



SPRING 2021 AUCTION

No Starting Bids and No Hidden Reserves!

OREGON • WASHINGTON • CALIFORNIA
SIX PROPERTIES TO BE SOLD WITH NO MINIMUM BID!

Washington Coast Master Plan Development Opportunity by Seabrook Community



220± acre development tract zoned for residential and resort uses. Adjacent to one of the Northwest's premier planned year-round resort destinations. Preliminary entitlement work completed. Available in its entirety, or in two parcels of 142± and 78± acres. **\$1,800,000 Minimum Bid** (see Auction Catalog)

*Former Corporate Complex with Excess Land in one of ten Best Rated Western Towns**



Reuse Concept



Showroom

41,895± square foot building with offices, showroom, warehouse, shop with service bays and overhead crane, on 3.38± acre site. Strategic location in Pendleton, Oregon near downtown, Round-Up Stadium, and I-84. Reuse and redevelopment opportunities, with tax incentives. **\$1,995,000**

**True West Magazine, 2021*

Portland and Vancouver Development Properties



• 19,167± square foot site with 7,900± square foot building. Located near Target, Uwajimaya, The Home Depot, Kaiser Permanente, and Highway 217, in Beaverton. **\$1,795,000 or lease purchase option**

• 38,383± square foot apartment site near Barbur Blvd Transit Center and Portland Community College, in Southwest Portland. **\$995,000 with Seller Financing**

• 26,000± square foot infill development site at NE St. Johns Road and NE 88th Street. Near I-205, and Costco, in Vancouver. **\$250,000**



Washington, Oregon, and California **GreenGold** - Timberland
WASHINGTON OLYMPIC PENINSULA - 76± to 579± Acres



579± acre Hoko-Ozette timber tract with 356± acres of 16 to 35 year old reprod and 1± million board feet. **\$1,240,000 / \$2,141 per acre**



113± acre Hoko River timber tract by state park, with 93± acres of 16 to 30 year old reprod. **\$335,500 / \$2,965 per acre**



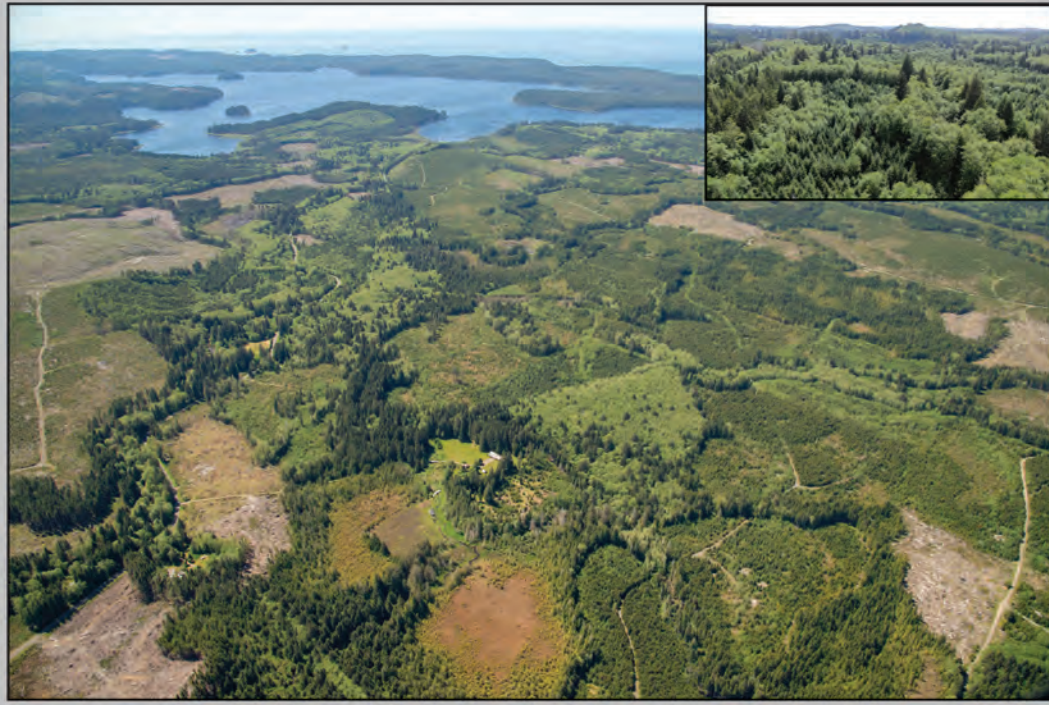
641± acre Willoughby timber tract with 560± acres of 21 to 41 year old reprod and 4± million board feet. **Please See Auction Catalog**



315± acre Headwaters of Trout Creek timber tract with young and older reprod and 1.8± million board feet. **\$660,000 / \$2,095 per acre**



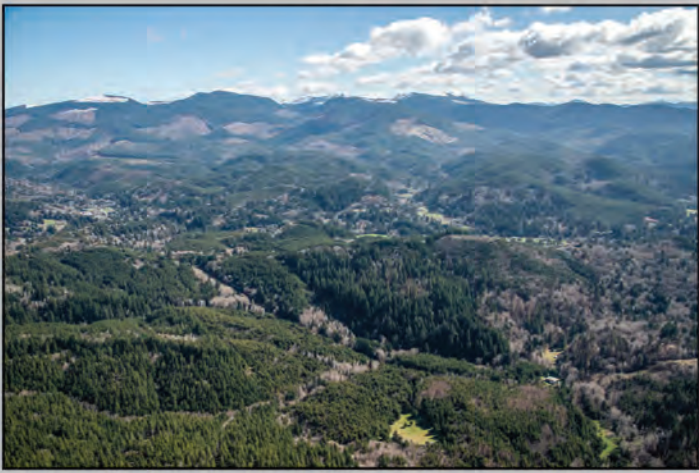
76± acre Big River timber tract with 318± MBF. **\$102,500 / \$1,349 per acre**



243± acre Trout Creek timber tract with 16 to 25 year old reprod. **\$380,000 / \$1,564 per acre**



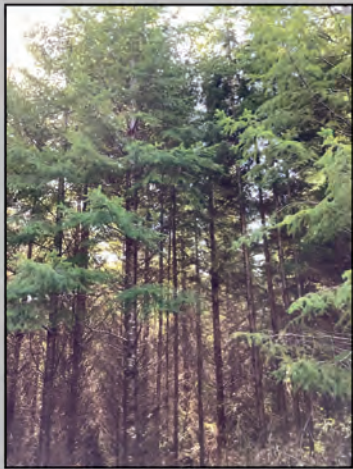
OREGON COASTAL RANGE - 120± to 1,267± Acres
Lincoln County - Proximity to Log Markets in Willamette Valley



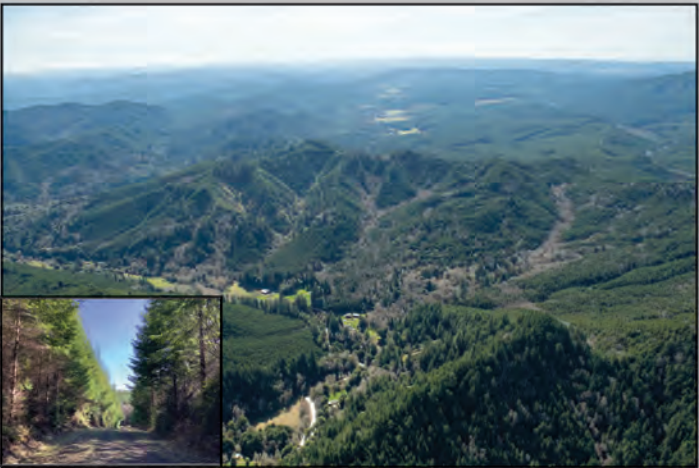
120± acre Rose Lodge timber tract, located between Lincoln City and Otis, with excellent access to Willamette Valley log markets. 91± acres of well-stocked 21 and 31 year old Douglas-fir and estimated 885 MBF. Douglas-fir site index of 120 with significant near-term asset growth. **\$545,500**

Coos County - Excellent Access to both Domestic and Export Log Markets

Two industrial-grade tree farms near Coquille, with over 1,480 acres of well-stocked 16 to 35 year old Douglas-fir and estimated 19.2 million board feet.



627± acre Alder Moon Tree Farm with 443± acres of 21 to 30 year old reprod and estimated 4.4 million board feet.
\$2,600,000 / \$4,067 per acre



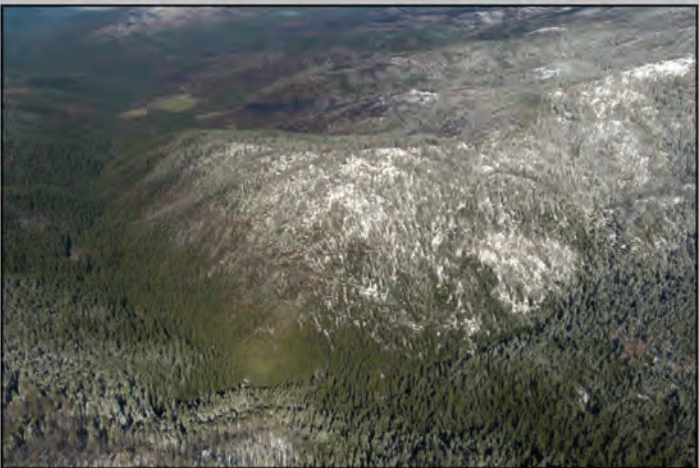
*1,110± acre Main Block. 736± acres of 21 to 35 year old reprod, and estimated 12.5 million board feet.
\$4,800,000* / \$4,235 per acre



*157± acre Laverne West Tract. 151± acres of 26 to 35 year old reprod and estimated 2.4 million board feet
\$900,000 / \$5,732 per acre

*Sales of Main Block and Laverne West are subject to total bids to equal, or exceed, \$5,700,000

NORTHERN CALIFORNIA - 40± to 349± Acres



349± acre East Fork timber tract within Shasta-Trinity National Forest. Estimated 2.5 million board feet of residual Douglas-fir and ponderosa pine. **\$377,500 / \$1,081 per acre**



40± acre Fuller Creek inholding within Mendocino National Forest, two miles north of Lake Pillsbury. Estimated 550 MBF of Douglas-fir and ponderosa pine. **\$77,500 / \$1,937 per acre**



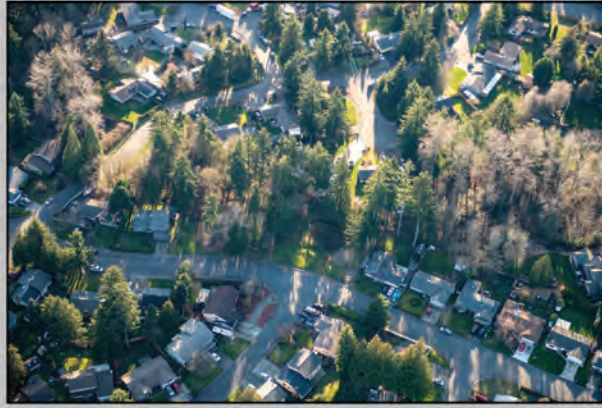
40± acre tract impacted by 2020 complex fire north of Fuller Creek **to be sold with No Minimum Bid!**

Sixteen Properties Under \$200,000

Washington



Smokey Drive 974± square foot condominium in Arlington. **\$149,900**



Two lots in Auburn to be sold with **No Minimum Bid!**



Two Olympic Peninsula timber/recreation tracts of 75± and 81± acres. **\$102,500 and \$110,000**



Two lot package in Lake Arrowhead Community Club, within 45-minute drive of Olympia. **\$22,500**



39± acre timber tract with home site potential, near Longview. **\$150,000**



7.44± acre residential parcel in Battle Ground. **No Minimum Bid!**



2± acre Highway 97 development site in Goldendale. **\$150,000 with Seller Financing**



14± acre open space tract in Vancouver to be sold with **No Minimum Bid!**



20± acre timber tract near Tilton River in Lewis County. **\$19,500**

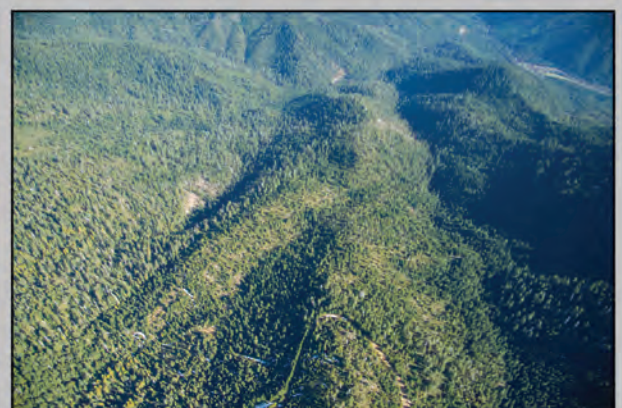
Oregon



5± acre residential parcel near Scappoose, within 45-minute drive of Portland. **\$65,000**



2.9± acre parcel by Northgate Subdivision in Independence. **No Minimum Bid!**



160± acre timber tract with mineral rights in Josephine County. **\$142,500**

California



40± acre timber/recreation tract, near Lake Pillsbury. **\$77,500**



40± acre timber tract impacted by 2020 fire, within Mendocino National Forest. To be sold with **No Minimum Bid!**

Duck Hunting and Farmland near Portland



66± acre developed duck club along East Fork Dairy Creek, with water rights for irrigation and strategic location within Pacific Flyway. Available in two parcels of 30± and 36± acres.

\$325,000 and \$270,000, with Seller Financing available for bulk sale



Scott River Tract with Potential Home Site



Rare 74± acre secluded location, within 30-minute drive of I-5 at Yreka, California. Over one-half mile of river frontage, meadow, and timber. \$375,000

ADVANCE NOTICE - Fall 2021 Auction - 1,851± Acre Carpenter Tree Farm OLYMPIC PENINSULA



1,851± acre Carpenter Tree Farm, near Clallam Bay on Olympic Peninsula. 1,100± acres of well stocked 16 to 30 year old western hemlock and Douglas-fir. Estimated 8.9 million board feet. Significant long-term asset growth and near-term cash flow. Data site available September 1, 2021

Contact John Rosenthal for additional information 1-800-845-3524 or john@rmnrw-auctions.com

SPRING 2021 AUCTION Table of Properties

#	Description	Location	Published Reserve
WASHINGTON			
100	220± acre Master Plan Development Opportunity by Seabrook Community	Pacific Beach, WA	See Auction Catalog ¹
101	113± acre Hoko River Timber Tract by Cowan Ranch Heritage Area	Clallam County, WA	\$335,500 ²
102	579± acre Hoko-Ozette Road Timber Tract	Clallam County, WA	\$1,240,000 ²
103	82± acre Nichols Road Timber Tract with River Frontage and Home Site Potential	Clallam County, WA	\$110,000 ²
104	75± acre Big River Timber and Recreation Tract	Clallam County, WA	\$102,500 ²
105	315± acre Headwaters of Trout Creek Timber Tract	Clallam County, WA	\$660,000 ²
106	243± acre Trout Creek Timber Tract	Clallam County, WA	\$380,000 ²
107	641± acre Willoughby Timber Tract	Clallam County, WA	See Auction Catalog ²
108	974± square foot Office Condominium – 3325 Smokey Point Drive, Unit 103	Arlington, WA	\$149,900
109	.41± acre 112th Place SE Parcel	Auburn, WA	No Minimum Bid
110	.34± acre SE 323rd Street Parcel	Auburn, WA	No Minimum Bid
111	Two Lot Package at Lake Arrowhead Community Club – 180 and 190 W. Thunderbird Drive	Mason County, WA	\$22,500
112	20± acre Butts Road Timber Tract	Lewis County, WA	\$19,500
113	39± acre Hazel Dell Road Timber Tract with Home Site Potential	Cowlitz County, WA	\$150,000
114	7.44± acre Residential Parcel	Battle Ground, WA	No Minimum Bid
115	26,000± square foot St. Johns Road Development Site	Vancouver, WA	\$250,000
116	14.23± acre Greenway/Open Space Tract	Vancouver, WA	No Minimum Bid
117	2.07± acre Highway 97 Development Site – SR 142 and Highway 97	Goldendale, WA	\$150,000
OREGON			
118	41,895± square foot Former PGG Headquarters Complex on 3.38± acre Site – 1000 SW Dorion Ave	Pendleton, OR	\$1,995,000 ²
119	38,383± square foot Barbur Blvd Infill Development Site	Portland, OR	\$995,000 ²
120	7,900± square foot Commercial Building on 19,167± square foot Site – 10720 SW Beaverton Hillsdale Highway	Beaverton, OR	\$1,795,000 ²
121	30 ± acre NW Roy Road Duck Hunting and Farmland Tract	Washington County, OR	\$325,000 ³
122	36 ± acre NW Roy Road Duck Hunting and Farmland Tract	Washington County, OR	\$270,000 ³
123	5± acre Merrill Creek Road Home Site	Columbia County, OR	\$65,000
124	2.96± acre Parcel at Northgate Subdivision	Independence, OR	No Minimum Bid
125	120± acre Rose Lodge Timber Tract	Lincoln County, OR	\$545,500
126	Withdrawn		
127	627± acre Alder Moon Tree Farm	Coos County, OR	\$2,600,000 ²
128	1,110± acre Laverne Tree Farm	Coos County, OR	\$4,800,000 ^{2,4}
129	157± acre Laverne West Timber Tract	Coos County, OR	\$900,000 ^{2,4}
130	160± acre Little Grayback Timber Tract	Josephine County, OR	\$142,500
131	Withdrawn		
CALIFORNIA			
132	74± acre Scott River Timber Tract with Home Site	Siskiyou County, CA	\$375,000 ²
133	349± acre East Fork Timber and Recreation Tract	Trinity County, CA	\$377,500 ²
134	40± acre Fuller Creek Timber Tract	Lake County, CA	\$77,500 ²
135	40± acre Island Timber and Recreation Tract	Trinity County, CA	No Minimum Bid ²
136	40± acre Loon Lake Recreation Tract near Rubicon Trail	El Dorado County, CA	Pending ²

¹ Bids due June 16, 2021

² Bids due June 9, 2021

³ Individual sales of Auction Properties 121 and 122 are subject to total bids in the aggregate to equal, or exceed, \$595,000

⁴ Individual sales of Auction Properties 128 and 129 are subject to total bids in the aggregate to equal, or exceed, \$5,700,000

Sealed Bids Due May 19, June 9, and June 16, 2021

Broker Cooperation Invited

Seller Financing Available on Some Properties

Call Now for Free Color Catalog #2102

1-800-845-3524

Auction Conducted in Affiliation with
California Outdoor Properties