



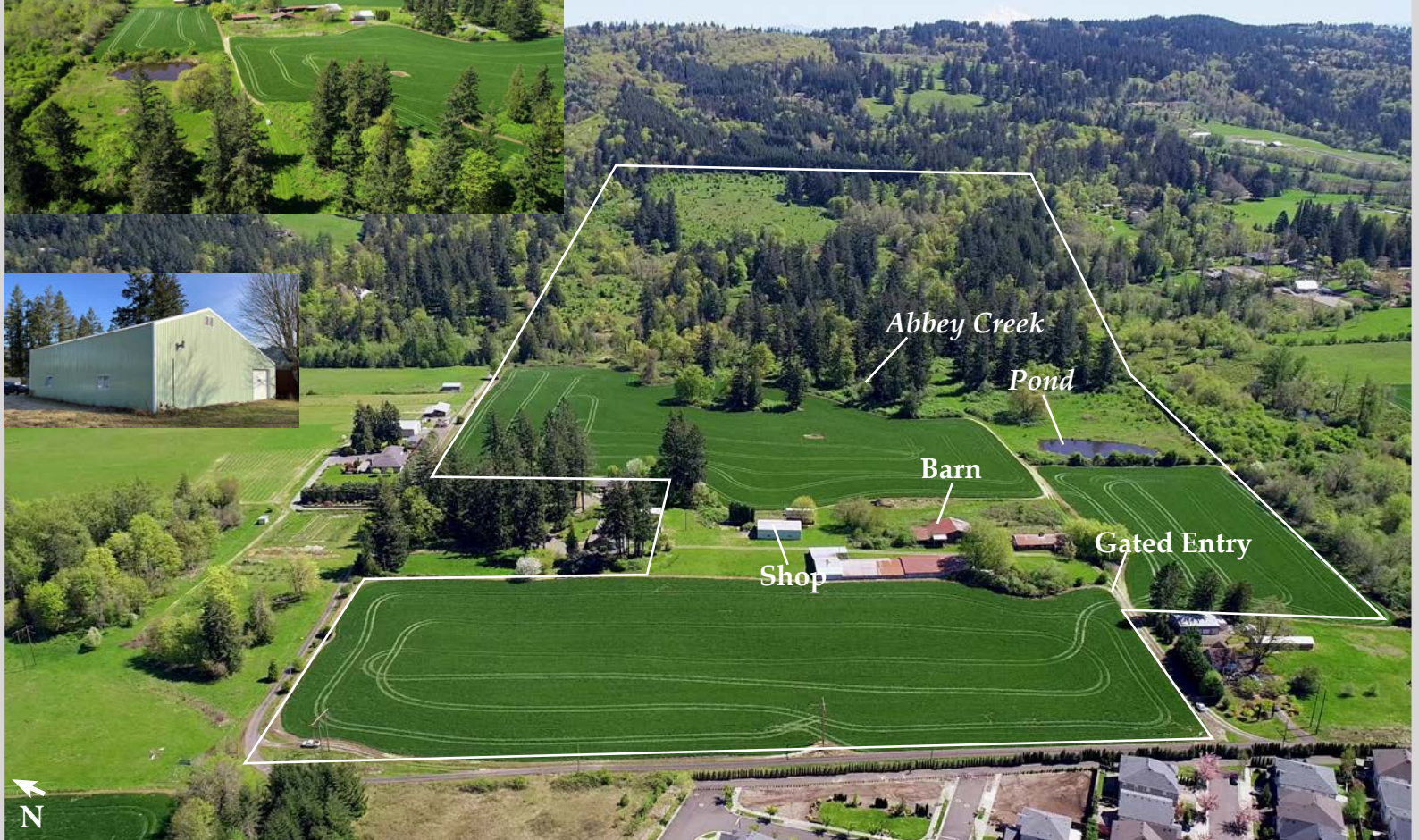
REAL ESTATE AUCTION



111± Acre Burnham Farm with Shop and Barn by North Bethany
Within twenty minutes of Portland, both Nike and Columbia
Sportswear Headquarters, and Sunset Corridor



Multnomah County, Oregon



One of the largest farms available for purchase at less than \$12,650 per acre near Portland

Opportunity for family hobby farm with development of equestrian facilities and farm-related homesite

Published Reserve: \$1,400,000

Broker Cooperation Invited

SEALED BIDS DUE JUNE 25, 2025

Color Catalog #2502 and Bid Package #1

1-800-845-3524



Auction Conducted By:

Realty Marketing/Northwest

2310 NW Everett St. Suite 250, Portland, Oregon 97210



*Auction Property #1 - 111± acre Burnham Farm with
Portland, and both Nike and Columbia Sportswear*



Forest Park

Northwest Skyline Blvd.

N

Shop and Barn, near North Bethany. Within twenty minutes of Headquarters, and Sunset Corridor. Less than \$12,650 per acre



Downtown Portland

Northwest Springville Rd.

Shop

Barn

Private Road

North Bethany



PUBLISHED RESERVE:	\$1,400,000 / \$12,612 per acre
LAST ASKING:	First Time Offered
SIZE:	111± Acres
ZONING:	EFU (Exclusive Farm Use)
PROPERTY INSPECTION:	By Appointment Only - Contact Auction Information Office info@rmnw-auctions.com or 800-845-3524
FINANCING:	None – All Cash. AgWest Farm Credit is preferred lender and financing may be available. Contact Adan Avila at 503-373-3025 or adan.avila@agwestfc.com for more information

DESCRIPTION: The 111± acre Burnham Farm may be the largest property of its kind available for purchase at less than \$12,650 per acre, within twenty minutes of Portland, both Nike and Columbia Sportswear Headquarters, Intel, and additional major employers along Highway 26 – the Sunset Corridor.

The Farm was originally assembled by the Burnham family over 65 years ago for a beef cattle and Shetland pony operation, and is being offered at auction for the first time to the general public. It has strategic location in a spectacular setting between foothills of Tualatin Mountains, and community of North Bethany in Washington County, one of the most active new development areas on the west side of Portland.

Burnham Farm is located within Multnomah County, and has access from NW Springville Road via a private road which serves adjoining owners to the north including NW Bethany Farms, home for regenerative agriculture which raises sheep, grows organic produce, and is open to the public.

The Farm has excellent access west on NW Springville Road to SW 185th, then south to Highway 26 or east to NW Skyline Blvd and to Portland's Forest Park.

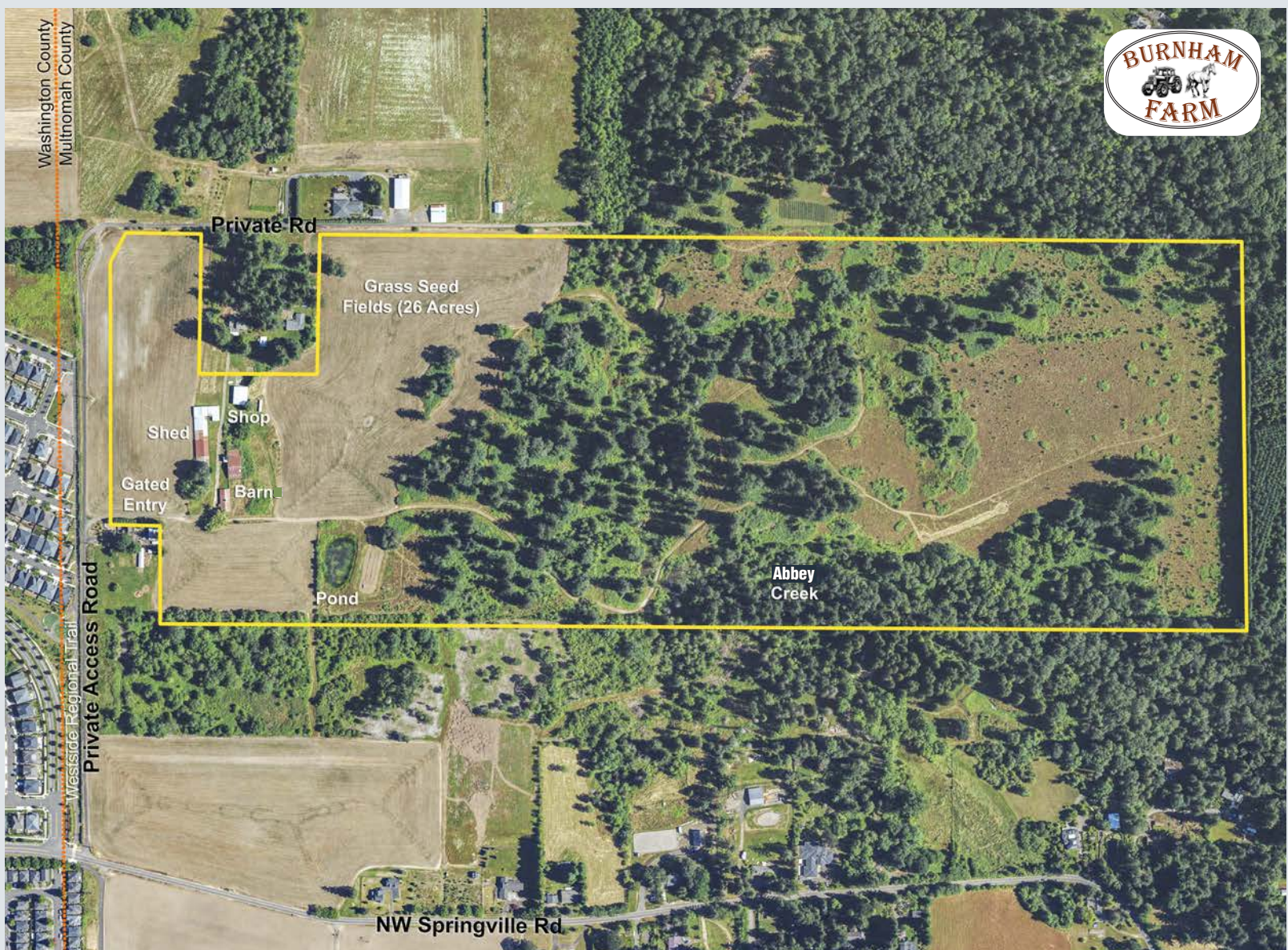
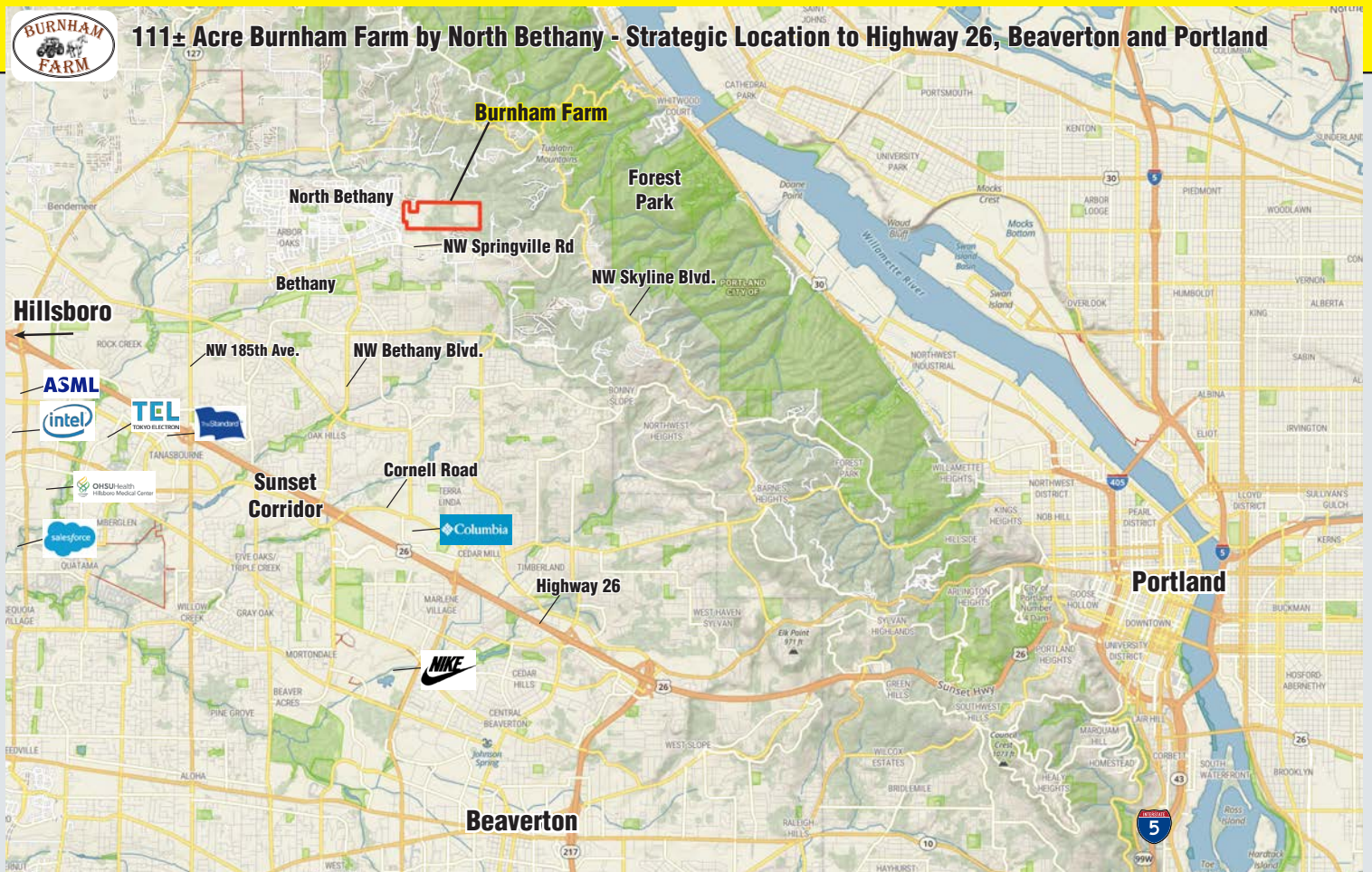
Improvements on the property include 2,880 square foot shop building with small office and two overhead 14' by 10' doors. Shop is currently used for equipment and boat storage and has 220 power. Other improvements include two old barns (one has potential for restoration) and a complex of open equipment storage sheds.

A gated entry is off a private road near the improvements. A small pond is near the entry that has water rights for livestock. Twenty-six acres are tilled farmland, and are currently planted in grass seed on the western portion of the Farm. Tenant has been given notice of property being marketed for sale.

Balance of the property is a mix of rolling meadows and grasslands. Abbey Creek, a seasonal stream, is in the eastern mid-section. Topography is primarily west-facing slopes having elevations from 390 to 550 feet, with outstanding views to the coastal range along the hilltop at the western end.



111± Acre Burnham Farm by North Bethany - Strategic Location to Highway 26, Beaverton and Portland



Concept Plan



Concept plan outlines use of property as hobby or family farm with combination of tilled land for grass seed, along with organic garden and other farm-related activities including equestrian facility. An owner view homesite located on eastern end of property is based on meeting income requirements.

Burnham Farm is within Rural Reserve Zone Designation by Multnomah County along with adjoining lands, which protects from urban development until 2060. The Farm is zoned EFU (Exclusive Farm Use) and does not have an established homesite. EFU zoning will require new owner to meet gross annual income requirement of \$40,000 or less from farming-related operations for two years. It is estimated that only 29% of soils, based on US Department of Agriculture web soil survey, are considered high-value farmland, which could impact gross annual revenue minimum requirements by Multnomah County.

Additional details on Multnomah County zoning, land use regulations, and soils are included in the Supplemental Information Package with Bid Documents.

Acquisition of the 111± acre Burnham Farm at auction reserve price of \$1,400,000 provides rare opportunity to purchase a family or hobby farm with option to add significant value from undertaking farm-related operations to meet requirements for development of a view farm estate homesite within twenty minutes of Portland.



26± acres in western section of Farm currently planted in grass seed



Former pony barn may have potential for restoration



2,880 SF metal shop building has two overhead 14'x10' doors and small office



Western half of Farm is open grassland and timber bisected by Abbey Creek. Potential view homesite along hilltop

LOCATION: Township 1 North, Range 1 West, Section 16, Tax Lots 700, 1100, 600, 700, 800, Parcels R504731, R324295, R324306, R324346, R324348, Multnomah County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 25, 2025

or E-MAIL info@rmnw-auctions.com



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