

Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 4/19/2006 1:37:24 PM  
ML#: 6000755 Area: 244 List Price: \$1,295,000  
Addr: 27730 ERICKSON RD Unit#:   
City: Eugene Zip: 97402 Condo Loc/Lvl:   
Map Coord: 34/L/1 Zoning: EFU List Type: ER LR: N  
County: Lane Tax ID: 750792  
Elem: TWIN OAKS Middle: KENNEDY  
High: CHURCHILL PropType: RESID  
Nhoo: Spencer Creek #Image: 8  
Legal: 18052400600  
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

#### GENERAL INFORMATION

Lot Size: 50-99.99AC  
Waterfront: OTHER  
River/Lake:

# Acres: 58.65  
View: MNTAIN, VALLEY  
Seller Disc: EXEMPT

Lot Dimensions:  
Lot Desc: POND, PRIVATE, SLOPED  
Other Disc:

#### RESIDENCE INFORMATION

Upper SQFT: 1280 SFSrc: RLID #Bdrms/#Lvl: 4 / 2  
Main SQFT: 1280 TotUp/Mn: 2560 Style: FARMHSE  
Lower SQFT: 160 Parking: DRIVEWAY #Garage: 2 / DETACHD  
Total SQFT: 2720 Roof: COMP Exterior: WOOD

Year Built: 1897 / HISTORC  
Home Wrnty: N 55+ w/Affidavit Y/N: N  
#Fireplaces: 1 / WOOD  
Bsmt/Fnd: PARTBAS

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M /	/ DECK, FIREPL	Mstr Bd:	U /	/ HARDWOD	Baths - Full.Part
Kitchen:	M /	/ BLT-INS	2nd Bd:	U /	/ HARDWOD	Upper Lvl: 1.1
Dining:	M /	/ FORMAL	3rd Bd:	U /	/ HARDWOD	Main Lvl: 0.1
Family:	/	/	4TH-BD	M /	/ FIREPL, HARDWOD	Lower Lvl: 0.0
UTILITY	L /	/		/	/	Total Bth: 1.2

#### REMARKS

XSt/Dir: Pine Grove to Erickson west to property  
ite: Beautifully restored Turn-of-the-Century historic farmhouse set amongst towering trees. Original red oak flooring, french doors, top of the line appliances, granite counter-tops, limestone floors. Paved circular drive. Very private setting with rolling meadows, mountain & forested views. 1200 SF unfinished attic. Must See! Only 6 miles to downtown.  
Public: Beautifully restored Turn-of-the-Century historic farmhouse. Original red oak flooring, french doors, top of the line appliances, granite counter-tops, limestone floors. Paved circular drive. Beautiful hilltop setting. 1200 SF unfinished attic. Must See! Only 6 miles to Eugene.

#### FEATURES AND UTILITIES

Kitchen: BI-RANG, DISHWAS, DISPOSAL, GASAPPL, PANTRY, WAT-PUR, BI-OVEN, FS-REFR  
Interior: GAR-OPN, HARDWOD  
Exterior: BARN, DECK, FENCED, OUTBULD, PORCH, TL-SHED, PAVEDRD, WTRFEAT

#### Accessibility:

Cool: HT-PUMP  
Water: WELL

Hot Water: ELECT  
Sewer: SEPTIC

Heat: HT-PUMP  
Insul:

Fuel: ELECT

#### FINANCIAL

Property Tax/Yr: 1845.19  
Terms: CASH, CONV  
Escrow Pref: First American Title  
HOA Dues:  
HOA Incl:

Spcl Asmt Balance:  
HOA Dues-2nd:

Tax Deferral: Y  
3rd Party: N  
Rent, If Rented:

BAC: % 2.5  
SAC: % 0

#### BROKER / AGENT DATA

BRCD: 5NAM01 Office: Nancy Amsberry, REALTOR

LPID: AMSBERRY Agent: Nancy Amsberry

CoLPID: CoBRCD:

Agent E-mail: nancy@amsberry.com

ShowHrs: All

LBHrs/Loc/Cmb: All

Show: APTONLY, CALL-LA, SEC-SYS

Tran: 3/14/2006 List: 1/3/2006 Exp:

Owner: Jaros

Tenant:

Phone: 541-895-8970

Phone: 541-895-2018

Fax: 541-895-8976

Cell/Pgr: 541-729-5200

CoPh:

Occ: VACANT

Poss: CLOSING

Phone: 541-954-0374

Phone:



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 4/19/2006 1:37:24 PM  
ML#: 5064713 Area: 245 List Price: \$895,000  
Addr: 89989 GREEN HILL RD Unit#:   
City: Eugene Zip: 97402 Condo Loc/Lvl:   
Map Coord: 0/0/0 Zoning: List Type: ER LR: N  
County: Lane Tax ID: 350288  
Elem: MEADOW VIEW Middle:   
High: WILLAMETTE PropType: RESID  
Nhoo: #Image: 8  
Legal: 17-04-08-00-02100  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 50-99.99AC  
Waterfront:  
River/Lake:

# Acres: 66.56  
View:  
Seller Disc: DSCLOSUR

Lot Dimensions:  
Lot Desc: LEVEL, POND  
Other Disc:

#### RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: county  
Main SQFT: 1588 TotUp/Mn: 1588  
Lower SQFT: 0 Parking:  
Total SQFT: 1588 Roof:

#Bdrms/#Lvl: 3 / 1  
Style: RANCH  
#Garage: 2 / ATTACHD  
Exterior: OTHER

Year Built: 1964/  
Home Wrnty: 55+ w/Affidavit Y/N:  
#Fireplaces: / STOVE, WOOD  
Bsmt/Fnd:

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: / /  
Kitchen: / /  
Dining: / /  
Family: / /

Mstr Bd: M / /  
2nd Bd: / /  
3rd Bd: / /

Baths - Full.Part  
Upper Lvl: 0.0  
Main Lvl: 2.0  
Lower Lvl: 0.0  
Total Bth: 2.0

#### REMARKS

XSt/Dir: CLEAR LAKE TO GREEN HILL TO ADDRESS

ite: 67 ACRES being used for horses, cattle, boarding, training and hay crop. property has indoor arena 80x120 with 17 stalls paved aley ways rm to double stalls property has many ag related possibilities organic farming, alpacas,. Home is very nice inside and out country and cozy.

Public: PC3875 67 acres being used as equine facility, training, boarding, pasture, hay crop. Property is close in and great income producer, alpacas, organic farming, 80x120 indoor arena 17 stalls rm to double stalls. home is in great conditios very country and cozy.

#### FEATURES AND UTILITIES

Kitchen:  
Interior:  
Exterior:  
Accessibility:  
Cool:  
Water: WELL

Hot Water:  
Sewer: SEPTIC

Heat: WOODSTV  
Insul:

Fuel: ELECT

#### FINANCIAL

Property Tax/Yr: 3237.27  
Terms: CASH, CONV, OTHER  
Escrow Pref:  
HOA Dues:  
HOA Incl:

Spcl Asmt Balance:  
HOA Dues-2nd:

Tax Deferral:  
3rd Party: N  
Rent, If Rented:

BAC: % 3  
SAC:

#### BROKER / AGENT DATA

BRCD: 5COL01 Office: Coldwell Banker CIR  
LPID: 5170730 Agent: Troy Welch  
CoLPID: CoBRCD:  
Agent E-mail: twelch@cbcir.com  
ShowHrs:  
LBHrs/Loc/Cmb: call-first  
Show: CALL1ST

CoAgent:

Phone: 541-338-3200 Fax: 541-338-3299  
Phone: 541-517-0730 Cell/Pgr:  
CoPh:

Occ: OWNER Poss:  
Phone: 541-912-9901  
Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

**RESIDENTIAL**  
ML#: 6028941  
Addr: 28473 Goble LN  
City: Eugene  
Map Coord: 24/I/3  
County: Lane  
Elem: TWIN OAKS  
High: CHURCHILL  
Nhood:  
Legal: 17-04-30-00-01800  
Public Internet/Address Display: Y/Y Offer/Nego:

Status: ACT  
Area: 245  
Zip: 97402  
Zoning:  
Tax ID: 460921

4/19/2006 1:37:25 PM  
List Price: \$1,295,000  
Unit#:   
Condo Loc/Lvl:  
List Type: ER LR: N  
Middle: KENNEDY  
PropType: RESID  
#Image: 8

#### GENERAL INFORMATION

Lot Size: 20-49.99AC  
Waterfront:  
River/Lake:

# Acres: 42.51  
View: LAKE, CITY  
Seller Disc: DSCLOSUR

Lot Dimensions:  
Lot Desc: PRIVATE, TREES  
Other Disc:

#### RESIDENCE INFORMATION

Upper SQFT: 0  
Main SQFT: 3400  
Lower SQFT: 0  
Total SQFT: 3400

SFSrc: Seller  
TotUp/Mn: 3400  
Parking:  
Roof: COMP

#Bdrms/#Lvl: 4 / 1  
Style: TRAD, CUSTOM  
#Garage: 2 / ATTACHD  
Exterior: T-111, WOOD

Year Built: 1973/  
Home Wrnty: 55+ w/Affidavit Y/N:  
#Fireplaces: 2/ WOOD  
Bsmt/Fnd: CRAWLSP

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 21 X 14 /  
Kitchen: M / 14 X 12 / EATAREA, PANTRY  
Dining: M / 15 X 12 / FORMAL  
Family: M / 22 X 17 / DECK, FIREPL  
BONUS: M / 20 X 19 / DECK, FIREPL

Mstr Bd: M / 19 X 15 / BATH  
2nd Bd: M / 13 X 11 /  
3rd Bd: M / 12 X 11 /  
4TH-BD: M / 11 X 9 /  
UTILITY: M / 14 X 9 /

Baths - Full.Part  
Upper Lvl: 0.0  
Main Lvl: 3.0  
Lower Lvl: 0.0  
Total Bth: 3.0

#### REMARKS

XSt/Dir: 126 West, 3/4 of one mile past Green Hill to South on Goble Lane

ite: The possibilities are endless. Pasture areas, fruit trees, rose garden, 26x26 shop (110/220) on slab w/ 26x15 covered overhang for storage or RV parking. Guest house is 2/1, 810 s.f., complete w/ kitchen and fireplace. Buyer to verify all Sq.Ft. Appointment only but very easy to set one up. Call owner first. If no answer, call listing agent.

Public: An amazing estate just outside the urban growth boundary but in the 4-J school district. Built by Meltebek, this home boasts 360 degree views of the city, mountain ranges, and Fern Ridge and offers absolute privacy. Over 42 acres with a guest house, shop, pasture areas, & so much more!

#### FEATURES AND UTILITIES

Kitchen: BI-RANG, DISHWAS, DISPOS, PANTRY, WAT-PUR, BI-OVEN  
Interior: BI-VACM, CEILFAN, GAR-OPN, INTRCOM, TILE-FL, WW-CARP  
Exterior: DECK, GARDEN, OUTBULD, RV-PARK, SHOP, 2ND-RES, GRAVLRD, PAVEDRD

Accessibility: 1LEVEL

Cool: HT-PUMP

Water: PRIVATE, WELL

Hot Water: ELECT

Sewer: SEPTIC

Heat: FOR-AIR, HT-PUMP

Insul: FULLY

Fuel: ELECT

#### FINANCIAL

Property Tax/Yr: 6683.92

Terms: CASH, CONV

Escrow Pref:

HOA Dues:

HOA Incl:

Spcl Asmt Balance:

HOA Dues-2nd:

Tax Deferral: N

3rd Party: N

Rent, If Rented:

BAC: % 3

SAC:

#### BROKER / AGENT DATA

BRCD: 5WJT01 Office: Windermere RE Lane County

LPID: MBOLTZ Agent: Matthew Boltz

CoLPID: CoBRCD:

Agent E-mail: matthewboltz@windermere.com

ShowHrs: Tran: 4/19/2006 List: 4/18/2006 Exp:

LBHrs/Loc/Cmb: No Lock Box

Show: APTONLY, OWN-OCC, CALLOWN

CoAgent:

Owner: Harvel

Tenant:

Phone: 541-484-2022

Phone: 541-729-5541

Fax: 541-465-8169

Cell/Pgr:

CoPh:

Occ: OWNER

Poss: CLOSING

Phone: 541-484-5859

Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**CURTIS IRVING  
REALTY, INC.**

**MIKE MILLER, GRI**  
Principal Broker  
Multi-Million \$ Producer  
#1 Agent 1990-2003

560 COUNTRY CLUB PARKWAY, #200  
EUGENE, OR 97401  
BUS. (541) 334-SOLD  
FAX (541) 334-1286  
RES. (541) 741-2669  
E-MAIL CBMILLER@CONTINET.COM



Dear Mr. and Mrs. Bigham;

I have completed the analysis of your Ranch, located at 83505 Tolman Road in Creswell. I based my analysis as if your ranch was split into 2 acre parcels. Your setting is very special and in my opinion, would create one of the finest Rural Developments in Lane County.

My analysis consists of 18 active listed properties on today's market and 11 sold comparable properties, (See Attached Comparables). I have reviewed each of the above comparables and I am representing several smaller lot rural developers at this time and their product is very similar to yours, excepting for your location setting is superior, it's beauty, privacy and natural attributes would justify a much higher lot price, as the market craves quality rural development ground.

I believe that with 67.69 acres to work with and the topography of your ground, it would take approximately 7 acres of your ground for roads and infrastructure to include storm drainage area etc., leaving 30, 2 acre pristine lots.

After formal review, I feel that if I were to list your lots in today's market, I would support on average a list price of \$150,000.00 x 28 = \$4,200,000.00 for the vacant lots. I would support a list price of \$350,000.00 for the 2 acre lot with the house and \$200,000.00 for the 2 acre lot with the shop.

Total retail for the Development of Sub dividable Ranch is as follows:

(28) 2 Acre vacant lots	\$4,200,000.00
(1) 2 Acre lot with existing home	\$ 350,000.00
(1) 2 Acre lot with existing shop	<u>\$ 200,000.00</u>
<b>Total Value</b>	<b>\$4,750,000.00</b>

If you have any further questions regarding this analysis, please do not hesitate to contact my office at (541) 334-7653 or my cell phone at (541) 954-4454.

Sincerely,

**Michael P. Miller**  
Principal Broker – Coldwell Banker CIR

**Bigham**

**CMA Report on:**

**Vacant Lot**

**Prepared by:**

**Mike Miller Principal Broker**

**Coldwell Banker, Curtis Irving Realty, Inc.**

**541-334-7653 (Office)**

**541-954-4454 (Cell)**

**541-334-1286 (Fax)**

# PROPERTIES SOLD

**Presented By: Mike Miller**

**541-741-2669**

**V19/2006**

**Coldwell Banker CIR**

**541-338-3200**

**1:48 P.M.**

**cbmiller@continet.com**

**TOTAL PROPERTIES - STATS HIGH/LOW**

---

<b>Total Pending:</b>	<b>8</b>	<b>High List:</b>	<b>\$234,900</b>	<b>High DOM:</b>	<b>155</b>
		<b>Low List:</b>	<b>\$149,500</b>	<b>Low DOM:</b>	<b>0</b>
		<b>Avg List:</b>	<b>\$180,988</b>	<b>Avg DOM:</b>	<b>60</b>

---

<b>Total Sold:</b>	<b>11</b>	<b>High List:</b>	<b>\$249,900</b>	<b>High Sale:</b>	<b>\$249,900</b>	<b>High DOM:</b>	<b>330</b>
<b>%SP/LP: 97.3</b>		<b>Low List:</b>	<b>\$150,000</b>	<b>Low Sale:</b>	<b>\$148,000</b>	<b>Low DOM:</b>	<b>6</b>
<b>%SP/OLP: 97.76</b>		<b>Avg List:</b>	<b>\$191,791</b>	<b>Avg Sale:</b>	<b>\$186,609</b>	<b>Avg DOM:</b>	<b>145</b>

---

<b>Total:</b>	<b>19</b>	<b>High List:</b>	<b>\$249,900</b>	<b>High Sale:</b>	<b>\$249,900</b>	<b>High DOM:</b>	<b>330</b>
		<b>Low List:</b>	<b>\$148,000</b>	<b>Low Sale:</b>	<b>\$148,000</b>	<b>Low DOM:</b>	<b>0</b>
		<b>Avg List:</b>	<b>\$187,242</b>	<b>Avg Sale:</b>	<b>\$186,609</b>	<b>Avg DOM:</b>	<b>109</b>

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Mike Miller  
541-338-3200

LOTS AND LAND  
Coldwell Banker CIR

4/19/2006 1:48:42 PM

19 Matches

MLS#	P	Type	Address	City	Area	Acres	Price
------	---	------	---------	------	------	-------	-------

**Pending**

<u>6000253</u>	8	RESID	83487 PAPENFUS RD	Pleasant Hill	234	2.77	\$149,500
<u>6001164</u>	1	RESID	38407 HWY 58	Dexter	234	2.07	\$155,000
<u>5084978</u>	1	RESID	Florence RD	Creswell	235	1.69	\$149,500
<u>6017217</u>	0	RESID	Gowdyville RD	Cottage Grove	235	2.34	\$180,000
<u>6008314</u>	1	RESID	909 JOHNSON AVE	Cottage Grove	235	1.31	\$225,000
<u>6006388</u>	3	RESID	25768 TIDBALL LN	Veneta	236	4.93	\$195,000
<u>6007509</u>	4	RESID	93069 APPLGATE Lot 9	Cheshire	237	1.86	\$159,000
<u>6004257</u>	3	RESID	Florence RD	Eugene	244	5	\$234,900

**Total: 8**

**Average List: \$180,988**  
**Average DOM: 60**

**Sold**

<u>5049413</u>	0	RESID	49865 MCKENZIE HWY	Vida	233	4.3	\$169,900
<u>5065078</u>	4	RESID	Sullivan LN	McKenzie Bridge	233	1.85	\$179,900
<u>5052519</u>	3	RESID	Holden Creek Ln	Leaburg	233	4.98	\$205,000
<u>5084155</u>	0	RESID	38724 place rd	Fall Creek	234	2.68	\$165,000
<u>5063942</u>	0	RESID	82936 RATTLESNAKE RD	Dexter	234	5	\$210,000
<u>5092598</u>	0	RESID	Rat Creek	Cottage Grove	235	3.2	\$148,000
<u>5013529</u>	0	RESID	FOREST MEADOWS LN	Veneta	236	2.6	\$150,000
<u>50774</u>	2	RESID	Larson RD	Monroe	237	5	\$200,000
<u>5015650</u>	2	RESID	Lot 28 Hidden Meadow	Eugene	243	5	\$190,000
<u>5080157</u>	0	RESID	Solar Peak 1	Eugene	243	2.61	\$249,900
<u>5022394</u>	0	RESID	16 Los Altos	Eugene	244	1.7	\$185,000

**Total: 11**

**Average List: \$191,791**  
**Average DOM: 145**

**Average Sold: \$186,609**

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Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: PEN 4/19/2006 1:25:20 PM  
ML#: 6000253 Area: 234 List Price: \$149,500  
Address: 83487 PAPERFUS RD  
City: Pleasant Hill Zip: 97455  
Additional Parcels: /  
Map Coord: 17/E/11 Zoning: List Type: ER LR: N  
County: Lane Tax ID: 1309952  
Subdivision:  
Manufhs Okay: Y CC&Rs: N #Image: 8  
Elem: TRENT Middle: PLEASANT HILL  
High: PLEASANT HILL Prop Type: RESID  
Legal: 19-02-10-00-01022  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2.77  
Waterfront: N / River/Lake:  
Perc Test: Y / APPROVED RdFrntg: Y  
Seller Disc: DSCLOSUR Other Disc:  
Lot Desc: CLEARED, TREES, WOODED  
Topography: SLOPED  
Soil Cond: OTHER

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf: GRAVLRD  
View: TREES, VALLEY  
Soil Type/Class:

Present Use: MOBL-HM, RESIDNC

#### IMPROVEMENTS

Utilities: POWER, WELL, STD-SEP  
Existing Structure: Y / UTLSHD

#### REMARKS

XSt/Dir: East on Hwy 58, right on Enterprise, left on Papenfus Rd  
Private: Build your dream home on this buildable legal lot. Power has been brought from road to site. Well, with new pump and 2,500 gal. holding tank. New concrete 1,000 gal. septic tank installed in 2005. Wonderful mountain and wooded views, quiet, 20 mins. to Eugene. Motivated seller!!..bring all offers...  
Public: Build your dream home on this buildable legal lot. Power has been brought from road to site. Well, with new pump and 2,500 gal. holding tank. New concrete 1,000 gal. septic tank installed in 2005. Wonderful mountain and wooded views, quiet, 20 mins. to Eugene. Motivated seller!!

#### FINANCIAL

Prop Tax/Yr: 574.36 Spcl Asmt Balance:  
Crop/Land Lease:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH, CONV

Tax Deferral: BAC: % 3  
3rd Party: N SAC:

#### Escrow Preference:

#### BROKER / AGENT DATA

BRCD: 5DRR01 Office: D & R Real Estate  
LPID: LAMBGN Agent: Nicholas Lamb  
CoLPID: CoBRCD: CoAgent:  
Agent E-mail: nicholas\_lamb@yahoo.com  
List: 1/2/2006 Exp:  
Tran: 4/6/2006

Phone: 541-349-1800 Fax: 541-868-0911  
Phone: 541-554-6829 Cell/Pgr:  
CoPh:

Show: VACANT  
Owner: Olson  
Tenant:

Poss:  
Phone:  
Phone:

#### COMPARABLE INFORMATION

Pend: 4/6/2006 DOM/CDOM: 94 / 407  
Sold: Terms:  
SPID: S/Agt:

O/Price: \$149,500  
Sold Price:  
S/Off: S/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: PEN 4/19/2006 1:25:20 PM  
ML#: 6001164 Area: 234 List Price: \$155,000  
Address: 38407 HWY 58  
City: Dexter Zip: 97431  
Additional Parcels: /  
Map Coord: 10/D/9 Zoning: List Type: ER LR: N  
County: Lane Tax ID: 813673  
Subdivision:  
Manufhs Okay: CC&Rs: #Image: 1  
Elem: PLEASANT HILL Middle:  
High: PLEASANT HILL Prop Type: RESID  
Legal: 19-01-08-00-02600  
Public Internet/Address Display: Y/Y Offer/Nego:

# GENERAL INFORMATION

Lot Size: 50-99.99AC  
Waterfront: /  
Perc Test: /  
Seller Disc:  
Lot Desc:  
Topography: LEVEL  
Soil Cond:

Acres: 2.07  
River/Lake:  
RdFrntg:  
Other Disc:

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf:  
View:  
Soil Type/Class:  
Present Use:

# IMPROVEMENTS

Utilities: OTHER, SEPTIC, WELL  
Existing Structure: /

# REMARKS

XSt/Dir: Hwy. 58 to across from the Mexican Restaurant in Dexter  
Private: Manufactured home of little value. Currently rented but will be vacant Feb. 1, 2006. Rented for \$700 with owner paying utilities. Call listing agent for showing instructions.  
Public: Starter home or rental. Manufactured home on 2 acres in Dexter.

# FINANCIAL

Tax/Yr: 552.35 Spcl Asmt Balance: Tax Deferral: N BAC: % 3  
Crop/Land Lease: 3rd Party: N SAC: % 0  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH Escrow Preference:

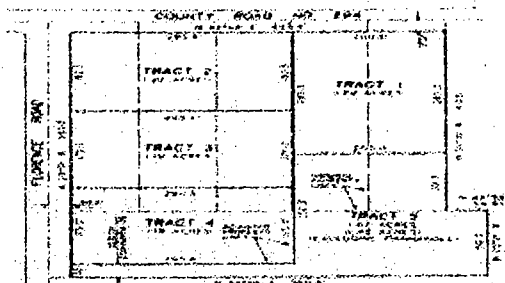
# BROKER / AGENT DATA

BRCD: 5PRU02 Office: Prudential R.E. Professionals Phone: 541-342-7625 Fax: 541-485-4460  
LPID: STCLAIRA Agent: Adrienne St Clair Phone: 541-302-4474 Cell/Pgr:  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: Adrienne@TheStClairs.com  
List: 12/29/2005 Exp: Show: CALL-LA, CALLTEN Poss:  
Tran: 4/5/2006 Owner: CLO Phone:  
Tenant: Phone:

# COMPARABLE INFORMATION

Pend: 4/5/2006 DOM/CDOM: 97 / 97 O/Price: \$165,000  
Sold: Terms: Sold Price:  
SPID: MILLMIKE S/Agt: Mike Miller S/Off: 5COL01 S/Off Phone: 541-338-3200

5/2005



**Presented by:** Mike Miller **Agent Full**  
 Coldwell Banker CIR  
**LOTS AND LAND** **Status:** PEN **4/19/2006** **1:25:21 PM**  
**ML#:** 5084978 **Area:** 235 **List Price:** \$149,500  
**Address:** Florence RD  
**City:** Creswell **Zip:** 97426  
**Additional Parcels:** /  
**Map Coord:** 0/0/0 **Zoning:** **List Type:** ER LR: N  
**County:** Lane **Tax ID:** Not Found  
**Subdivision:**  
**Manufhs Okay:** N **CC&Rs:** N **#Image:** 1  
**Elem:** CRESLANE **Middle:** CRESWELL  
**High:** CRESWELL **Prop Type:** RESID  
**Legal:** to be provided  
**Public Internet/Address Display:** Y/Y **Offer/Nego:**

## GENERAL INFORMATION

**Lot Size:** 1-2.99AC **Acres:** 1.69  
**Waterfront:** / **River/Lake:**  
**Perc Test:** / **Rd Frntg:**  
**Seller Disc:** DSCLOSUR **Other Disc:**  
**Lot Desc:**  
**Topography:**  
**Soil Cond:**

**Lot Dimensions:**  
**Availability:** SALE **#Lots:**  
**Rd Surf:**  
**View:**  
**Soil Type/Class:**  
**Present Use:**

## IMPROVEMENTS

**Utilities:** POW-AVL, SPT-APP, WELL  
**Existing Structure:** N / NONE

## REMARKS

**XSt/Dir:** I-5 South, West on Oregon(turns to Camas Swale), Left on Florence to lot  
**Private:** PC2838 WOW! Super neat lots, wonderful location, close to town. Well is in, Septic Approval, Approach is in. Lots are ready to go for a beautiful home. No Mobile Homes, No Manufactured Homes will be allowed  
**Public:** PC2838 WOW! Super neat lots, wonderful location, close to town. Well is in, Septic Approval, Approach is in. Lots are ready to go for a beautiful home. No Mobile Homes, No Manufactured Homes will be allowed.

## FINANCIAL

**Prop Tax/Yr:** 0 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3  
**Crop/Land Lease:** **3rd Party:** N **SAC:**  
**HOA Dues:** **HOA Dues-2nd:**  
**HOA Incl:**  
**Terms:** CASH, CONV **Escrow Preference:** WPT- Cindy Leary

## BROKER / AGENT DATA

**BRCD:** 5COL01 **Office:** Coldwell Banker CIR **Phone:** 541-338-3200 **Fax:** 541-338-3299  
**LPID:** MILLMIKE **Agent:** Mike Miller **Phone:** 541-334-7653 **Cell/Pgr:** 541-954-4454  
**CoLPID:** **CoBRCD:** **CoAgent:** **CoPh:**  
**Agent E-mail:** cbmiller@continet.com  
**List:** 11/14/2005 **Exp:** 11/14/2006 **Show:** VACANT **Poss:**  
**Tran:** 4/18/2006 **Owner:** MJK, LLC **Phone:**  
**Tenant:** **Phone:**

## COMPARABLE INFORMATION

**Pend:** 4/18/2006 **DOM/CDOM:** 155 / **O/Price:** \$149,500  
**Sold:** **Terms:** **Sold Price:**  
**SPID:** MILLMIKE **S/Agt:** Mike Miller **S/Off:** 5COL01 **S/Off Phone:** 541-338-3200

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

Presented by: Mike Miller Agent Full  
Coldwell Banker CIR  
LOTS AND LAND Status: PEN 4/19/2006 1:25:21 PM  
ML#: 6017217 Area: 235 List Price: \$180,000  
Address: Gowdyville RD Zip: 97424  
City: Cottage Grove  
Additional Parcels: N/  
Map Coord: 10/L/12 Zoning: Res List Type: ER LR: N  
County: Lane Tax ID: Not Found  
Subdivision:  
Manufhs Okay: Y CC&Rs: N #Image:  
Elem: BOHEMIA Middle: LINCOLN  
High: COTTAGE GROVE Prop Type: RESID  
Legal: 2004250001200  
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

#### GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2.34  
Waterfront: Y / CREEK River/Lake:  
Perc Test: Y / APPROVED RdFrntg: Y  
Seller Disc: DSCLOSUR Other Disc:  
Lot Desc: CLEARED, PRIVRD  
Topography: LEVEL  
Soil Cond: NATIVE

Lot Dimensions:  
Availability: SALE #Lots: 1  
Rd Surfc: PAVEDRD  
View: CREEK, MNTAIN  
Soil Type/Class:  
Present Use: OTHER

#### IMPROVEMENTS

Utilities: POW-AVL, WELL  
Existing Structure: N / NONE

#### REMARKS

XSt/Dir: West on Main, left on Gowdyville to address  
Private: Private buildable acreage just 2 miles from Cottage Grove  
Public: Private buildable acreage just 2 miles from downtown Cottage Grove

#### FINANCIAL

Prop Tax/Yr: 1021.19 Spcl Asmt Balance: Tax Deferral: N BAC: % 2.5  
/Land Lease: N 3rd Party: N SAC:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH Escrow Preference:

#### BROKER / AGENT DATA

BRCD: SHEW01 Office: Re/Max Advantage Plus Phone: 541-942-0151 Fax: 541-942-0100  
LPID: ZOBELBIL Agent: William Zobel Phone: 541-849-3143 Cell/Pgr: 541-912-7124  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: bzobel@oip.net  
List: 3/10/2006 Exp: Show: VACANT Poss:  
Tran: 3/10/2006 Owner: Zolezzi Phone:  
Tenant: Phone:

#### COMPARABLE INFORMATION

Pend: 3/10/2006 DOM/CDOM: 0 / O/Price: \$180,000  
Sold: Terms: Sold Price:  
SPID: ZOBELBIL S/Agt: William Zobel S/Off: SHEW01 S/Off Phone: 541-942-0151

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Mike Miller Agent Full  
Coldwell Banker CIR  
LOTS AND LAND Status: PEN 4/19/2006 1:25:21 PM  
ML#: 6008314 Area: 235 List Price: \$225,000  
Address: 909 JOHNSON AVE  
City: Cottage Grove Zip: 97424  
Additional Parcels: /  
Map Coord: 0/O/O Zoning: R1 List Type: ER LR: N  
County: Lane Tax ID: 1133097  
Subdivision:  
Manufhs Okay: CC&Rs: #Image: 1  
Elem: HARRISON Middle: LINCOLN  
High: COTTAGE GROVE Prop Type: RESID  
Legal: 20 03 33 34 00203  
Public Internet/Address Display: Y/ N Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.31  
Waterfront: / River/Lake:  
Perc Test: / RdFrntg:  
Seller Disc: Other Disc:  
Lot Desc: ORCHARD  
Topography: LEVEL  
Soil Cond:

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf:  
View: OTHER  
Soil Type/Class:  
Present Use:

#### IMPROVEMENTS

Utilities: GAS, POWER, SEWER, WELL  
Existing Structure: Y / RESIDNC, SHOP

#### REMARKS

XSt/Dir: south on 6th, past Taylor, left on Johnson, on right  
Private: CALL LA FOR APPT. LA MUST BE PRESENT, exclusions in LO, Owner out of state, tenant to stay till April 1st 2006, GREAT DEVELOPMENT POTENTIAL, Can't call tenant after 8pm  
Public: GREAT DEVELOPMENT POTENTIAL in city, zoned R1, level backs up to new development, home is very roomy and very livable, has a great well, city sewer, orchard, could be a great investment

#### FINANCIAL

Prop Tax/Yr: 2356.32 Spcl Asmt Balance: Tax Deferral: BAC: % 3  
Crop/Land Lease: 3rd Party: N SAC:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH, CONV, OWNCONT Escrow Preference:

#### BROKER / AGENT DATA

BRCD: 5SMR01 Office: Smith & Smith Realty Phone: 541-942-9267 Fax: 541-942-3072  
LPID: 4892 Agent: Francene Hall Phone: 541-942-2866 Cell/Pgr: 541-517-5593  
CoLPID: 4891 CoBRCD: 5SMR01 CoAgent: Glenn Hall CoPh: 541-942-2866  
Agent E-mail: gfh@oip.net  
List: 1/25/2006 Exp: Show: APTONLY, CALL-LA Poss: NEGOT  
Tran: 4/3/2006 Owner: Clifford/Berta Bush Phone:  
Tenant: Phone:

#### COMPARABLE INFORMATION

Pend: 4/3/2006 DOM/CDOM: 68 / 68 O/Price: \$275,000  
Sold: Terms: Sold Price:  
SPID: 4876 S/Agt: Cindy Coop S/Off: 5CNU01 S/Off Phone: 541-942-2121

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

2006



Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: PEN 4/19/2006 1:25:22 PM  
ML#: 6006388 Area: 236 List Price: \$195,000  
Address: 25768 TIDBALL LN  
City: Veneta Zip: 97487  
Additional Parcels: N/  
Map Coord: 66/A/3 Zoning: List Type: ER LR: N  
County: Lane Tax ID: 503506  
Subdivision:  
Manufhs Okay: N CC&Rs: N #Image: 3  
Elem: VENETA Middle: FERN RIDGE  
High: ELMIRA Prop Type: RESID  
Legal: To be provided via preliminary title report  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 3-4.99AC Acres: 4.93  
Waterfront: N / River/Lake:  
Perc Test: / RdFrntg:  
Seller Disc: EXEMPT Other Disc:  
Lot Desc: CLEARED, PASTURE, SOLAR  
Topography:  
Soil Cond:

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf:  
View: TERRITR  
Soil Type/Class:  
Present Use:

#### IMPROVEMENTS

Utilities: POWER, SEPTIC, WELL  
Existing Structure: Y /

#### REMARKS

XSt/Dir: W. on 11th past Fern Ridge, L on Houston, L on Tidball, in on right  
Private: Good well and septic, property will not qualify for conventional financing, please provide proof of buyers to perform upon presentation of the offer. Existing Mobil home is in poor condition and has no value and not subject to disclosure... not intended for residential use... please use vacant land purchase agreement. Combo box on gate #2690  
Public: Beautiful level acreage perfect for construction of new home. Good well & septic, partially fenced pasture and outbuildings plus a seasonal creek to the south. Room for horses, and gardening, wonderful southern exposure.

#### FINANCIAL

Prop Tax/Yr: 790.24 Spcl Asmt Balance:  
Crop/Land Lease: N Tax Deferral: N BAC: % 3  
HOA Dues: HOA Dues-2nd: 3rd Party: N SAC:  
HOA Incl:  
Terms: CASH Escrow Preference: First American

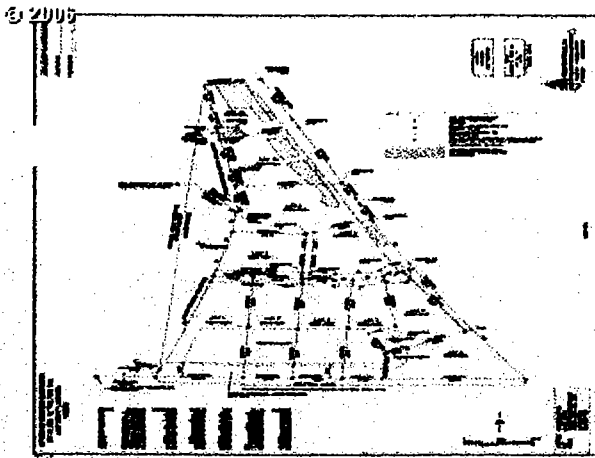
#### BROKER / AGENT DATA

BRCD: 5CHB01 Office: John L. Scott Eugene-Spfd  
LPID: BRAATENE Agent: Elliott Braaten  
CoLPID: CoBRCD: CoAgent: Phone: 541-687-1415 Fax: 541-687-1419  
Agent E-mail: elliott@eugenejls.com Phone: 541-684-6407 Cell/Pgr:  
List: 1/27/2006 Exp: Show: VACANT, COMBOBX CoPh:  
Tran: 3/15/2006 Owner: Carol and David Richardson Poss:  
Tenant: Phone:

#### COMPARABLE INFORMATION

Pend: 3/14/2006 DOM/CDOM: 46 / 46 O/Price: \$195,000  
Sold: Terms: Sold Price:  
SPID: DORMAN S/Agt: Andrea Gramzow S/Off: 5WJT02 S/Off Phone: 541-988-0200

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented by:** Mike Miller **Agent Full**  
 Coldwell Banker CIR  
**LOTS AND LAND** **Status:** PEN **4/19/2006** **1:25:23 PM**  
**ML#:** 6007509 **Area:** 237 **List Price:** \$159,000  
**Address:** 93069 APPLEGATE Lot 9  
**City:** Cheshire **Zip:** 97448  
**Additional Parcels:** Y/Sub Lots  
**Map Coord:** 0/A/0 **Zoning:** RR2 **List Type:** ER LR: N  
**County:** Lane **Tax ID:** 57792  
**Subdivision:** Applegate Meadows  
**Manufhs Okay:** N **CC&Rs:** Y **#Image:** 4  
**Elem:** LAUREL **Middle:** OAKLEA  
**High:** JUNCTION CITY **Prop Type:** RESID  
**Legal:** Lot 9 Applegate Meadows: PA056281  
**Public Internet/Address Display:** Y/Y **Offer/Nego:** LA-ONLY

Virtual Tour

#### GENERAL INFORMATION

**Lot Size:** 1-2.99AC **Acres:** 1.86  
**Waterfront:** N / **River/Lake:**  
**Perc Test:** Y / APPROVED **RdFrntg:** Y  
**Seller Disc:** EXEMPT **Other Disc:**  
**Lot Desc:** CLEARED, PASTURE, SOLAR, TREES  
**Topography:** FLOODPL, LEVEL  
**Soil Cond:** NATIVE, COMPACT

**Lot Dimensions:**  
**Availability:** SALE **#Lots:** 10  
**Rd Surf:** PAVEDRD  
**View:** TREES, VALLEY  
**Soil Type/Class:**

**Present Use:** RESIDNC

#### IMPROVEMENTS

**Utilities:** CABLETV, PHONE, POWER, SPT-APP, UG-UTIL, WELL  
**Existing Structure:** N / NONE

#### REMARKS

**XSt/Dir:** Hwy 99 N to Hwy 36 W to Applegate Trail S 1/4 mi. to prop.  
**Private:** County lists 100 yr. flood plain. Home ground floor to be approx. 1ft above current grade. Reservations only until final plat records - \$2000 on EM contract - call LA for details. Seller will drill well. Buyer shall install well pump and Adventex septic. Drainfields in. Buyer may live in RV on prop during home construction. Min 1800 sqft.  
**Public:** Flat building lots 1 - 2 acres. 5 lots on small lake frontage. All lots open and clear w/valley & Mt. views. Greenway. No MFG homes. Min sqft = 1800. Final plat expected by April 1. Only 20 min. to downtown Eugene.

#### FINANCIAL

**Prop Tax/Yr:** 710.84 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 3  
**Crop/Land Lease:** **3rd Party:** N **SAC:**  
**HOA Dues:** **HOA Dues-2nd:**  
**HOA Incl:**  
**Terms:** CASH, CONV **Escrow Preference:** Cascade (Cindy)

#### BROKER / AGENT DATA

**BRCD:** 5BRE01 **Office:** Barnhart Assoc Real Estate **Phone:** 541-345-3006 **Fax:** 541-345-3140  
**LPID:** HEIDECKE **Agent:** Scott Heidecke **Phone:** 541-284-4118 **Cell/Pgr:** 541-517-5765  
**CoLPID:** LANDMAN **CoBRCD:** 5BRE01 **CoAgent:** Rick Sterry **CoPh:** 541-284-4129  
**Agent E-mail:** scotth@barnhartassociates.com  
**List:** 2/1/2006 **Exp:** **Show:** 24HR-NC, VACANT **Poss:** CLOSING  
**Tran:** 3/27/2006 **Owner:** Ron & Joanne Schmitt **Phone:**  
**Tenant:** **Phone:**

#### COMPARABLE INFORMATION

**Pend:** 2/6/2006 **DOM/CDOM:** 5 / 5 **O/Price:** \$159,000  
**Sold:** **Terms:** **Sold Price:**  
**SPID:** ENSLEYM **S/Agt:** Mindy Ensley **S/Off:** 5COL01 **S/Off Phone:** 541-338-3200

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: SLD 4/19/2006 1:25:27 PM  
ML#: 5049413 Area: 233 List Price: \$169,900  
Address: 49865 MCKENZIE HWY  
City: Vida Zip: 97488  
Additional Parcels: /  
Map Coord: 31/O/10 Zoning: RR-5 List Type: ER LR: N  
County: Lane Tax ID: 553048  
Subdivision:  
Manufhs Okay: Y CC&Rs: N #Image:  
Elem: MCKENZIE RIVER Middle: MCKENZIE  
High: MCKENZIE Prop Type: RESID  
Legal: 17-35-02-10-00500  
Public Internet/Address Display: Y/ N Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 3-4.99AC Acres: 4.3  
Waterfront: N / River/Lake:  
Perc Test: / RdFrntg: Y  
Seller Disc: DSCLOSUR Other Disc:  
Lot Desc: PRIVATE, SECLDED, WOODED  
Topography: LEVEL, SLOPED  
Soil Cond: NATIVE

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf:  
View: TREES, MNTAIN  
Soil Type/Class:  
Present Use: RAWLAND

#### IMPROVEMENTS

Utilities: POW-AVL, WELL  
Existing Structure: N /

#### REMARKS

XSt/Dir: McKenzie Hwy. East, just past milepost 36 on north side of highway.  
Private: Great property! Driveway into a lower building site and road into an upper building site(1 house allowed). Private, heavily timbered property. Well 13 gpm per well log. Lane county verified legal lot. PA - 3970 - 90. Don't wait on this one!! Seller carry. NATD.  
Public: Great property! Driveway into a lower building site and road into an upper building site(1 house allowed). Private, heavily timbered property. Well 13 gpm per well log. Lane county verified legal lot. Don't wait on this one!!

#### FINANCIAL

Prop Tax/Yr: 480 Spcl Asmt Balance:  
Crop/Land Lease: Tax Deferral: N BAC: % 3  
HOA Dues: HOA Dues-2nd: 3rd Party: N SAC: % 3  
HOA Incl:  
Terms: CASH, CONV Escrow Preference: Cascade - Christy S.

#### BROKER / AGENT DATA

BRCD: 5EQR01 Office: Equity Realty GMAC Real Estate Phone: 541-342-4200 Fax: 541-342-3299  
LPID: 4463 Agent: Mark Fleischer Phone: 541-521-9720 Cell/Pgr: 541-521-9720  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: mark@oregonwaterfrontproperties.com  
List: 7/6/2005 Exp: Show: VACANT Poss: ROD+1  
Tran: 12/6/2005 Owner: R. Johnson, Jr. Phone:  
Tenant: Phone:

#### COMPARABLE INFORMATION

Pend: 12/2/2005 DOM/CDOM: 149 / 149 O/Price: \$169,900  
Sold: 12/6/2005 Terms: OWNCONT / Sold Price: \$169,900  
SPID: CARYCAT S/Agt: Catherine Cary S/Off: 1HOC01 S/Off Phone: 541-836-7001

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



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Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND  
ML#: 5065078 Status: SLD 4/19/2006 1:25:28 PM  
Area: 233 List Price: \$179,900  
Address: Sullivan LN  
City: McKenzie Bridge Zip: 97413  
Additional Parcels: /  
Map Coord: 9/C/10 Zoning: RR-2 List Type: ER LR: N  
County: Lane Tax ID: 93383  
Subdivision:  
Manufhs Okay: Y CC&Rs: N #Image: 4  
Elem: MCKENZIE RIVER Middle: MCKENZIE  
High: MCKENZIE Prop Type: RESID  
Legal: 16-55-23-10-01802  
Public Internet/Address Display: Y/ N Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 1-2.99AC  
Waterfront: Y / CREEK  
Perc Test: N /  
Seller Disc: EXEMPT  
Lot Desc: SECLDED, WOODED  
Topography: LEVEL  
Soil Cond: NATIVE

Acres: 1.85  
River/Lake: HorseCreek  
RdFrntg: Y  
Other Disc:

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surfc: GRAVLRD  
View: TREES, CREEK  
Soil Type/Class:  
Present Use: RAWLAND

#### IMPROVEMENTS

Utilities: POW-AVL  
Existing Structure: N /

#### REMARKS

**XSt/Dir:** East on McKen. Hwy. to approx. mp 50.4.R on Horse Crk. Rd. 1/4 mi. on rt  
**Private:** Rushing year round Horse Creek frontage. Excellent views and sounds from building site. 50 ft. riparian set-back is marked and legal lot has been determined by Lane County. Nicely wooded level property. Rare find these days. Don't be late! More commonly known as Horse Creek Rd. Terms: Owner carry. Note & Trust Deed.  
**Public:** Rushing year round Horse Creek frontage. Excellent views and sounds from building site. 50 ft. riparian set-back is marked and legal lot has been determined by Lane County. Nicely wooded, level property. Rare find these days. More commonly known as Horse Creek Rd.

#### FINANCIAL

Prop Tax/Yr: 420  
Crop/Land Lease:  
HOA Dues:  
HOA Incl:  
Terms: CASH, CONV  
Spcl Asmt Balance:  
HOA Dues-2nd:  
Tax Deferral: N  
3rd Party: N  
BAC: % 3  
SAC:  
Escrow Preference: Cascade-Christy

#### BROKER / AGENT DATA

BRCD: 5EQR01 Office: Equity Realty GMAC Real Estate Phone: 541-342-4200 Fax: 541-342-3299  
LPID: 4463 Agent: Mark Fleischer Phone: 541-521-9720 Cell/Pgr: 541-521-9720  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: mark@oregonwaterfrontproperties.com  
List: 8/31/2005 Exp: Show: VACANT Poss: ROD+1  
Tran: 11/28/2005 Owner: Steven Severin Phone:  
Tenant:

#### COMPARABLE INFORMATION

Pend: 9/24/2005 DOM/CDOM: 24 / 24 O/Price: \$179,900  
Sold: 11/23/2005 Terms: OWNCONT / Sold Price: \$179,900  
SPID: 4463 S/Agt: Mark Fleischer S/Off: 5EQR01 S/Off Phone: 541-342-4200

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented by:** Mike Miller  
Coldwell Banker CIR  
**Agent Full**  
**LOTS AND LAND** **Status:** SLD **4/19/2006** **1:25:28 PM**  
**ML#:** 5052519 **Area:** 233 **List Price:** \$200,000  
**Address:** Holden Creek Ln  
**City:** Leaburg **Zip:** 97478  
**Additional Parcels:** /  
**Map Coord:** 0/O/O **Zoning:** **List Type:** ER LR: N  
**County:** Lane **Tax ID:** 1009479  
**Subdivision:**  
**Manufhs Okay:** **CC&Rs:** **#Image:** 3  
**Elem:** WALTERVILLE **Middle:** THURSTON  
**High:** THURSTON **Prop Type:** RESID  
**Legal:** 17-15-09-00-00605  
**Public Internet/Address Display:** Y/Y **Offer/Nego:**

#### GENERAL INFORMATION

**Lot Size:** 3-4.99AC  
**Waterfront:** /  
**Perc Test:** /  
**Seller Disc:**  
**Lot Desc:**  
**Topography:**  
**Soil Cond:**

**Acres:** 4.98  
**River/Lake:**  
**RdFrntg:** Y  
**Other Disc:**

**Lot Dimensions:**  
**Availability:** SALE **#Lots:**  
**Rd Surf:**  
**View:**  
**Soil Type/Class:**

**Present Use:**

#### IMPROVEMENTS

**Utilities:** NONE, WELL  
**Existing Structure:** Y / BARN

#### REMARKS

**XSt/Dir:** Adjacent to 42418 Holden Creek Rd.

**Private:**

**Public:** Beautiful 4.98 acres on Holden Creek Ln. Has older 52 x 52 red barn, all level and usable land, in area of exceptional homes. Well drilled 1983, never used (since seller owned home next door w/ well), well log states 20 gpm per bailer test - well log on file.

#### FINANCIAL

**Prop Tax/Yr:** 79  
**Crop/Land Lease:**  
**HOA Dues:**  
**HOA Incl:**  
**Terms:** CASH

**Spcl Asmt Balance:**  
**HOA Dues-2nd:**

**Tax Deferral:**  
**3rd Party:** N **BAC:** % 3  
**SAC:**

**Escrow Preference:** Western - Sheryl H

#### BROKER / AGENT DATA

**BRCD:** 5REI01 **Office:** RE/MAX Integrity  
**LPID:** WILLHR **Agent:** Rick Willhite  
**CoLPID:** WILLHD **CoBRCD:** 5REI01  
**Agent E-mail:** willhitehomes@msn.com  
**List:** 7/13/2005 **Exp:**  
**Tran:** 12/29/2005

**CoAgent:** Deborah Willhite

**Show:** VACANT  
**Owner:** Maxwell  
**Tenant:**

**Phone:** 541-345-8100 **Fax:** 541-302-4899  
**Phone:** 541-822-3266 **Cell/Pgr:**  
**CoPh:** 541-822-3266

**Poss:**  
**Phone:**  
**Phone:**

#### COMPARABLE INFORMATION

**Pend:** 11/1/2005 **DOM/CDOM:** 111 / 111  
**Sold:** 12/27/2005 **Terms:** CONV /  
**SPID:** SNYDERKA **S/Agt:** Kathleen Snyder

**O/Price:** \$200,000  
**Sold Price:** \$205,000  
**S/Off:** 5MIL01 **S/Off Phone:** 541-349-0494

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

Presented by: Mike Miller Agent Full  
Coldwell Banker CIR  
LOTS AND LAND Status: SLD 4/19/2006 1:25:29 PM  
ML#: 5084155 Area: 234 List Price: \$175,000  
Address: 38724 place rd  
City: Fall Creek Zip: 97452  
Additional Parcels: N/  
Map Coord: 16/D/9 Zoning: RR5 List Type: ER LR: N  
County: Lane Tax ID: 557908  
Subdivision:  
Manufhs Okay: Y CC&Rs: N #Image:  
Elem: LUNDY Middle: LOWELL  
High: LOWELL Prop Type: RESID  
Legal: 18-01-32-00-01800  
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

#### GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2.68  
Waterfront: N / OTHER River/Lake:  
Perc Test: / RdFrntg: Y  
Seller Disc: DSCLOSUR Other Disc:  
Lot Desc: CLEARED  
Topography: SLOPED  
Soil Cond: NATIVE

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf: PAVEDRD  
View: OTHER, MNTAIN  
Soil Type/Class:

Present Use: RAWLAND

#### IMPROVEMENTS

Utilities: POWER, SEPTIC, WELL  
Existing Structure: Y / NO-VALU, STORAGE

#### REMARKS

XSt/Dir: past jasper store on jasper-lowell to pengra to left on place rd to 38724  
Private: nice gentle sloping acreage with well and septic in. a carport and small storage shed at no value. owc with large down.  
balance due in one year or first draw. 2.68 m/l per lane co.  
Public: nice gentle sloping acreage with well and septic in. a carport and small storage shed at no value.

#### FINANCIAL

Tax/Yr: 612.97 Spcl Asmt Balance: Tax Deferral: N BAC: % 3  
Crop/Land Lease: N 3rd Party: N SAC:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH, OWNCONT Escrow Preference: western d. schaefer

#### BROKER / AGENT DATA

BRCD: 5WJT01 Office: Windermere Jean Tate RE Phone: 541-484-2022 Fax: 541-465-8169  
LPID: 993 Agent: Jerry Schwecke Phone: 541-465-8183 Cell/Pgr: 541-912-0242  
CoLPID: 993 CoBRCD: 5WJT01 CoAgent: Jerry Schwecke CoPh: 541-465-8183  
Agent E-mail: jschwecke@hotmail.com  
List: 11/9/2005 Exp: Show: VACANT Poss: NEGOT  
Tran: 1/11/2006 Owner: casey and casey llc Phone:  
Tenant: Phone:

#### COMPARABLE INFORMATION

Pend: 11/15/2005 DOM/CDOM: 6 / 6 O/Price: \$175,000  
Sold: 1/11/2006 Terms: CASH / Sold Price: \$165,000  
SPID: 1270 S/Agt: Bill Medford S/Off: 5WJT02 S/Off Phone: 541-988-0200

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

**Presented by:** Mike Miller  
Coldwell Banker CIR  
**LOTS AND LAND** **Status:** SLD **4/19/2006** **1:25:29 PM**  
**ML#:** 5063942 **Area:** 234 **List Price:** \$225,000  
**Address:** 82936 RATTLESNAKE RD  
**City:** Dexter **Zip:** 97431  
**Additional Parcels:** /  
**Map Coord:** 10/C/9 **Zoning:** RR5 **List Type:** ER LR: N  
**County:** Lane **Tax ID:** 4010268  
**Subdivision:**  
**Manufhs Okay:** Y **CC&Rs:** N **#Image:**  
**Elem:** TRENT **Middle:** PLEASANT HILL  
**High:** PLEASANT HILL **Prop Type:** RESID  
**Legal:** 19-01-18-00-01006  
**Public Internet/Address Display:** Y/N **Offer/Nego:**

#### GENERAL INFORMATION

**Lot Size:** 5-9.99AC  
**Waterfront:** /  
**Perc Test:** /  
**Seller Disc:**  
**Lot Desc:** PASTURE  
**Topography:** LEVEL, SLOPED  
**Soil Cond:** NATIVE

**Acres:** 5  
**River/Lake:**  
**RdFrntg:** Y  
**Other Disc:**

**Lot Dimensions:**  
**Availability:** SALE **#Lots:**  
**Rd Surfc:**  
**View:** OTHER, TREES  
**Soil Type/Class:**

**Present Use:** AGRICUL, RAWLAND

#### IMPROVEMENTS

**Utilities:** PHONE, POW-AVL, SEPTIC, WELL  
**Existing Structure:** N /

#### REMARKS

**XSt/Dir:** HWY 58 TURN R ON RATTLESNAKE TO 82936  
**Private:** NICE PARTIAL LEVEL AND SLOPING PROPERTY . WELL AND SEPTIC IN STALLED. SEASONAL CREEK. OWNER CARRY SHORT TERM WITH LARGE DOWN.  
**Public:** NICE PARTIAL LEVEL AND SLOPING PROPERTY. WELL AND SEPTIC INSTALLED. SEASONAL CREEK. OWNER CARRY WITH LARGE DOWN AND SHORT TERM.

#### FINANCIAL

**Prop Tax/Yr:** 94.02  
**Crop/Land Lease:**  
**HOA Dues:**  
**HOA Incl:**  
**Terms:** CASH, OWNCONT

**Spcl Asmt Balance:**  
**HOA Dues-2nd:**

**Tax Deferral:** N  
**3rd Party:** N  
**BAC:** % 3  
**SAC:**

**Escrow Preference:** WESTERN TITLE, DIANE

#### BROKER / AGENT DATA

**BRCD:** 5WJT01 **Office:** Windermere Jean Tate RE  
**LPID:** 993 **Agent:** Jerry Schwecke  
**CoLPID:** **CoBRCD:** **CoAgent:**  
**Agent E-mail:** jschwecke@hotmail.com  
**List:** 8/26/2005 **Exp:**  
**Tran:** 3/21/2006

**Phone:** 541-484-2022 **Fax:** 541-465-8169  
**Phone:** 541-465-8183 **Cell/Pgr:** 541-912-0242  
**CoPh:**

**Show:** VACANT  
**Owner:** casey and casey llc  
**Tenant:**

**Poss:** CLOSING  
**Phone:**  
**Phone:**

#### COMPARABLE INFORMATION

**Pend:** 2/27/2006 **DOM/CDOM:** 185 / 185  
**Sold:** 3/21/2006 **Terms:** CASH /  
**SPID:** 993 **S/Agt:** Jerry Schwecke

**O/Price:** \$225,000  
**Sold Price:** \$210,000  
**S/Off:** 5WJT01 **S/Off Phone:** 541-484-2022

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

Presented by: Mike Miller Agent Full  
Coldwell Banker CIR  
LOTS AND LAND Status: SLD 4/19/2006 1:25:31 PM  
ML#: 5092598 Area: 235 List Price: \$160,000  
Address: Rat Creek  
City: Cottage Grove Zip: 97424  
Additional Parcels: /  
Map Coord: 0/0/0 Zoning: List Type: ER LR: N  
County: Lane Tax ID: 880706  
Subdivision:  
Manufhs Okay: Y CC&Rs: N #Image:  
Elem: DORENA Middle: LINCOLN  
High: COTTAGE GROVE Prop Type: RESID  
Legal: 200234001600  
Public Internet/Address Display: Y/Y Offer/Nego:

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**GENERAL INFORMATION**

---

Lot Size: 3-4.99AC	Acres: 3.2	Lot Dimensions:
Waterfront: /	River/Lake: Dorena	Availability: SALE #Lots:
Perc Test: /	RdFrntg:	Rd Surf: GRAVLRD
Seller Disc: EXEMPT	Other Disc:	View: LAKE, MNTAIN
Lot Desc: CLEARED, PRIVATE		Soil Type/Class:
Topography: LEVEL, SLOPED		
Soil Cond: NATIVE		Present Use: MIX-USE, RECREAT

---

**IMPROVEMENTS**

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Utilities: POWER, SEPTIC, WELL  
Existing Structure: N / NONE, OTHER

---

**REMARKS**

---

XSt/Dir: Row River , L Rat Creek, first on right  
Private: Super lakeview building site. Septic, wells, power. Old trailer to be moved.  
Public: Super lakeview building site. Septic, wells, and power. Old trailer to be moved.

---

**FINANCIAL**

---

Prop Tax/Yr: 254	Spcl Asmt Balance:	Tax Deferral: N	BAC: % 2
/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH		Escrow Preference: Fatco, CG	

---

**BROKER / AGENT DATA**

---

BRCD: 5CNU01	Office: CENTURY 21 Nugget Real Estate	Phone: 541-942-2121	Fax: 541-942-9605
LPID: 4876	Agent: Cindy Coop	Phone: 541-942-4191	Cell/Pgr: 541-953-6840
CoLPID: 43214	CoBRCD: 5CNU01	CoAgent: Ashley Rogers	CoPh: 541-915-9309
Agent E-mail: cindy@oip.net			
List: 12/29/2005	Exp:	Show: VACANT	Poss:
Tran: 3/23/2006		Owner: Warren	Phone:
		Tenant:	Phone:

---

**COMPARABLE INFORMATION**

---

Pend: 2/3/2006	DOM/CDOM: 36 / 36	O/Price: \$150,000	
Sold: 3/23/2006	Terms: CASH /	Sold Price: \$148,000	
SPID: 4876	S/Agt: Cindy Coop	S/Off: 5CNU01	S/Off Phone: 541-942-2121

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: SLD 4/19/2006 1:25:32 PM  
ML#: 5013529 Area: 236 List Price: \$150,000  
Address: 0 FOREST MEADOWS LN  
City: Veneta Zip: 97487  
Additional Parcels: Y/  
Map Coord: 66/A/2 Zoning: RR-2 List Type: ER LR: N  
County: Lane Tax ID: 1082765  
Subdivision:  
Manufhs Okay: N CC&Rs: Y #Image:  
Elem: ELMIRA Middle: FERN RIDGE  
High: ELMIRA Prop Type: RESID  
Legal: LOT 3 FOREST MEADOWS  
Public Internet/Address Display: Y/N Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2.6  
Waterfront: / River/Lake:  
Perc Test: Y / APPROVED RdFrntg:  
Seller Disc: EXEMPT Other Disc:  
Lot Desc: PASTURE, SECLDED, PRIVRD  
Topography: LEVEL  
Soil Cond: NATIVE

Lot Dimensions: 300 X 363  
Availability: SALE #Lots:  
Rd Surf: PAVEDRD  
View: TREES  
Soil Type/Class:  
Present Use: RAWLAND

#### IMPROVEMENTS

Utilities: POWER, UG-UTIL, WELL, STD-SEP  
Existing Structure: N /

#### REMARKS

XSt/Dir: 126 TO VENETA RT ON TERRITORIAL RT ON JEANS TO FOREST MEADOW  
Private: 2.6 ACRE ESTATE HOME SITE . SELLER TO PROVIDE WELL AND SEPTIC APPROVAL. PAVED PRIVATE ROAD.  
WHITE VINYL THREE RAIL FENCING. GREAT SUN EXPOSURE WITH LIMITED TREES ON THIS SITE. CCRS FOR  
INFO.  
lic: 2.6 ACRE ESTATE HOME SITE. SELLER TO PROVIDE WELL AND SEPTIC APPROVAL. PAVED PRIVATE ROAD.  
WHITE VINYL THREE RAIL FENCING. GREAT SUN EXPOSURE WITH LIMITED TREES ON THIS SITE. CC& RS  
FOR VALUE PROTECTION

#### FINANCIAL

Prop Tax/Yr: 0 Spcl Asmt Balance: Tax Deferral: N BAC: % 2.5  
Crop/Land Lease: 3rd Party: N SAC:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH Escrow Preference:

#### BROKER / AGENT DATA

BRCD: 5RBP01 Office: Red Barn Properties LLC Phone: 541-935-4036 Fax: 541-935-2617  
LPID: PURVISM Agent: Mel Purvis Phone: 541-606-3732 Cell/Pgr:  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail:  
List: 3/1/2005 Exp: Show: CALL-LO, VACANT Poss: CLOSING  
Tran: 11/15/2005 Owner: PACIFIC RIDGE LLC Phone: 541-684-4639  
Tenant: Phone:

#### COMPARABLE INFORMATION

Pend: 6/23/2005 DOM/CDOM: 114 / 114 O/Price: \$150,000  
Sold: 10/31/2005 Terms: CONV / Sold Price: \$150,000  
SPID: 43620 S/Agt: Christopher Suarez S/Off: 5REI01 S/Off Phone: 541-345-8100

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Presented by: Mike Miller Agent Full  
Coldwell Banker CIR  
LOTS AND LAND Status: SLD 4/19/2006 1:25:33 PM  
ML#: 5043774 Area: 237 List Price: \$225,000  
Address: Larson RD Zip: 97456  
City: Monroe  
Additional Parcels: N/  
Map Coord: 9/E/4 Zoning: RR5 List Type: ER LR: N  
County: Benton Tax ID: 189872  
Subdivision: HANSHEW ORCHARDS  
Manufhs Okay: N CC&Rs: Y #Image: 2  
Elem: MONROE Middle: MONROE  
High: MONROE Prop Type: RESID  
Legal: Lot 18 Hanshew Orchards  
Public Internet/Address Display: N/N Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5  
Waterfront: N / River/Lake:  
Perc Test: / TO-COME RdFrntg: Y  
Seller Disc: Other Disc:  
Lot Desc: ORCHARD, PRIVRD  
Topography: SLOPED  
Soil Cond: NATIVE

Lot Dimensions: 318x685  
Availability: SALE #Lots: 1  
Rd Surfc: PAVEDRD  
View: MNTAIN, VALLEY  
Soil Type/Class:  
Present Use: AGRICUL

#### IMPROVEMENTS

Utilities: POW-AVL, SPT-APP, WELL  
Existing Structure: N /

#### REMARKS

XSt/Dir: In front of 25049 Larson, Alpine, N on Bellfountain, West on Larson  
Private: Unbelievable view! Mtn top location. No steep drives, close commute to Eugene or Corvallis. Septic site approved. New well 7-9 gpm est. Shared access on this property. Large homes. No mfg. homes, must build 300' away from 25049 Larson home.  
Public: Unbelievable view! Mtn top location. No steep drives, close commute to Eugene or Corvallis. Septic site approved. Shared access on this property. Large homes. No mfg. homes. New well 7-9 gpm.

#### FINANCIAL

Prop Tax/Yr: 12.55 Spcl Asmt Balance: Tax Deferral: Y BAC: % 3  
Crop/Land Lease: 3rd Party: N SAC:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH Escrow Preference: Western Pioneer

#### BROKER / AGENT DATA

BRCD: 5BHR01 Office: Beverly Harper Realty Inc. Phone: 541-998-1575 Fax: 541-998-6746  
LPID: HARPERBE Agent: Beverly Harper Phone: 541-998-6595 Cell/Pgr:  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: bhr\_group@msn.com  
List: 6/20/2005 Exp: Show: VACANT Poss: CLOSING  
Tran: 1/13/2006 Owner: Kuhnley Phone: 541-424-6005  
Tenant: Phone:

#### COMPARABLE INFORMATION

Pend: 12/6/2005 DOM/CDOM: 169 / 169 O/Price: \$225,000  
Sold: 1/12/2006 Terms: OWNCONT / Sold Price: \$200,000  
SPID: HARPERBE S/Agt: Beverly Harper S/Off: 5BHR01 S/Off Phone: 541-998-1575



Presented by: Mike Miller Agent Full  
Coldwell Banker CIR  
LOTS AND LAND Status: SLD 4/19/2006 1:25:34 PM  
ML#: 5015650 Area: 243 List Price: \$190,000  
Address: Lot 28 Hidden Meadow  
City: Eugene Zip: 97405  
Additional Parcels: /  
Map Coord: 0/Z/0 Zoning: RR5 List Type: ER LR: N  
County: Lane Tax ID: 1717063  
Subdivision: Hidden Meadows  
Manufhs Okay: N CC&Rs: Y #Image: 2  
Elem: PARKER Middle: SPENCER BUTTE  
High: SOUTH EUGENE Prop Type: RESID  
Legal: 18-03-21-00-05500  
Public Internet/Address Display: Y/N Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5  
Waterfront: / River/Lake:  
Perc Test: Y / APPROVED RdFrntg: Y  
Seller Disc: EXEMPT Other Disc:  
Lot Desc: COMMONS, SOLAR, TREES  
Topography: ROLLING, SLOPED  
Soil Cond: NATIVE

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf: PAVEDRD  
View: TREES, MNTAIN  
Soil Type/Class:

Present Use: RESIDNC

#### IMPROVEMENTS

Utilities: PHONE, POW-AVL, SPT-APP, UG-UTIL, WAT-AVL, STD-SEP  
Existing Structure: N /

#### REMARKS

XSt/Dir: E. Amazon south to Dillard Rd.; 2 mi. up Dillard on left  
Private: Beautiful building site on 5 acres in subdivision of upscale homes. Pastoral views to east. Just outside city limits with quick access. All 4J schools. 2000 sqft min home size. Ready to build with your own builder.  
Public: Beautiful building site on 5 acres in subdivision of upscale homes. Pastoral views to east. Just outside city limits with quick access. All 4J schools. 2000 sqft min home size. Ready to build with your own builder.

#### FINANCIAL

Prop Tax/Yr: 461.3 Spcl Asmt Balance:  
Crop/Land Lease: Tax Deferral: BAC: % 3  
HOA Dues: / YR HOA Dues-2nd: 3rd Party: N SAC:  
HOA Incl: COMMONS, OTHER  
Terms: CASH, CONV Escrow Preference: Cascade

#### BROKER / AGENT DATA

BRCD: 5BRE01 Office: Barnhart Assoc Real Estate Phone: 541-345-3006 Fax: 541-345-3140  
LPID: LANDMAN Agent: Rick Sterry Phone: 541-284-4129 Cell/Pgr: 541-284-4118  
CoLPID: HEIDECKE CoBRCD: 5BRE01 CoAgent: Scott Heidecke CoPh: 541-284-4118  
Agent E-mail: landman001@earthlink.net  
List: 3/10/2005 Exp: Show: VACANT Poss: NEGO  
Tran: 3/13/2006 Owner: Welsh Dev. LLC Phone:  
Tenant:

#### COMPARABLE INFORMATION

Pend: 2/3/2006 DOM/CDOM: 330 / 461 O/Price: \$190,000  
Sold: 3/3/2006 Terms: CONV / Sold Price: \$190,000  
SPID: STARRJER S/Agt: Jeremy Starr S/Off: 5CHB01 S/Off Phone: 541-687-1415

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**No Photo  
Available**

**Presented by:** Mike Miller  
Coldwell Banker CIR  
**Agent Full**  
**LOTS AND LAND** **Status:** SLD **4/19/2006** **1:25:34 PM**  
**ML#:** 5080157 **Area:** 243 **List Price:** \$249,900  
**Address:** Solar Peak 1  
**City:** Eugene **Zip:** 97405  
**Additional Parcels:** /  
**Map Coord:** 38/L/9 **Zoning:** **List Type:** ER LR: N  
**County:** Lane **Tax ID:** Not Found  
**Subdivision:**  
**Manufhs Okay:** **CC&Rs:** **#Image:**  
**Elem:** EDGEWOOD **Middle:** SPENCER BUTTE  
**High:** SOUTH EUGENE **Prop Type:** RESID  
**Legal:** 18-03-18-30-01124  
**Public Internet/Address Display:** Y/Y **Offer/Nego:**

#### GENERAL INFORMATION

<b>Lot Size:</b> 1-2.99AC	<b>Acres:</b> 2.61	<b>Lot Dimensions:</b>
<b>Waterfront:</b> /	<b>River/Lake:</b>	<b>Availability:</b> SALE <b>#Lots:</b>
<b>Perc Test:</b> /	<b>Rd Frntg:</b>	<b>Rd Surf:</b>
<b>Seller Disc:</b>	<b>Other Disc:</b>	<b>View:</b> MNTAIN, VALLEY
<b>Lot Desc:</b> TREES		<b>Soil Type/Class:</b>
<b>Topography:</b> SLOPED		<b>Present Use:</b>
<b>Soil Cond:</b>		

#### IMPROVEMENTS

**Utilities:** GAS-AVL, POW-AVL, SWR-AVL, UG-UTIL, WAT-AVL  
**Existing Structure:** /

#### REMARKS

**XSt/Dir:** Willamette south to 52nd r on Solar Heights Loop to private road at top  
**Private:** Buyer to verify size of lot with county in addition to easements with county. Buyer shall pull power wires from vault at lot line when building, the conduit is in place. Also, buyer shall install water meter and lines from eweb when building. water main across street.  
**Public:** Great views of Spencer Butte. Bring your own builder or have Trendsetter Homes build for you. Utilities available, lot is ready to build on. In the city limits w/ 4J schools. Great location above Solar Heights w/ privacy! Area of upscale homes. One owner is a licensed realtor in Oregon.

#### FINANCIAL

<b>Prop Tax/Yr:</b> 1726	<b>Spcl Asmt Balance:</b>	<b>Tax Deferral:</b>	<b>BAC:</b> % 2.5
<b>Crop/Land Lease:</b>		<b>3rd Party:</b> N	<b>SAC:</b>
<b>HOA Dues:</b>	<b>HOA Dues-2nd:</b>		
<b>HOA Incl:</b>			
<b>Terms:</b> CASH, CONV		<b>Escrow Preference:</b> Western Title Brenda	

#### BROKER / AGENT DATA

<b>BRCD:</b> 5WJT01	<b>Office:</b> Windermere Jean Tate RE	<b>Phone:</b> 541-484-2022	<b>Fax:</b> 541-465-8169
<b>LPID:</b> 3994	<b>Agent:</b> Richard Sorric	<b>Phone:</b> 541-683-9868	<b>Cell/Pgr:</b>
<b>CoLPID:</b>	<b>CoBRCD:</b>		<b>CoPh:</b>
<b>Agent E-mail:</b> sorric@windermere.com	<b>CoAgent:</b>		
<b>List:</b> 10/24/2005	<b>Show:</b> VACANT		<b>Poss:</b>
<b>Tran:</b> 4/10/2006	<b>Owner:</b> Rick and Brad		<b>Phone:</b> 541-221-2609
	<b>Tenant:</b>		<b>Phone:</b>

#### COMPARABLE INFORMATION

<b>Pend:</b> 3/31/2006	<b>DOM/CDOM:</b> 158 /	<b>O/Price:</b> \$249,900
<b>Sold:</b> 4/10/2006	<b>Terms:</b> CASH /	<b>Sold Price:</b> \$249,900
<b>SPID:</b> 3994	<b>S/Agt:</b> Richard Sorric	<b>S/Off:</b> 5WJT01 <b>S/Off Phone:</b> 541-484-2022

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: SLD 4/19/2006 1:25:34 PM  
ML#: 5022394 Area: 244 List Price: \$185,000  
Address: 16 Los Altos  
City: Eugene Zip: 97405  
Additional Parcels: /  
Map Coord: 36/K/6 Zoning: List Type: ER LR: N  
County: Lane Tax ID: Not Found  
Subdivision: The Summit  
Manufhs Okay: CC&Rs: Y #Image:  
Elem: MCCORNACK Middle: KENNEDY  
High: CHURCHILL Prop Type: RESID  
Legal: TBD at escrow  
Public Internet/Address Display: Y/N Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 1-2.99AC  
Waterfront: /  
Perc Test: /  
Seller Disc:  
Lot Desc: PRIVATE  
Topography: ROLLING, SLOPED  
Soil Cond: NATIVE  
Acres: 1.7  
River/Lake:  
Rd Frntg:  
Other Disc:

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf: PAVEDRD  
View: TREES  
Soil Type/Class:

Present Use:

#### IMPROVEMENTS

Utilities: CABLETV, GAS, PHONE, SEWER, UG-UTIL, WATER  
Existing Structure: /

#### REMARKS

XSt/Dir: 18th to Bailey Hill to Warren to Summit Terrace to the top  
Private: Spectacular views, beautiful and lovely meadows, environmental integrity in the city. Property tax TBA  
Public: Spectacular views, beautiful and lovely meadows, environmental integrity in the city. Property tax TBA

#### FINANCIAL

Prop Tax/Yr: 0 Spcl Asmt Balance: Tax Deferral: BAC: % 3  
/Land Lease: 3rd Party: N SAC:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH, CONV  
Escrow Preference: Cascade

#### BROKER / AGENT DATA

BRCD: 5BRE01 Office: Barnhart Assoc Real Estate Phone: 541-345-3006 Fax: 541-345-3140  
LPID: 3790 Agent: Jim Barnhart Phone: 541-345-0708 Cell/Pgr:  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: jimb@barnhartassociates.com  
List: 4/5/2005 Exp: Show: VACANT Poss:  
Tran: 4/17/2006 Owner: Spooky Hollow LLC Phone:  
Tenant:

#### COMPARABLE INFORMATION

Pend: 2/11/2006 DOM/CDOM: 312 / O/Price: \$185,000  
Sold: 3/30/2006 Terms: CONTRACT / Sold Price: \$185,000  
SPID: 3790 S/Agt: Jim Barnhart S/Off: 5BRE01 S/Off Phone: 541-345-3006

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# PROPERTIES ACTIVE



CURTIS IRVING  
REALTY, INC.

**Presented By: Mike Miller**

**541-741-2669**

**1/19/2006**

**Coldwell Banker CIR**

**541-338-3200**

**1:53 P.M.**

**cbmiller@continet.com**

**16 TOTAL PROPERTIES - STATS HIGH/LOW**

---

<b>Total Active:</b>	<b>18</b>	<b>High List:</b>	<b>\$250,000</b>	<b>High DOM:</b>	<b>254</b>
		<b>Low List:</b>	<b>\$140,000</b>	<b>Low DOM:</b>	<b>6</b>
		<b>Avg List:</b>	<b>\$195,944</b>	<b>Avg DOM:</b>	<b>93</b>

---

<b>Total:</b>	<b>18</b>	<b>High List:</b>	<b>\$250,000</b>	<b>High DOM:</b>	<b>254</b>
		<b>Low List:</b>	<b>\$140,000</b>	<b>Low DOM:</b>	<b>6</b>
		<b>Avg List:</b>	<b>\$195,944</b>	<b>Avg DOM:</b>	<b>93</b>

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Mike Miller

541-338-3200

LOTS AND LAND

4/19/2006 1:53:58 PM

Coldwell Banker CIR

18 Matches

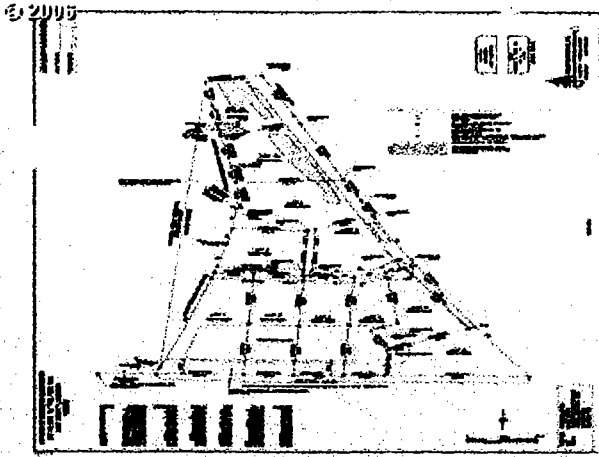
MLS#	P	Type	Address	City	Area	Acres	Price
<b>Active</b>							
<u>6000252</u>	8	RESID	83483 PAPENFUS RD	Pleasant Hill	234	2.7	\$147,500
<u>6007137</u>	4	RESID	BROWN RD	Dexter	234	5	\$194,700
<u>6004037</u>	3	RESID	Dilley LN	Eugene	234	5	\$224,500
<u>5062038</u>	3	RESID	1200 N River RD	Cottage Grove	235	1.55	\$195,000
<u>6027611</u>	4	RESID	Forest Meadows Lot 3	Veneta	236	2.6	\$205,000
<u>6007562</u>	0	RESID	25270 PERKINS RD	Veneta	236	4.89	\$215,000
<u>5080980</u>	6	RESID	Lot 3 Lovell Estates	Veneta	236	2.81	\$219,900
<u>6027383</u>	1	RESID	91120 POODLE CREEK RD	Noti	236	3.03	\$249,900
<u>6010968</u>	6	RESID	Orchard Tract Road	Monroe	237	2.1	\$140,000
<u>6007470</u>	7	RESID	93069 APPELEGATE Lot 1	Cheshire	237	1.96	\$150,000
<u>6007483</u>	7	RESID	93069 APPELEGATE Lot 2	Cheshire	237	1.5	\$152,000
<u>6007485</u>	7	RESID	93069 APPELEGATE Lot 3	Cheshire	237	1.48	\$154,000
<u>6006217</u>	7	RESID	COMMERCIAL ST	Monroe	237	4.24	\$250,000
<u>6008971</u>	2	RESID	10064 Sweet Creek RD	Mapleton	238	3.93	\$140,000
<u>6008972</u>	2	RESID	10062 Sweet Creek RD	Mapleton	238	3	\$140,000
<u>6916150</u>	6	RESID	TL3600 HWY 36	Swisshome	238	2.25	\$249,500
<u>6916751</u>	2	RESID	30 Duncan Island RD	Mapleton	238	5	\$250,000
<u>6916752</u>	2	RESID	31 Duncan Island RD	Mapleton	238	5	\$250,000

Total: 18

Average List: \$195,944

Average DOM: 93

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented by:** Mike Miller  
Coldwell Banker CIR  
**Agent Full**  
**LOTS AND LAND** **Status:** ACT **4/19/2006** **1:25:14 PM**  
**ML#:** 6007485 **Area:** 237 **List Price:** \$154,000  
**Address:** 93069 APPLEGATE Lot 3  
**City:** Cheshire **Zip:** 97448  
**Additional Parcels:** Y/Sub Lots  
**Map Coord:** 0/A/0 **Zoning:** RR2 **List Type:** ER LR: N  
**County:** Lane **Tax ID:** 57792  
**Subdivision:** Applegate Meadows  
**Manufhs Okay:** N **CC&Rs:** Y **#Image:** 7  
**Elem:** LAUREL **Middle:** OAKLEA  
**High:** JUNCTION CITY **Prop Type:** RESID  
**Legal:** Lot 3 Applegate Meadows: PA056281  
**Public Internet/Address Display:** Y/Y **Offer/Nego:** LA-ONLY

[Virtual Tour](#)

#### GENERAL INFORMATION

**Lot Size:** 1-2.99AC  
**Waterfront:** Y / LAKE  
**Perc Test:** Y / APPROVED  
**Seller Disc:** EXEMPT  
**Lot Desc:** CLEARED, PASTURE, SOLAR  
**Topography:** FLOODPL, LEVEL  
**Soil Cond:** NATIVE, COMPACT

**Acres:** 1.48  
**River/Lake:** Brock's Loch  
**RdFrntg:** Y  
**Other Disc:**

**Lot Dimensions:**  
**Availability:** SALE **#Lots:** 10  
**Rd Surfc:** PAVEDRD  
**View:** LAKE, VALLEY  
**Soil Type/Class:**

**Present Use:** RESIDNC

#### IMPROVEMENTS

**Utilities:** CABLETV, PHONE, POWER, SPT-APP, UG-UTIL, WELL  
**Existing Structure:** N / NONE

#### REMARKS

**XSt/Dir:** Hwy 99 N to Hwy 36 W to Applegate Trail S 1/4 mi. to prop.  
**Private:** County lists 100 yr. flood plain. Home ground floor to be approx. 1ft above current grade. Reservations only until final plat records - \$2000 on EM contract - call LA for details. Seller will drill well. Buyer shall install well pump and Adventex septic. Drainfields in. Buyer may live in RV on prop during home construction. Min 1800 sqft.  
**Public:** Flat building lots 1 - 2 acres. 5 lots on small lake frontage. All lots open and clear w/valley & Mt. views. Greenway. No MFG homes. Min sqft = 1800. Final plat expected by April 1. Only 20 min. to downtown Eugene.

#### FINANCIAL

**Prop Tax/Yr:** 710.84 **Spcl Asmt Balance:**  
**Crop/Land Lease:**  
**HOA Dues:** **HOA Dues-2nd:**  
**HOA Incl:**  
**Terms:** CASH, CONV

**Tax Deferral:** N **BAC:** % 3  
**3rd Party:** N **SAC:**

**Escrow Preference:** Cascade (Cindy)

#### BROKER / AGENT DATA

**BRCD:** 5BRE01 **Office:** Barnhart Assoc Real Estate **Phone:** 541-345-3006 **Fax:** 541-345-3140  
**LPID:** HEIDECHE **Agent:** Scott Heidecke **Phone:** 541-284-4118 **Cell/Pgr:** 541-517-5765  
**CoLPID:** LANDMAN **CoBRCD:** 5BRE01 **CoAgent:** Rick Sterry **CoPh:** 541-284-4129  
**Agent E-mail:** scotth@barnhartassociates.com  
**List:** 2/1/2006 **Exp:** **Show:** 24HR-NC, VACANT **Poss:** CLOSING  
**Tran:** 3/27/2006 **Owner:** Ron & Joanne Schmitt **Phone:**  
**Tenant:** **Phone:**

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Presented by:** Mike Miller  
 Coldwell Banker CIR  
**Agent Full**  
**LOTS AND LAND** **Status:** ACT **4/19/2006** **1:25:16 PM**  
**ML#:** 6916751 **Area:** 238 **List Price:** \$250,000  
**Address:** 30 Duncan Island RD  
**City:** Mapleton **Zip:** 97453  
**Additional Parcels:** /  
**Map Coord:** 0/A/0 **Zoning:** F2 **List Type:** ER LR: N  
**County:** Lane **Tax ID:** 769560  
**Subdivision:** Other  
**Manufhs Okay:** Y **CC&Rs:** N **#Image:** 2  
**Elem:** MAPLETON **Middle:** MAPLETON  
**High:** MAPLETON **Prop Type:** RESID  
**Legal:** 18-11-11-00 TL1400  
**Public Internet/Address Display:** Y/Y **Offer/Nego:**

**GENERAL INFORMATION**

<b>Lot Size:</b> 5-9.99AC	<b>Acres:</b> 5	<b>Lot Dimensions:</b> 350 X 710 X 520
<b>Waterfront:</b> Y / RIVER	<b>River/Lake:</b> Siuslaw River	<b>Availability:</b> SALE <b>#Lots:</b>
<b>Perc Test:</b> N /	<b>RdFrntg:</b>	<b>Rd Surf:</b>
<b>Seller Disc:</b>	<b>Other Disc:</b>	<b>View:</b> RIVER
<b>Lot Desc:</b>		<b>Soil Type/Class:</b>
<b>Topography:</b> LEVEL		<b>Present Use:</b>
<b>Soil Cond:</b>		

**IMPROVEMENTS**

**Utilities:** NONE  
**Existing Structure:** /

**REMARKS**

**XSt/Dir:** E to Mapleton; R onto Sweet Cr Rd; cross Duncan Is Bridge; R to gate.  
**Private:** Lot is part of a subdivision platted and recorded in 1922.  
**Public:** Flat, level acreage with deep water river frontage on north and natural estuary south. Wonderful site for a second home or full-time living.

**FINANCIAL**

<b>Tax/Yr:</b> 0	<b>Spcl Asmt Balance:</b>	<b>Tax Deferral:</b>	<b>BAC:</b> % 3
<b>Cash/Land Lease:</b>		<b>3rd Party:</b> N	<b>SAC:</b>
<b>HOA Dues:</b>	<b>HOA Dues-2nd:</b>		
<b>HOA Incl:</b>			
<b>Terms:</b> CASH		<b>Escrow Preference:</b>	

**BROKER / AGENT DATA**

<b>BRCD:</b> 5CBC01	<b>Office:</b> Coldwell Banker Coast Real Est	<b>Phone:</b> 541-997-7777	<b>Fax:</b> 541-997-7159
<b>LPID:</b> WHEELER	<b>Agent:</b> Patricia Wheeler	<b>Phone:</b> 541-997-7777	<b>Cell/Pgr:</b> 541-999-0797
<b>CoLPID:</b> JANELLEN	<b>CoBRCD:</b> 5CBC01	<b>CoAgent:</b> Janellen Edwards	<b>CoPh:</b> 541-999-9064
<b>Agent E-mail:</b> pawheeler@aol.com			
<b>List:</b> 2/28/2006	<b>Exp:</b>	<b>Show:</b> CALL-LA, CALL-LO	<b>Poss:</b> CLOSING
<b>Tran:</b> 3/27/2006		<b>Owner:</b> Sears	<b>Phone:</b>
		<b>Tenant:</b>	

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Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: ACT 4/19/2006 1:25:16 PM  
ML#: 6916752 Area: 238 List Price: \$250,000  
Address: 31 Duncan Island RD  
City: Mapleton Zip: 97453  
Additional Parcels: /  
Map Coord: 0/A/0 Zoning: F2 List Type: ER LR: N  
County: Lane Tax ID: 769560  
Subdivision: Siuslaw Shore Acres  
Manufhs Okay: Y CC&Rs: N #Image: 2  
Elem: MAPLETON Middle: MAPLETON  
High: MAPLETON Prop Type: RESID  
Legal: 18-11-11-00 TL1400  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5 Lot Dimensions: 280 x 887 x 320  
Waterfront: Y / RIVER River/Lake: Siuslaw River Availability: SALE #Lots:  
Perc Test: N / RdFrntg: Rd Surf:  
Seller Disc: Other Disc: View: RIVER  
Lot Desc: Soil Type/Class:  
Topography: LEVEL  
Soil Cond: NATIVE Present Use:

#### IMPROVEMENTS

Utilities: NONE  
Existing Structure: /

#### REMARKS

XSt/Dir: E to Mapleton; R onto Sweet Cr Rd; cross Duncan Is Bridge to gate.  
Private:  
Public: Fantastic site for a vacation home. Deep water river frontage to the north, natural estuary to the south of this flat, level parcel.

#### FINANCIAL

Tax/Yr: 0 Spcl Asmt Balance: Tax Deferral: BAC: % 3  
C.O.P./Land Lease: 3rd Party: N SAC:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH Escrow Preference:

#### BROKER / AGENT DATA

BRCD: 5CBC01 Office: Coldwell Banker Coast Real Est Phone: 541-997-7777 Fax: 541-997-7159  
LPID: WHEELERP Agent: Patricia Wheeler Phone: 541-997-7777 Cell/Pgr: 541-999-0797  
CoLPID: JANELLEN CoBRCD: 5CBC01 CoAgent: Janellen Edwards CoPh: 541-999-9064  
Agent E-mail: pawheeler@aol.com  
List: 2/28/2006 Exp: Show: CALL-LA, CALL-LO Poss: CLOSING  
Tran: 3/26/2006 Owner: Sears Phone:  
Tenant:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: ACT 4/19/2006 1:25:14 PM  
ML#: 6006217 Area: 237 List Price: \$250,000  
Address: COMMERCIAL ST  
City: Monroe Zip: 97456  
Additional Parcels: N/  
Map Coord: 0/O/O Zoning: RR2 List Type: ER LR: N  
County: Benton Tax ID: 224588  
Subdivision:  
Manufhs Okay: Y CC&Rs: N #Image: 7  
Elem: MONROE Middle: MONROE  
High: MONROE Prop Type: RESID  
Legal: 252014533-BB-00108  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 3-4.99AC Acres: 4.24  
Waterfront: N / River/Lake:  
Perc Test: / RdFrntg: Y  
Seller Disc: Other Disc:  
Lot Desc: CULDSAC, TREES, PRIVRD  
Topography: SLOPED  
Soil Cond: NATIVE

Lot Dimensions:  
Availability: SALE #Lots: 1  
Rd Surf:  
View: CITY, MNTAIN  
Soil Type/Class:  
Present Use: RAWLAND

#### IMPROVEMENTS

Utilities: POWER, WAT-AVL  
Existing Structure: N /

#### REMARKS

XSt/Dir: Hwy 99 to the town of Monroe, west on Comercial and up the hill.  
Private: Beautiful 4.24 acre parcel, zoned RR2, potential to divide. Great views, city water available, power available. Located on a quiet deadend street. Purchaser to check with Benton County on potential to partition property and the city of Monroe on city water. Walking distance to schools. Close to everything.  
Public: Build your dream house overlooking the Willamette Valley and while you're at it - build a spec house also. Ready to divide. Beautiful 4.24 acre parcel, zoned RR2, potential to divide. Great views, city water available, power available. Quiet deadend street. Walking distance to schools.

#### FINANCIAL

Prop Tax/Yr: 398.57 Spcl Asmt Balance: Tax Deferral: N BAC: % 3  
Crop/Land Lease: N 3rd Party: N SAC: % 3  
HOA Dues:  
HOA Incl: HOA Dues-2nd:  
Terms: CASH

#### Escrow Preference:

#### BROKER / AGENT DATA

BRCD: 5CHB01 Office: John L. Scott Eugene-Spfld  
LPID: SCHARTZB Agent: Brian Schartz  
CoLPID: CoBRCD: CoAgent:  
Agent E-mail: brianschartz@johnlscott.com  
List: 1/26/2006 Exp:  
Tran: 4/5/2006

Phone: 541-687-1415 Fax: 541-687-1419  
Phone: 541-684-6413 Cell/Pgr:  
CoPh:  
Poss:  
Phone:  
Phone:

Show: VACANT  
Owner: Marcia Sauer  
Tenant:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

2006

Presented by: Mike Miller Agent Full  
Coldwell Banker CIR  
LOTS AND LAND Status: ACT 4/19/2006 1:25:15 PM  
ML#: 6008971 Area: 238 List Price: \$140,000  
Address: 10064 Sweet Creek RD  
City: Mapleton Zip: 97453  
Additional Parcels: Y/3.93 ac  
Map Coord: 0/A/O Zoning: F-2 List Type: ER LR: N  
County: Lane Tax ID: 681434  
Subdivision:  
Manufhs Okay: Y CC&Rs: N #Image: 2  
Elem: MAPLETON Middle: MAPLETON  
High: MAPLETON Prop Type: RESID  
Legal: 18 10 09 00 01511  
Public Internet/Address Display: Y/Y Offer/Nego: OTHER

#### GENERAL INFORMATION

Lot Size: 3-4.99AC	Acres: 3.93	Lot Dimensions:
Waterfront: N /	River/Lake: Siuslaw access	Availability: SALE #Lots: 1
Perc Test: Y / APPROVED	RdFrntg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: TREES, RIVER
Lot Desc: CLEARED, MRCHTIM, SECLDED, TREES, WOODED, PUBLCRD		Soil Type/Class:
Topography: LEVEL, SLOPED		
Soil Cond: NATIVE		Present Use: RAWLAND

#### IMPROVEMENTS

Utilities: POW-AVL, SPT-APP  
Existing Structure: N /

#### REMARKS

**XSt/Dir:** Hwy 126; east side of Siuslaw River bridge; about 3 miles on left  
**Private:** Template test to place home was started but not completed due to too many projects at that time. This & adjoining lot were once a 17 space RV park.  
**Public:** Septic approval; engineering done; with lot adjoining probably place 1 home on each lot; level area; lots of room for friends to camp & fish. 20 FT wide recorded access to river across east end of property across road. Agent is stockholder.

#### FINANCIAL

Prop Tax/Yr: 66	Spcl Asmt Balance:	Tax Deferral: Y	BAC: % 3
Crop/Land Lease: N		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, LEAS-OP, TRADE, OWNCONT		Escrow Preference: First American	

#### BROKER / AGENT DATA

BRCD: 5KRL01	Office: Key Realty	Phone: 541-997-4842	Fax: 541-997-1287
LPID: TAYLORAL	Agent: Alta Taylor	Phone: 541-997-4842	Cell/Pgr: 541-999-0727
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: taylor@oregonfast.net			
List: 2/6/2006	Exp:	Show: CALL-LO, VACANT	Poss: NEGO
Tran: 3/7/2006		Owner: Key Commercial & Investment Co	Phone: 541-997-4842
		Tenant:	Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

2006

Presented by: Mike Miller  
Coldwell Banker CIR

Agent Full

**LOTS AND LAND** Status: ACT 4/19/2006 1:25:15 PM  
ML#: 6008972 Area: 238 List Price: \$140,000  
Address: 10062 Sweet Creek RD  
City: Mapleton Zip: 97453  
Additional Parcels: Y/3 ac  
Map Coord: 0/A/0 Zoning: F-2 List Type: ER LR: N  
County: Lane Tax ID: Not Found  
Subdivision: 0  
Manufhs Okay: Y CC&Rs: N #Image: 2  
Elem: MAPLETON Middle: MAPLETON  
High: MAPLETON Prop Type: RESID  
Legal: 18 10 09 00 01512  
Public Internet/Address Display: Y/Y Offer/Nego: OTHER

#### GENERAL INFORMATION

Lot Size: 3-4.99AC Acres: 3  
Waterfront: N / River/Lake: Siuslaw access  
Perc Test: Y / APPROVED RdFrntg: Y  
Seller Disc: Other Disc:  
Lot Desc: CLEARED, MRCHTIM, SECLDED, TREES, PUBLCRD  
Topography: LEVEL, SLOPED  
Soil Cond: NATIVE

Lot Dimensions:  
Availability: SALE #Lots: 1  
Rd Surf: PAVEDRD  
View: TREES, RIVER  
Soil Type/Class:  
Present Use: RAWLAND

#### IMPROVEMENTS

Utilities: POWER, SEPTIC, SPT-APP  
Existing Structure: Y / DRIVEWAY, NO-VALU, STORAGE, UTLSHD

#### REMARKS

XSt/Dir: Hwy 126; east side of Siuslaw River bridge; about 3 miles on left  
Private: Lane County tax office presently in process of segregating this lot from lot across road (with house) which was sold.  
Public: 2 septic approvals; engineering done; with lot next door probably place 2 homes; has old septic from when was 17 space RV park; electricity on property; 3 level areas; lots of room for friends to camp & fish. Recorded access to river across property across road. Agent is stockholder.

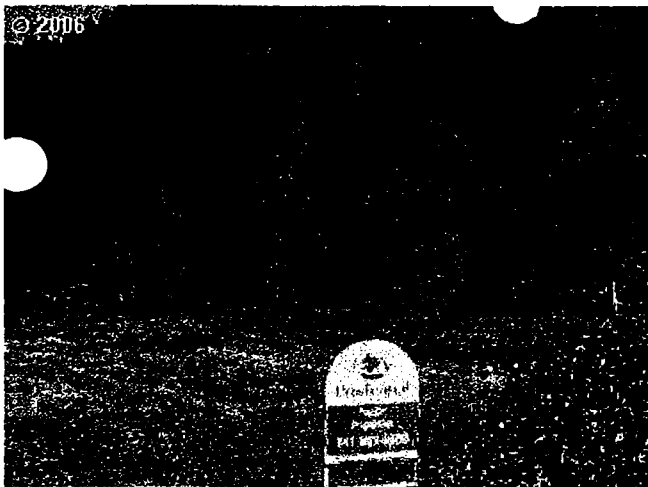
#### FINANCIAL

Prop Tax/Yr: 66 Spcl Asmt Balance: Tax Deferral: Y BAC: % 3  
Crop/Land Lease: N 3rd Party: N SAC:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH, LEAS-OP, TRADE, OWNCONT Escrow Preference: First American

#### BROKER / AGENT DATA

BRCD: 5KRL01 Office: Key Realty Phone: 541-997-4842 Fax: 541-997-1287  
LPID: TAYLORAL Agent: Alta Taylor Phone: 541-997-4842 Cell/Pgr: 541-999-0727  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: taylor@oregonfast.net  
List: 2/6/2006 Exp: Show: CALL-LO, VACANT Poss: NEGOT  
Tran: 3/7/2006 Owner: Key Commercial & Investment Co Phone: 541-997-4842  
Tenant: Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: ACT 4/19/2006 1:25:16 PM  
ML#: 6916150 Area: 238 List Price: \$249,500  
Address: TL3600 HWY 36  
City: Swisshome Zip: 97480  
Additional Parcels: /  
Map Coord: 0/A/0 Zoning: RR5 List Type: ER LR: N  
County: Lane Tax ID: Not Found  
Subdivision: None  
Manufhs Okay: Y CC&Rs: #Image: 6  
Elem: MAPLETON Middle:  
High: MAPLETON Prop Type: RESID  
Legal: 17-09-29-34  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 1-2.99AC  
Waterfront: Y / RIVER  
Perc Test: Y / APPROVED  
Seller Disc:  
Lot Desc: CLEARED, TREES  
Topography: LEVEL  
Soil Cond:

Acres: 2.25  
River/Lake: Siuslaw  
RdFrntg:  
Other Disc:

Lot Dimensions: 2.25 ACRES  
Availability: SALE #Lots:  
Rd Surfc: GRAVLRD  
View: TREES, RIVER  
Soil Type/Class:

Present Use:

#### IMPROVEMENTS

Utilities: SPT-APP  
Existing Structure: /

#### REMARKS

XSt/Dir: HWY 126 TO 36 TO SWISSHOME, TURN RT BEFORE RED CHURCH, FOLLOW RD, CROSS  
Private: BEAUTIFUL RIVER FRONT, RIVER VIEW ACREAGE. FLAT, SEPTIC APPROVAL, PARTIAL CLEARING,  
SURVEYED. CORNERS MARKED IN DARK RED TAPE, BRIGHT PINK TAPE MARKS SEPTIC PATH, BLUE &  
WHITE TAPE MARKS ELEVATION. TREED ON RIVER FRONT & CLUSTERS OF WESTERN RED CEDARS.  
SELLER HAS BIDS FOR WELL, SEPTIC & ELECTRIC. SELLER TO POSSIBLY SHARE COST OF WELL &  
ELECTRIC INSTALLATI

olic:

#### FINANCIAL

Prop Tax/Yr: 273  
Crop/Land Lease:  
HOA Dues:  
HOA Incl:  
Terms: CASH, CONV

Spcl Asmt Balance:  
HOA Dues-2nd:

Tax Deferral:  
3rd Party: N BAC: % 2.5  
SAC:

Escrow Preference:

#### BROKER / AGENT DATA

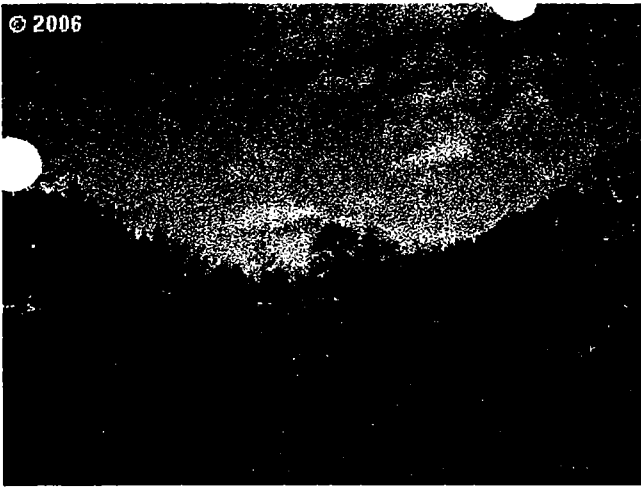
BRCD: 5PPP01 Office: Prudential Pacific Properties  
LPID: HEWLETTM Agent: Maureen Hewlett  
CoLPID: CoBRCD: CoAgent:  
Agent E-mail: maureen@oregonfast.net  
List: 8/8/2005 Exp:  
Tran: 4/7/2006

Phone: 541-997-6000 Fax: 541-997-1257  
Phone: 541-997-7428 Cell/Pgr: 541-991-7794  
CoPh:

Show: CALL1ST  
Owner: SPEER  
Tenant:

Poss:  
Phone:  
Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented by:** Mike Miller  
 Coldwell Banker CIR  
**Agent Full**  
**LOTS AND LAND** **Status:** ACT **4/19/2006** **1:25:14 PM**  
**ML#:** 6007483 **Area:** 237 **List Price:** \$152,000  
**Address:** 93069 APPLEGATE Lot 2  
**City:** Cheshire **Zip:** 97448  
**Additional Parcels:** Y/Sub Lots  
**Map Coord:** 0/A/0 **Zoning:** RR2 **List Type:** ER LR: N  
**County:** Lane **Tax ID:** 57792  
**Subdivision:** Applegate Meadows  
**Manufhs Okay:** N **CC&Rs:** Y **#Image:** 7  
**Elem:** LAUREL **Middle:** OAKLEA  
**High:** JUNCTION CITY **Prop Type:** RESID  
**Legal:** Lot 2 Applegate Meadows: PA056281  
**Public Internet/Address Display:** Y/Y **Offer/Nego:** LA-ONLY

Virtual Tour

#### GENERAL INFORMATION

**Lot Size:** 1-2.99AC **Acres:** 1.5  
**Waterfront:** Y / LAKE **River/Lake:** Brock's Loch  
**Perc Test:** Y / APPROVED **RdFrntg:** Y  
**Seller Disc:** EXEMPT **Other Disc:**  
**Lot Desc:** CLEARED, PASTURE, SOLAR  
**Topography:** FLOODPL, LEVEL  
**Soil Cond:** NATIVE, COMPACT

**Lot Dimensions:**  
**Availability:** SALE **#Lots:** 10  
**Rd Surf:** PAVEDRD  
**View:** LAKE, VALLEY  
**Soil Type/Class:**

**Present Use:** RESIDNC

#### IMPROVEMENTS

**Utilities:** CABLETV, PHONE, POWER, SPT-APP, UG-UTIL, WELL  
**Existing Structure:** N / NONE

#### REMARKS

**XSt/Dir:** Hwy 99 N to Hwy 36 W to Applegate Trail S 1/4 mi. to prop.  
**Private:** County lists 100 yr. flood plain. Home ground floor to be approx. 1ft above current grade. Reservations only until final plat records - \$2000 on EM contract - call LA for details. Seller will drill well. Buyer shall install well pump and Adventex septic. Drainfields in. Buyer may live in RV on prop during home construction. Min 1800 sqft.  
**Public:** Flat building lots 1 - 2 acres. 5 lots on small lake frontage. All lots open and clear w/valley & Mt. views. Greenway. No MFG homes. Min sqft = 1800. Final plat expected by April 1. Only 20 min. to downtown Eugene.

#### FINANCIAL

**Prop Tax/Yr:** 710.84 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 3  
**Crop/Land Lease:** **3rd Party:** N **SAC:**  
**HOA Dues:** **HOA Dues-2nd:**  
**HOA Incl:**  
**Terms:** CASH, CONV **Escrow Preference:** Cascade (Cindy)

#### BROKER / AGENT DATA

**BRCD:** 5BRE01 **Office:** Barnhart Assoc Real Estate **Phone:** 541-345-3006 **Fax:** 541-345-3140  
**LPID:** HEIDECHE **Agent:** Scott Heidecke **Phone:** 541-284-4118 **Cell/Pgr:** 541-517-5765  
**CoLPID:** LANDMAN **CoBRCD:** 5BRE01 **CoAgent:** Rick Sterry **CoPh:** 541-284-4129  
**Agent E-mail:** scotth@barnhartassociates.com  
**List:** 2/1/2006 **Exp:** **Show:** 24HR-NC, VACANT **Poss:** CLOSING  
**Tran:** 3/27/2006 **Owner:** Ron & Joanne Schmitt **Phone:**  
**Tenant:** **Phone:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented by:** Mike Miller **Agent Full**  
 Coldwell Banker CIR  
**LOTS AND LAND** **Status:** ACT **4/19/2006** **1:25:14 PM**  
**ML#:** 6007470 **Area:** 237 **List Price:** \$150,000  
**Address:** 93069 APPLGATE Lot 1  
**City:** Cheshire **Zip:** 97448  
**Additional Parcels:** Y/Sub Lots  
**Map Coord:** 0/A/0 **Zoning:** RR2 **List Type:** ER LR: N  
**County:** Lane **Tax ID:** 57792  
**Subdivision:** Applegate Meadows  
**Manufhs Okay:** N **CC&Rs:** Y **#Image:** 7  
**Elem:** LAUREL **Middle:** OAKLEA  
**High:** JUNCTION CITY **Prop Type:** RESID  
**Legal:** Lot 1- Applegate Meadows; PA056281  
**Public Internet/Address Display:** Y/Y **Offer/Nego:** LA-ONLY  
[Virtual Tour](#)

### GENERAL INFORMATION

**Lot Size:** 1-2.99AC **Acres:** 1.96  
**Waterfront:** Y / LAKE **River/Lake:** Brock's Loch  
**Perc Test:** Y / APPROVED **RdFrntg:** Y  
**Seller Disc:** EXEMPT **Other Disc:**  
**Lot Desc:** CLEARED, PASTURE, SOLAR  
**Topography:** FLOODPL, LEVEL  
**Soil Cond:** NATIVE, COMPACT

**Lot Dimensions:**  
**Availability:** SALE **#Lots:** 10  
**Rd Surf:** PAVEDRD  
**View:** LAKE, VALLEY  
**Soil Type/Class:**  
**Present Use:** RESIDNC

### IMPROVEMENTS

**Utilities:** CABLETV, PHONE, POWER, SPT-APP, UG-UTIL, WELL  
**Existing Structure:** N / NONE

### REMARKS

**XSt/Dir:** Hwy 99 N to Hwy 36 W to Applegate Trail S 1/4 mi. to prop.  
**Private:** County lists 100 yr. flood plain. Home ground floor to be approx. 1ft above current grade. Reservations only until final plat records - \$2000 on EM contract - call LA for details. Seller will drill well. Buyer shall install well pump and Adventex septic. Drainfields in. Buyer may live in RV on prop during home construction. Min 1800 sqft.  
**Public:** Flat building lots 1 - 2 acres. 5 lots on small lake frontage. All lots open and clear w/valley & Mt. views. Greenway. No MFG homes. Min sqft = 1800. Final plat expected by April 1. Only 20 min. to downtown Eugene.

### FINANCIAL

**Prop Tax/Yr:** 710.84 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 3  
**Crop/Land Lease:** **3rd Party:** N **SAC:**  
**HOA Dues:** **HOA Dues-2nd:**  
**HOA Incl:**  
**Terms:** CASH, CONV **Escrow Preference:** Cascade (Cindy)

### BROKER / AGENT DATA

**BRCD:** 5BRE01 **Office:** Barnhart Assoc Real Estate **Phone:** 541-345-3006 **Fax:** 541-345-3140  
**LPID:** HEIDECHE **Agent:** Scott Heidecke **Phone:** 541-284-4118 **Cell/Pgr:** 541-517-5765  
**CoLPID:** LANDMAN **CoBRCD:** 5BRE01 **CoAgent:** Rick Sterry **CoPh:** 541-284-4129  
**Agent E-mail:** scotth@barnhartassociates.com  
**List:** 2/1/2006 **Exp:** **Show:** 24HR-NC, VACANT **Poss:** CLOSING  
**Tran:** 3/27/2006 **Owner:** Ron & Joanne Schmitt **Phone:**  
**Tenant:** **Phone:**



Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: ACT 4/19/2006 1:25:13 PM  
ML#: 6010968 Area: 237 List Price: \$140,000  
Address: Orchard Tract Road  
City: Monroe Zip: 97456  
Additional Parcels: /  
Map Coord: 1/A/3 Zoning: RR-2 List Type: ER LR: N  
County: Benton Tax ID: Not Found  
Subdivision:  
Manufhs Okay: Y CC&Rs: #Image: 6  
Elem: MONROE Middle: MONROE  
High: MONROE Prop Type: RESID  
Legal: 14-05-32-BO-02700  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 1-2.99AC	Acre: 2.1	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE
Perc Test: /	RdFrntg:	Rd Surf:
Seller Disc:	Other Disc:	View:
Lot Desc:		Soil Type/Class:
Topography: LEVEL		
Soil Cond:		Present Use: RESIDNC

#### IMPROVEMENTS

Utilities: CABLETV, POWER, WELL  
Existing Structure: / FENCED

#### REMARKS

**XSt/Dir:** Hwy 99W left on Orchard/Coon right on Orchard Tract Rd. Right to Drivewa  
**Private:** Well 60 Gpm, level nice property. Fenced, Lot line adjustment in progress. Septic approval, Call L/A for restrictions of manufactured homes.  
**Public:** Fenced, level nice private, long drive to the property, 60 GPM well. Septic approval, View of Pond.

#### FINANCIAL

Op Tax/Yr: 0	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
Op/Land Lease: N		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH			

#### Escrow Preference:

#### BROKER / AGENT DATA

BRCD: 5REI01	Office: RE/MAX Integrity	Phone: 541-345-8100	Fax: 541-302-4899
LPID: 3391	Agent: Claudia Bailey	Phone: 541-984-5403	Cell/Pgr:
CoLPID:	CoBRCD:		CoPh:
Agent E-mail: cbailey@remax.net	CoAgent:		
List: 2/10/2006	Exp:	Show: VACANT	Poss:
Tran: 4/5/2006		Owner: Andy Bailey	Phone:
		Tenant:	Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: ACT 4/19/2006 1:25:13 PM  
ML#: 6027383 Area: 236 List Price: \$249,900  
Address: 91120 POODLE CREEK RD  
City: Noti Zip: 97461  
Additional Parcels: /  
Map Coord: 0/A/O Zoning: RR-5 List Type: ER LR: N  
County: Lane Tax ID: 4146591  
Subdivision:  
Manufhs Okay: Y CC&Rs: #Image: 1  
Elem: VENETA Middle:  
High: JUNCTION CITY Prop Type: RESID  
Legal: 16-06-31-00-00803  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 3-4.99AC  
Waterfront: /  
Perc Test: /  
Seller Disc:  
Lot Desc: WOODED  
Topography: SLOPED  
Soil Cond:

Acres: 3.03  
River/Lake:  
Rd Frntg:  
Other Disc:

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf: GRAVLRD  
View: TREES, MNTAIN  
Soil Type/Class:

Present Use: RESIDNC

#### IMPROVEMENTS

Utilities: PHONE, POW-AVL, SEPTIC, WELL  
Existing Structure: Y / MOBL-HM, SHOP, STORAGE

#### REMARKS

**XSt/Dir:** Spring Creek to Lawerance to Hwy 36 to Poodle Creek  
**Private:** Sell contingent on POP. Well is 4 years old. Owners are living on site, call first to view land, appointment needed for home unless sellers are present and permit to do so. Beware of friendly and playful dog. Lockbox for driveway access located on fence post to the left of the gate.  
**Public:** Build your dream home on 3.03 acres of slightly sloped land with existing manufactured home on site (not included in the price). Land already has a road, power, phone, well, septic, and many trees.

#### FINANCIAL

Prop Tax/Yr: 600  
Crop/Land Lease:  
HOA Dues:  
HOA Incl:

Spcl Asmt Balance:  
HOA Dues-2nd:

Tax Deferral:  
3rd Party: N BAC: % 2.25  
SAC:

Terms: CASH, CONV

Escrow Preference:

#### BROKER / AGENT DATA

BRCD: 5REI01 Office: RE/MAX Integrity  
LPID: PSHANE Agent: Shane Persinger  
CoLPID: CoBRCD: CoAgent:  
Agent E-mail: shanepersinger@remax.net  
List: 4/12/2006 Exp:  
Tran: 4/13/2006

Show: APTONLY, CALL1ST, RMLSLBX  
Owner: Ronald & Robert  
Tenant:

Phone: 541-345-8100 Fax: 541-302-4899  
Phone: 541-517-8317 Cell/Pgr:  
CoPh:  
Poss: CLOSING  
Phone: 541-998-3616  
Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**No Photo  
Available**

**Presented by:** Mike Miller  
Coldwell Banker CIR

**Agent Full**

**LOTS AND LAND**      **Status:** ACT      **4/19/2006**      **1:25:12 PM**  
**ML#:** 6007562      **Area:** 236      **List Price:** \$215,000  
**Address:** 25270 PERKINS RD  
**City:** Veneta      **Zip:** 97487  
**Additional Parcels:** /  
**Map Coord:** 66/B/2      **Zoning:**      **List Type:** ER LR: N  
**County:** Lane      **Tax ID:** 4150296  
**Subdivision:**  
**Manufhs Okay:**      **CC&Rs:**      **#Image:**  
**Elem:** VENETA      **Middle:**  
**High:** ELMIRA      **Prop Type:** RESID  
**Legal:** 18 05 06 20 01500 000  
**Public Internet/Address Display:** Y/Y      **Offer/Nego:**

#### GENERAL INFORMATION

**Lot Size:** 3-4.99AC      **Acres:** 4.89  
**Waterfront:** /      **River/Lake:**  
**Perc Test:** /      **RdFrntg:**  
**Seller Disc:**      **Other Disc:**  
**Lot Desc:**  
**Topography:**  
**Soil Cond:**

**Lot Dimensions:**  
**Availability:** SALE      **#Lots:**  
**Rd Surf:**  
**View:**  
**Soil Type/Class:**  
**Present Use:**

#### IMPROVEMENTS

**Utilities:** PHONE, POWER, SEPTIC, WELL  
**Existing Structure:** /

#### REMARKS

**XSt/Dir:** West lth left turn on Huston , right turn on Perkins  
**Private:** Buyer to verify all aspects with county. This property has two addresses 25270 and 25278 per county records. Existing double-wide, newer garage/shop and small barn on property.  
**Public:** Buyer to verify all aspects with county. This property has two addresses 25270 and 25278 per county records. Existing double-wide, newer garage/shop and small barn on property.

#### FINANCIAL

**Prop Tax/Yr:** 365.97      **Spcl Asmt Balance:**      **Tax Deferral:**      **BAC:** % 2.5  
**Crop/Land Lease:**      **3rd Party:** N      **SAC:**  
**HOA Dues:**      **HOA Dues-2nd:**  
**HOA Incl:**  
**Terms:** CASH, CONV

#### Escrow Preference:

#### BROKER / AGENT DATA

**BRCD:** 5RBP01      **Office:** Red Barn Properties LLC      **Phone:** 541-935-4036      **Fax:** 541-935-2617  
**LPID:** PURVISM      **Agent:** Mel Purvis      **Phone:** 541-606-3732      **Cell/Pgr:**  
**CoLPID:**      **CoBRCD:**      **CoAgent:**      **CoPh:**  
**Agent E-mail:**  
**List:** 1/31/2006      **Exp:**      **Show:** CALLTEN      **Poss:**  
**Tran:** 2/3/2006      **Owner:** Matthews      **Phone:**  
**Tenant:** Skip      **Phone:** 541-935-6515

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Mike Miller Agent Full  
Coldwell Banker CIR  
LOTS AND LAND Status: ACT 4/19/2006 1:25:12 PM  
ML#: 5080980 Area: 236 List Price: \$219,900  
Address: Lot 3 Lovell Estates  
City: Veneta Zip: 97487  
Additional Parcels: /  
Map Coord: 72/B/2 Zoning: List Type: ER LR: N  
County: Lane Tax ID: 1712551  
Subdivision:  
Manufhs Okay: CC&Rs: #Image: 6  
Elem: ELMIRA Middle: FERN RIDGE  
High: ELMIRA Prop Type: RESID  
Legal: 17-05-29-20-03100  
Public Internet/Address Display: Y/N Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.81	Lot Dimensions:	
Waterfront: /	River/Lake:	Availability: SALE	#Lots:
Perc Test: /	RdFrntg:	Rd Surf:	
Seller Disc:	Other Disc:	View:	
Lot Desc:		Soil Type/Class:	
Topography: LEVEL		Present Use:	
Soil Cond:			

#### IMPROVEMENTS

Utilities: PHONE, WATER  
Existing Structure: /

#### REMARKS

XSt/Dir: Hwy 126 to Huston to Jeans to Subdivision  
Private: Septic approved. Well log on file. Lovely level executive acreage in a fine home/estate. Subdivision unlike any other. Fine homes adjacent and on street.  
Public: Lovely level executive acreage in a fine home/estate. Subdivision unlike any other. Fine homes adjacent and on street.

#### FINANCIAL

Prop Tax/Yr: 808.1	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
Prop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, CONV		Escrow Preference:	

#### BROKER / AGENT DATA

BRCD: 5REI01	Office: RE/MAX Integrity	Phone: 541-345-8100	Fax: 541-302-4899
LPID: 4226	Agent: Michael O'Connell Jr.	Phone: 541-953-0350	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: moconnelljr@remax.net			
List: 10/19/2005	Exp:	Show: VACANT	Poss:
Tran: 10/28/2005		Owner: CLA	Phone:
		Tenant:	Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented by:** Mike Miller  
 Coldwell Banker CIR  
**Agent Full**  
**LOTS AND LAND**      **Status:** ACT      **4/19/2006**      **1:25:11 PM**  
**ML#:** 5062038      **Area:** 235      **List Price:** \$195,000  
**Address:** 1200 N River RD  
**City:** Cottage Grove      **Zip:** 97424  
**Additional Parcels:** /  
**Map Coord:** 0/A/0      **Zoning:** R-2      **List Type:** ER LR: N  
**County:** Lane      **Tax ID:** 1735586  
**Subdivision:**  
**Manufhs Okay:**      **CC&Rs:**      **#Image:** 3  
**Elem:** BOHEMIA      **Middle:** LINCOLN  
**High:** COTTAGE GROVE      **Prop Type:** RESID  
**Legal:** 2003282401901  
**Public Internet/Address Display:** Y/Y      **Offer/Nego:**

#### GENERAL INFORMATION

**Lot Size:** 1-2.99AC      **Acres:** 1.55  
**Waterfront:** Y / CREEK      **River/Lake:** Bennett  
**Perc Test:** /      **RdFrntg:**  
**Seller Disc:** DSCLOSUR      **Other Disc:**  
**Lot Desc:** GOLFCSE, POND, TREES  
**Topography:** FLOODPL, LEVEL  
**Soil Cond:** NATIVE

**Lot Dimensions:**  
**Availability:** SALE      **#Lots:**  
**Rd Surf:**  
**View:** TREES, CREEK  
**Soil Type/Class:**  
**Present Use:** FARM, RAWLAND

#### IMPROVEMENTS

**Utilities:** GAS-AVL, POW-AVL, SWR-AVL, WAT-AVL  
**Existing Structure:** / NONE

#### REMARKS

**XSt/Dir:** I-5 Exit 174W to 99S, Rt. on Woodson Place, Rt. on River Rd., North.  
**Private:** Cottage Grove, 20 min. to Eugene. Lg. 1.55 Acre building lot adjacent to Hidden Valley golf course w/175 Ft. of road frontage. New high school & hospital. Shop, busline, churches. R-2 zone allows duplex, etc. Bennett Creek & pond with dam. Possible owner finance. Tax date to be updated. Seller licensed Oregon real estate broker.  
<http://www.pilotrealty.com>  
**Public:** Beautiful Cottage Grove, 20 min. to Eugene. New high school & hospital. Large 1.55 Acre building lot adjacent to Hidden Valley golf course. R-2 zone allows duplex, etc. Creek, pond. Possible owner finance. Seller licensed Oregon real estate broker.

#### FINANCIAL

**Prop Tax/Yr:** 2416      **Spcl Asmt Balance:**      **Tax Deferral:** N      **BAC:** % 3  
**Crop/Land Lease:**      **3rd Party:** N      **SAC:**  
**HOA Dues:**      **HOA Dues-2nd:**  
**HOA Incl:**  
**Terms:** CASH, CONV, OTHER      **Escrow Preference:**

#### BROKER / AGENT DATA

**BRCD:** 5PRL01      **Office:** Pilot Realty LLC      **Phone:** 541-683-7777      **Fax:** 541-683-7799  
**LPID:** LIENIELS      **Agent:** Peter Lie-Nielsen      **Phone:** 541-683-7777      **Cell/Pgr:** 541-915-2127  
**CoLPID:**      **CoBRCD:**      **CoAgent:**      **CoPh:**  
**Agent E-mail:** peter@pilotrealty.com  
**List:** 8/20/2005      **Exp:**      **Show:** VACANT      **Poss:** CLOSING  
**Tran:** 3/28/2006      **Owner:** Lie-Nielsen      **Phone:**  
**Tenant:**      **Phone:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: ACT 4/19/2006 1:25:12 PM  
ML#: 6027611 Area: 236 List Price: \$205,000  
Address: Forest Meadows Lot 3  
City: Veneta Zip: 97487  
Additional Parcels: /  
Map Coord: 66/A/2 Zoning: List Type: ER LR: N  
County: Lane Tax ID: 1082765  
Subdivision: Forest Meadows  
Manufhs Okay: N CC&Rs: Y #Image: 4  
Elem: ELMIRA Middle: FERN RIDGE  
High: ELMIRA Prop Type: RESID  
Legal: Lot 3 Forest Meadows  
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

#### GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.6	Lot Dimensions: 300x363
Waterfront: N /	River/Lake:	Availability: SALE #Lots: 1
Perc Test: /	RdFrntg:	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: TREES
Lot Desc:		Soil Type/Class:
Topography: LEVEL		Present Use:
Soil Cond:		

#### IMPROVEMENTS

Utilities: POWER, UG-UTIL, WELL, STD-SEP  
Existing Structure: N /

#### REMARKS

XSt/Dir: 126 to Right on Territorial to Right on Jeans to Forest Meadows on Left  
Private: Look for White Vinyl rail fencing into small subdivision of Forest Meadows. There may not be a sign. 2.6 acre beautiful homesite. Paved private road that ends at lake. White vinyl three rail fencing installed! Large open lot with limited trees. Great place to build with lots of sun exposure. Nice CC&R's for upscale homes!  
Public: 2.6 acre beautiful homesite. Nothing like it available. Paved private road that ends at lake. White vinyl three rail fencing installed and separates all lots! Large open lot with limited trees. Great place to build with lots of sun exposure. Nice CC&R's for upscale homes!

#### FINANCIAL

Prop Tax/Yr: 3456.25	Spcl Asmt Balance:	Tax Deferral:	BAC: % 2.5
Crop/Land Lease:		3rd Party: N	SAC: % 0
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, CONV		Escrow Preference: First American- Moi	

#### BROKER / AGENT DATA

BRCD: 5REI01	Office: RE/MAX Integrity	Phone: 541-345-8100	Fax: 541-302-4899
LPID: 43620	Agent: Christopher Suarez	Phone: 541-984-5419	Cell/Pgr: 541-731-9646
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: Chris@SuarezSells.com			
List: 4/13/2006	Exp:	Show: VACANT	Poss:
Tran: 4/14/2006		Owner: of record	Phone:
		Tenant:	Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Mike Miller Agent Full  
Coldwell Banker CIR  
LOTS AND LAND Status: ACT 4/19/2006 1:25:10 PM  
ML#: 6004037 Area: 234 List Price: \$224,500  
Address: Dilley LN Zip: 97405  
City: Eugene  
Additional Parcels: /  
Map Coord: 52/M/16 Zoning: List Type: ER LR: N  
County: Lane Tax ID: Not Found  
Subdivision:  
Manufhs Okay: Y CC&Rs: #Image: 3  
Elem: TRENT Middle:  
High: PLEASANT HILL Prop Type: RESID  
Legal: to be provided by escrow  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5  
Waterfront: / River/Lake:  
Perc Test: Y / RdFrntg:  
Seller Disc: Other Disc:  
Lot Desc: PASTURE, PRIVATE  
Topography: LEVEL, ROLLING  
Soil Cond:

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf: /  
View: MNTAIN, VALLEY  
Soil Type/Class:  
Present Use: RAWLAND

#### IMPROVEMENTS

Utilities: PW+500', SPT-APP  
Existing Structure: /

#### REMARKS

XSt/Dir: E on Hwy 58, L on Dilley (before the bridge). Next to and behind 85412  
Private: Sale subject to final approval of lot. Owner prefers to sell adjacent home (85412 Dilley) before lot. There will be an access easement to benefit this property, and a shared road maintenance agreement.  
Public: This beautiful 5 acre parcel is situated back from the road, only 5 minutes to downtown Eugene - with Pleasant Hill Schools! Private and pastoral setting. Standard septic approval. Manufactured home allowed. Taxes approximate

#### FINANCIAL

Prop Tax/Yr: 500 Spcl Asmt Balance: Tax Deferral: BAC: % 3V  
Crop/Land Lease: 3rd Party: N SAC:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH, CONV Escrow Preference: First American Title

#### BROKER / AGENT DATA

BRCD: 5CGR01 Office: Crieger Goodwin RE Sales Phone: 541-485-5212 Fax: 541-485-5212  
LPID: CRIEGER Agent: Rosemary Crieger Phone: 541-686-2855 Cell/Pgr:  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: rcrieger@direcway.com  
List: 1/17/2006 Exp: Show: VACANT Poss:  
Tran: 1/17/2006 Owner: Dennis Burri Phone:  
Tenant: Phone:

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Mike Miller  
Coldwell Banker CIR  
Agent Full  
LOTS AND LAND Status: ACT 4/19/2006 1:25:10 PM  
ML#: 6007137 Area: 234 List Price: \$194,700  
Address: BROWN RD  
City: Dexter Zip: 97431  
Additional Parcels: /  
Map Coord: 0/C/O Zoning: RR5 List Type: ER LR: N  
County: Lane Tax ID: 812444  
Subdivision:  
Manufhs Okay: Y CC&Rs: N #Image: 4  
Elem: TRENT Middle: PLEASANT HILL  
High: PLEASANT HILL Prop Type: RESID  
Legal: to be supplied via pre lim title report. buyer to verify acreage  
size  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 5-9.99AC  
Waterfront: N /  
Perc Test: /  
Seller Disc:  
Lot Desc: TREES  
Topography: LEVEL  
Soil Cond: NATIVE

Acres: 5  
River/Lake:  
RdFrntg:  
Other Disc: cla

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surfc: PAVEDRD  
View: TREES, PARK  
Soil Type/Class:

Present Use: MIX-USE

#### IMPROVEMENTS

Utilities: NONE  
Existing Structure: Y / NONE

#### REMARKS

XSt/Dir: Hwy 58 N on Rattlesnake to Brown Road to end on Right  
Private: Zoned RR5. Seller in the process of clearing up the property where the pink tape is marked. Trees have been left to the rear of the property; Seasonal creeks. .Septic Approval. Walk to Elihah Bristow Park. See adjoining property MLS 6007131  
Public: Septic Approval. Walk to Elihah Bristow Parks 800+ beautiful acres with 10 miles of riding, hiking, and biking, in the process of clearing up property where the pink tape is marked. Trees at the rear of the property; Seasonal creeks. See adjoining property MLS 6007131

#### FINANCIAL

Prop Tax/Yr: 89.67 Spcl Asmt Balance:  
Crop/Land Lease: N Tax Deferral: BAC: % 2.5  
HOA Dues: 3rd Party: N SAC:  
HOA Incl:  
Terms: CASH

Escrow Preference: 1st American Title

#### BROKER / AGENT DATA

BRCD: 5PER07 Office: United Country Peaceful Escape  
LPID: SILVERBA Agent: Barbara Silver  
CoLPID: CoBRCD: CoAgent:  
Agent E-mail: barbara@peacefulescape.com  
List: 1/30/2006 Exp:  
Tran: 4/11/2006

Phone: 541-741-7770 Fax: 541-736-5772  
Phone: 541-954-7007 Cell/Pgr:  
CoPh:  
Poss: CLOSING  
Phone:  
Phone:

Show: VACANT  
Owner: Lawanna Swan  
Tenant:

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Presented by: Mike Miller  
Coldwell Banker CIR

Agent Full

**LOTS AND LAND** Status: ACT 4/19/2006 1:25:10 PM  
ML#: 6000252 Area: 234 List Price: \$147,500  
Address: 83483 PAPERFUS RD  
City: Pleasant Hill Zip: 97455  
Additional Parcels: Y/  
Map Coord: 17/E/11 Zoning: List Type: ER LR: N  
County: Lane Tax ID: 1008877  
Subdivision:  
Manufhs Okay: Y CC&Rs: N #Image: 8  
Elem: TRENT Middle: PLEASANT HILL  
High: PLEASANT HILL Prop Type: RESID  
Legal: 17-02-10-00-01203  
Public Internet/Address Display: Y/Y Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 1-2.99AC Acres: 2.7  
Waterfront: N / River/Lake:  
Perc Test: Y / APPROVED Rd Frntg: Y  
Seller Disc: DSCLOSUR Other Disc:  
Lot Desc: CLEARED, TREES, WOODED  
Topography: SLOPED  
Soil Cond: OTHER

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf: GRAVLRD  
View: TREES, VALLEY  
Soil Type/Class:

Present Use: MOBL-HM, RESIDNC

**IMPROVEMENTS**

Utilities: POWER, WELL, STD-SEP  
Existing Structure: Y / STORAGE, UTLSHED

**REMARKS**

**XSt/Dir:** East on Hwy 58, right on Enterprise, left on Paperfus Rd  
**Private:** Build your dream home on this buildable legal lot with a recent lot line adjustment. Power has been brought from road to site. Well in with 1,200 gal. holding tank. 1,000 gal. septic tank. Wonderful mountain and wooded views, quiet, 20 mins. to Eugene. Motivated seller!!..bring all offers...  
**Public:** Build your dream home on this buildable legal lot with a recent lot line adjustment. Power has been brought from road to site. Well in with 1,200 gal. holding tank. 1,000 gal. septic tank. Wonderful mountain and wooded views, quiet, 20 mins. to Eugene. Motivated seller!!

**FINANCIAL**

Prop Tax/Yr: 409.48 Spcl Asmt Balance: Tax Deferral: BAC: % 3  
Crop/Land Lease: 3rd Party: N SAC:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:  
Terms: CASH, CONV

**Escrow Preference:****BROKER / AGENT DATA**

BRCD: 5DRR01 Office: D & R Real Estate Phone: 541-349-1800 Fax: 541-868-0911  
LPID: LAMBGN Agent: Nicholas Lamb Phone: 541-554-6829 Cell/Pgr:  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: nicholas\_lamb@yahoo.com  
List: 1/2/2006 Exp: Show: VACANT Poss: CLOSING  
Tran: 1/12/2006 Owner: Olson Phone:  
Tenant:

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