Street, and has zoning which allows mixed-use development, including development of live-work units. Please see Supplemental Information Package for zoning and density regulation details. It has a location strategic to the Center for the Arts Plaza, and is within a short walk of the MAX Gresham Central Transit Center. The downtown Center for the Arts and townhome developments are nearby.

All utilities are available to the property.

LOCATION: 406 NE Hood Avenue, Gresham, Oregon. Tax Lot 7300

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014





PUBLISHED RESERVE: \$400,000

LAST ASKING: \$475,000

SIZE: 151± Acres

ELEVATION: 1,640± to 2,630± Feet

ZONING: TBR – Timber District

PROPERTY INSPECTION: At Any Time (Use Caution – Artesian Hot Springs along Clackamas River Frontage)

FINANCING: None – All Cash

DESCRIPTION: Austin Hot Springs is a 151± acre rare private in-holding, located within the Mt. Hood National Forest, 32± miles east of Estacada and along U.S. Forest Service Road 46, five miles past the Ripplebrook Ranger Station. Portland is a 75 minute drive from Austin Hot Springs. The property is located along a section of the Clackamas Wild and Scenic River, and contains over one-quarter mile of river frontage on both sides of the Clackamas River. The artesian hot springs are along both sides of the river, with temperatures of up to 185 degrees. A prior owner had reportedly drilled a well 1,500± feet deep for potential geothermal power generation, but the water temperature was not above the required 250 degrees.



Austin Hot Springs had been operated by Portland General Electric (PGE) as a campground and recreation area until it sold in the 1980s. It had been proposed by a prior owner to be a seasonal river front hot springs resort with lodge, cabins, RV spaces and tent camping, to be developed along the bench above the river, along USFS Road 46, which is typically open from May to November. There have been no plans submitted to Clackamas County.

This portion of the Clackamas River supports runs of Coho and spring and fall Chinook salmon, summer and winter steelhead. There are many popular campgrounds (Riverside, River Ford and Two Rivers) near the property.

Austin Preservation, associated with the Northwest Forest Conservancy, has been interested in the acquisition of Austin Hot Springs so that it could be protected, restored and used for sustainable recreation. Currently, although the property is posted as being private, it is used by the public for camping and hot springs recreation.

The property has approximately 117 acres of timberland not impacted by the riparian area along the river front. That timberland contains primarily 15 to 25 year-old pre-merchantable Douglas-fir, hemlock and red alder, including 17± acres of 70-year-old red cedar and hemlock. 59± acres located north of USFS Road 46 have access from a gated logging road. The balance of the timber land is located south of the river and has access from a USFS logging road. Slopes are very steep, and a logging road will need to be reconstructed in order to harvest the timber. Please see Supplemental Information Package for type report from Stuntzner Engineering and Forestry.

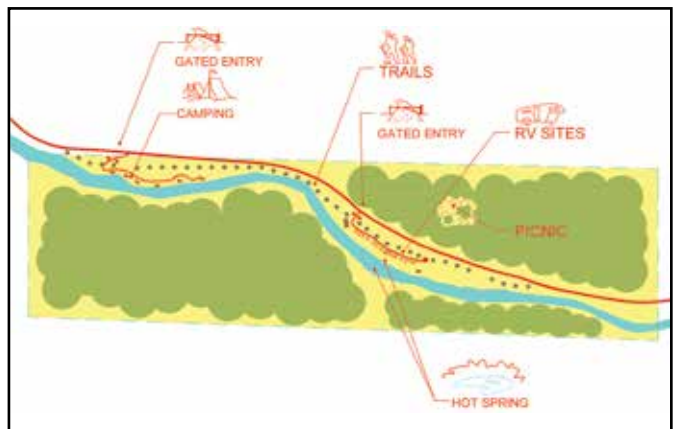
Acquisition of Austin Hot Springs could provide opportunity for a potential exchange property with the U.S. Forest Service, or for development of a private retreat, camp, or commercial campground with RV and overnight sites, subject to a conditional use permit. The 117± acres of timberland could provide both short-term cash flow and long-term asset growth.

In addition, some conservation value might be obtained by providing a conservation easement which restricts development of recreation uses allowed either as a permitted or conditional use, under the zoning.

Bagby Hot Springs, managed by the U.S. Forest Service, is located 10± miles southwest of Austin Hot Springs, and contains two bath houses that are maintained by Friends of Bagby Springs. Camping is not permitted at Bagby Hot Springs.

LOCATION: Township 6 South, Range 7 East, Section 30, Tax Lot 3100 and Township 6 South, Range 6 East, Section 25, Tax Lot 2600. From Estacada, take Highway 224 27± miles to Ripplebrook Ranger Station, and then take USFS Road 46 5± miles to the Austin Hot Springs property. Please park alongside the road during inspection.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



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: \$525,000

LAST ASKING PRICE: \$550,000

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

ZONING: C-3

PROPERTY INSPECTION:

Date	Time
Monday, April 28	12:00 noon to 2:00 p.m.
Saturday, May 10	10:00 a.m. to 12:00 noon

FINANCING: Subject to Seller's approval of Purchaser's credit:

Term: 15 to 20 year full amortizing loan

Loan to Value: Loan to be appraised or cost value, whichever is less, not to exceed 65%

Rate: Federal Home Loan Bank fixed rate index plus 3% adjustable every 5 years with a floor rate of 5.5%

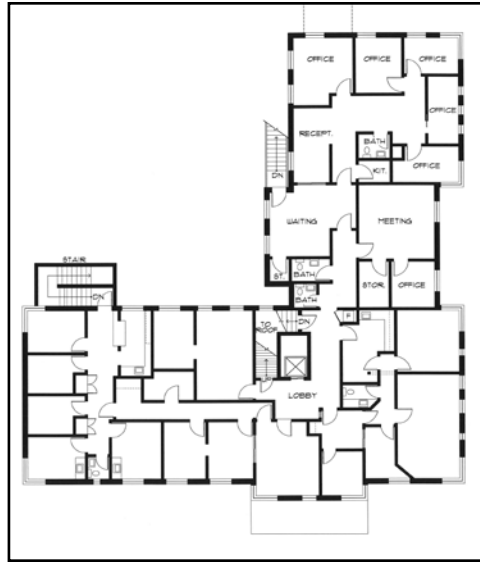
Fees: 1% plus usual customary third party costs

DESCRIPTION: This three-story, 16,455± square foot multi-tenant office building is located at the corner of NE Fifth and NE Evans, by the Yamhill County Courthouse and the Board of Commissioners offices, and is a potential mixed-use redevelopment opportunity for offices, studio apartments, work/live units or private school. The General Commercial (C-3) zoning allows mixed uses. It is within a few blocks of McMinnville's Historic Downtown District which has McMenamins Hotel Oregon, along with quaint boutiques, wineries, unique shops

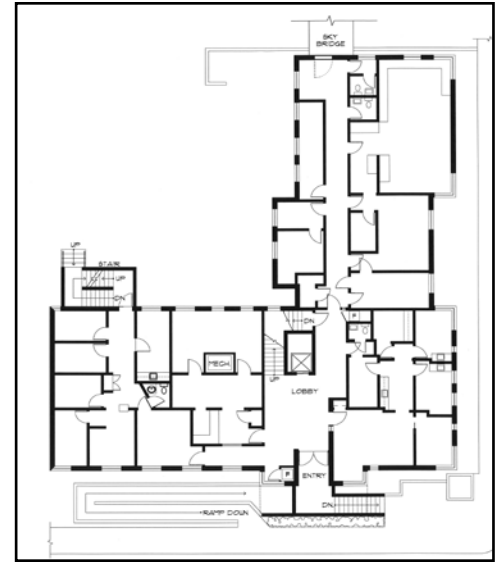




Main Floor Plan



Second Floor Plan



Basement Floor Plan

and restaurants. The McMinnville Farmers' 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.

The office building, located at the corner of NE Fifth Street and Evans Street, was originally built in 1937 as a private hospital, and was later used for medical offices after 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. 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 sky bridge connects the building on the second floor to the Yamhill County building and had been used when the building was occupied by physicians. The sky bridge is now inaccessible. The building has an elevator, an interior stairwell, and two exterior staircases. There are restrooms on each floor.

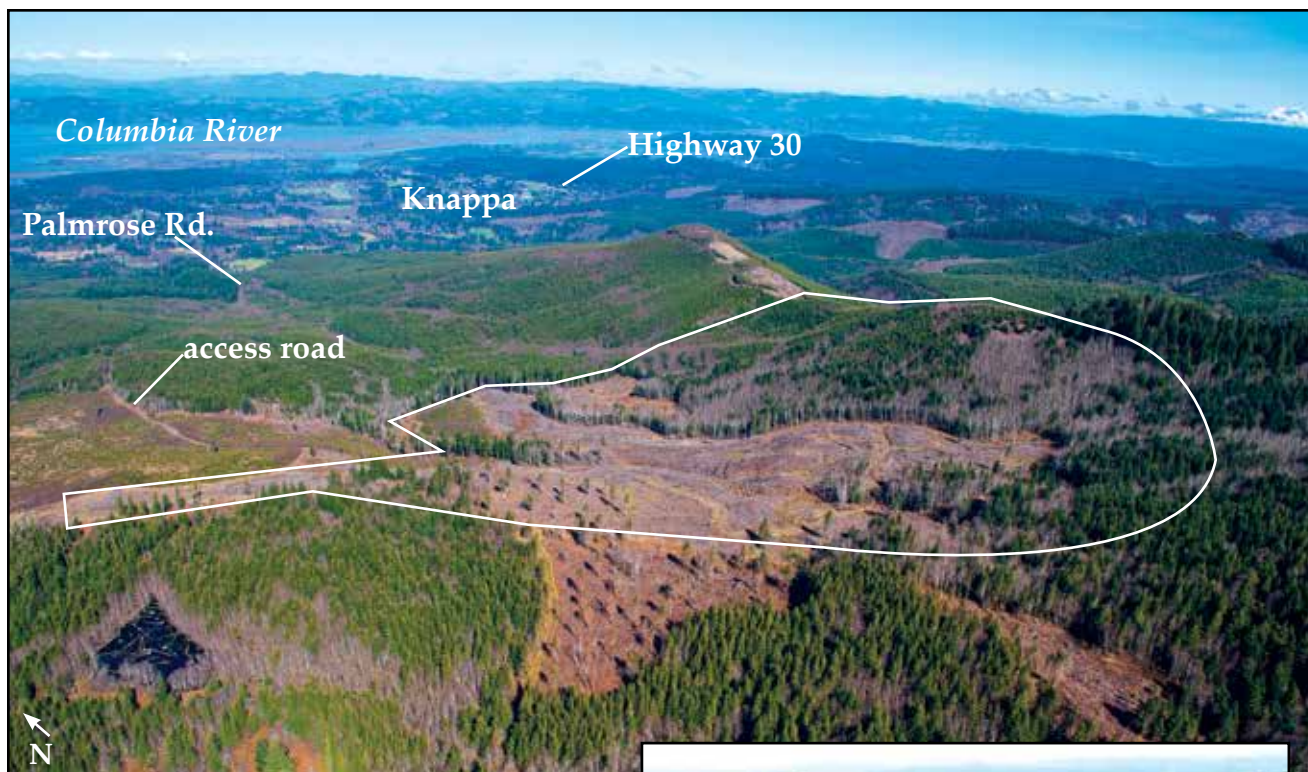
There are a total of eleven suites or offices. There is an outdoor stairway to access the main floor, and a ramp from the street to access the daylight basement entry. An elevator serves all three floors of the building and the building is ADA compliant. On the main floor, there are four office suites which 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 which 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 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 21, 2014



PUBLISHED RESERVE: \$1,458,000

LAST ASKING: First Time Offered

SIZE: 301± Acres

ELEVATION: 1,100± to 2,000± Feet

ZONING: F-80

PROPERTY INSPECTION: At any time.

FINANCING: None – All Cash

DESCRIPTION: This 301± acre timber tract is located along the western slopes of Wickiup Mountain, 3± miles south of the Columbia Riverfront community of Knappa, and Highway 30. There is a net estimated 3.2 million board feet of 50- to 80 year-old western hemlock, Sitka spruce, Douglas-fir, western red cedar and red alder. 45% of the 3.2 million board feet is western hemlock; 37% is red alder; 12% is Sitka spruce; and the balance is Douglas-fir and western red cedar. Please see Supplemental Information Package for inventory detail. There are 95 acres of well-stocked 4 year-old Douglas fir reproduction, and 52 acres of 24 year-old pre-merch. The 24 year-old pre-merch is projected to have an estimated 1 million board feet at age 40, or within 16 years. The tract is within the north coastal range, between the Clatsop State Forest and the Columbia Riverfront community of Astoria, and has a location strategic to both nearby domestic, and export, log markets in Warrenton, Astoria, Clatskanie, and Tillamook, Oregon, and Longview, Washington. There is access to the tract from Palmrose Road via a road-use agreement over adjoining private timberland. The city of Astoria watershed is along the southwest boundary.

Topography of this irregular-shape tract is mostly moderate, with some steep slopes along the eastern section of the tract. There are two miles of rocked logging road, providing opportunity for winter logging. There is an existing rock source on-site, which can be used for both road maintenance and construction. The Douglas-fir site index is 119 to 133, with two thirds of the land having a site index of 127 to 133. The combination of the 3.2 million board feet with 147 acres of well-stocked young to pre-merch reproduction provide potential for both near term cash flow and long term growth.

LOCATION: Township 7 North, Range 7 West, Sections 6 and 7, Tax lots 500/600. From Highway 30, take Koprish Road south to Palmrose Road. Take Palmrose Road south 1.6 miles to spur road on the left. Take spur road and proceed .2 mile and then stay right. Go one-quarter mile to northwest corner of the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$295,000

LAST ASKING: First Time Offered

SIZE: 119± Acres

ELEVATION: 250± Feet

ZONING: F-80 / AN – Aquatic Natural

PROPERTY INSPECTION: Locked Gate
-- Please call the Auction Information Office for
Combination

FINANCING: None – All Cash

DESCRIPTION: This 119± acre timber tract is located seven miles east of Astoria, by the Columbia River community of Svensen, with access from Old Highway 30. 82± acres of the tract were recently harvested, and has been replanted in Douglas-fir by the Seller. The balance of the tract in the southeast corner contains 400± MBF of primarily 43 year-old western hemlock and Douglas-fir, providing near-term cash flow.

The property contains a total of 24 tax lots and was originally platted as a 20-lot subdivision, which is no longer valid under the zoning. Old Highway 30 runs through the eastern section of the tract, providing access to a potential seasonal cabin or camping site, with views of the Columbia River. Mary's Creek, tributary to the Columbia River, bisects the eastern portion of the property, which contains 17± acres of primarily wetlands.

There is a gated logging road in the southeast section that provides access to the Seller's adjoining timberland. An easement will be retained by the Seller.

LOCATION: Township 8 North, Range 8 West, Section 21, Tax lots 100 – 900, 1000 – 1900, 2000 – 2400. From Svensen and Highway 30, take Old Columbia Highway south to the Auction Property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014





PUBLISHED RESERVE: \$465,000

LAST ASKING: First Time Offered

SIZE: 220± Acres

ELEVATION: 300 to 500± Feet

ZONING: TC – Timber Conservation

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

FINANCING: None – All Cash

DESCRIPTION: This 220± acre, II+ high-site, tract overlooks the Siletz River Valley, 3.5 miles east of the community of Siletz, and is within a forty-minute drive of the coastal resort community of Newport and within proximity to both domestic and export log markets. The property has access from Upper Siletz Road, just east of both Twin Bridges Memorial Park and Sams Creek Road, via an easement over an existing logging road.

The tract has 123± acres of well-stocked 12 to 14 year-old Douglas-fir and western red cedar reproduction, and 16± acres of 21 year-old Douglas-fir reproduction. There are 68± acres of 20 year-old red alder plantation with improved seedlings which has been thinned in order to increase productivity that had been part of a research trial, conducted by Oregon State University. The red alder will be ready for harvest within ten years. The combination of pre-commercial thinning 10 to 12 years after planting, and II+ high-site tract (135), is projected to generate an estimated 20,000 to 25,000 MBF per acre when harvested, or up to 50% additional volume, over a natural stand. Existing hardwood log markets are located on the coast both in Garibaldi and Coos Bay, and east to Eugene.

Scott Creek runs along the southwest corner of the tract, and the slopes are primarily moderate, with 70% of the property suitable for ground-based logging.

The Siletz Indian Reservation and Plum Creek Timber are adjoining owners, and there is a reciprocal road-use easement. Please see Supplemental Information Package.

Acquisition of this 220± acre highly productive coastal tree farm, with one-third of the property having near-term cash flow from red alder, and the balance with well-stocked 12 to 21 year-old reproduction Douglas-fir and western red cedar, will provide a new owner with significant long-term asset growth.

LOCATION: Township 9 South, Range 9 West, Sections 31 and 32, Tax Lots 500, 700. From Siletz at Highway 229, proceed east on Upper Siletz Road 3± miles (.2 mile west of intersection with Sams Creek Road) to Plum Creek logging road #500 on the left. Locked gate on the left. Proceed 3± miles to northeast section of property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$450,000

LAST ASKING: \$525,000

SIZE: 148± Acres

ELEVATION: 100± to 500± Feet

ZONING: F1 – Farm and F - Forest

PROPERTY INSPECTION: Locked Gate – Please Call Auction Information Office for Combination

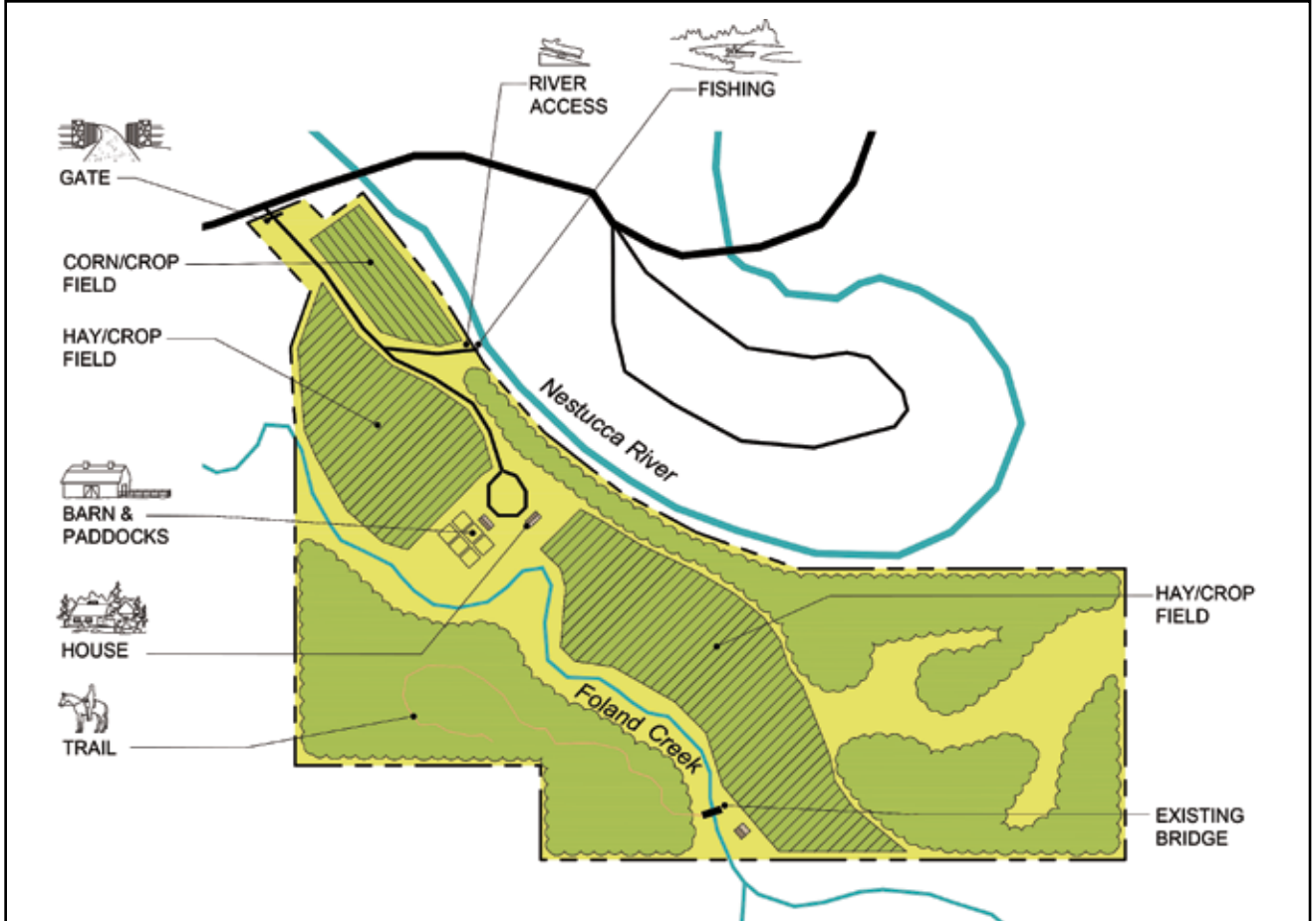
FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.



DESCRIPTION: The 148± acre Cole Farm, with original homestead, is located on Oregon's north coast and is a twenty-minute drive south from Tillamook and less than a two-hour drive from Portland. The Cole Farm property provides opportunity for a new owner to develop a family retreat that has a combination of river frontage, farmland and timber. It has a spectacular and private setting on a ridge with over 2,000 feet of Nestucca River frontage, and was originally operated as a dairy farm. There are 60± acres of pasture with water rights for irrigation dating back to 1910, six meadows and some cross-fencing. Currently, a portion of the pasture is planted in corn, with the balance leased for production of hay. 77± acres of the Cole Farm are timberland, with 42± acres south of Foland Creek in the southern section and 35± acres in the southeast corner.

The timberland is mostly north- and west-facing slopes, and has an estimated 45 acres of 15- to 25-year-old alder that will be ready for harvest in 10 to 15 years. The balance of the timberland has residual Douglas-fir, alder, cedar and maple. A logging bridge over Foland Creek in to the southwest corner provides access to 42 acres of the timberland. Oregon Department of Forestry and Hancock Timber Resource Group are the adjoining owners along the southern boundary.

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 has a number of excellent sites for building a home with views to Mt. Hebo and barn for horses and additional livestock. There is good access to the Nestucca River in the northwest section of the property. The Nestucca River is known as a “real gem of an all-around stream” with spring and fall Chinook salmon, Cutthroat trout and steelhead. Foland Creek is a fish bearing stream that travels through the Cole Farm property, and becomes a tributary to the Nestucca River.

A portion of the property could accommodate an airstrip for a small airplane.

LOCATION: 21545 Blaine Road, Beaver, Oregon. From Highway 101 at Beaver, take Blaine Road and proceed east. The property entry is located before the second bridge. Township 3 South, 9 West, Section 28 and 29, Tax lots 2400, 1700, 6500

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$695,000

LAST ASKING: \$850,000

SIZE: 17,316± Square Foot Showroom, Shop and Office on 55,000± Square Foot Site

ZONING: General Commercial

PROPERTY INSPECTION:

Date	Time
Saturday, April 19	1:00 p.m. to 3:00 p.m.
Saturday, May 3	1:00 p.m. to 3:00 p.m.

FINANCING: Subject to Seller's approval of Purchaser's credit:

Term: 15 to 20 year full amortizing loan

Loan to Value: Loan to be appraised or cost value, whichever is less, not to exceed 65%

Rate: Federal Home Loan Bank fixed rate index plus 3% adjustable every 5 years with a floor rate of 5.5%

Fees: 1% plus usual customary third party costs

DESCRIPTION: This former 17,316± square foot car dealership building, with additional 1,097± square foot shop, is located on a full city block along US Highway 99 (Ivy Street) in Junction City, a 25-minute drive of Eugene, with opportunity to redevelop the site for single, or multiple, use and additional improvements.

The dealership building contains a 2,770± square foot showroom, 13,257± square foot shop with three overhead doors and office area on two floors. The building has two restrooms, lunch room and was built in 1964 with cast-in-place concrete walls. A small shop building of 1,097± square feet is also located on the 55,000 square



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



foot site, which is a full city block with 250± feet of frontage along US Highway 99 (Ivy Street) and Juniper Street, with 220 feet of depth on 4th and 3rd Avenues.

A Phase I Environmental Assessment and No Further Action letter is available in the Supplemental Information Package. The commercial zoning will allow a full range of uses that can take advantage of its excellent exposure to Highway 99 and proximity to both Corvallis and Eugene, and south to Willamette Valley markets.

Junction City has been a major center for recreational vehicles and is still a hub for service and sales. It is located in the heart of Willamette Valley's wine country and is centrally located between the Oregon Coast and Cascade Mountains.



LOCATION: 333 Ivy Street, Junction City, Oregon. Tax lot 900.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$695,000

LAST ASKING: First Time Offered

SIZE: 245± Acres

ELEVATION: 420 to 480± Feet

ZONING: EFU – Exclusive Farm Use, with 40 Acre Minimum

PROPERTY INSPECTION: Please call Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 245± acre grass seed farm is located within a ten-minute drive of the city of Eugene, along Cantrell Road, just south of Fern Ridge Reservoir, and has excellent access to Highway 126. Fern Ridge Wildlife Area and Coyote Creek Natural Area are nearby. It is currently leased for grass seed farming, with the lease set to expire on August 31, 2014. This allows the new owner the option for continuing in grass seed farming, converting to farming a different crop, or developing either a ranch, or a horse farm. An estimated 146 acres has been planted in grass seed, with the balance of the property suitable for grazing, and with some timber located in both the northwest corner of the property, and along the hillside in the southern portion of the property.

The existing manufactured home and pole barn are the personal property of the tenant. The manufactured home is served by an on-site well and septic. The tenant may be willing to negotiate sale of both the manufactured home, and pole barn, or may be willing to establish a new lease with the new owner. Otherwise, the home and pole barn will be removed by the tenant, prior to close of escrow on September 1, 2014, providing opportunity for the new owner to construct a new home, barn, and additional improvements on the property.

The property has frontage along both Cantrell Road to the north, and Halderson Road to the east.



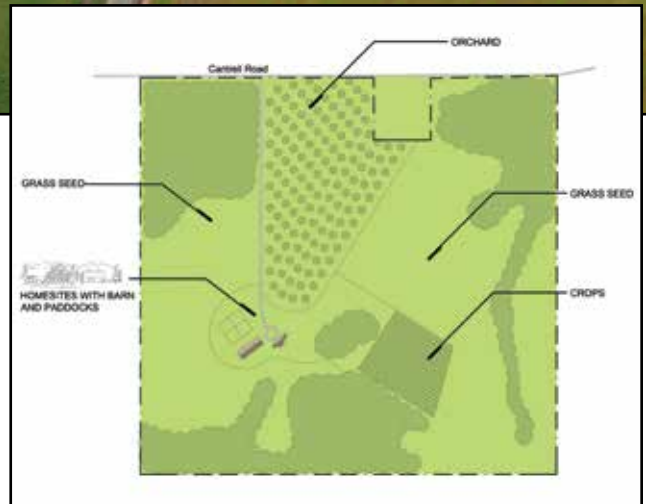
*Please note:
Existing
manufactured
home and pole
barn are not
part of sale*

There are multiple soil types within the property, with the majority of soils rated as Class III -- suitable for hay, pasture, small grains, orchard crops, and cultivated crops. Approximately 86 acres of the property is rated by Lane County as high-value farm land. Please see Supplemental Information Package for soil map, and soil descriptions.

A BPA R.O.W. bisects the southern section of the property, and there is a 5± acre small-farm outparcel along Cantrell Road. The property has no water rights of record for irrigation. A small portion of the northwest corner, less than 2 acres, has low elevation, and is within the 100-year flood plain.

LOCATION: 26962 Cantrell Road. Township 18 South, Range 5W, Section 3, Tax Lot 100. From Eugene, take West 11th Avenue, Highway 126, to Central Road, and go south to Cantrell Road. Proceed west 2.6 miles to the property's access drive.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



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



165± feet of McKenzie River frontage

PUBLISHED RESERVE: \$99,500

LAST ASKING: No Prior Sale

SIZE: .26± Acre

ZONING: RR 2 (Rural Residential)

PROPERTY INSPECTION: At Any Time

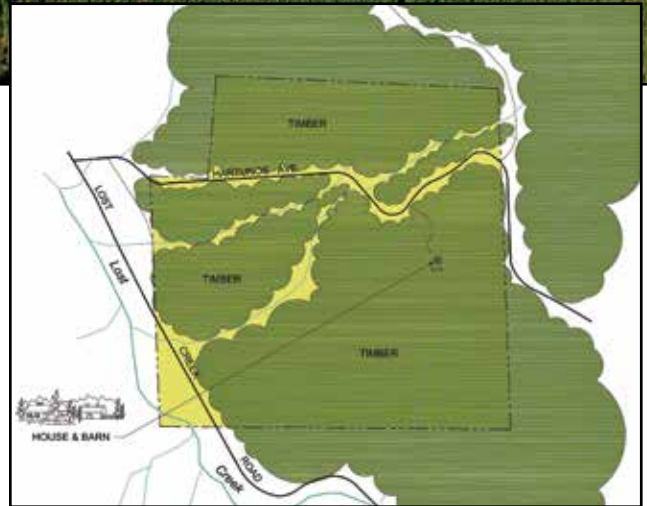
FINANCING: Subject to Seller's approval of Purchaser's credit: A 15% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6 7/8 % interest, calling for monthly payments of principal and interest; all due and payable at the end of ten years.

DESCRIPTION: This lot has 165± feet of McKenzie River frontage and is ready for a home or cabin to be developed. It is located across from Auction Property #11. Lane County has approved all building requirements including septic, building footprint and required river frontage setbacks. Submission of construction plans is required in order to receive the building permit. The building footprint is 27 x 60 feet, but will require some modification, according to Lane County.

Power is to the property and septic system would require a lateral bore under Highway 126, McKenzie River Highway, to a shared drain field across the highway. Copies of the Lane County approvals are in the Supplemental Information Package.

LOCATION: 49544 McKenzie Highway, Vida, Oregon. Lane County Map/Tax Lot #17-35-02-30-1500. Proceed east on Highway 126, and just past mile post 35 the property is on the right.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



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: \$275,000
LAST ASKING: First Time Offered
SIZE: 156± Acres
ELEVATION: 1,000± to 1,200± Feet
ZONING: F-2 -- Impacted Forestry
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash

DESCRIPTION: This 156± acre timber tract is located 2± miles southeast of Dexter, Oregon, at Highway 58, and is within a 20-minute drive of Eugene. Lost Creek Road provides access to the southwest corner, and Hartunos Road provides access to the northern section of the property.

The tract has primarily 28 year-old Douglas-fir pre-merch reproduction, which will provide near-term cash flow within 10 to 12 years with a projected volume of 2.4 million board feet. The existing volume is estimated at 954 MBF. Please see Supplemental Information Package for inventory detail.

The Douglas-fir site index is 96-115, and the topography is gentle to moderate west-facing slopes, with some wet area along several creeks in the northwest corner.

The Seller obtained two final legal lots of record from Lane County in 2011. Approval of a home site is subject to conditional use approval. Please see Supplemental Information Package for detail.

Power is available along Hartunos Road; on-site septic and well are required.

LOCATION: Township 20 South, Range 1 West, Section 11, Tax Lot 201

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$88,500

LAST ASKING: \$147,000

SIZE: 2± Acres

ZONING: R1 – Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These four lots are situated in the Norwood Heights subdivision at the end of a quiet cul-de-sac near the south end of Waldport. In August 2013, the city of Waldport granted a one-year extension for the tentative approval of the Dubney Partition, as it is known. The revised expiration date is August 16, 2014 and a buyer would be able to request two additional one-year extensions. Water, power, and sewer are available. This property offers a beautiful and serene setting, close to city and beaches. The property is being sold by the Trustee on behalf of an estate.

LOCATION: End of Skyline Terrace, Waldport, Oregon. Township 13 South, Range 11 West, Section 19 CC, Tax lots 00143, 00144, 00147, and 00148

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



	Bulk	Parcel A	Parcel B	Parcel C
				Potential Home Site
PUBLISHED RESERVE:	\$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.				
SIZE:	65± Acres	22.34± Acres Tax Lots 8602, 8600, 1401	40.20± Acres Tax Lots 1200, 3101	3.03± Acres Tax Lot 3100
ZONING:	R2/R1	R2 – Medium Density Residential	R2 – Medium Density Residential	R1 – Low Density Residential

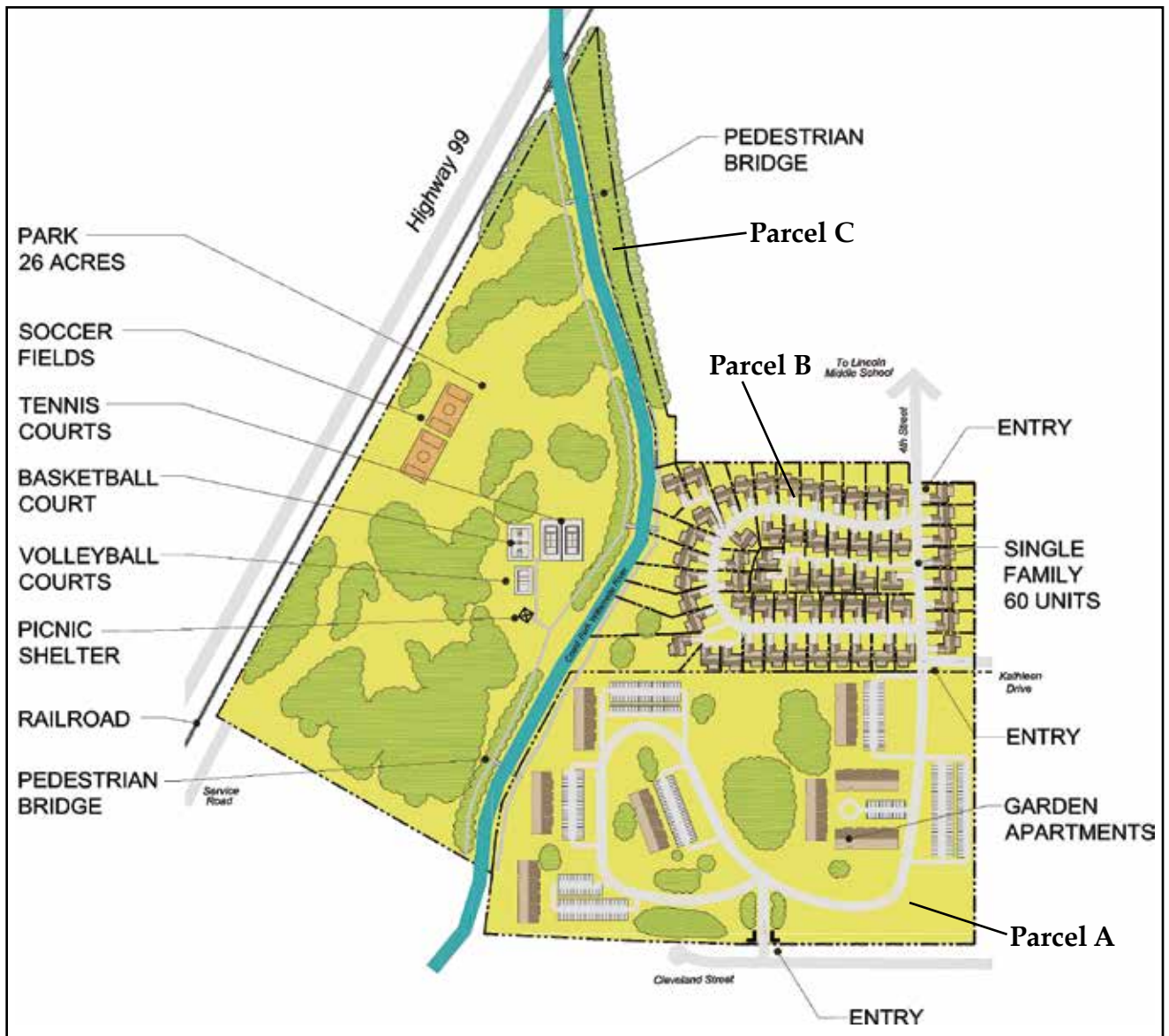
LAST ASKING: First Time Offered

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.

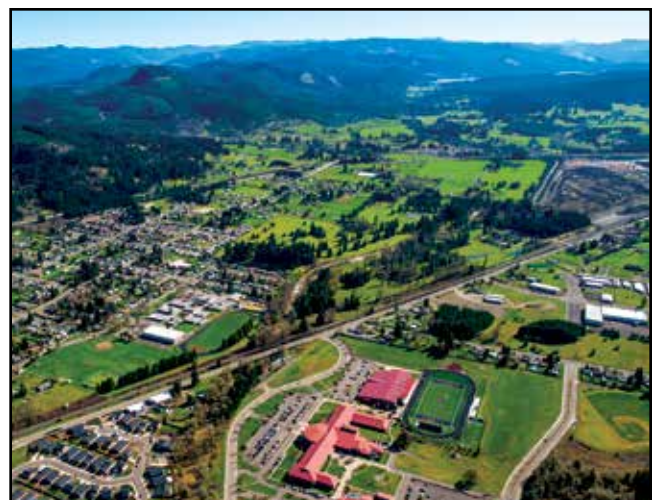
DESCRIPTION: This 65± acre residential development property is located in the southern section of Cottage Grove, with over one-third mile of Coast Fork of the Willamette River frontage, near both Lincoln Middle School and Cottage Grove High School. It may be one of the largest riverfront master plan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

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 was annexed into the city of Cottage Grove in 2008, and 62± acres of the property was rezoned to R2 – Medium Density Residential zoning, which has a minimum density of 6 units per acre and maximum density of 12 units per acre, providing opportunity for a master plan mix of single family, townhomes, duplex or multi-family to target a combination of entry level housing and active retirement markets.

Hayden Homes, one of Oregon’s largest home builders, has developed the nearby 73-lot Riverwalk subdivision, with homes in the \$180,000+ price range, and has had strong sales since it was developed in 2008-2009. The 65± acre site has frontage along Cleveland Road along the southern boundary and additional access in the northeast corner from 4th Street by Lincoln Middle





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

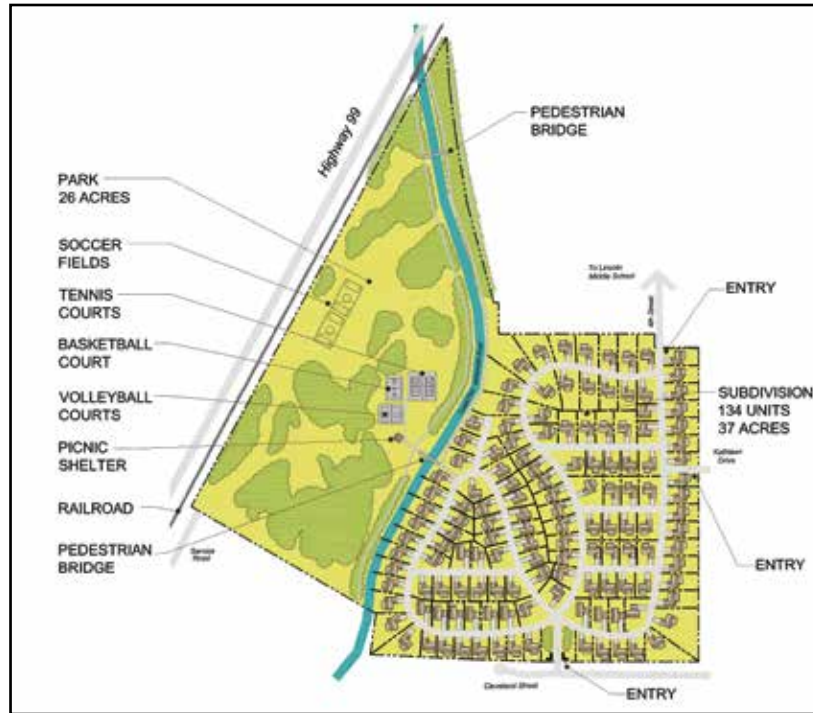
Parcel A has frontage along Cleveland Avenue and over 1,000 feet of river frontage. The vacant home is located on this parcel. The zoning will allow 132 to 264 units on the property and a mix of single and multi-family housing.

There is a first right of refusal on the sale of this section of the property and the high bidder will receive a payment from the Seller of \$35,000 if the right is exercised. Funds will be paid at closing. Please see Supplemental Information Package for details.

Parcel B – 40.20± Acres

Published Reserve Price: \$565,000

Parcel B is the largest parcel and includes the 26± acre site on the west bank of the river and the balance, or 12± acres, with access from both 4th Street and Kathleen Drive. There is an estimated 1,500 feet of North Coast Fork Willamette River frontage, providing the option to design a clustered residential development on the 12± acres near Lincoln Middle School. The river front parcel could be developed for housing with construction of a vehicular bridge, or used for a community park with pedestrian access.



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

Additional value could be gained through sale of a conservation easement or as a riverfront park with pedestrian trail and bridge to both Lincoln Middle School and Washburn Field.

Parcel C – 3.03± Acres

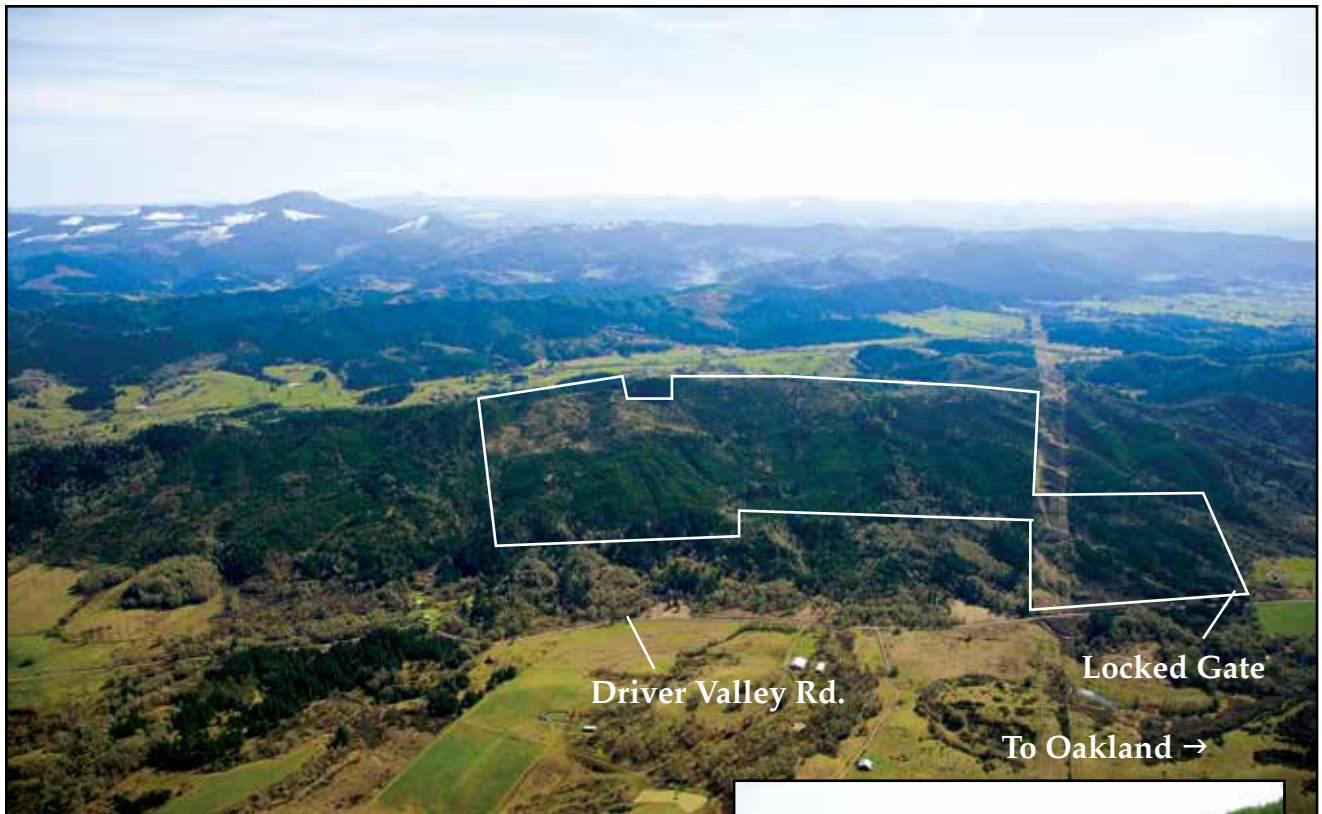
Published Reserve Price: No Minimum Bid

This 3.03± acre parcel, tax lot 3100, is a narrow remnant which starts at the end of Hayes Avenue and has some utility as plottage to the adjoining owners, or could be used as part of a river trail system to connect to Lincoln Middle School.

The Seller is offering short term financing on a bulk sale, or for Parcels A, and B, as an added incentive to the Published Reserve Pricing.

LOCATION: Township 20 South, Range 3 West, and Sections 32 and 33 and Township 21 South, Range 3 West and Sections 4 and 5. The property is located north of Cleveland Avenue. Take Cottage Grove Lake Exit 172 and turn right on to South 6th Street and proceed ¼ mile to Cleveland Avenue. Turn left and proceed to the end of the road. There is a locked gate at the end of 4th Avenue to walk the property. (Take South 6th Street to Grant Avenue. Turn left, and proceed to South 4th street, turn left at end of road by gate.)

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 6, 2014



PUBLISHED RESERVE: \$625,000

LAST ASKING: \$750,000

SIZE: 430± Acres

ZONING: FF – Farm Forest

ELEVATION: 540± to 1320± Feet

PROPERTY INSPECTION: At Any Time – Locked Gate. Call Auction Information Office for Combination

FINANCING: None-All Cash

DESCRIPTION: This 430± acre timber and recreation tract is located 5± miles northeast of the historic town of Oakland, along Hall Ridge and overlooking Driver Valley. It is a 10 minute drive to I-5 and within an easy commute south to Roseburg and north to both Cottage Grove and Eugene. The property contains 238± acres of 19± year- old Douglas-fir and 182± acres of 9± year old well-stocked Douglas-fir reproduction. There is an estimated 235± MBF of primarily residual 59± to 87± year-old Douglas-fir and alder, located on 20± acres of the property. The topography is rolling to moderate north-facing slopes, with a Douglas-fir site class of III. The property has over 1,000± feet of frontage along Driver Valley Road and there are several excellent potential home sites with views of Driver Valley, which could be developed subject to Douglas County zoning. Please see Supplemental Information Package for details. There is a right-of-way that crosses the western section of the property. The property has a good internal road system which could be used for horseback riding trails. Power and phone are available along Driver Valley Road. Private on-site septic and wells will be required.

LOCATION: Township 24 South, Range 4 West, Sections 29 and 30. From I-5 take exit 140 east to Oakland. Turn left on Oak Street and follow (which turns into Driver Valley Road) for 5± miles to orange gated entrance to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014





PUBLISHED RESERVE: \$649,000

2013 – 2014 Douglas County RMV \$1,427,800

SIZE: 36,000± Square Foot Building on 10± Acre Lot

ZONING: M – 3 -- Heavy Industrial

PROPERTY INSPECTION: Please call Auction Information Office to schedule an inspection.

FINANCING: None – All Cash

DESCRIPTION: This 36,000± square foot building was built in 2006 by Roseburg Trailer Works, for the manufacturing of its Thuro-Bilt Horse Trailers. Operations at this plant ceased in 2012. The 10± acre site is located within the South Umpqua Valley Industrial Park, which was developed as a manufacturing and distribution hub along the I-5 corridor at Myrtle Creek, with proximity to markets in the Pacific Northwest and Northern California. WinCo Foods built a distribution center in 2003 that is adjacent to the Auction Property.

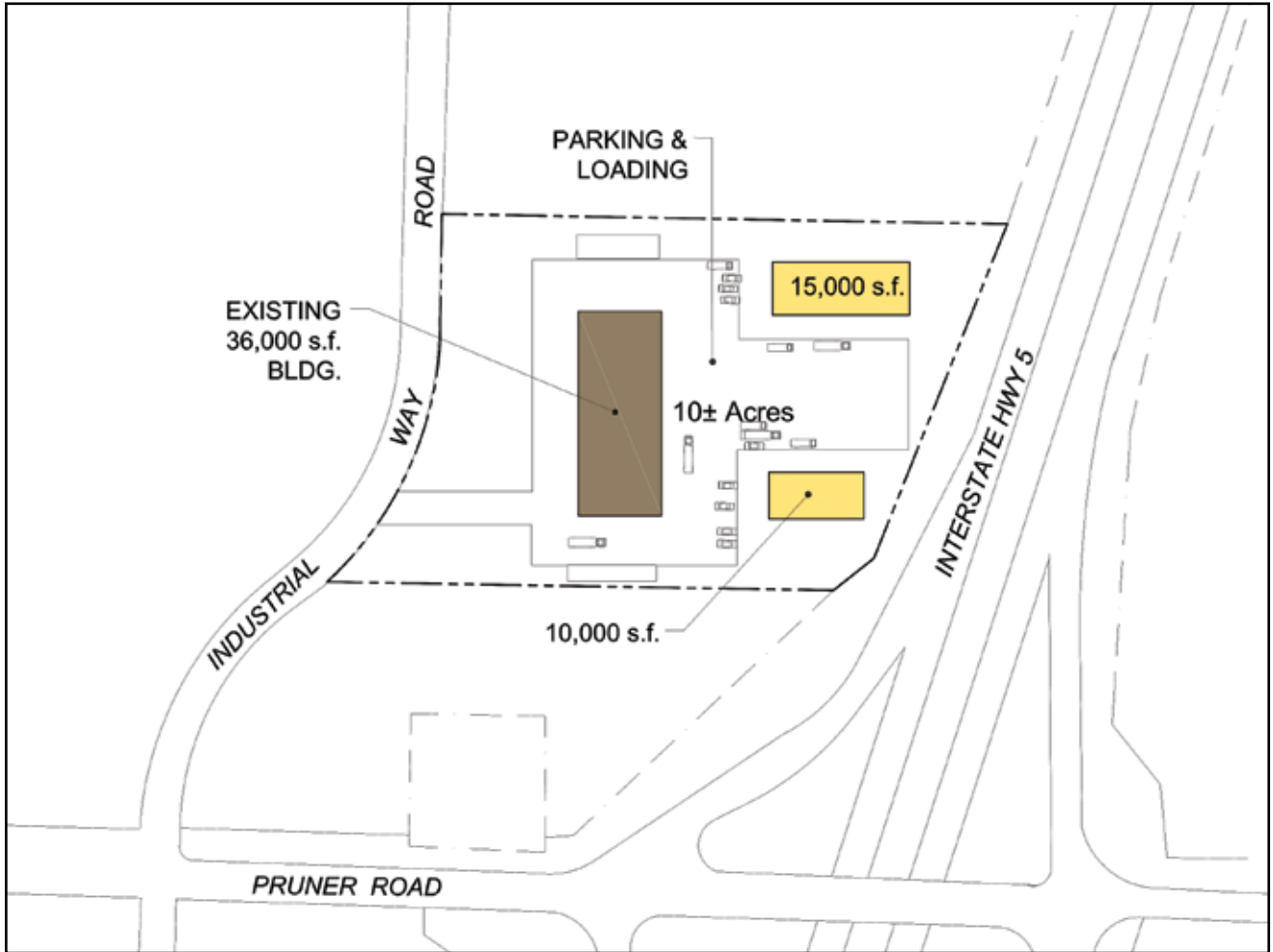
There is additional room on the 10± acres to accommodate development that would have excellent exposure to I-5 traffic.

The industrial park is within the South Douglas Enterprise Zone, providing qualified businesses with significant financial incentives for property and income tax adjustments. Please see Supplemental Information Package for detail.

The 36,000± square foot, single-level, steel-framed and metal-sided manufacturing building is a pre-engineered clear-span structure. The building is on a concrete slab. It was constructed with nine individual bays, each with front and rear roll-up doors. Eave height is 16 feet throughout. Each bay has suspended electric and gas heating units. Electrical power is suitable to serve industrial uses. The building has a 1,440± square foot office area with break room and two restrooms. The building has an installed fire-sprinkler system throughout. A 3,600± square

foot office area with break room and two restrooms. The building has an installed fire-sprinkler system throughout. A 3,600± square

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



foot open-at-the-front covered storage building is located along the south property line. There is a paved parking area, and undeveloped pads that were to accommodate expansion for Roseburg Trailer Works.

Manufacturing operations included several paint booths, and a Phase I Environmental Assessment is available in the Supplemental Information Package. All utilities are available to the property. Douglas County, in conjunction with the Coos Curry Douglas Business Development Corporation (CCD), developed the 90± acre South Valley Industrial Park.

LOCATION: 265 Industrial Way Road, Myrtle Creek, Oregon. Tax Lot 203, Map 30-05-070

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$157,500
LAST ASKING: First Time Offered
SIZE: 175± Acres
ELEVATION: 4,200± Feet
ZONING: FR – Forest Range
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash

DESCRIPTION: This 175± acre recreation tract has a strategic location in the Upper Klamath Basin, near the intersection of Crater Lake Highway (Highway 62), and Highway 97 by the Kla-Mo-Ya Casino in Chiloquin, Oregon, within a 45 minute drive to the south entrance of Crater Lake. Klamath Falls is a 30 minute drive south from the property.

The property has frontage along both sides of Crater Lake Highway, and potential for development of a commercial campground with RV sites and campsites to take advantage of visitors to Crater Lake National Park, and customers to the Kla-Mo-Ya Casino, subject to Conditional Use Approval from Klamath County. Please see Supplemental Information Package for zoning detail.

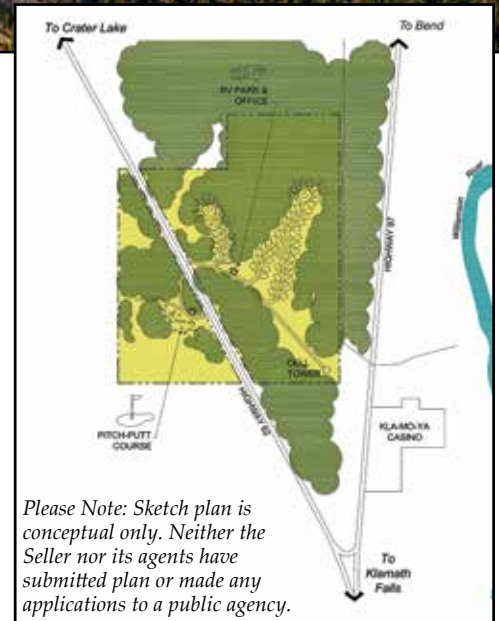
There is a cell tower lease with Verizon which currently generates annual income of \$11,730, and will increase in 2016 to \$13,490. Please see Supplemental Information Package for copy of lease.

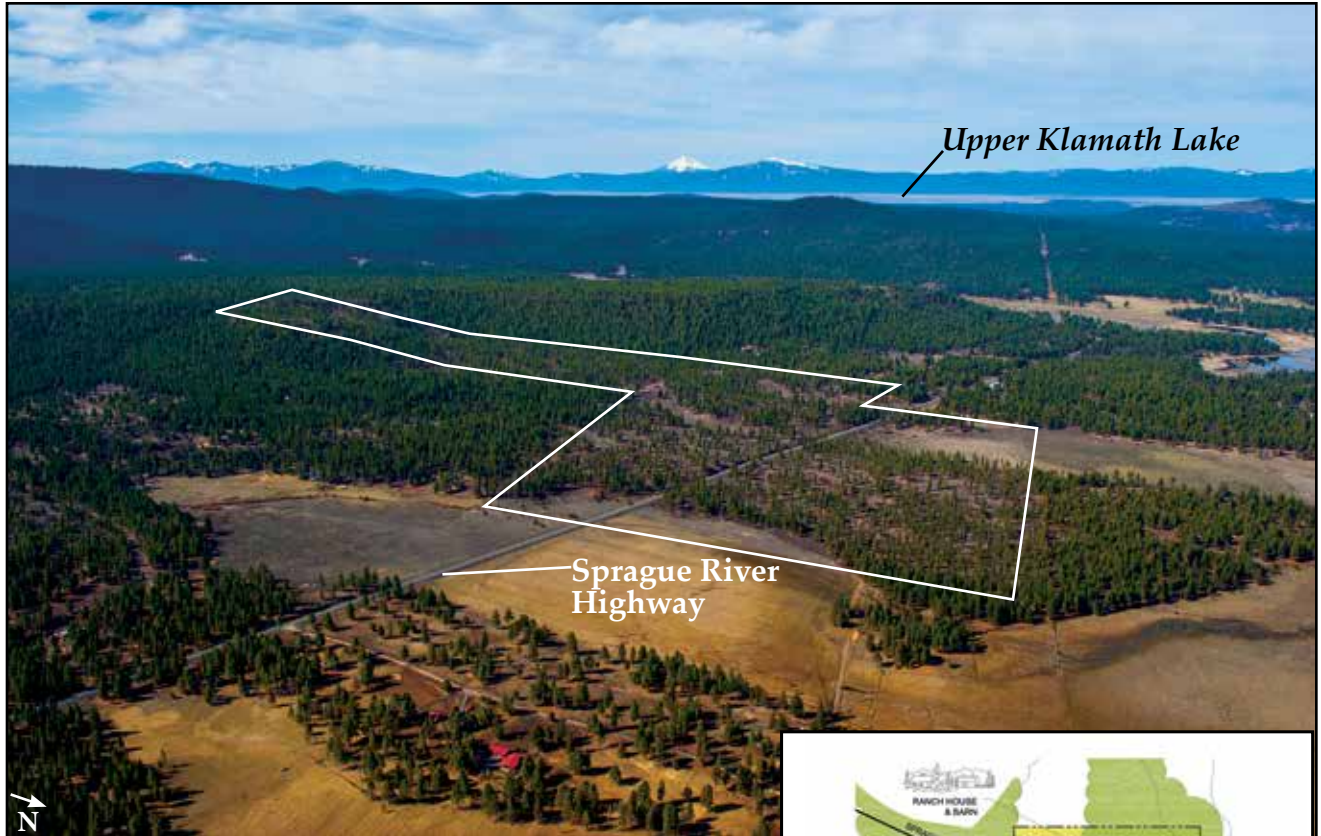
The property has been managed as commercial forest land, and there is an estimated 490 MBF of residual ponderosa pine. Adjoining uses to both the west and north of the property are primarily residences.

The Williamson River, Klamath Lake, and Wood River are all nearby, and are known for exceptional trout fly fishing. The only public access to the Williamson River is located just below the town of Chiloquin and within a ten minute drive of the Auction Property.

LOCATION: Township 35 South, Range 7E Section 16. Tax Lots 300 and 1700. From intersection of Highway 62 / 97, proceed northwest on Highway 62, Crater Lake Highway, one eighth mile to the property

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014





PUBLISHED RESERVE: \$155,000
LAST ASKING: First Time Offered
SIZE: 310± Acres
ELEVATION: 4,300 to 4,600± Feet
ZONING: F - Forestry
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash

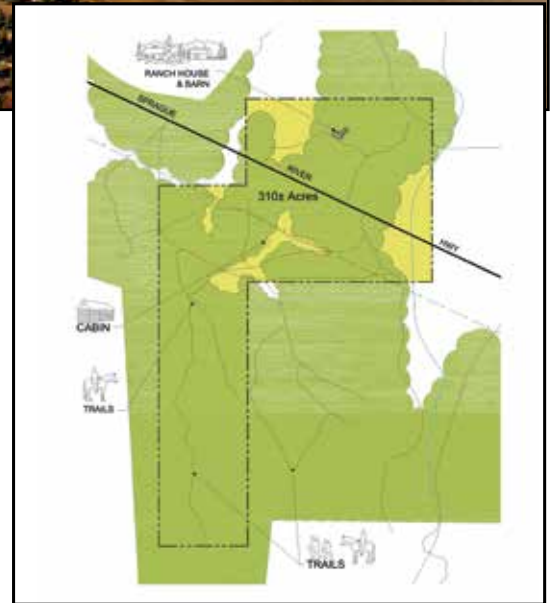
DESCRIPTION: This 310± acre timber and recreation tract is located along the Sprague River Highway within the southwest corner of the Sprague River Valley, 10± miles from Chiloquin and Highway 97. The property has an estimated 272 acres of forestland and 38 acres of meadow. The largest meadows are located north of the Sprague River Highway, which could be used for livestock and for a potential home site as part of a ranch complex on the ridge, with views of the Sprague River Valley.

The forestland has an estimated 681 MBF of primarily residual ponderosa pine, and a network of internal logging roads that provide access throughout the tract and could be used for hiking and horseback riding.

The topography is mostly gentle, with some moderate to steep north-facing slopes at the southern end of the property. There are several easements in the north from Sprague River Highway South, to several adjoining ranches.

LOCATION: Township 34 South, Range 8 East, Section 35. Tax lot 1400. Township 35 South, Range 8 East, Section 2. Tax lot 700. From Highway 97, take Chiloquin Exit and proceed to Sprague River Highway. Proceed east five miles to intersection with Williamson River Road, and continue on Sprague River Highway four miles to Auction Property, which is located just west of Nine Mile Road.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



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: \$185,000

LAST ASKING: \$350,000

SIZE: 41,250± Square Feet

ZONING: C-G General Commercial

PROPERTY INSPECTION: At Any Time

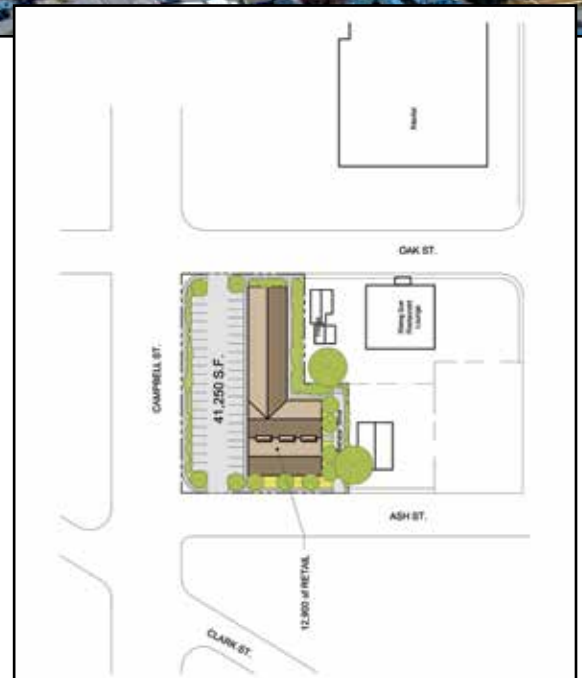
FINANCING: None – All Cash

DESCRIPTION: This 41,250± square foot corner commercial development site, at Highway 7 (Campbell Street) and Ash Street, is one of the largest development sites along the main access route from I-84 to downtown Baker City. It has a strategic location across from Rite Aid Pharmacy and Safeway, with opportunity for a mixed-use infill development, commercial and retail uses, or apartments. Please see Supplemental Information Package for zoning and density requirements, including building height bonus for housing development.

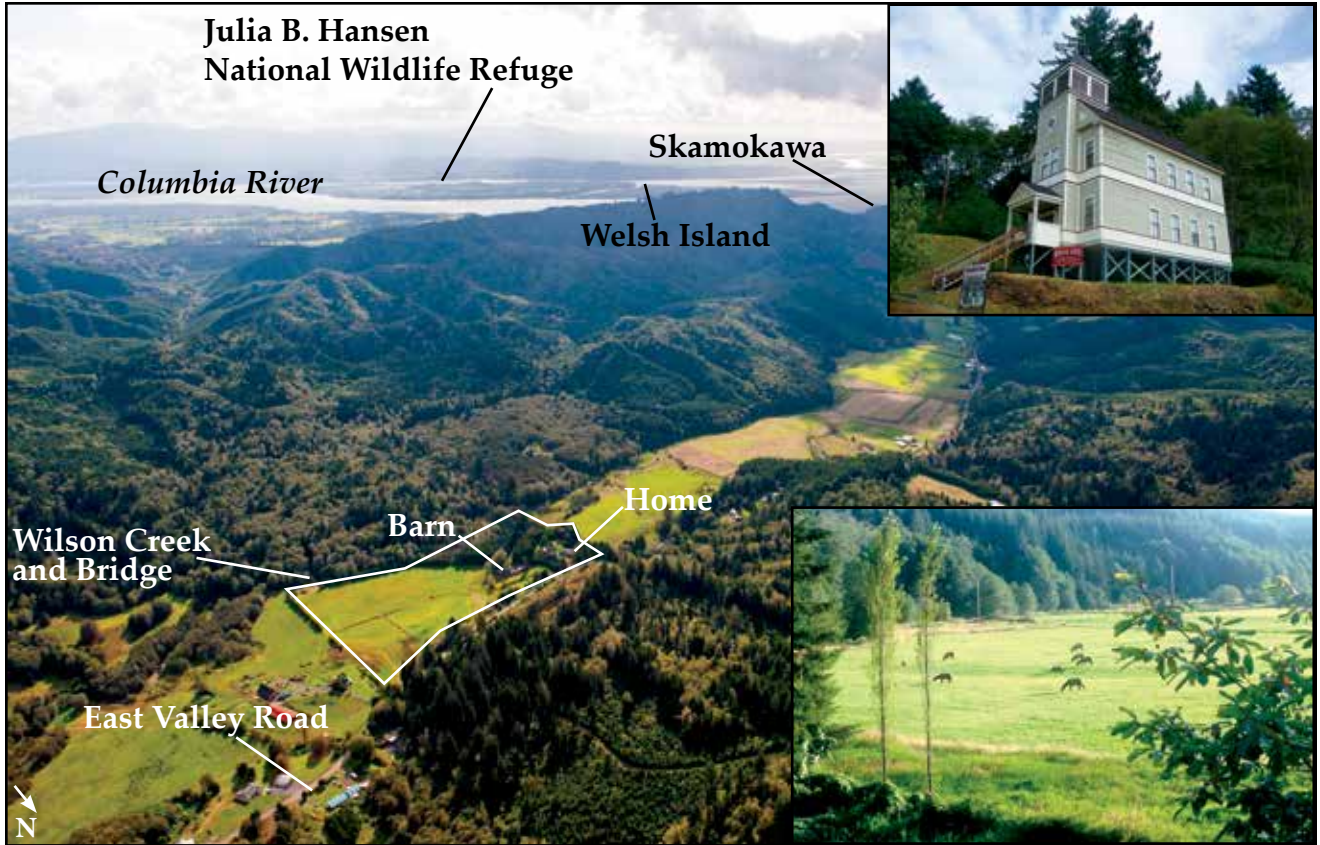
All utilities are available, and the site is level and ready for development.

LOCATION: Corner of Campbell and Ash Streets. Tax lots 500, 700, 800, 900, 1000 and 1001

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



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: \$375,000

LAST ASKING: \$430,000

SIZE: 2,352± Square Foot Home, Shop and Barn, with Development Potential, on 28± Acres

ELEVATION: 80± Feet

ZONING: Unzoned

PROPERTY INSPECTION:

Date	Time
Sunday, April 27	11:00 a.m. to 1:00 p.m.
Saturday, May 10	11:00 a.m. to 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 2,352± square foot, newer, ranch-style three bedroom, three bathroom home, shop, and barn is located on 28± acres in Wahkiakum County, along East Valley, near the historic Columbia Riverfront village of Skamokawa, and the Julie Butler Hansen Refuge. It is located 35 miles west of Longview, is a 90± minute drive to Portland, and less than an hour drive west to both Long Beach Washington, and Astoria, Oregon.

The property is located along East Valley Road, five miles from the village of Skamokawa which is on Skamokawa Bay, and provides access to the Columbia River and Steamboat Slough and has a paddle center popular for kayak and canoe rentals. The





village includes the Redman Hall Museum, a restaurant, post office, and Skamokawa Resort, which is designated as a Historic District, with general store, hotel, and vacation lodging rentals.

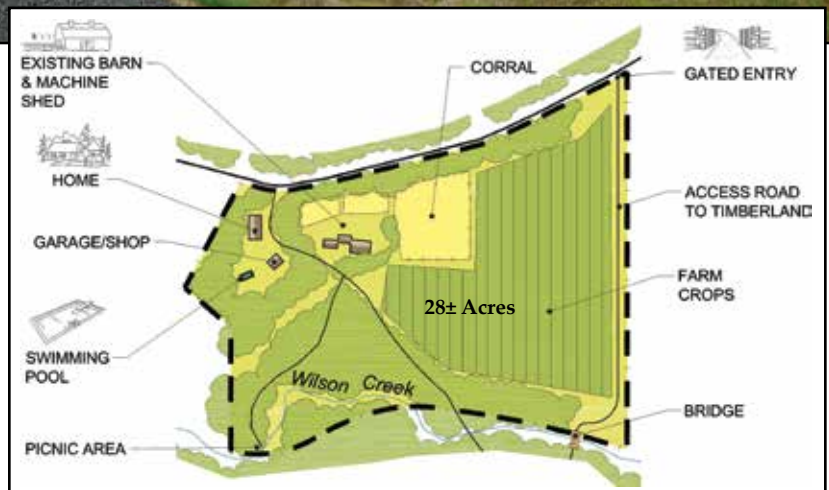
The 2,352± square foot, three bedroom and three bathroom, one-level, California-ranch-style home, with cedar shingle siding, was built in 2007. An outdoor deck provides views west of East Valley, home to a resident elk herd. The home has an open kitchen- and eating-area, living or Great Room with fireplace, and generous and extensive built-in cabinetry, and Prego floor. A den or office is off the entry, along with a full bathroom, utility room and pantry.

Two bedrooms which share a full bathroom, and the master suite with bathroom, are all at the north end of the home. On the lower level is a small mechanical room which serves the home. The home has electric heat, and is served by a natural spring with a backup well, and septic system.

Across from the home is a detached two-car garage with shop area that could also be used as an artist studio.

An in-ground pool is near the pool house; the pool is in need of some repair.

A complex with machine shed, wood shed and 60' X 36' barn, with loft, is located below the home and by the field. There are some productive apple trees and blueberry bushes near the barn. A plantation of Noble firs between the barn and Wilson Creek, an anadromous salmon stream, were planted over thirty years ago. A picnic area is located along Wilson Creek.



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



Kitchen has access to outdoor deck



Outdoor deck overlooks East Valley



Wilson Creek is a Fall Chinook fish-bearing stream on the property



Skamokawa is along the Columbia River, popular for boating, canoeing, kayaking and fishing



Garage with shop is by the home



View of barn and pasture

The fields contain 20± acres that could accommodate horses and other livestock, could be planted for row crops, or divided to accommodate an additional home site. There is frontage along East Valley Road.

LOCATION: 810 East Valley Road, Skamokawa, Washington. APN 02090621001 Township 9 North, Range 6 West, Section 2. From Highway 4 at Skamokawa, take East Valley Road 4± miles to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



PUBLISHED RESERVE: \$795,000

LAST ASKING: \$1,090,000

SIZE: 550± Acres

ZONING: G-5

PROPERTY INSPECTION: Locked Gate. Call Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 550± Acre Humptulips Riverfront Tract is located near Copalis Crossing off the Humptulips Valley Road, and has potential for development of a private club for hunting and fishing. Grays Harbor County is prime hunting for waterfowl, and the Humptulips River for summer steelhead and fall Chinook. The property is estimated to have over one mile of riverfront. The property is a family homestead which has not been occupied for some time. An older home, no longer in usable condition, and barn are located in the southeast corner of the tract. Deep Creek passes through the middle of the property with an area used for a horse stable lying on the north side of Deep Creek from the home/barn area. A fresh water well, which has been out of use for some time, is located on the property. A Water Right Claim dated 1973 allows use of up to 15 gallons per minute for domestic use. There are approximately 200 acres of pasture land in the middle of the property. The areas in the east and south have small pockets of conifer, but are stocked mostly with hardwoods. Power will require extension from the Humptulips Valley Road.

LOCATION: From the Ocean Beach Road, just south of Copalis Crossing, follow the Humptulips Valley Road northerly approximately two miles. Bear right onto unmarked road and follow to locked gate. Call Auction Information Office for gate combination.

Grays Harbor County APN 191122110000, 191122410010, 191123220000 and 761001400000

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014





PUBLISHED RESERVE: \$195,000

LAST ASKING: \$330,000

SIZE: 2.53± Acres

ELEVATION: 77± Feet

ZONING: Commercial (C-3)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 2.53± acre Commercial Development Site is located in the Kitsap County City of Poulsbo. The waterfront community of Poulsbo, located on Liberty Bay, is known as “Little Norway” with a themed downtown shopping center featuring architecture and businesses reflecting a strong, historic Scandinavian heritage. Washington State ferry service is located on Bainbridge Island within a 15 minute drive and provides a 25 minute crossing into downtown Seattle. The property is located in a developing area along Highway 305 with a heavy mix of office and retail uses. The 69,900± square foot Central Market, a destination food store, is located nearby, along with Reliable Storage. The property has frontage along NE Forest Rock Lane and has all services available. A conceptual development drawing showing the development of three buildings with 16,600± square feet of space is included in the Supplemental Information Package.

LOCATION: 1090 NE Forest Rock Lane, Poulsbo, Washington. Kitsap County Tax Parcel Number 142601-1-032-2009

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



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: \$295,000

LAST ASKING: \$650,000

SIZE: 18.92± Acre Site

25,507± Total Square Feet in Six Buildings

ZONING: Lake Quinault District (L-Q)

PROPERTY INSPECTION: Call Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 18.92± acre industrial site was formerly used as a sawmill operation, and is located along Highway 101, approximately six miles south of Lake Quinault near the Washington Coast. The property is made up of two tax parcels. The east parcel, which has frontage along Highway 101, is approximately 11.2± acres, and had been filled with gravel before the buildings were developed, and was used to house a specialized sawmill remanufacturing plant. The majority of the western parcel, 7.72± acres, is raw land and is not filled. The property has six buildings: a 2,160± square foot main shop, a 2,160± square foot Quonset shop, a 1,224± square foot former log merchandizing building including office space, a 4,080± square foot two story sawmill building, a 4,228± square foot remanufacturing building and a dry kiln. Some of the buildings have been vandalized and require repair work. A private substation located on the property has the ability to provide power not only to the property, but additionally to export surplus power. The local P.U.D. has removed transformers for liability reasons, but will provide a new owner with assistance in order to make the substation operational once again. A deep water well is located on the property.

LOCATION: 4148 US Highway 101, Neilton, WA. Grays Harbor APN Numbers 221026340010, 221026430010

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



PUBLISHED RESERVE: \$475,000

LAST ASKING: \$638,000

SIZE: Phase II Building 3 Units
Site Size: 5.48± Acres

ZONING: Mixed Use Commercial

PROPERTY INSPECTION: By Appointment Only

FINANCING: None – All Cash

DESCRIPTION: DESCRIPTION: This Crown Court commercial condominium development project is located at the north end of the City of Ferndale, with excellent access to I-5. The Portal Way interchange off I-5 is located less than 1.4 miles south of the property. The project is planned for seven condominium office buildings to be built. Phase I and Phase II, each a 4,708± square foot, 4 unit building, have been completed. All four units in the "A" building have been sold and are not part of the sale. Phase II (6046 Portal Way) contains three vacant units (Units 202, 203 and 204). The property to be conveyed to the successful bidder will be Units 202, 203 and 204 in the Phase II Building (6046 Portal Way). Each unit is 1,117± square feet. In addition, the undeveloped land approved for the five additional buildings and/or up to 20 individual units is included in the sale. Please see Supplemental Information Package.

The property has excellent access from Portal Way and has parking allowances of 3.2 spaces per 1,000 square feet of total building area. The site is serviced by all public utilities.

LOCATION: 6046 Portal Way, Ferndale, Washington. See Supplemental Information Package for APN Numbers.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



Former restaurant had seating for 114 in dining room

PUBLISHED RESERVE: \$415,000

LAST ASKING: \$499,000

SIZE: 7,300± Square Foot Building on 22,089± Square Foot Lot

ZONING: Commercial

PROPERTY INSPECTION: Call Auction Information Office to arrange time for Inspection.

FINANCING: None – All Cash

DESCRIPTION: This waterfront restaurant building was formerly the location of Palmer's Restaurant, in the historic town of La Conner, and has potential for conversion to retail, office, commercial or other uses. The restaurant seats 114 in the dining room and 47 in the lounge, with additional outside deck seating of 40 using ten tables of 4. Water views are available to the entire dining room.

The former restaurant is located on a 22,089± square foot lot that has on-site parking for 16 cars. A portion of the property, 10,773± square feet, is leased from the State of Washington Department of Natural Resources. Copies of the leases are included in the Supplemental Information Package. The building is located within the historic district overlay, within the city of La Conner. Public moorage is available directly in front of the restaurant.

LOCATION: 512 South First Street, La Conner, Washington. Skagit County parcel numbers P74458 and P74105

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



PUBLISHED RESERVE: \$240,000

LAST ASKING: \$360,000

SIZE: 61.7± Acres

ZONING: Mixed Zoning – 40± acres is zoned Rural Resource-Natural Resource Land with the remainder zoned Rural Village Residential

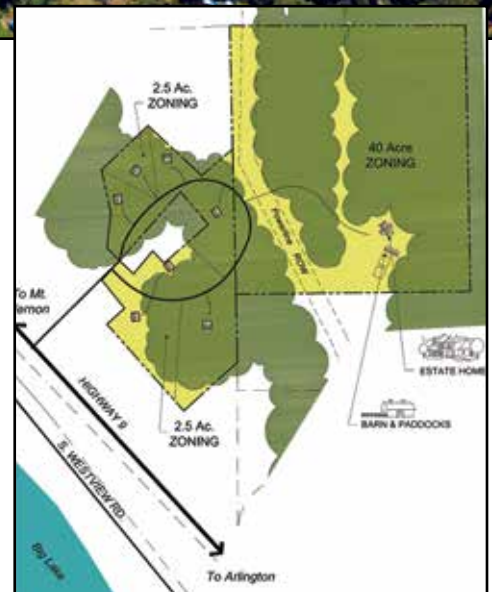
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 61.7± acre residential development tract near Big Lake is made up of 13 separate tax parcels totaling 50.86± acres. Vacated streets are estimated to comprise approximately 11 additional acres. The property is located within a fifteen-minute drive of Mt. Vernon. The Big Lake area has grown as an exurban community to Mt. Vernon. A nine-hole golf course is nearby. The northeast corner of this tract is a 40± acre tax parcel zoned rural resource, which requires a 40 acre minimum lot size. The remainder of the tract is made up of small lots and vacated streets that lie within the plat of the town of Montborne. Montborne was founded in the early 1900s as the company town for the Nelson-Neal Lumber Company, along the east shoreline of Big Lake. This area of the tract, approximately 22 acres, is zoned rural village residential and allows for minimum lot sizes of 2.5 acres. A conceptual plan, which is included in the Supplemental Information Package, shows subdivision of the property into 11 residential lots. Any subdivision is subject to approval by Skagit County. Power and telephone are available. Water and sewer will require private, on-site systems. Public water and sewer are available, but will require a short extension for sewer and would require a pump station for water, which may not be feasible.

LOCATION: From Mount Vernon follow College Way east to State Route 9. Follow State Route 9 south to Big Lake. Just south of the Big Lake Grill, turn left onto Lee Road and follow to the property.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



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: \$735,000

APPRAISED VALUE: \$825,000

SIZE: 3.95 ± Acre site
3,212± Square Foot Building

ZONING: GENERAL COMMERCIAL

PROPERTY INSPECTION: Call Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 3.95± acre commercial development site is located in Buckley, at the intersection of State Highways 410 and 165, at the south end of town. Approximately 23,000 cars pass this property daily. In September 2013 a plan to realign this intersection, including installation of a stoplight, was approved. A portion of this \$1.8 million project has been completed, with the second phase unscheduled at this time. The 3,212± square foot building is currently occupied by a motorcycle dealer with sales and service facilities. The tenant currently pays \$2,350 monthly and is on a month to month lease. All utilities are available to the property.

LOCATION: 29304 State Route 410 East, Buckley, Washington. Pierce County APN 06194-4005, 061904-8006, 061904-4020 and 954015-0050

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014





PUBLISHED RESERVE: \$290,000

LAST ASKING: \$425,000

SIZE: 1.06± Acres

ZONING: Mixed Use District

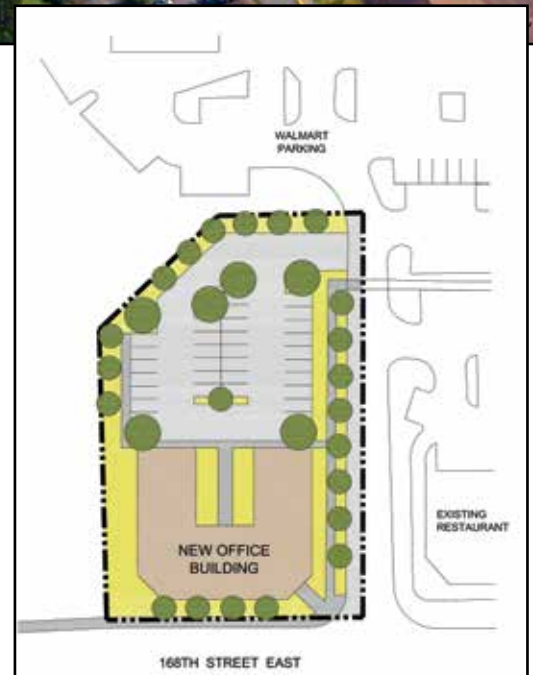
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1.06± acre Retail Pad Site is located at the south end of a Walmart shopping center located along Meridian Avenue East (State Route 161) at the south end of Puyallup. The property has frontage on 168th Street East but is accessed through the shopping center. The Mixed Use District Zoning Designation allows for a wide range of retail, office and storage uses. The Walmart Super Center CC&Rs provide restrictions of certain uses. Please see Supplemental Information Package for details. All utilities are available to the pad site.

LOCATION: 9903 168th Street East, Puyallup, Washington.
Pierce County APN 602517-0070

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



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: \$20,000

SIZE: 5.66± Acres

ZONING: C-1 - Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 5.66± acre Commercial Development Site is located in the City of Granger, in the Yakima Valley, along I-82. The property is adjacent to the Granger Travel Center at the main Granger interchange, at Van Belle Road. An irrigation canal runs along the south property line. Access to the property is by an undeveloped easement along the south line of the Granger Travel Plaza. Topography and the irrigation canal result in an estimated developable area closer to 2.83± acres. The zoning designation allows for a wide range of retail and service uses. All utilities will require extension from Bailey Avenue. Auction property #139 lies less than 10 miles to the east of the property.

LOCATION: At the Granger interchange off I-82, south of the Granger Travel Plaza. Yakima County APN 211022-12009, -012012

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014





PUBLISHED RESERVE: \$145,000

LAST ASKING: \$270,000

SIZE: 5.44± Acres

ZONING: B-1 - Freeway Commercial Zone

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 5.44± acre commercial development site is located in the Yakima Valley City of Sunnyside. The city of Sunnyside is located along I-82 approximately halfway between Yakima and Tri-Cities. The property has excellent access from both West South Hill Road along the north boundary, and Wells Road along the west property line. The parcel is relatively flat. The property provides easy access to I-82 at a full interchange at Midvale Road, two blocks away. The zoning designation allows for a wide range of retail and service uses. All utilities are available to the property. Auction Property #138 lies less than 10 miles to the west, along I-82.

LOCATION: 207/215/309 and 327 West South Hill road, Sunnyside, WA. Yakima County APN 221035-41444, -41433, -41434 and -41435

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014

See Supplemental Information
Package for Subdivision Plan



PUBLISHED RESERVE: \$190,000

LAST ASKING: \$365,000

SIZE: 19 Lots Totaling 19.15± Acres

ZONING: Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These 19 lots are part of the 52 lot Westridge View Estates, located in Clarkston, Washington. All are being sold as a bulk package. These 19 lots range in size from .46± acre to 2.54± acres, and have been listed at retail prices that range from \$27,000 to \$65,000, with an average retail price of \$43,900. Each lot will require a private septic system. All other utilities are available to the property.



Clarkston is named after William Clark, who passed through the Lewis-Clark Valley on his way to and from the Pacific Ocean as part of the Lewis and Clark exploration duo. The confluence of the Snake and Clearwater Rivers separates Clarkston from Lewiston, and the State of Washington from the State of Idaho.

LOCATION: In Clarkston, at the intersection of Highway 12 and Highway 128, follow Highway 128 south (15th Street). At Valley View Drive, turn right and take an immediate left onto Ben Johnson Road. Turn right onto Marilyn Way and follow into Westridge View Estates. See Supplemental Information Package for APN Numbers.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



PUBLISHED RESERVE: \$155,000

LAST ASKING: \$325,000

SIZE: 3,035± Square Foot Building on .91± Acre Site

ZONING: Industrial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 3,035± square foot commercial building is well-located along I-90 at the west end of Post Falls, in a redeveloping retail area. The property has exposure to I-90 and frontage along Riverbend Avenue. Access to the property is from South Moyie Street along the east property line. The building was formerly a retail showroom for "Fireplace Design Center" and was designed with a reception area, large showroom and storage area. The building has ample parking and could be used for a wide range of retail or office uses. The property is served by all utilities.

LOCATION: 104 South Moyie Street, Post Falls, Idaho.
Kootenai County APN P7525003007A

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014





PUBLISHED RESERVE: \$250,000

LAST ASKING: \$349,000

SIZE: 2,231± Square Foot Building on 7,405± Square Foot Site

ZONING: Business

PROPERTY INSPECTION: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This 2,231± square foot building is located at 618 South Main Street in Hailey, Idaho, the county seat for Blaine County. Hailey is the location of Friedman Memorial Airport, the airport for the resort area of Sun Valley, 12 miles to the north. The city of Hailey is characterized by small boutique retail shops and restaurants. The building has an excellent location, with frontage along South Main Street, also known as Highway 75, the only route from I-84 into Sun Valley. The building was built in 1912, and has two bathrooms. It was most recently occupied by a local consignment boutique. The property is serviced by all utilities and has off-street parking for two cars.

LOCATION: 618 South Main Street, Hailey, Idaho. Blaine County APN RPH0000004019A

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014





PUBLISHED RESERVE: \$49,500

LAST ASKING: \$135,000

SIZE: 2.35± Acres

ELEVATION: 4,760± Feet

ZONING: RC - Residential/Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 2.35± acre Commercial Development Site is located in Valley County, Idaho at the south end of the City of Cascade, approximately 70 miles north of Boise and 30 miles south of the recreational city of McCall. Cascade is the county seat for Valley County and is at the southeast shore of Lake Cascade. The AmeriTitle office building is adjacent to the site. Tamarack Resort, opened in 2004, is located at the northwest shoreline of Cascade Lake. The zoning designation allows for a wide range of commercial uses. Manufactured homes and mobile home parks are also allowed. The property has frontage along Highway 55 (South Main Street) and has all utilities available. The property has an advertising billboard that currently generates approximately \$1,100 annually.

LOCATION: 700 South Main Street, Cascade, Idaho.
Valley County Tax parcel Number RPC00000361990

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



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



View south of Highway 55 frontage



	Parcel A	Parcel B
	7,400± s.f. bldg. on 1.7± acres	12,336± s.f. bldg. on 3.0± acres
PUBLISHED RESERVE:	\$650,000*	\$650,000*
LAST ASKING:	No Prior Sale	No Prior Sale

* The sale of Parcel A and Parcel B is subject to combined total accepted bids on both parcels in the aggregate to equal, or exceed, \$1,300,000.

SIZE: 4.64± acres

ZONING: UD-11 - Urban Development Industrial

PROPERTY INSPECTION: Inspection by Appointment Only -- Please do not disturb tenant.

FINANCING: Subject to Seller's approval of Purchaser's credit:

Term: 15 to 20 year full amortizing loan

Loan to Value: Loan to be appraised or cost value, whichever is less, not to exceed 65%

Rate: Federal Home Loan Bank fixed rate index plus 3% adjustable every 5 years with a floor rate of 5.5%

Fees: 1% plus usual customary third party costs

DESCRIPTION: This 4.6± acre industrial property, with two metal buildings which total 19,736± square feet, is located along Highway 34 near Corvallis, home of Oregon State University, and Albany, and within five minutes of I-5 Exit 228. The property has opportunity to be developed with additional buildings for use by a single user, a mini-storage, or business park. It has excellent access to I-5 and Corvallis, and Highway 99 and Albany.

Building A and a 2,000± square foot bay of Building B are currently leased to Student First, Inc. for school bus and transit bus storage and light maintenance. The monthly rental is \$6,873, and the lease expires June 30, 2015.



Please see Supplemental Information Package for details regarding lease.

The property is being offered in its entirety, or in two parcels, subject to partition approval by Linn County. Parcel A has a 7,400± square foot building on a 1.7± acre site, and Parcel B has a 12,336± square foot building on a 3± acre site.

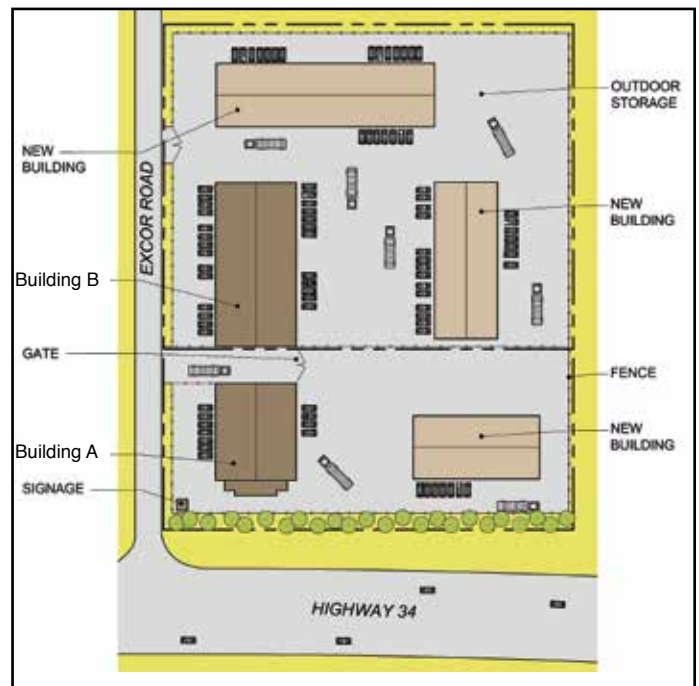
Both buildings are metal with steel beam construction, on concrete slabs. The parking area along Excore Road is paved, and the balance of the site is gravel. Both buildings have natural gas service for heat. There is a well on-site and septic system which serves both buildings.

Parcel A – 7,400± square foot building on 1.7± acre site

PUBLISHED RESERVE: \$650,000*

This building was built in 1977 and includes a 4,000± square foot display room and office area, with main entry, and exposure along Highway 34. There is a large display area and a reception area. There are three offices, a work area, kitchen, and two rest rooms. A small second floor of 400± square feet is above the entry, and could be used for storage.

The remaining 3,000± square feet on the main level is a large shop area which has roll-up doors on the east side, a rest room and a storage room.



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 entire property is currently leased, with only the shop and outdoor storage actually in-use by the tenant. Monthly rental allocated to Parcel A is \$5,800. The lease expires June 30, 2015.

Building A and Building B are connected by a metal canopy which could be removed if the two parcels are sold to different owners.

Parcel B – 12,336± square foot building on 3± acre site

PUBLISHED RESERVE: \$650,000

This 12,336± square foot building was built in 2002 and is 150' by 80'. It is divided into a 2,400± square foot office area at the southern end which contains three offices, a large work area, a restroom and a small 336± square foot work room built as a loft. The balance of the building is divided into three bays. Two are each 4,000± square feet in size, and the northern bay, currently leased to First Student, is 2,000± square feet. Monthly rental allocated to this space is \$1,000.

The two middle bays are connected by a doorway, and have a total of three roll-up doors along Excore Road frontage, and along the rear of the building to the yard area. The leased bay has one roll-up door on each end of the space.

A Phase I Environmental Site Assessment was prepared and no recognized environmental conditions were discovered. A copy is available in the Supplemental Information Package.

LOCATION: 34015 Excore Road, Albany, Oregon. Township 11 South, Range 4 West, Section 33, Tax Lot 2800

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



Showroom



Kitchen - Building A



Interior bay of Building B

**PUBLISHED RESERVE:**

\$11,950,000

LAST ASKING: \$14,999,000

SIZE: 223,729± Square Foot Total Building Area with 138,000± Square Foot Net Rentable Space on 7.5± Acre Site

ZONING: Mixed – Commercial (CBD) and Industrial (M1). See Supplemental Information Package for Detail

PROPERTY INSPECTION: Call Auction Information Office to Arrange

DESCRIPTION: This Mixed Use Commercial Investment Portfolio with net rentable area of 138,000± square feet is located in the heart of Downtown Yakima adjoining Yakima's Historic District with approximately 80% of the space leased to federal and state agencies. The Historic District has been transformed in recent years to a neighborhood of restaurants, boutique retailers, numerous wine tasting rooms and wine bars and craft beer houses. The Historic District is within walking distance of numerous hotels and has quick and easy access to I-82 with a full interchange within minutes at West Yakima Avenue.

This mixed use complex is located on a 7.5± acre site with three adjoining buildings, built between 1923 and 1926, and are located across from the restored Northern Pacific Railroad Depot which was built in 1899.





These three buildings are all three stories plus some basement area and total 217,951± square feet. It is estimated that net rentable square feet, not including basement area, stairways, corridors, common area and space requiring substantial investment to ready for tenancies is 138,000± square feet. The three buildings are estimated to have 93% of the net rentable space occupied, with 82% of the net rentable space leased to Washington State Department of Agriculture, Department of Labor and Industry, and Department of Ecology. Major renovations to the buildings occurred during the late 1990's as the government agencies took tenancy.



The downtown core of Yakima does not have required parking ratios but the three buildings are well parked with an average of approximately 5 parking spaces per 1500 square feet of rentable space. There are designated parking areas for the government agency tenants lying west of the buildings along North First Avenue as required by each lease with the majority of the parking available between the east side of the buildings and the railroad line.

The Southerly building at 15 West Yakima Avenue is estimated to have basement area of 27,636± square feet which is considered not rentable. 79,128± square feet of floor area is located on three floors, of which 72,775± square feet is rentable (net rentable space). Approximately 84% of the net rentable space is leased to the Department of Labor and Industry and the Department of Ecology for the State of Washington. There are 5 retail spaces ranging in size from 314± square feet to 1,279± square feet with frontage along West Yakima Avenue. One of these spaces is currently occupied.



The middle building, 21 North First Avenue, is estimated to have 26,727± square feet of basement area of which 4,525± square feet is considered rentable. There is 53,238± square feet of area on three floors. Net rentable space for this building is approximately 51,956± square feet. It is estimated that 96% of the net rentable space in this building is leased to the Washington State Department of Agriculture.

The third building, located at the north end of the adjoining three buildings, is estimated to have 9,250± square feet of basement area, none of which is considered rentable. The three story building has a total of 27,750± square feet with 9,250± square feet on each floor. Only the first floor is considered to be rentable and has been occupied by Yesterday's Village Antiques since 1997.



The current rent roll shows monthly income of approximately \$154,000 annualizing gross income at an estimated \$1,845,800 with rents ranging mainly from \$14 to \$16 per square foot for office space. The government agency tenants are all on modified gross leases where the landlord pays for all operating expenses except for electricity, gas and janitorial. Expenses for year end 2013 were \$440,000 or approximately \$3.20 per sq ft. Net Operating Income for Year end 2013 was approximately \$1,400,000. Financial reports are included in the Supplemental Information Package.

LOCATION: 15 West Yakima Avenue, Yakima, Washington. See Supplemental Information Package for APN numbers.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014

TERMS AND CONDITIONS OF THE AUCTION

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 Time)

Portland Metro Area: 503-228 3248
Toll-Free: 800-845-3524
FAX: 503-242-1814
Email: info@rmnw-auctions.com

SUPPLEMENTAL INFORMATION PACKAGES

Additional detailed information is available for each property. Supplemental Information Packages include all pertinent data provided by the Sellers. To purchase supplemental information, mail, fax or email the Supplemental Information Package Request Form on page 103 of this Catalog.

Hard Copy Supplemental Information Package: \$15 each

Individual Supplemental Information Package (CD) \$ 5 each

Email: NO CHARGE

ORAL AUCTION (Properties 1-20)

Saturday, May 17, 2014, 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 101-122, 124-145: Sealed Bids must be received no later than 5:00 p.m., Wednesday, May 21, 2014.

Properties 100, 123: Sealed Bids must be received no later than 5:00 p.m., Friday, June 6, 2014.

MINIMUM BIDS

Auction Properties #5, 6, 10, 14, 16, 123C, and 138 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.

ORAL AUCTION

Bids by Mail

If you are unable to attend the Oral Auction, request a Mail Bid Form by contacting the Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com. Mail Bid Forms will be accepted when accompanied with 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

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 that 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 the bidder intends 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 you 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 Sales 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.

SEALED BID AUCTION

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.

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 on failure of the property to correspond to any particular expectation or standard, other than the Preliminary Title Report.

(B) No bidder shall offer an advance on 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 John Rosenthal, President 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		_____

The cost is: \$15.00 each
Supplemental Information Packages are also available on CD at a cost of \$5.00 each

Enclosed is a check for \$_____

Please print below:

NAME: _____ TELEPHONE: (____) _____

COMPANY: _____ FAX: (____) _____

ADDRESS: _____ Email: _____

CITY/STATE/ZIP: _____

Business Profile: Broker Investor Owner/User Other _____

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.

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Beach Loop Realty
Cassidy Turley BT Commercial
Idaho Business Properties
Idaho Mountain Real Estate
John L. Scott Real Estate
Kidder Mathews
Windermere

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