



# SPRING 2012 AUCTION

*NO STARTING BIDS OR HIDDEN RESERVES!*

WASHINGTON • OREGON • CALIFORNIA • WYOMING • ARIZONA • SOUTH CAROLINA • GEORGIA

**84 Properties to be Sold for Lenders, Corporations,  
Investment Firms, and Oregon Department of State Lands**

**PRICE REDUCTIONS OF OVER 60%!**

*Five Properties with No Minimum to be Sold to the High Bidder!*



13± acre Mallard Bay condominium development site in Issaquah, WA



8.34± acre development site in Lacey, WA



5.44± acre development site by Costco in Sequim, WA



Former nursery in Ridgefield, WA

## STATE OF WASHINGTON

- 13± acre Mallard Bay condominium development site overlooking Lake Sammamish in city of Issaquah, near Seattle, to be sold with **No Minimum Bid!**
- Development sites from 4.5± to 8.34± acres zoned for Multi-Family and Mixed-Use in Sequim, Poulsbo, and Lacey. **Reserve Prices start at \$337,500**
- 48± acre Chehalis Riverfront Tract. **Reserve Price: \$65,000**
- Former nursery with home, warehouse complex, greenhouse on 7.19± acres, near I-5, in Ridgefield. **Reserve Price: \$345,000**
- Timber, ranch and recreation tracts from 41± to 405± acres in Pacific, Mason, Lewis, Thurston, and Klickitat Counties with timber, river frontage, and potential home or cabin sites. **Reserve Prices start at \$65,000**

## ADVANCE NOTICE

**Longview Timber**

### CENTRAL WASHINGTON LAND PORTFOLIO – 26,247± Acres

23 Recreation, Timber and Hunting Tracts near Wenatchee, Mission Ridge Ski Resort, Vineyards, Leavenworth and Blewett Pass. Over 130 Million Board Feet of Timber

Catalog #1203 Available May 2, 2012 • Sealed Bids Due July 11, 2012

**Oral Auction May 12, 2012**

**Sealed Bids Due May 16, June 8 and June 15, 2012**

Broker Cooperation Invited • Seller Financing Available on Many Offerings

**Call Now for Free Color Catalog #1202**

**1-800-845-3524**

#### Affiliated Brokers:

Coldwell Banker Commercial Mountain West Real Estate, LLC  
RE/MAX Key Properties  
Cassidy Turley  
Network Real Estate  
Rim Rock Realty

#### Listing Brokers:

Realty Marketing/Northwest, Oregon, Washington and California  
CBRE (602-735-5581), Arizona  
Coldwell Banker Commercial Bullard (770-632-1774), Georgia  
Coldwell Banker Commercial Caine (864-250-2800), South Carolina  
Prudential Brokerage West, Inc. Real Estate (877-443-6234), Wyoming

Auction Conducted By:

**Realty Marketing/Northwest**

522 S.W. 5th Avenue, Suite 1250, Portland, Oregon 97204

Washington Auction License #96



# SPRING 2012 AUCTION



Triple net leased industrial facility in Gervais, OR



182,233± sq. ft. industrial complex in Salem, OR

## STATE OF OREGON

- Triple net leased 40,667± square foot industrial facility with 10% cap rate, in Gervais. **Reserve Price: \$1,595,000**
- 182,233± square foot industrial complex within Electronic Commerce and Enterprise Zones with tax incentives in Salem, near I-5. **Reserve Price: \$5,725,000, or less than \$32 per square foot!**
- Residential development sites in Eugene and Woodburn. **Reserve Prices: \$212,500 and \$527,500**
- 458± acre Rock'n LB Ranch with two miles of Sprague River frontage, two homes, barn, shop and 296± acres of irrigated pasture, near Klamath Falls. **Reserve Price reduced to \$985,000**
- Thirteen timber and recreation tracts from 38± to 240± acres in Josephine, Jackson, Deschutes, Jefferson and Crook Counties being sold by Oregon Department of State Lands. **Reserve Prices start at less than \$100 per acre!**
- Timber tracts in Yamhill, Lincoln, Lane and Douglas Counties with merch and reprod. **Reserve Prices start at \$1,000 per acre!**



1.61± acre development site in Eugene, OR



Former forestry office along Willouwa River in Joseph, OR



96± acre timber tract with 1,333± MBF and homesite at Seal Rock, OR



458± acre Rock'n LB Ranch along Sprague River in Klamath County, OR





# SPRING 2012 AUCTION



310± acre Coyote Creek Farmland by Fern Ridge Reservoir in Lane County, OR



130± acre former dairy in Bonanza, OR

4,838± acre Foresthill Timber Tract in Placer County, CA



Redwood timberland in Mendocino County, CA



8.17± acre development site in Fort Bragg, CA



Retail and office building at I-5 in Orland, CA

## STATE OF OREGON

- Two commercial buildings in northeast Oregon resort communities of Wallowa and Joseph. **Reserve Prices: \$57,500 and \$160,000**
- 310± acre Coyote Creek Farmland next to Fern Ridge Wildlife Refuge, eight miles west of Eugene, with potential for wetland mitigation site or private duck club. **Reserve Price: \$775,000**
- Four recreation lots in Upper Klamath Basin and two parcels by Ashland Airport to be sold with **No Minimum Bid!**
- Industrial sites from 1.37± to 6.61± acres by Facebook Data Center and future Apple Data Center, in Prineville. **Reserve Prices start at \$29,500**
- 130± acre former dairy with 80,000± square feet of improvements and 34± acres of irrigated farmland in Bonanza, east of Klamath Falls, **to be sold to the high bidder!**

## STATE OF CALIFORNIA

- Residential development sites from 2.5± to 8.1± acres with Multi-Family zoning located in Yreka, Fort Bragg, and Atwater. **Reserve Prices start at \$99,500**
- 112± acre subdivision tract with approvals for 223 homesites. **Reserve Price: \$575,000**
- Three North Coast Redwood timberland tracts from 160± to 589± acres, with over 15,600± MBF and river frontage, near Fort Bragg, Montgomery Woods State Reserve and Ukiah. Approved THP on 389± acre tract. **Reserve Prices: \$495,000 to \$1,995,000**
- Newer 10,130± square foot, two-story, commercial and retail building at I-5 exit in Orland. **Reserve Price: \$495,000**
- Four industrial, mixed-use and office development sites from 2.5± to 10.93± acres in Chico, Rocklin and Sacramento. **Reserve Prices: \$75,000 to \$995,000**
- Two homesites in El Dorado Hills. **Reserve Price: \$75,000 each**
- 4,838± acre Foresthill Timber Tract with 54.5± million board feet and recreation development potential, near proposed golf course community, within a 30-minute drive of I-80, in Placer County. **Reserve Price: \$9,600,000**





# SPRING 2012 AUCTION

Two development sites in Cody, WY



## STATES OF WYOMING AND ARIZONA

- Two 1± acre development sites near assisted living community in Cody, Wyoming available individually, or in combination. **Reserve Prices: \$252,500 and \$300,000**
- Three development sites from .47± acre to 7.25± acres with multi-family zoning, in Phoenix and Avondale, Arizona. **Reserve Prices: \$50,000 to \$550,000**



7.25± acre development site in Avondale, AZ



.47± and 1.57± acre development sites in Phoenix, AZ

## STATES OF SOUTH CAROLINA AND GEORGIA

- 1.24± acre infill development site by Hawthorne Inn Assisted Living Community in Greenville, South Carolina. **Reserve Price: \$240,000**
- 1.5± acre infill development site by Sweetwater Springs Assisted Living in Lithia Springs, Georgia. **Reserve Price: \$99,500**



1.25± acre development site in Greenville, SC



1.5± acre development site in Lithia Springs, GA

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