

DONALD L. LAMB

Lamb
3366 Chevy Chase Street
Eugene, Oregon 97401
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dlambkins@comcast.net

April 8, 2007

Lane County Board of Commissioners
125 East Eighth Avenue
Eugene, OR 97401

04-13-07 P03:52 IN

RE: Measure 37 filing, PA 06-7325

Dear Gentlemen:

This is additional information, which is being submitted to clarify and substantiate the claim under ORS 197.352, that is being reviewed by Lane County, Oregon. It was stated in the Lane County staff report on PA 06-7325, dated March 12, 2007, that myself and my wife, Mary Ann N. Lamb, did not have an interest in the property prior to March 10, 2004. The title report of Cascade Title, no. CT 0252803 shows only our interest and not another entity. We have had an interest in Tax Lot 18-12-02-00-00203, tax account 1253473 and 18-12-02-24-00500, tax account 1256013 since 1980. The parcel, 18-12-02-24-00500, is a necessary part of tax lot 203, as it is the portion that abuts US Highway, 101 and gives the tracts access to a public road. It has a zoning regulation of RR1, and as such was not a part of this claim, because there are not adverse regulations affecting tax lot 500. It is a separate tax lot, only because the Lane County Assessment & Taxation department has placed it upon another map, and thus created a different tax lot for it. Since 1980, when Donald G. Patterson et ux placed a security interest on the parcels to enable him to develop the land into separate home sites, our interest has been present ,

The property in question was unzoned until January 5, 1980. Lane County under Ordinance 754, placed an FF-20 District (Farm/Forest 20 acres) upon tax lot 203, which is the approximate acreage of the south one-half of SW¼ of the NE ¼ of Section 2. Lane County gave a RR (Rural Residential) to tax lot 500 lying in the south half of the NW ¼ of Section 2 over to Highway 101. On February 29,

1984, through Ordinance PA 884, Lane County Imposed the RR-1 (Rural Residential) designation on Tax Lot 500, 18-12-02-24. That is the same designation the parcel has today. It is consistent with the designation that would be necessary to create a rural subdivision of one acre lots, that Mr. Patterson proposed for tax lot 203 (the property of this claim). The preliminary designation of RR-1 upon tax lot 203 did not become final, because of the economic hardships of the early 1980's. Lane County's Ordinance PA 884 imposed the F-2 (Impacted Forest lands) designation and the eastern portion was changed under Ordinance 891 to Natural Resources, which remains through today. Both parcels of land are legal lots, which is required to have a subdivision proceed through Lane County.

The soil of both tax lots is predominately sand. There are small areas of vegetation, but certainly not soil that is timber producing or farmable by the standards of the Willamette Valley. Small rural home sites would be a good use for this land and your planning department and commission certainly agreed in early 1980. The formal zoning designation was not made permanent, only because of the economy in Oregon and the lack of ability by the developer to construct the subdivision streets and utilities.

Mr. Patterson obtained a development loan for both parcels and gave a security instrument to the Oregon Pacific Banking Company, as shown by mortgage recorded on May 6, 1980, Reel 1071, instrument 80-23066, Official Records of Lane County. The loan was assigned to the Small Business Administration by instrument recorded on September 22, 1981, Reel 1158 as Instrument 81-40317, Official Records of Lane County.

The partitioning of the parcels (tax lots 203 and 500) into legal lots and then the basis for subsoil testing for septic sewers was disclosed in Lane County file 36-80 and instrument recorded on February 27, 1981, as instrument no. 81-8929, Official Records of Lane County.

The Small Business Administration (SBA) began legal proceedings against the debtor, Mr. & Mrs. Patterson, of their loan and gave notice of that suit no. 83-1287 in the United States District Court of the State of Oregon, by instrument recorded on September 1, 1983, Reel 1260, as instrument no. 83-31519, Official Records of Lane County. The Marshall's Deed was recorded on July 12, 1985, Reel 1357, as instrument no. 85-24419, Official Records of Lane County.

The common result of a judicial foreclosure of a mortgage or Deed of Trust is that the purchaser at the sale of the security stands in the shoes of the creditor/seller, of the sale. The real property is subject to the liens and restrictions that were in place before the loan was placed upon the real property. The proposed use of the property and zoning were known because of the foreclosure of the loan and the prior actions upon the land by the developer. Mr. Donald Wells purchased the parcels from the SBA by deed recorded on February 14, 1986, Reel 1388 as instrument 86-06166, Official Records Lane County. We then obtained a deed from Mr. Donald Wells. We have an assignment from him of the rights under Suit 83-1287. That assignment was dated and notarized at the same time Mr. Wells delivered the deed to my wife and myself. The deed was recorded on April 14, 1986, Reel 1397, as instrument 86-13141, Official Records Lane County.

Lane County's staff is of the opinion that my wife and I were not in possession of the parcels until March 10, 2004 by Instrument 04-26277, Official Records of Lane County. The date of our acquisition is not disturbed by the partnership deeds. The deed from Mr. James Timothy Quade and by my spouse and myself to Lamb-Quade, partnership, did not remove us from having an interest in the property. It is legally the same as a person placing a parcel of land into a living trust, which is revocable. They have the ability to remove it and put it back in their individual name. That is true of our informal partnership, which did not have a partnership agreement. The reason for the partnership being informal was Mr. Tim Quade owned the parcel that abutted our north line. He was land locked and did not have access to Highway 101, without traversing our property. It was agreed that an informal partnership would be the easiest way to get him access to Highway 101, but with each person controlling their own land. We were in the process of creating a lot line adjustment to be able to convey to him an undivided interest in the access way. Instead, he decided to leave the area and sold his property to us. The deed into the partnership had no consideration, since each still owned their respective parcels. The deed from Mr. Quade and the partnership had a consideration of \$67,000.00 for the adjusted value of tax lot 200. Mr. James Timothy Quade owned approximately 20 acres being the North ½ of the SW/4 of the NE ¼ of Section 2, Township 18 South, Range 12 West of the Willamette Meridian, Lane County, Oregon. We have always had an interest in tax lot 203, the property in question, as defined by LC 2.710.

For the reasons and facts described above, we have had a continuous interest in the property in question since May 6, 1980, and have met the requirements of ORS 197.352, and Lane County's supplemental ordinances.

An acquisition date of May, 1980, brings into question the conclusion that Lane County's Ordinances establishing the F-2 and Natural Resource designation by September, 1984, do not damage the value of tax lot 203. Ordinance 884 and 891 both change the use of the property, when contrasted to the preliminary designation of Rural Residential (RR) under Ordinance 754. Tax lot 500 kept the Rural Residential designation and on February 29, 1984, Ordinance 884 made it Rural Residential, one acre tracts. The property on the west and abutting both sides of tax lot 500 have this designation. Only, tax lot 203 was removed from that designation, even though it gained that designation in 1980-81 by the Planning Department, subject only to conditions being fulfilled.

I believe the property was sacrificed because Lane County's Comprehensive Plan was not being accepted by the Land Development and Conservation Commission, under ORS 197.015, 197.040 and 197.045. The coastal land designations by Lane County did not please the State Agency and Commission. There was the desire by LCDC to expand the farm and forest designations and natural resources areas. The land in question of this claim is a wonderful opportunity to add to those definitions, with no objections from the land owner. The reason being that the property was in litigation and the noticed party had no interest because of financial problems. The Federal agencies are often lax in their pursuit of details during monetary foreclosures. The separate

tax accounts lent division to the parcel and convenience to make the easterly portion meet the forest and natural resource designations. In addition, the governmental agency dealing with the property would not accept any application to question the designation in 1986, because the Comprehensive Plan was still not fully accepted by LCDC. I believe the South ½ of the SW ¼ of the NE ¼ of Section 2, (tax lot 203) was sacrificed for the good of a needed approval from the State agency. We certainly were damaged by the action of Lane County, Oregon. Fairness and honesty of Government are the basis for good government and support of the electorate.

ORS 197.010 dealing with policy of the State actions says in subsection 2: "The equitable balance between state and local government interests can best be achieved by resolution of conflicts using alternative dispute resolution techniques such as mediation, collaborative planning and arbitration. Such dispute resolution techniques are particularly suitable for conflicts arising over periodic review, comprehensive plan and land use regulations, amendments, enforcement issues and local interpretation of state land use policy." If this the intent of the Legislature as it applies to Senate Bill 100, then it ought to apply to your dealings with those actions that deal with regulations on the land.

The Staff report also indicates that the submission lacks appraisal information concerning the reduction of value of the F-2 and NR land designations. We disagree with that conclusion. I submitted parcels of land that are adjacent to the described tracts and their value when they were purchased as raw buildable lots and their true market value in 2006. The market value was that of the Lane County Assessor's office. I believe that that department has qualified assessors to value the particular parcel and that the State of Oregon requires that the county assessments are within 5% of true market value. It should be good enough for your use to create an approximate value if the questioned regulations were modified or removed. In addition, to please your staff, I have purchased a valuation by a real estate Broker in the Florence, Oregon, area to give a written analysis of the current prices of raw land with an F-2 designation and/or Natural Resource designation. A summary of that report which is included with this information, is that there on no natural resource land for sale. The F-2 zoned parcels which are currently for sale have a value from \$99,500 to \$269,000. Smaller F-2 parcels have a value of \$89,000 to \$149,000. I assume these are true F-2 parcels and not ones with sand for soil. If a building permit could be acquired for a home site, then the price increases for these parcels. The report believes the current site would be valued at approximately \$200,000 thru \$240,000.

If the property had a RR1 designation, then the value moves to \$115,000 through \$233,000. These parcels would have to be improved with access and utilities made available to each tract. . The development cost for such activities is about one third (1/3) of the retail value of the improved lot. That would drop the value for RR1 raw lots to a range of approximately \$80,000 through \$153,000 each. The value for 18 lots would be \$1,400,000 through \$2,750,000.

The back up documents for the valuation by Mr. Jim Hoberg and documents supporting the letters are available upon request. I believe that I have met the requirements of ORS 197.352. We request that the F-2 and Natural Resource designation be removed and the property be designated as RRI, consistent with preliminary designation in 1980's. The properties's development will rest with the facts on the ground, as it its ability to support a type of activity.

Sincerely,

THE OWNERS

A handwritten signature in cursive script that reads "Donald Leslie Lamb". The signature is written in dark ink and is positioned to the right of the typed name "Donald Leslie Lamb".

BY: Donald Leslie Lamb

W E S T • C O A S T
REAL ESTATE
S E R V I C E S , I N C .

April 10, 2007

Donald L. Lamb
3366 Chevy Chase
Eugene, OR 97401

04-13-07 P03:52 IN

Re: Lamb/Measure 37 PA06 7325
Tax Map Number 18-12-02-00 Southern Portion of Current Tax Lot Number 200
Formerly Known as Tax Lot Number 203
Tax Map Number 18-12-02-24 Tax Lot number 500

DESCRIPTION:

Approximately 19 acres north of Florence
Acquisition Date: April 14, 1986
Current Zoning for Southern Portion of Tax Lot 200: Natural Resource and F-2
Zoning for Tax Lot 500 at Time of Acquisition: Suburban Residential
Current Zoning for Tax Lot 500: RR1

PURPOSE OF OPINION OF VALUE:

Estimated market value of the subject property in light of currently imposed land use regulations and what the estimated market value would be if such land use regulations had not been imposed subsequent to acquisition.

BASIS OF REASONING AND VALUE CONCLUSION:

For purposes of this opinion of value, all comparison properties are zoned F-2 as no properties zoned Natural Resource were available.

A computer inquiry of RMLS Multiple Listing Service shows that similar parcels of land zoned F-2 are actively listed from \$99,500 to \$269,000. There are two pending sales of F-2 zoned parcels. These properties are considerably smaller and the owners are currently in the process of obtaining one building site approval per parcel. The list price of these parcels range from \$89,000 to \$149,000. The computer inquiry of comparable sold properties resulted in seven properties sold since April 2006. See attached documentation.

Other factors to consider when determining market value is the cost of providing utilities to the property, value of marketable timber, views, and the ability to obtain acceptable access and a building permit to the desired location on the property. With these statistics in mind, it is my opinion that the current market value of the 19+ acres zoned Natural Resource is from \$200,000 to \$240,000, if one home site can be secured.

P.O. BOX 3040 • FLORENCE, OREGON 97439
PHONE 541-997-SOLD (7653) • FAX 541-997-7654

www.WCRESINC.COM

Paved access, water, power, telephone, and cable are available at West line of Tax Lot 200.

A further computer inquiry of properties without the Natural Resource zoning restrictions indicates that splitting the 19+ acres into approximately 18 one-acre parcels would raise the market value considerably. Comparable properties that are active, pending or have sold are in a range from \$115,000 to \$233,750, depending on lot size. The suggested price for the eighteen parcels would be from \$130,000 to \$175,000 per lot. The total value of the property would be between \$2,300,000 and \$3,150,000.

It is my opinion that by dividing the property, the owner would optimize the marketability of the property and obtain the best possible price.

LIMITING CONDITIONS:

Any "value" or price statement in this letter is the estimated worth of, or price for the specific property described above and is given only in the context of advising a potential seller or buyer. Such statements are not intended to mean or imply the "value" was arrived at by any method of appraisal.

Respectfully,



Jim Hoberg
Broker/Owner
Accredited Buyer Representative
Certified Residential Specialist
Graduate Realtor Institute

JIM HOBERG PROFESSIONAL PROFILE:

Principal Broker and Owner of West Coast Real Estate Services, Inc.
I obtained my Oregon Real Estate License in 1989 and became a member of the Central Oregon Coast Board of Realtors in the same year. I have served on the Board of Directors, Co-Chair of the Education Committee, Vice President and President, and was named Realtor of the Year in 2000. My professional designations are: Accredited Buyer Representative earned in 2002, Certified Residential Specialist earned in 1999, and Graduate of Realtor Institute earned in 1998.

THIS LETTER OF OPINION IS NOT INTENDED AS AN APPRAISAL:

If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained. The above-signed licensee is not licensed by the Appraisal Certification and Licensure Board and this report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice.

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

Map & Tax Lot #: **18-12-02-00-00200**

Special Interest Code:

A & T Account #: **0774065**

[Convert to PDF Document](#)

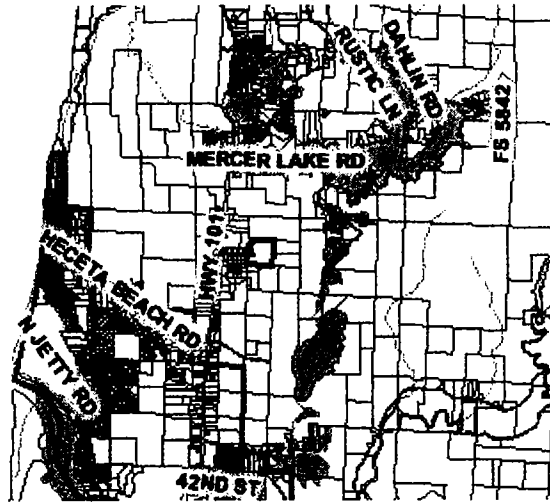
[Tax Map](#)

[View Tax Map](#)

Vicinity Map



Detail Map



Site Address State Plane Coordinates

X-Coord: **3977033**

Y-Coord: **883983**

Land Use

Land use information has not been field verified.

Land Use Code and Description:

Code: **8310**

Description:

TIMBERLANDS

Use Code and Description:

T

TIMBER

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Zoning Jurisdiction:

Code: **LC**

Description:

LANE COUNTY

Parent Zone 1:

NR

NATURAL RESOURCE

Boundary Information

General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

Node:

Plan Designation:

2000 Census Tract:

2000 Block Group:

Year Annexed:

Annexation #:

Approximate Acreage:

Approximate Square Footage:

SIF

SIUSLAW RFPD #1

N

[Display Current Metro Plan Map](#)

0703

2

36.01

1,568,596

Environmental Findings

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number:

41039C0940F

Community Number:

415591

Post - FIRM Date:

1985-12-18

Panel Printed? (Y/N):

Y

Code:

Description:

X

Areas determined to be outside of 500-year flood.

Soils

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
131C	WALDPOR FINE SAND, 0 TO 12 PERCENT SLOPES	49
44	DUNE LAND	37
140	YAQUINA LOAMY FINE SAND	14

Schools

District:	Code:	Name:
	97J	SIUSLAW

Elementary School:

Middle School:

High School:

Service Districts

LTD Service Area:

LTD Ride Source:

Ambulance District:	WE Area: WESTERN	Provider: WESTERN LANE AMBULANCE
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Emerald People's Utility District:

Soil Water Conservation District:	SIUSLAW SW
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Soil Water Conservation District Zone:	1
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Political Districts

Election Precinct:	100087
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County Commissioner District:	1	WEST
-------------------------------	----------	-------------

County Commissioner:	WILLIAM FLEENOR
----------------------	------------------------

State Representative District:	9
--------------------------------	----------

State Representative Name:	ARNIE ROBLAN
----------------------------	---------------------

City Council Ward:

City Councilor Name:

State Senate District:	5
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State Senator:	JOANNE VERGER
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LCC Board Zones:	1
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EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 0774065 | Map & Tax Lot: 18-12-02-00-00200

Property Owner

Owner1 Name: **LAMB DONALD L & MARY ANN N**

Owner Address: **3366 CHEVY CHASE**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97401

Taxpayer

Taxpayer Name: **LAMB DONALD L & MARY ANN N**

Taxpayer Address: **3366 CHEVY CHASE**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97401

Property Legal Description

Township: 18	Range: 12	Section: 02	Quarter: 00
Subdivision Type:	Subdivision Name:	Division/Phase:	

Lot/Tract/Unit Number: **TL 00200**

Subdivision Number:

Recording Number:

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2006	200,249	0	200,249	37,471
2005	8,726	0	8,726	6,134
2004	7,523	0	7,523	5,955

2003	7,599	0	7,599	5,782
2002	7,450	0	7,450	5,614
2001	6,314	0	6,314	5,450
2000	6,790	0	6,790	5,291
1999	6,530	0	6,530	5,137
1998	5,830	0	5,830	4,987
1997	5,660	0	5,660	4,842
1996	5,600	0	5,600	5,600
1995	5,380	0	5,380	5,380

37,471	0	0
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)
Tax Year		Tax (See Explanation of Tax)
2006		369.28
2005		74.44
2004		73.30
2003		71.94
2002		70.13
2001		69.84
2000		65.81
1999		67.62
1998		59.94
1997		59.12
1996		63.69
1995		99.99

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

- ☒ Active for the 2006 Tax Year
- ☐ New Account Scheduled to be Active for the 2007 Tax Year
- ☒ Locally Assessed
- ☐ Pending Seg/Merge
- ☐ Pending Value Change
- ☐ Delinquency
- ☐ Delayed Foreclosure
- ☐ Bankruptcy
- ☐ Code Split Indicator

Remarks:

Special Assessment Program (if applicable)

Code:

Description:

General Information

Property Class:	400	TRACT, VACANT
Statistical Class:		
Neighborhood Code:	60980	
Property Use Type:		
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	36.56	
Fire Acres:	36.56	

Tax Code Area (Levy Code): 09719 Lane County Assessment and Taxation 2006-2007 Billing Rates

CENTRAL LINCOLN PUD

HECETA WATER DISTRICT

LANE COMMUNITY COLLEGE

LANE COUNTY

LANE EDUCATION SERVICE DISTRICT

PORT OF SIUSLAW

SIUSLAW PUBLIC LIBRARY DISTRICT

SIUSLAW SCHOOL DISTRICT 97J

WESTERN LANE AMBULANCE DISTRICT

Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
03-10-2004	67,000	LAMB-QUADE	LAMB DONALD L & MARY ANN N	2004-26277	8	Y
03-03-1995		QUADE, JAMES T		9501487300	6	
08-04-1993	4,670	LANE COUNTY		9305006600	3	
03-24-1992		ASSESSMENT & TAXATION		9201586200	3	

Manufactured Structures

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

Tools

Lane County Maps

X:3975457 Y:884869 Lon:124° 5' 51.57" W Lat:44° 2' 19.58" N

Navigation



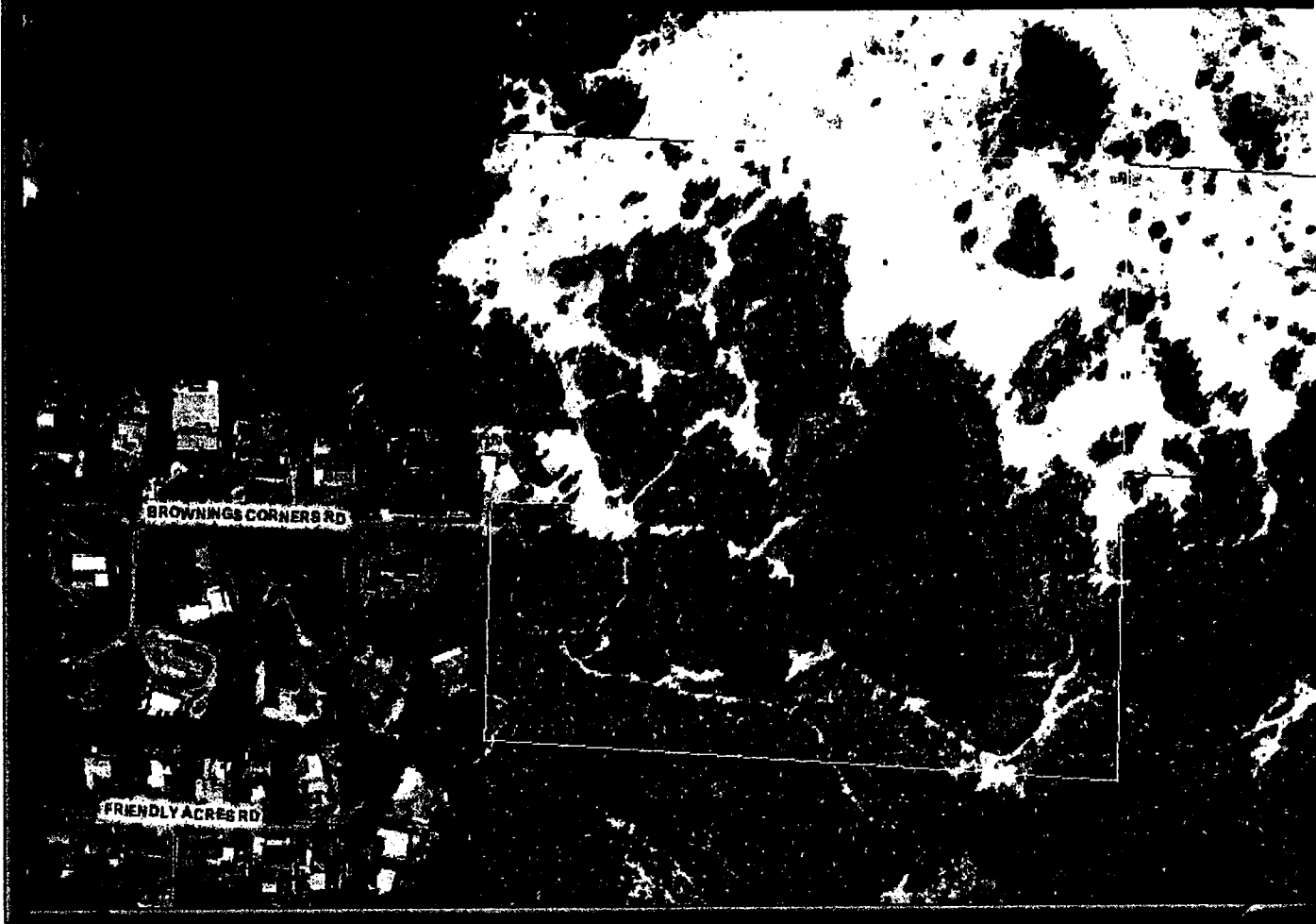
Query/Info



Selection

Selection tools and options

System



BROWNING'S CORNERS RD

FRIENDLY ACRES RD

Scale 1: 4,556

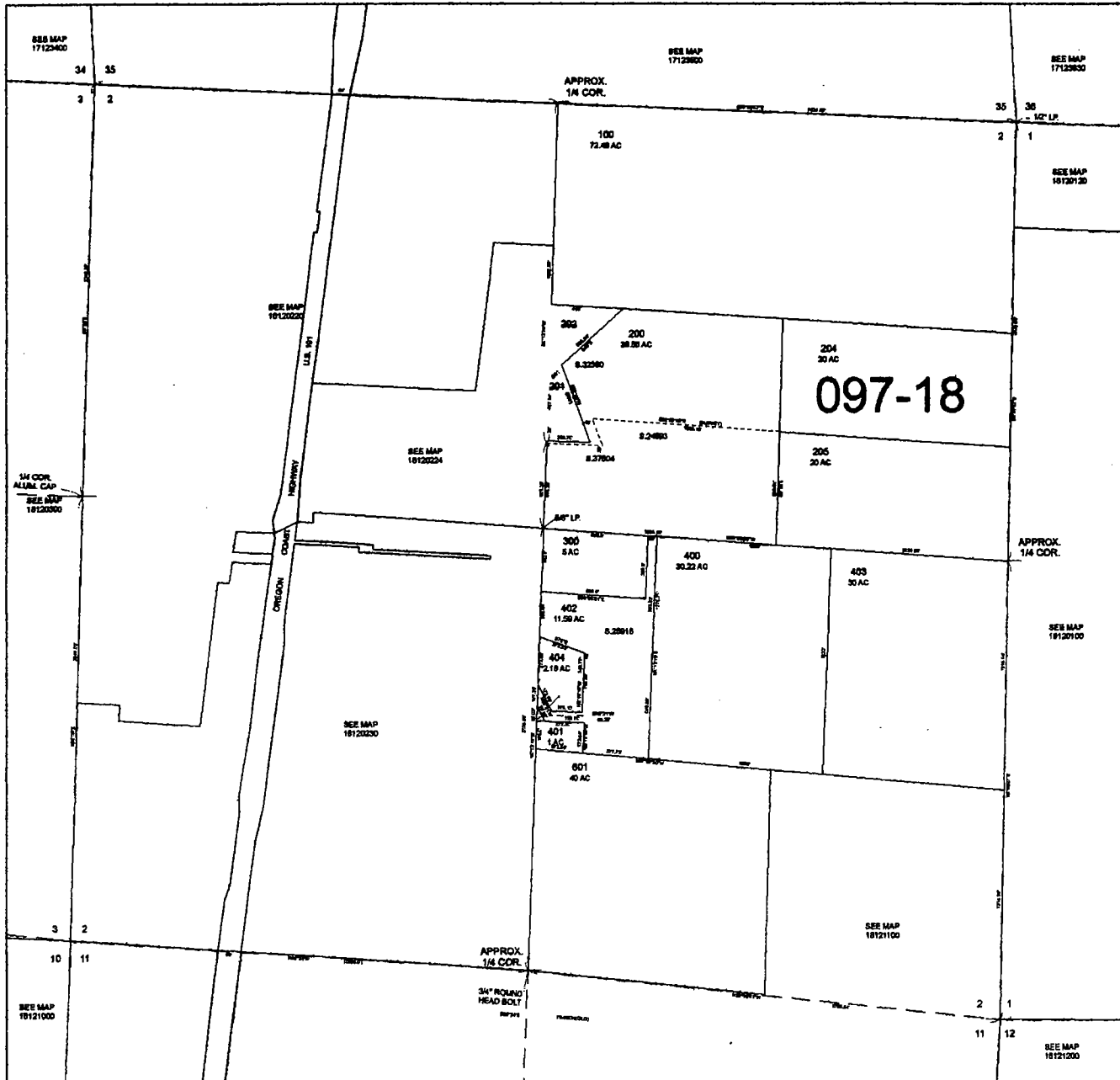
FOR ASSESSMENT AND
TAXATION ONLY

SECTION 02 T18S R12W W.M.
Lane County
1" = 400'

18120200

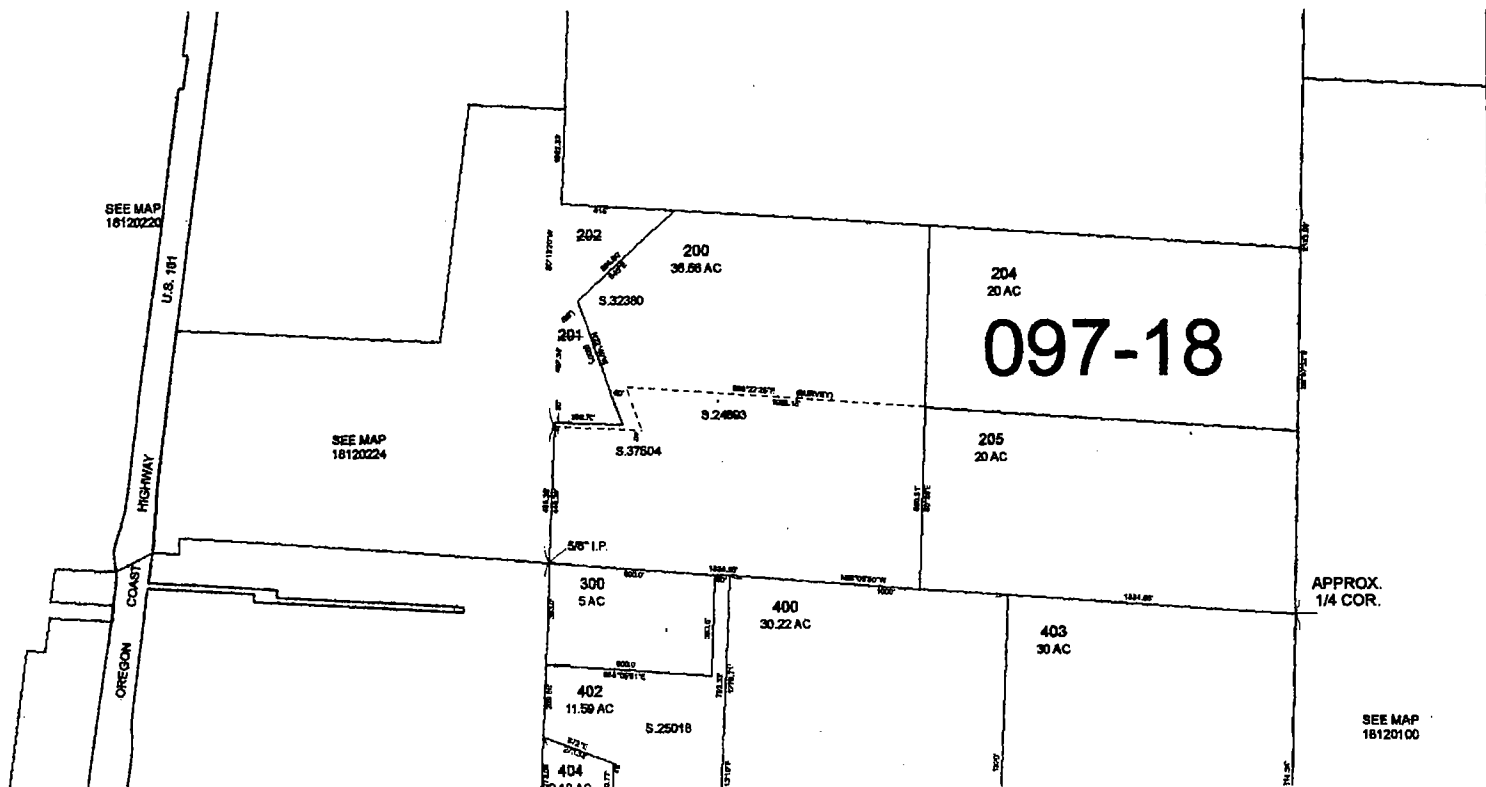
GIS DATA
12/03/2005 2:15:36 PM

CANCELLED:
201
202



REVISIONS:
12/03/2005 - L&S 181 - UPGRADE COORDS TO 1983 STATUS ONE
12/03/2005 - L&S 181 - CONVERT MAP TO GIS
12/03/2005 - L&S 181 - MERGE TO 18120200

18120200



2005



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: ACT 4/9/2007 2:07:52 PM
ML#: 6008971 Area: 238 List Price: \$99,500
Address: 10064 Sweet Creek RD
City: Mapleton Zip: 97453
Additional Parcels: Y/3.93 ac
Map Coord: 0/A/0 Zoning: F-2 List Type: ER LR: N
County: Lane Tax ID: 681434
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: MAPLETON Middle: MAPLETON
High: MAPLETON Prop Type: RESID
Legal: 18 10 09 00 01511
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 3-4.99AC	Acre: 3.93	Lot Dimensions:	
Waterfront: N /	River/Lake: Siuslaw River access	Availability: SALE	#Lots: 1
Perc Test: Y / APROVED	RdFmtg: 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. Ideal for family/friends to own this & adjoining lot for fishing/vacation camp & investment.
Public: Camp & fish & access river during vacations & salmon season. 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: 103.25	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:	

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: MARKCARI	CoBRCD: 5KRL01		CoPh: 541-999-2574
Agent E-mail: florencekeyrealty@msn.com			
List: 2/6/2006	Exp:	Show: CALL-LO, VACANT	Poss: NEGO
Tran: 4/3/2007		Owner: Key Commercial & Investment Co	Phone: 541-997-4842
		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.

2005

Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: ACT 4/9/2007 2:07:52 PM
ML#: 6008972 Area: 238 List Price: \$105,000
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: 765634
Subdivision: 0
Manufhs Okay: Y CC&Rs: N
Elem: MAPLETON Middle: MAPLETON
High: MAPLETON Prop Type: RESID
Legal: 18 10 09 00 01400
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 3-4.99AC Acres: 3
Waterfront: N / River/Lake: Siuslaw access
Perc Test: Y / APROVED RdFmrg: 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, STORAGE, UTLSHED

REMARKS

XSt/Dir: Hwy 126; east side of Siuslaw River bridge; about 3 miles on left
Private: Ideal for friends/family to own this & adjoining lot for fishing camp. Needs template test to build home; Harry Taylor started (docs in file) needs completed. Can probably use old septic if inspected.
Public: Access to river for vacations & salmon season. 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; 2 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: 69.19 Spcl Asmt Balance:
Crop/Land Lease: N
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, LEAS-OP, TRADE, OWNCONT

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

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5KRL01 Office: Key Realty
LPID: TAYLORAL Agent: Alta Taylor
CoLPID: MARKCARI CoBRCD: 5KRL01
Agent E-mail: florencekeyrealty@msn.com
List: 2/6/2006 Exp:
Tran: 4/3/2007

CoAgent: Carrie Mark

Show: CALL-LO, VACANT
Owner: Key Commercial & Investment Co
Tenant:

Phone: 541-997-4842 Fax: 541-997-1287
Phone: 541-997-4842 Cell/Pgr: 541-999-0727
CoPh: 541-999-2574

Poss: NEGO
Phone: 541-997-4842
Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: ACT 4/9/2007 2:07:51 PM
ML#: 7018447 Area: 231 List Price: \$195,000
Address: CANARY RD
City: Westlake Zip: 97493
Additional Parcels: N/
Map Coord: 88/E/2 Zoning: F-2 List Type: ER LR: N
County: Lane Tax ID: 862985
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: RHODODENDRON Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 19-12-12-00-02201
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2.85
Waterfront: N / River/Lake:
Perc Test: Y / APROVED RdFmtg: Y
Seller Disc: DSCLOSUR Other Disc:
Lot Desc: CLEARED, STREAM, TREES
Topography: SLOPED
Soli Cond: NATIVE

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

IMPROVEMENTS

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

REMARKS

XSt/Dir: HWY 101 S TO CANARY RD, LOCATED NEXT TO 0600 CANARY RD
Private: THIS PARCEL OF LAND HAS ALL APPROVALS FOR R-2. SEPTIC PERMIT, POWER POLE IS SET, WELL IS
INSTALLED. PP4707
Public: BEAUTIFUL COUNTRY SETTING SOUTH OF FLORENCE APPROX 6 MILES. ALL PERMITS ARE IN PLACE. WELL
IS COMPLETE WITH PUMP. APPROX 2.85 ACRES, THIS IS NOT HORSE PROPERTY.

FINANCIAL

Prop Tax/Yr: 180.23 Spcl Asmt Balance:
Crop/Land Lease:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV

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

Escrow Preference: CASCADE ESCROW

BROKER / AGENT DATA

BRCD: 5PPP01 Office: Prudential Pacific Properties
LPID: DAAUSTIN Agent: Darlene Austin
CoLPID: CoBRCD: CoAgent:
Agent E-mail: darleneaustin1@msn.com
List: 3/2/2007 Exp:
Tran: 3/2/2007

Phone: 541-997-6000 Fax: 541-997-1257
Phone: 541-997-6000 Cell/Pgr:
CoPh:
Poss: CLOSING
Phone:
Phone:

Show: CALL-LO
Owner: CENTER
Tenant:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

5/2005

Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full

LOTS AND LAND Status: ACT 4/9/2007 2:07:53 PM
ML#: 6005053 Area: 238 List Price: \$199,000
Address: 10062 Sweet Creek RD
City: Mapleton Zip: 97453
Additional Parcels: Y/2x3 ac
Map Coord: 0/A/0 Zoning: F-2 List Type: ER LR: N
County: Lane Tax ID: 681434
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: MAPLETON Middle: MAPLETON
High: MAPLETON Prop Type: RESID
Legal: 18 10 09 00 01511 & 01400
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 6
Waterfront: N / River/Lake: Siuslaw access
Perc Test: Y / APROVED RdFrmgt: Y
Seller Disc: Other Disc:
Lot Desc: CLEARED, DIVIDE, MRCHTIM, SECLDED, TREES, PUBLCRD
Topography: LEVEL, SLOPED
Soil Cond: NATIVE

Lot Dimensions:
Availability: SALE #Lots: 2
Rd Surf: PAVEDRD
View: TREES, RIVER
Soil Type/Class:

Present Use: RAWLAND

IMPROVEMENTS

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

REMARKS

XSt/Dir: Hwy 126; east side of Siuslaw River bridge; about 3 miles on left
Private: Two separate lots (RMLS 6008971 & 6008972). Agent is stockholder.
Public: River access for vacations & salmon season. 3 septic approvals; engineering done; 2 lots; 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. Written access to river across east end of property across road. Will divide.

FINANCIAL

Prop Tax/Yr: 167.26 Spcl Asmt Balance:
Crop/Land Lease: N Tax Deferral: Y BAC: % 3
HOA Dues: HOA Dues-2nd: 3rd Party: N SAC:
HOA Incl:
Terms: CASH, LEAS-OP, TRADE, OWNCONT

Escrow Preference:

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: MARKCARI CoBRCD: 5KRL01 CoAgent: Carrie Mark CoPh: 541-997-8501
Agent E-mail: florencekeyrealty@msn.com
List: 1/21/2006 Exp: Show: CALL-LO, VACANT Poss: NEGOT
Tran: 4/3/2007 Owner: Key Commercial & Investment Co Phone: 541-997-4842
Tenant: vacant Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: ACT 4/9/2007 2:07:53 PM
ML#: 7006477 Area: 238 List Price: \$199,000
Address: 9235 HIGHWAY 126
City: Mapleton Zip: 97453
Additional Parcels: /
Map Coord: 80/D/2 Zoning: F2 List Type: ER LR: N
County: Lane Tax ID: 1374576
Subdivision:
Manufns Okay: Y CC&Rs: Y
Elem: MAPLETON Middle: MAPLETON
High: MAPLETON Prop Type: RESID
Legal: 18-11-12-00-00900
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY
PDF Doc(s): 1
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 10-19.99AC Acres: 10.22
Waterfront: / River/Lake:
Perc Test: Y / APPROVED RdFrmtg: Y
Seller Disc: EXEMPT Other Disc:
Lot Desc: CLEARED, PRIVATE, SECLDED, SOLAR, WOODED, PRIVRD
Topography: GRADED, LEVEL, ROLLING, SLOPED, STEEP
Soil Cond: NATIVE, COMPACT

Lot Dimensions:
Availability: SALE #Lots: 1
Rd Surf:
View: RIVER, MNTAIN
Soil Type/Class: Nekoma Silt Loam
Present Use: MOBL-HM, RESIDNC

IMPROVEMENTS

Utilities: IRR-WAT, NO-SEWR, POWER, SPRING, UG-UTIL, WATER
Existing Structure: N / NONE

REMARKS

XSt/Dir: Hwy 126 to Private Drive on Left between milepost 8 & 9, before mailbox.
Private: Subject property appears to be first tax lot after Florence/Mapleton division. Final private road approval & building permit may require geo-engineer's report. Final underground electric service will require a partial survey. See Lane County Records (3 Files) in Eugene. Access by 4x4 or Front Wheel Drive Only! If no 4x4, park at 1st landing and walk to site.
Public: Cleared homesite on 10.22 acres with panoramic Siuslaw River and mountain sunset views. Approved site and septic with private gravel road and confirmed easement across railroad tracks. Access by 4x4 or Front Wheel Drive Only! If no 4x4, park at 1st landing and walk to site.

FINANCIAL

Prop Tax/Yr: 47.31 Spcl Asmt Balance:
Crop/Land Lease: Tax Deferral: BAC: % 3
HOA Dues: 3rd Party: N SAC:
HOA Incl:
Terms: CASH, CONV Escrow Preference: First American

BROKER / AGENT DATA

BRCD: 5TRH01 Office: TR Hunter Real Estate Phone: 541-997-1200 Fax: 541-997-8625
LPID: STONEJOH Agent: John Stone Phone: 541-999-2231 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: john@trhunter.com
List: 1/22/2007 Exp: Show: APTONLY, CALL1ST, CALL-LA Poss: CLOSING
Tran: 2/6/2007 Owner: Thomsen Phone:
Tenant: Yes Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: ACT 4/9/2007 2:07:53 PM
ML#: 6916752 Area: 238 List Price: \$250,000
Address: 31 Duncan Island RD Zip: 97453
City: Mapleton
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
Elem: OTHER Middle: OTHER
High: OTHER 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 /	Rd Frmtg: N	Rd Surf: RIVER
Seller Disc: EXEMPT	Other Disc: Subdivision Plat Map	View: RIVER
Lot Desc: PRIVRD		Soil Type/Class:
Topography: LEVEL		
Soil Cond: NATIVE		Present Use: RAWLAND

IMPROVEMENTS

Utilities: NONE
Existing Structure: /

REMARKS

XSt/Dir: E to Mapleton; R onto Sweet Cr Rd; cross Duncan Is Bridge to gate.
Private: Property is behind a gate. Must make contact with listing agent and/or seller before going onto property as there is livestock there. CB#9254.
Public: Fantastic site for a vacation home. Deep water river frontage to the north, natural estuary to the south of this flat, level parcel. Lot is in a platted subdivision.

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			

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5CBC01	Office: Coldwell Banker Coast Real Est	Phone: 541-997-7777	Fax: 541-997-7159
LPID: WHEELER	Agent: Patricia Wheeler	Phone: 541-997-7777	Cell/Pgr: 541-999-0797
CoLPID: WHEELER	CoBRCD: 5CBC01	CoAgent: Patricia Wheeler	CoPh: 541-999-0797
Agent E-mail: pawheeler@aol.com			
List: 2/28/2006	Exp:	Show: CALL-LA, CALL-LO	Poss: CLOSING
Tran: 10/2/2006		Owner: Sears	Phone:
		Tenant:	Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
Status: ACT 4/9/2007 2:07:54 PM
ML#: 6915824 Area: 238 List Price: \$269,000
Address: TL614 North Fork RD
City: Florence Zip: 97439
Additional Parcels: /
Map Coord: 0/A/O Zoning: F-2 List Type: ER LR: N
County: Lane Tax ID: 787463
Subdivision: None
Manufhs Okay: CC&Rs:
Elem: SIUSLAW Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 18-12-24-00 TL614
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5.07
Waterfront: / River/Lake:
Perc Test: / RdFmrtg:
Seller Disc: Other Disc:
Lot Desc:
Topography:
Soil Cond:

Lot Dimensions: 5.07 acres
Availability: SALE #Lots:
Rd Surf: PAVEDRD
View: TREES, RIVER
Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: SPRING, WELL
Existing Structure: /

REMARKS

XSt/Dir: 1.1 mile from Hwy 126 up North Fork Road to gate on left.
Private: 10% DISCOUNT ON ALL ACCEPTED OFFERS PRIOR TO AUGUST 1, 2007. Peaceful river valley views from flat
homesite near top of the hill on this wooded 5 acre property. Only 5 minutes to town. Homesite will require an F-2
approval. CB#9093.
Public: 10% DISCOUNT ON ALL ACCEPTED OFFERS PRIOR TO AUGUST 1, 2007. Peaceful river valley views from flat
homesite near top of the hill on this wooded 5 acre property. Only 5 minutes to town. Homesite will require an F-2
approval. Driveway to homesite. Presently in forest deferral for tax purposes.

FINANCIAL

Prop Tax/Yr: 32 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: 5CBC01 Office: Coldwell Banker Coast Real Est
LPID: OTTCARRI Agent: Carrie Ott
CoLPID: CoBRCD: CoAgent:
Agent E-mail: carrie.ott@cbcoast.com
List: 5/9/2005 Exp:
Tran: 2/27/2007 Show: KEY-LO
Owner: Spencer
Tenant:

Phone: 541-997-7777 Fax: 541-977-7159
Phone: 541-991-2040 Cell/Pgr:
CoPh:
Poss: CLOSING
Phone:
Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: PEN 4/9/2007 1:57:45 PM
ML#: 6916357 Area: 231 List Price: \$89,000
Address: TL2201, CANARY RD
City: Westlake Zip: 97493
Additional Parcels: /
Map Coord: Zoning: F-2 List Type: ER LR:
County: Lane Tax ID:
Subdivision: None
Manufhs Okay: Y CC&Rs:
Elem: Middle:
High: Prop Type: RESID
Legal: 19-12-12-00
Public Internet/Address Display: Y/ Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: Lot Dimensions: 2.54 ACRES
Waterfront: / River/Lake: Availability: #Lots:
Perc Test: / RdFmrtg: Rd Surf: PAVEDRD
Seller Disc: DSCLOSUR Other Disc: Other Water Rights View: CREEK
Lot Desc: Soil Type/Class:
Topography: Present Use:
Soil Cond:

IMPROVEMENTS

Utilities:
Existing Structure: /

REMARKS

XSt/Dir: SOUTH ON HWY 101 TO CANARY ROAD, PAST CLEAR LAKE ROAD, PROPERTY ON THE R
Private: OWN A PIECE OF HEAVEN! 2.54 ACRES NEAR WOAHINK LAKE, ALDER & CEDAR TREES, NO IMPROVEMENTS.
PROPERTY IS ON A PAVED ROAD, HAS A SMALL CREEK GENERATED BY A SPRING. JUST MINUTES TO
FLORENCE, ZONED F-2.

Public:

FINANCIAL

Prop Tax/Yr: 174 Spcl Asmt Balance: Tax Deferral: BAC: % 3
Crop/Land Lease: 3rd Party: SAC:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH Escrow Preference:

BROKER / AGENT DATA

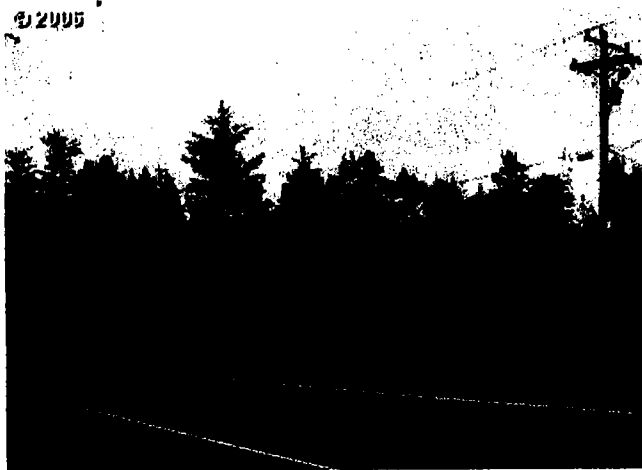
BRCD: 5PPP01 Office: Prudential Pacific Properties Phone: 541-997-6000 Fax: 541-997-1257
LPID: DAAUSTIN Agent: Darlene Austin Phone: 541-999-1411 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: darleneaustin@msn.com
List: 10/10/2005 Exp: Show: Poss:
Tran: Owner: ANDROSKY Phone:
Tenant: Phone:

COMPARABLE INFORMATION

Pend: 10/14/2005 DOM/CDOM: 4 / O/Price: \$89,000
Sold: Terms: Sold Price:
SPID: S/Agt: S/Off: S/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

9/29/05



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: PEN 4/9/2007 1:57:46 PM
ML#: 6049059 Area: 231 List Price: \$149,900
Address: 700 Clear Lake Rd
City: Florence Zip: 97439
Additional Parcels: /
Map Coord: 88/E/1 Zoning: F-2 List Type: ER LR: N
County: Lane Tax ID: 871879
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: SIUSLAW Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 19-12-27-20 TL 00700
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

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

Acres: 8.99
River/Lake: Woahink Outlet
RdFmtg: Y
Other Disc:

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

IMPROVEMENTS

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

REMARKS

XSt/Dir: Hwy 101 South to property located on the corner of 101 & Clear Lake Road
Private: Electrical at road. Well needs to be developed. Septic research in progress. The land and improvement values above are Real Market values per Lane County Records. The property size listed above is per Lane County Records.
Public: Natural wildlife & botany abounds on this 8.99 Acre parcel south of Florence along Clear Lake Road & Hwy 101. This wooded parcel is mostly level & has Woahink Outlet frontage. Located in Lane County, development research is in progress.

FINANCIAL

Prop Tax/Yr: 421.68 Spcl Asmt Balance:
Crop/Land Lease: Tax Deferral: BAC: % 3.5
HOA Dues: HOA Dues-2nd: 3rd Party: N SAC:
HOA Incl:
Terms: CASH, CONV

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5WCR01 Office: West Coast Real Estate Service Phone: 541-997-7653 Fax: 541-997-7654
LPID: HOBERGJ Agent: Jim Hoberg Phone: 541-997-7653 Call/Pgr:
CoLPID: KINSLOWJ CoBRCD: 5WCR01 CoAgent: Jan Kinslow CoPh: 541-997-7653
Agent E-mail: jim@jimhoberg.com
List: 6/5/2006 Exp: 3/31/2007 Show: CALL-LO, VACANT Poss: CLOSING
Tran: 12/29/2006 Owner: McCown Phone:
Tenant:

COMPARABLE INFORMATION

Pend: 6/30/2006 DOM/CDOM: 25 / 25 O/Price: \$149,900
Sold: Terms: Sold Price:
SPID: HOBERGJ S/Agt: Jim Hoberg S/Off: 5WCR01 S/Off Phone: 541-997-7653

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: SLD 4/9/2007 1:57:49 PM
ML#: 6090457 Area: 238 List Price: \$115,000
Address: 91134 DEADWOOD CREEK RD
City: Deadwood Zip: 97430
Additional Parcels: /
Map Coord: 81/C/4 Zoning: F2 List Type: ER LR: N
County: Lane Tax ID: 1242344
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: MAPLETON Middle: MAPLETON
High: MAPLETON Prop Type: FRM/FOR
Legal: 17-09-03-00 TL#00301
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 10-19.99AC	Acres: 16.24	Lot Dimensions:	
Waterfront: Y / CREEK	River/Lake: Deadwood Creek	Availability: SALE	#Lots: 1
Perc Test: Y / APROVED	RdFmgt: N	Rd Surfc:	
Seller Disc:	Other Disc:	View: TREES, CREEK	
Lot Desc: BRUSH, PRIVATE, STREAM		Soil Type/Class:	
Topography: LEVEL, ROLLING		Present Use: RESIDNC	
Soil Cond: NATIVE			

IMPROVEMENTS

Utilities: POWER, SPT-APP
Existing Structure: Y / BARN, FIXER, STORAGE

REMARKS

XSt/Dir: At Mapleton, E on Hwy 36 app. 27.5 mi; It on Deadwood Ck Rd, app. 2.2 mi
Private: Approx. 2.4 mi up Deadwood Creek Rd on the left is the old gravel road that goes across creek and up to old home site. Recently cleared. Must ford the creek. Prior owners used a spring that appears to be on adjoining parcel. Investigation in process. Survey for access on file. CB#9417
Public: 16+ acres bordering Deadwood Creek. Septic approval on file. Conditional use permit has expired. Structures are probably teardowns at this time. Access easement in place. A bridge will be needed for year round access. Logged years ago not replanted.

FINANCIAL

Prop Tax/Yr: 630.2	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
Crop/Land Lease: N		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, OWNCONT		Escrow Preference:	

BROKER / AGENT DATA

BRCD: 5CBC01	Office: Coldwell Banker Coast Real Est	Phone: 541-997-7777	Fax: 541-977-7159
LPID: WHEELER	Agent: Patricia Wheeler	Phone: 541-999-0797	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: pawwheeler@aol.com			
List: 10/2/2006	Exp:	Show: CALL-LA, CALL-LO	Poss: CLOSING
Tran: 12/27/2006		Owner: Dietz	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 11/6/2006	DOM/CDOM: 35 / 35	O/Price: \$115,000	
Sold: 12/26/2006	Terms: CONV /	Sold Price: \$60,000	
SPID: NONRMLS	S/Agt: Non Rmls	S/Off: NMLS01	S/Off Phone: 503

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo
Available**

Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: SLD 4/9/2007 1:57:49 PM
ML#: 6024495 Area: 238 List Price: \$75,000
Address: Sweet Creek Road
City: Mapleton Zip: 97453
Additional Parcels: /
Map Coord: 13/D/3 Zoning: F2 List Type: ER LR: N
County: Lane Tax ID: 1085826
Subdivision:
Manufhs Okay: CC&Rs: N
Elem: MAPLETON Middle:
High: MAPLETON Prop Type: FRM/FOR
Legal: 18 10 16 00 00202 000
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 20-49.99AC Acres: 35
Waterfront: / River/Lake:
Perc Test: / RdFrmgt: Y
Seller Disc: Other Disc:
Lot Desc: TREES
Topography: STEEP
Soil Cond:

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

IMPROVEMENTS

Utilities: NONE
Existing Structure: Y / NONE

REMARKS

XSt/Dir: W 11th(Hwy126)to L before Mapleton Bridge , 41/2 mi. to property
Private: Investment property. Located in the "rainforest" area of Oregon's fastest growing timberland. Zoned Forest (F2) land use only. Planted Douglas Fir 12yr. old trees—estimated 61/2% growth per year. Not a building site. Sit back and let the trees grow.
Public: INVESTMENT PROPERTY. Located in the "rainforest" area of Oregon's fastest growing timberland. Zoned Forest (F2) land use only. Planted Douglas Fir 12 year old trees—estimated 6 1/2% growth per year. Previously graveled road to the top of the mountain. Sit back and let the trees grow!

FINANCIAL

Prop Tax/Yr: 200 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:

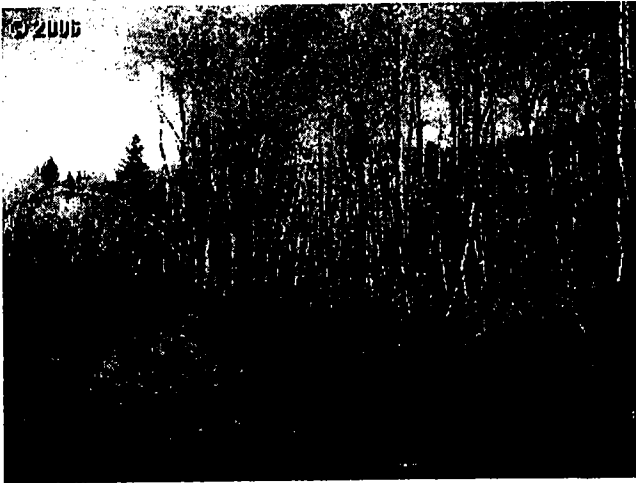
BROKER / AGENT DATA

BRCD: 5REI01 Office: RE/MAX Integrity Phone: 541-345-8100 Fax: 541-302-4899
LPID: BEEBEE Agent: Linda Beebee Phone: 541-337-6623 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail:
List: 3/1/2006 Exp: Show: CALL1ST Poss:
Tran: 7/6/2006 Owner: Ted Allison Phone:
Tenant: Phone:

COMPARABLE INFORMATION

Pend: 4/28/2006 DOM/CDOM: 58 / 58 O/Price: \$75,000
Sold: 7/5/2006 Terms: CONV / Sold Price: \$75,000
SPID: BEEBEE S/Agt: Linda Beebee S/Off: 5REI01 S/Off Phone: 541-345-8100

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: SLD 4/9/2007 1:57:52 PM
ML#: 6916637 Area: 238 List Price: \$135,000
Address: TL114 Deadwood Creek RD
City: Florence Zip: 97439
Additional Parcels: /
Map Coord: 0/A/0 Zoning: List Type: ER LR: N
County: Lane Tax ID: Not Found
Subdivision: None
Manufhs Okay: CC&Rs:
Elem: MAPLETON Middle:
High: MAPLETON Prop Type: FRM/FOR
Legal: 16-08-07-00
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 20-49.99AC Acres: 24
Waterfront: / River/Lake:
Perc Test: / RdFmgt:
Seller Disc: Other Disc:
Lot Desc: PRIVATE, SECLDED, STREAM, TREES, WOODED
Topography:
Soil Cond:

Lot Dimensions: 24 acres
Availability: SALE #Lots:
Rd Surf: PAVEDRD
View: TREES, CREEK
Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: NONE
Existing Structure: Y / STORAGE

REMARKS

XSt/Dir: Approx 10 miles from Deadwood on Deadwood Creek Road. Call for details.
Private: Lane County has advised Seller that parcel is a verified legal lot (M-131-80, Parcel 2). Property is presently in forest deferral. Forest Service says creeks should be home to Coho, Steelhead and Cutthroat.
Public: Imagine having enough acreage to truly roam around in your own peace and privacy with spectacular scenery. This property is bordered on one side by the Siuslaw National Forest, and on another side by Deadwood Creek. Parcel is located approximately 38 miles from Florence.

FINANCIAL

Prop Tax/Yr: 5.22 Spcl Asmt Balance:
Crop/Land Lease: Tax Deferral: Y BAC: % 3
HOA Dues: HOA Dues-2nd: 3rd Party: N SAC:
HOA Incl:
Terms: CASH, CONV Escrow Preference:

BROKER / AGENT DATA

BRCD: 5OTR01 Office: Old Town Realty
LPID: ROENBSH Agent: Sher Rosenberg
CoLPID: CoBRCD: CoAgent: Phone: 541-997-6683 Fax: 541-997-6694
Agent E-mail: sher@oregoncoastre.com
List: 1/26/2006 Exp: Show: VACANT
Tran: 6/15/2006 Owner: Santee
Tenant: Phone: Phone:

COMPARABLE INFORMATION

Pend: 4/27/2006 DOM/CDOM: 91 / O/Price: \$150,000
Sold: 6/15/2006 Terms: CASH / Sold Price: \$135,000
SPID: SAPPTIM S/Agt: Timothy Sapp S/Off: 5TRH01 S/Off Phone: 541-997-1200

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: SLD 4/9/2007 1:57:51 PM
ML#: 6023846 Area: 238 List Price: \$145,000
Address: 92106 NELSON MOUNTAIN RD
City: Deadwood Zip: 97430
Additional Parcels: /
Map Coord: 81/C/5 Zoning: RR5 List Type: ER LR: Y
County: Lane Tax ID: 526846
Subdivision:
Manufns Okay: Y CC&Rs: N
Elem: TRIANGLE LAKE Middle: TRIANGLE LAKE
High: TRIANGLE LAKE Prop Type: RESID
Legal: 17-08-16-00 TL00300
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 8.11
Waterfront: Y / CREEK River/Lake: Chickahominy
Perc Test: / RdFmgt: Y
Seller Disc: DSCLOSUR Other Disc:
Lot Desc: PASTURE, TREES
Topography: LEVEL, ROLLING, SLOPED
Soil Cond: NATIVE

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

IMPROVEMENTS

Utilities: POW-AVL
Existing Structure: N / NONE

REMARKS

XStDir: Hwy 36 E to Nelson Mtn Rd. Land is approx 1/2 mile up. Look for signs.
Private: Legal Lot of Record on file for both sides of lot. Old Manufactured home has been removed.
Public: Ready for your new home! Legal Lot of Record has been established with Lane County, copy avail. on request.
Manufactured home or site built home can be put on this beautiful property. Room for horses, gardens or orchard.

FINANCIAL

Prop Tax/Yr: 364.81 Spcl Asmt Balance:
Crop/Land Lease: N Tax Deferral: N BAC: % 5
HOA Dues: 3rd Party: N SAC:
HOA Incl:
Terms: CASH, CONV Escrow Preference: Western Title

BROKER / AGENT DATA

BRCD: 5TRH01 Office: TR Hunter Real Estate Phone: 541-997-1200 Fax: 541-997-8625
LPID: DJOHNSON Agent: Dennis Johnson Phone: 541-997-1200 Cell/Pgr: 541-999-0270
CoLPID: DESIREEJ CoBRCD: 5TRH01 CoAgent: Desiree Johnson CoPh: 541-999-0271
Agent E-mail: dennis@trhunter.com
List: 3/31/2006 Exp:
Tran: 9/25/2006 Show: CALL-LO, VACANT Poss: CLOSING
Owner: Lesan Phone:
Tenant: Phone:

COMPARABLE INFORMATION

Pend: 5/2/2006 DOM/CDOM: 32 / 32 O/Price: \$145,000
Sold: 9/25/2006 Terms: CONV / Sold Price: \$135,000
SPID: MCNARYSH S/Agt: Sheri McNary S/Off: 5CBC01 S/Off Phone: 541-997-7777

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: SLD 4/9/2007 1:57:47 PM
ML#: 6916733 Area: 230 List Price: \$169,000
Address: Portion of TL 800
City: Florence Zip: 97439
Additional Parcels: /
Map Coord: 80/C/1 Zoning: F2 List Type: ER LR: N
County: Lane Tax ID: 537264
Subdivision: None
Manufhs Okay: CC&Rs:
Elem: RHODODENDRON Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 17-12-23-00-800
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 7
Waterfront: N / River/Lake:
Perc Test: / APROVED RdFmtg:
Seller Disc: Other Disc:
Lot Desc: POND, PRIVATE, SECLDED, TREES
Topography: LEVEL, SLOPED
Soil Cond: NATIVE

Lot Dimensions:
Availability: SALE #Lots: 1
Rd Surf: DIRTRD
View: TREES, OCEAN
Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: SPT-APP
Existing Structure: N /

REMARKS

XSt/Dir: Hwy. 101 N, just N of Sutton Lk Rd. Sign on W side of Hwy @ access.
Private: Taxes listed are for entirety of TL 800. Septic is approved. Legal lot verification is completed. Surveyor has completed a corner locate. Seller has obtained driveway access approval from ODOT. Portion for sale is West of Hwy. 101.
Public: Approx. 7 acres of scenic rural property bordered on W side by US Govt-owned land. Ocean & territorial views available on SW area of property. Road roughed in on N side to septic approval area, which is surrounded by trees & overlooks the small pond located on the property. List#147

FINANCIAL

Prop Tax/Yr: 434.3 Spcl Asmt Balance: Tax Deferral: BAC: % 3.5
Crop/Land Lease: 3rd Party: N SAC:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV Escrow Preference:

BROKER / AGENT DATA

BRCD: 5WCR01 Office: West Coast Real Estate Service Phone: 541-997-7653 Fax: 541-997-7654
LPID: HOBERGJ Agent: Jim Hoberg Phone: 541-997-7653 Cell/Pgr:
CoLPID: KINSLOWJ CoBRCD: 5WCR01 CoAgent: Jan Kinslow CoPh: 541-997-7653
Agent E-mail: jim@jimhoberg.com
List: 2/23/2006 Exp: 11/1/2006 Show: CALL-LO Poss:
Tran: 12/21/2006 Owner: Johnston Phone:
Tenant: Vacant Phone:

COMPARABLE INFORMATION

Pend: 5/23/2006 DOM/CDOM: 89 / 89 O/Price: \$175,000
Sold: 12/21/2006 Terms: CASH / Sold Price: \$150,000
SPID: KINSLOWJ S/Agt: Jan Kinslow S/Off: 5WCR01 S/Off Phone: 541-997-7653

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
 West Coast Real Estate Service
LOTS AND LAND Status: SLD 4/9/2007 1:57:47 PM
 ML#: 6916041 Area: 230 List Price: \$279,000
 Address: LOT 7 N HWY 101
 City: Florence Zip: 97439
 Additional Parcels: /
 Map Coord: 66/A/3 Zoning: F2BD List Type: ER LR: N
 County: Lane Tax ID: 1730173
 Subdivision: Other
 Manufhs Okay: CC&Rs: Y
 Elem: RHODODENDRON Middle:
 High: SIUSLAW Prop Type: RESID
 Legal: 19-12-02-03
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 9.7
 Waterfront: / River/Lake:
 Perc Test: / APROVED RdFmtg:
 Seller Disc: Other Disc:
 Lot Desc:
 Topography:
 Soil Cond:

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

Present Use:

IMPROVEMENTS

Utilities: POW-AVL
 Existing Structure: /

REMARKS

XSt/Dir: N on Hwy 101 approx. 1 1/2 mi. past Fred Meyer. Directly across from Los
Private: Last lot in Clear Lake Meadows Subdivision. Just got approved for sale, don't wait! All others were reserved in advance. They're gone! Septic approved-Legal lot-Beach & Dunes study-water at road-power,tele,cable at home site.Small CC&R's.Only 1 1/2 mi. North of Fred Meyer.This is truly one of a kind.
Public: All others were reserved in advance. They're gone! Septic approved-Legal lot-Beach & Dunes study-water at road-power,tele,cable at home site.Small CC&R's.Only 1 1/2 mi. North of Fred Meyer.This is truly one of a kind.

FINANCIAL

Prop Tax/Yr: 0 Spcl Asmt Balance:
 Crop/Land Lease: Tax Deferral: BAC: % 3
 HOA Dues: 3rd Party: N SAC:
 HOA Incl:
 Terms: CASH, CONV

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5UCW01 Office: United Country West Coast Real Phone: 541-997-8485 Fax: 541-997-3070
 LPID: SOUTHRAY Agent: Rayburn South Phone: 541-997-8880 Cell/Pgr:
 CoLPID: CoBRCD: CoAgent: CoPh:
 Agent E-mail: ray@wcoastrealty.com
 List: 7/12/2005 Exp:
 Tran: 4/17/2006 Show: VACANT
 Owner: AIC
 Tenant: Poss:
 Phone:
 Phone:

COMPARABLE INFORMATION

Pend: 3/15/2006 DOM/CDOM: 246 / 246 O/Price: \$279,000
 Sold: 4/14/2006 Terms: OTHER / Sold Price: \$240,000
 SPID: SORENDEB S/Agt: Debbie Sorensen S/Off: 5UCW01 S/Off Phone: 541-997-8485

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg **Agent Full**
 West Coast Real Estate Service
LOTS AND LAND **Status:** SLD **4/9/2007** **1:57:49 PM**
ML#: 6048235 **Area:** 230 **List Price:** \$479,000
Address: 5260 SUTTON OUTLET RD
City: Florence **Zip:** 97439
Additional Parcels: /
Map Coord: 80/C/1 **Zoning:** F2 **List Type:** ER LR: N
County: Lane **Tax ID:** 541928
Subdivision:
Manufhs Okay: CC&Rs: N
Elem: RHODODENDRON **Middle:** SIUSLAW
High: SIUSLAW **Prop Type:** FRM/FOR
Legal: 17-12-34-00-T.L.00500
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 50-99.99AC	Acres: 60	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFmtg:	Rd Surfc: PAVEDRD
Seller Disc:	Other Disc:	View: TREES
Lot Desc: BRUSH, CLEARED, PRIVATE, SECLDED, TREES, WOODED		Soil Type/Class:
Topography: LEVEL		
Soil Cond: NATIVE		Present Use: RAWLAND, TIMBER

IMPROVEMENTS

Utilities: POW-AVL
Existing Structure: N /

REMARKS

XSt/Dir: HY 101 N. to Sutton Outlet Rd. (sutton cmpgd) look for sign on left
Private: Park on pavement & walk in. The road goes back about 1/2 mile.
Public: 60+ BEAUTIFUL acres. Close to Florence surrounded by public land. NO NEIGHBORS ! All natural vegetation & sand dunes. Walk to the beach from your back 40. Giant trees & some marketable timber. Old homesite on property check with Lane county for usage.

FINANCIAL

Prop Tax/Yr: 999.41	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3.5
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, CONV		Escrow Preference:	

BROKER / AGENT DATA

BRCD: 5SAN01	Office: Sand Castles Realty	Phone: 541-997-8877	Fax: 541-997-8421
LPID: DREGNEYC	Agent: Chris Dregney	Phone: 541-999-1873	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: chris@florencesandcastles.com			
List: 6/11/2006	Exp:	Show: VACANT	Poss:
Tran: 3/26/2007		Owner: Maldonado	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 11/13/2006	DOM/CDOM: 155 / 155	O/Price: \$479,000
Sold: 3/23/2007	Terms: CONV /	Sold Price: \$464,000
SPID: DREGNEYC	S/Agt: Chris Dregney	S/Off: 5SAN01
		S/Off Phone: 541-997-8877

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Jim Hoberg
541-997-7853

LOTS AND LAND
West Coast Real Estate Service

without
Zoning
restriction

4/10/2007 10:29:20 AM

18 Matches

MLS#	P	Type	Address	City	Area	Acres	Price
Active							
6057528	5	RESID	TL4400 Heceta Beach RD	Florence	229	1.89	\$233,750
6108244	3	RESID	HWY 101	Florence	230	2.45	\$115,000
7017870	2	RESID	89416 N MERCER LAKE RD	Florence	230	1.1	\$139,900
6107815	4	RESID	Parcel 2 Hwy 101	Florence	230	2.03	\$189,000
6107760	4	RESID	Parcel 1 Hwy 101	Florence	230	2.02	\$199,000
7018447	8	RESID	CANARY RD	Westlake	231	2.85	\$195,000
6075912	3	RESID	Clear Lake Road	Florence	231	1.26	\$200,000
6105249	5	RESID	LOT 215 CLOUD NINE RD	Florence	231	1.06	\$210,000
6051188	5	RESID	Lot 7 Summerbell DR	Florence	231	1	\$220,000
6070779	8	RESID	89454 KEZAR LN	Mapleton	238	4.29	\$180,000
6073456	4	RESID	TL1900 HWY 36	Swisshome	238	2	\$189,900
7006477	7	RESID	9235 HIGHWAY 126	Mapleton	238	10.22	\$199,000

Plus
more

Total: 12
Average List: \$189,213
Average DOM: 158

Bumpable Buyer

6104606	8	RESID	12214 HWY 126	Mapleton	238	1.39	\$120,000
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Total: 1
Average List: \$120,000

Sold

6051150	5	RESID	Lot 1 Summerbell DR	Florence	231	1	\$165,000
6051173	2	RESID	Lot 4 Summerbell DR	Florence	231	1	\$165,000
6916720	8	RESID	Lot 1202 Canary RD	Florence	231	3.19	\$165,000
6051185	2	RESID	Lot 6 Summerbell DR	Florence	231	1	\$185,000
6051169	2	RESID	Lot 3 Summerbell DR	Florence	231	1	\$192,700

Total: 5
Average List: \$179,040
Average DOM: 97
Average Sold: \$174,540

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: ACT 4/9/2007 5:52:10 PM
ML#: 6916625 Area: 231 List Price: \$199,900
Address: TL3800, LAKE ST
City: Florence Zip: 97439
Additional Parcels: /
Map Coord: 0/A/0 Zoning: RR2 List Type: ER LR: N
County: Lane Tax ID: 1681665
Subdivision: None
Manufhs Okay: Y CC&Rs: N
Elem: RHODODENDRON Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 19-12-02-20-3800
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2
Waterfront: / River/Lake:
Perc Test: / APROVED RdFmrg:
Seller Disc: DSCLOSUR Other Disc:
Lot Desc: CLEARED, PRIVATE
Topography:
Soil Cond:

Lot Dimensions: 2 ACRES
Availability: SALE #Lots:
Rd Surf: GRAVLRD
View: TREES, CREEK
Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: POW-AVL, WELL
Existing Structure: /

REMARKS

XSt/Dir: HWY 101 S. TO LAKE ST, ACROSS FROM S. JETTY RD, STAY L, FOLLOW TO END.
Private: LOG CABIN KIT (LOGS ONLY) AVAILABLE OUTSIDE OF ESCROW FOR \$36,500. PLANS INCLUDED IF BUYER REQUESTS THEM. INTERNAL #PP4264.
Public: VERY PRIVATE, CLEARED 2 ACRES WITH A SEASONAL CREEK. WELL IS IN (NEEDS PUMP), SEPTIC APPROVED, ALL UTILITIES TO LOT LINE. PERMANENT EASEMENT ROAD TO PROPERTY WHICH DEAD-ENDS AT LOT. BEACHES & DUNES APPROVAL IN FILE.

FINANCIAL

Prop Tax/Yr: 395.67 Spcl Asmt Balance:
Crop/Land Lease: Tax Deferral: BAC: % 3
HOA Dues: 3rd Party: N SAC:
HOA Incl:
Terms: CASH, CONV

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5PPP01 Office: Prudential Pacific Properties Phone: 541-997-6000 Fax: 541-997-1257
LPID: VOOGDC Agent: Christina Voogd Phone: 541-999-0239 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: voogd@winfinity.com
List: 1/24/2006 Exp: Show: CALL-LO, VACANT Poss:
Tran: 11/8/2006 Owner: DEWEBER Phone:
Tenant: Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: ACT 4/9/2007 5:52:09 PM
ML#: 6916653 Area: 231 List Price: \$149,000
Address: TL3800, CLEAR LAKE RD
City: Florence Zip: 97439
Additional Parcels: /
Map Coord: 0/A/O Zoning: List Type: ER LR: N
County: Lane Tax ID: Not Found
Subdivision: KATEECH
Manufhs Okay: N CC&Rs: Y
Elem: RHODODENDRON Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 19-12-27-13-3800
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.08
Waterfront: / River/Lake:
Perc Test: / RdFmrg:
Seller Disc: Other Disc: Shared Wather Rights
Lot Desc: WOODED
Topography:
Soil Cond:

Lot Dimensions: 1.08 ACRE
Availability: SALE #Lots: 1
Rd Surf: PAVEDRD
View: TREES, CITY
Soil Type/Class:
Present Use:

IMPROVEMENTS

Utilities: COMMUNY, WELL
Existing Structure: /

REMARKS

XSt/Dir: HWY 101 SOUTH, LEFT ON CLEAR LAKE ROAD, JUST PAST KA-TEECH DRIVE ON RIGH
Private: #PP4278
Public: GREAT LOCATION NEAR LAKES. NICE NEIGHBORHOOD, CLOSE TO SAND DUNES, FISHING & BOATING.
RURAL WOODED SETTING, WONDERFUL OPPORTUNITY TO BUILD A DREAM HOME CLOSE TO SILTCOOS
LAKE. OVER AN ACRE ON THIS LUSH GREEN WOODED LOT. COMMUNITY WATER SYSTEM DUES ARE
\$20/MONTH. PROTECTIVE CC&Rs.

FINANCIAL

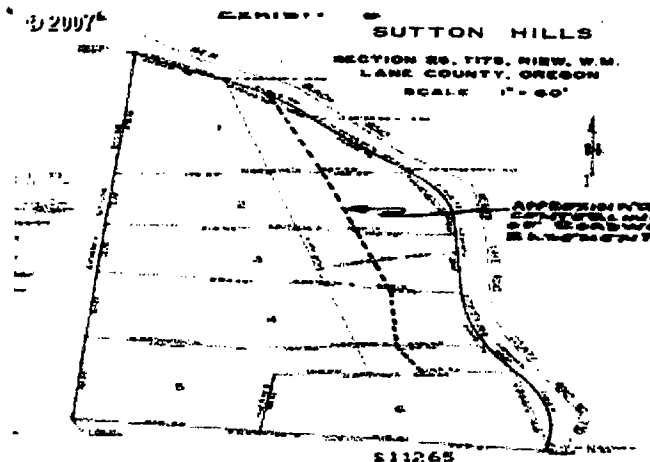
Prop Tax/Yr: 357 Spcl Asmt Balance: Tax Deferral: BAC: % 3
Crop/Land Lease: 3rd Party: N SAC:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5PPP01 Office: Prudential Pacific Properties
LPID: EATONMAR Agent: Maria Eaton
CoLPID: CoBRCD: CoAgent: Phone: 541-997-6000 Fax: 541-997-1257
Agent E-mail: meaton9144@aol.com
List: 2/2/2006 Exp: Show: CALL-LO
Tran: 2/5/2007 Owner: OLIVER
Tenant: Phone: Poss:
Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full

LOTS AND LAND Status: ACT 4/10/2007 10:23:28 AM
ML#: 7017870 Area: 230 List Price: \$139,900
Address: 89416 N MERCER LAKE RD
City: Florence Zip: 97439
Additional Parcels: N/
Map Coord: 80/C/1 Zoning: RR1 List Type: ER LR: N
County: Lane Tax ID: 1104494
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: RHODODENDRON Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 17-12-25-00-22806
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY
PDF Doc(s): 1

GENERAL INFORMATION		
Lot Size: 1-2.99AC	Acres: 1.1	Lot Dimensions: 319 x 132
Waterfront: N /	River/Lake:	Availability: SALE #Lots: 1
Perc Test: /	RdFrntg:	Rd Surfc:
Seller Disc:	Other Disc:	View: TREES
Lot Desc: CLEARED, SECLDED, TREES, WOODED		Soil Type/Class:
Topography: GRADED		Present Use: MOBL-HM
Soil Cond: NATIVE, COMPACT		

Utilities: POWER, SEPTIC, WATER
Existing Structure: Y / MOBL-HM

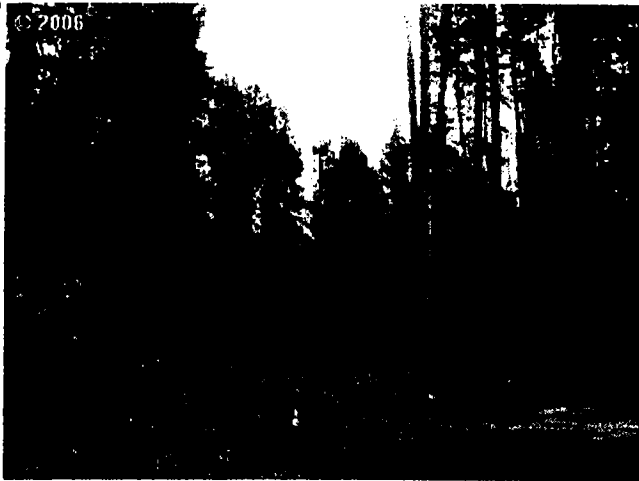
IMPROVEMENTS

REMARKS	
XSt/Dir:	SEE BELOW
Private:	DIRECTIONS: HWY 101 N TO RT ON SUTTON LAKE RD, RT ON N. MERCER, VEER TOWARDS BEN BUNCH & LEFT DOWN DRIVEWAY TO END. EASEMENT CROSSING LOTS 1 - 5 IS IN THE PROCESS OF BEING RECORDED. PROPERTY BOUGHT IN AN ESTATE SALE & ALL DEBRIS IS BEING REMOVED & LOT IS BEING CLEARED. PP4690
Public:	SECLUDED LEVEL BUILDING SITE SURROUNDED BY TREES & NATURAL VEGETATION. THERE IS A 1977 OAKBROOK 2 BDRM/1 BATH MFG HOME IN NEED OF TLC. USE AS A WEEKEND GETAWAY WHILE BUILDING. LOT IS BEING LEVELED & CLEARED OF ALL DEBRIS.

FINANCIAL			
Prop Tax/Yr: 448.38	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH		Escrow Preference: CASCADE ESCROW	

BROKER / AGENT DATA			
BRCD: 5PPP01	Office: Prudential Pacific Properties	Phone: 541-997-6000	Fax: 541-997-1257
LPID: VOOGDC	Agent: Christina Voogd	Phone: 541-999-0239	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: voogd@winfinity.com			
List: 3/1/2007	Exp:	Show: CALL-LO, VACANT	Poss: IMMED
Tran: 3/1/2007		Owner: CABRAL	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.



Presented by: Jim Hoberg
 West Coast Real Estate Service
 Agent Full
 LOTS AND LAND Status: ACT 4/10/2007 10:23:29 AM
 ML#: 6107815 Area: 230 List Price: \$189,000
 Address: Parcel 2 Hwy 101
 City: Florence Zip: 97439
 Additional Parcels: /
 Map Coord: 80/C/1 Zoning: RR1 List Type: ER LR: N
 County: Lane Tax ID: 1768181
 Subdivision:
 Manufns Okay: Y CC&Rs: N
 Elem: SIUSLAW Middle: SIUSLAW
 High: SIUSLAW Prop Type: RESID
 Legal: 17-12-35-00 TL 2100
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC
 Waterfront: N /
 Perc Test: /
 Seller Disc:
 Lot Desc:
 Topography:
 Soil Cond:

Acres: 2.03
 River/Lake:
 RdFrmtg: Y
 Other Disc:

Lot Dimensions: 439 x 194
 Availability: SALE #Lots:
 Rd Surf: PAVEDRD
 View: TREES
 Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: OTHER
 Existing Structure: /

REMARKS

XSt/Dir: Hwy 101 just past Mercer Lake Road
 Private: Recent partition, tax information not available yet. CB#9449
 Public: 2.03 acre parcel with septic approval and Heceta water available.

FINANCIAL

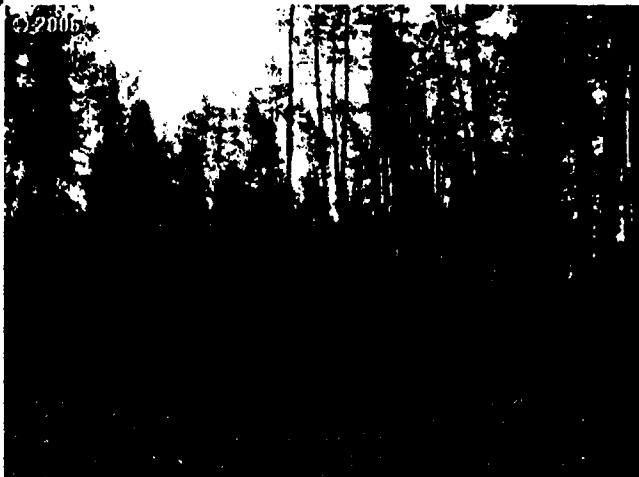
Prop Tax/Yr: 0 Spcl Asmt Balance:
 Crop/Land Lease: Tax Deferral:
 HOA Dues: 3rd Party: N BAC: % 3
 HOA Incl: HOA Dues-2nd: SAC:
 Terms: CASH

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5CBC01 Office: Coldwell Banker Coast Real Est
 LPID: OTTCARRI Agent: Carrie Ott
 CoLPID: CoBRCD: CoAgent:
 Agent E-mail: cott@oregonfast.net
 List: 12/15/2006 Exp:
 Tran: 12/20/2006
 Show: VACANT
 Owner: Goss
 Tenant:
 Phone: 541-997-7777 Fax: 541-977-7159
 Phone: 541-991-2040 Cell/Pgr:
 CoPh:
 Poss: IMMED
 Phone:
 Phone:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: ACT 4/10/2007 10:23:29 AM
ML#: 6107760 Area: 230 List Price: \$199,000
Address: Parcel 1 Hwy 101
City: Florence Zip: 97439
Additional Parcels: /
Map Coord: 80/C/1 Zoning: List Type: ER LR: N
County: Lane Tax ID: 1768181
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: SIUSLAW Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 17-12-35-00 TL 2100
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acre: 2.02	Lot Dimensions: 439x211
Waterfront: N /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFmrg: Y	Rd Surf: PAVEDRD
Seller Disc: EXEMPT	Other Disc:	View: TREES
Lot Desc:		Soil Type/Class:
Topography:		Present Use:
Soil Cond:		

IMPROVEMENTS

Utilities: OTHER
Existing Structure: /

REMARKS

XSt/Dir: 101 just past Mercer Lake Road.
Private: Recent partition so no tax info available yet. CB#9448
Public: Acreage- 2.02 acre lot with septic approval and Heceta water available. Easy access and only minutes to town.

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			

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5CBC01	Office: Coldwell Banker Coast Real Est	Phone: 541-997-7777	Fax: 541-977-7159
LPID: OTTCARRI	Agent: Carrie Ott	Phone: 541-991-2040	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: cott@oregonfast.net			
List: 12/15/2006	Exp:	Show: VACANT	Poss: IMMED
Tran: 12/20/2006		Owner: Goss	Phone:
		Tenant:	Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: ACT 4/10/2007 10:23:30 AM
ML#: 7018447 Area: 231 List Price: \$195,000
Address: CANARY RD
City: Westlake Zip: 97493
Additional Parcels: N/
Map Coord: 88/E/2 Zoning: F-2 List Type: ER LR: N
County: Lane Tax ID: 862985
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: RHODODENDRON Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 19-12-12-00-02201
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2.85
Waterfront: N / River/Lake:
Perc Test: Y / APPROVED RdFrtg: Y
Seller Disc: DSCLOSUR Other Disc:
Lot Desc: CLEARED, STREAM, TREES
Topography: SLOPED
Soil Cond: NATIVE

Lot Dimensions:
Avallability: SALE #Lots: 1
Rd Surf: PAVEDRD
View: TREES
Soil Type/Class:

Present Use: RAWLAND, RESIDNC

IMPROVEMENTS

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

REMARKS

XSt/Dir: HWY 101 S TO CANARY RD, LOCATED NEXT TO 0600 CANARY RD
Private: THIS PARCEL OF LAND HAS ALL APPROVALS FOR R-2. SEPTIC PERMIT, POWER POLE IS SET, WELL IS
INSTALLED. PP4707
Public: BEAUTIFUL COUNTRY SETTING SOUTH OF FLORENCE APPROX 6 MILES. ALL PERMITS ARE IN PLACE. WELL
IS COMPLETE WITH PUMP. APPROX 2.85 ACRES, THIS IS NOT HORSE PROPERTY.

FINANCIAL

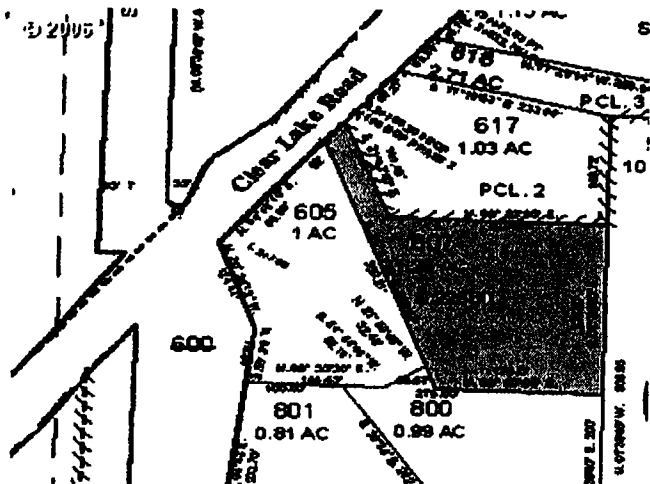
Prop Tax/Yr: 180.23 Spcl Asmt Balance: Tax Deferral: BAC: % 2.5
Crop/Land Lease: 3rd Party: N SAC:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV

Escrow Preference: CASCADE ESCROW

BROKER / AGENT DATA

BRCD: 5PPP01 Office: Prudential Pacific Properties Phone: 541-997-6000 Fax: 541-997-1257
LPID: DAAUSTIN Agent: Darlene Austin Phone: 541-997-6000 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: darleneaustin1@msn.com
List: 3/2/2007 Exp: Show: CALL-LO Poss: CLOSING
Tran: 3/2/2007 Owner: CENTER Phone:
Tenant: Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



5 Presented by: Jim Hoberg

Agent Full

West Coast Real Estate Service

LOTS AND LAND

Status: ACT 4/10/2007

10:23:30 AM

ML#: 6075912

Area: 231

List Price: \$200,000

Address: Clear Lake Road

City: Florence

Zip: 97439

Additional Parcels: /

Map Coord: 88/E/1

Zoning: RES

List Type: ER LR: N

County: Lane

Tax ID: 1445863

Subdivision:

CC&Rs:

Manufhs Okay:

Middle: SIUSLAW

Elem: SIUSLAW

Prop Type: RESID

High: SIUSLAW

Legal: 19122340 TL#00607

Public Internet/Address Display: Y/Y Offer/Nego:

PDF Doc(s): 1

GENERAL INFORMATION

Lot Size: 1-2.99AC

Acres: 1.26

Waterfront: N /

River/Lake:

Perc Test: /

RdFmrtg: Y

Seller Disc:

Other Disc:

Lot Desc: WOODED

Topography: LEVEL

Soil Cond:

Lot Dimensions:

Availability: SALE

#Lots:

Rd Surf: PAVEDRD

View: TREES

Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: SPT-APP, WELL

Existing Structure: /

REMARKS

XSt/Dir: 101 S. to Clear Lake property just past Jensen Lane.

Private: APPROX. 1.25 ACRES SOUTH OF TOWN - A mini-forest situated between 2 lakes. Sloping flag lot w/Fir, Spruce & Alder trees. Owners had a topo survey done approx. 10 years ago indicating 4 Fir trees from 128-143' tall, 10 Spruce trees from 123-156' tall & 6 small Alders in the 50-80' range. Lot has a capped well, septic approval & a natural spring. CR#9389

Public: APPROX. 1.25 ACRES SOUTH OF TOWN-A mini-forest situated between 2 lakes, owners had a topo survey done approx. 10 yrs ago indicating 4 Fir trees from 128-143' tall, 10 Spruce trees from 123-156' tall & 6 small Alders from 50-80'. Lot has a capped well, septic approval & a natural spring.

FINANCIAL

Prop Tax/Yr: 393.69

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: 1st American

BROKER / AGENT DATA

BRCD: 5CBC01 Office: Coldwell Banker Coast Real Est

Phone: 541-997-7777

Fax: 541-977-7159

LPID: HEMPERLY Agent: Jean Hemperly

Phone: 541-997-7777

Cell/Pgr:

CoLPID: CoBRCD:

CoAgent:

CoPh:

Agent E-mail: hemperly@oregonfast.net

List: 8/26/2006 Exp:

Show: CALL-LO

Poss: IMMED

Tran: 11/13/2006

Owner: Jolley

Phone:

Tenant:

Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: ACT 4/10/2007 10:23:30 AM
ML#: 6105249 Area: 231 List Price: \$210,000
Address: LOT 215 CLOUD NINE RD
City: Florence Zip: 97439
Additional Parcels: /
Map Coord: 80/D/1 Zoning: R List Type: ER LR: N
County: Lane Tax ID: 1680733
Subdivision: Dunes City
Manufhs Okay: Y CC&Rs: N
Elem: RHODODENDRON Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 19-12-23-10-00215
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY
PDF Doc(s): 1

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront: /
Perc Test: /
Seller Disc:
Lot Desc: WOODED
Topography: LEVEL, SLOPED
Soil Cond: NATIVE

Acres: 1.06
River/Lake: Woahink Lake
Rd Frntg: Y
Other Disc:

Lot Dimensions:
Availability: SALE #Lots: 1
Rd Surf: PAVED RD
View: TREES, LAKE
Soil Type/Class:

Present Use: RAWLAND

IMPROVEMENTS

Utilities: CABLETV, PHONE, POW-AVL, SPT-APP, WAT-AVL
Existing Structure: N / NONE

REMARKS

XSt/Dir: Clear Lake to Cloud Nine, continue to bear left to lot on left.
Private:
Public: Peaceful, wooded, gorgeous 1-acre lot with Woahink Lake views, large level building site, water and utilities to the property line and septic approval. Room for RV/Shop. Corner pins are all in place.

FINANCIAL

Prop Tax/Yr: 629.32 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: Western Title

BROKER / AGENT DATA

BRCD: 5TRH01 Office: TR Hunter Real Estate Phone: 541-997-1200 Fax: 541-997-8625
LPID: DJOHNSON Agent: Dennis Johnson Phone: 541-997-1200 Cell/Pgr: 541-999-0270
CoLPID: DESIREEJ CoBRCD: 5TRH01 CoAgent: Desiree Johnson CoPh: 541-999-0271
Agent E-mail: dennis@trhunter.com
List: 12/5/2006 Exp: Show: VACANT Poss: CLOSING
Tran: 2/10/2007 Owner: Verschelden Phone:
Tenant:

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



Presented by: Jim Hoberg
 West Coast Real Estate Service
 Agent Full
LOTS AND LAND Status: ACT 4/10/2007 10:23:31 AM
 ML#: 6051188 Area: 231 List Price: \$220,000
 Address: Lot 7 Summerbell DR
 City: Florence Zip: 97439
 Additional Parcels: Y/6 lots
 Map Coord: 80/E/1 Zoning: Res List Type: ER LR: N
 County: Lane Tax ID: 998797
 Subdivision: Pointe @ Summerbell
 Manufhs Okay: CC&Rs: Y
 Elem: SIUSLAW Middle: SIUSLAW
 High: SIUSLAW Prop Type: RESID
 Legal: 19-12-23-10 TL 1600
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1
 Waterfront: N / River/Lake:
 Perc Test: Y / APROVED RdFmrtg: Y
 Seller Disc: Other Disc:
 Lot Desc: CULDSAC, PRIVATE, TREES, WOODED
 Topography: LEVEL, SLOPED
 Soil Cond: NATIVE

Lot Dimensions:
 Availability: SALE #Lots: 6
 Rd Surf: PAVEDRD
 View: TREES, LAKE
 Soil Type/Class:

Present Use: RESIDNC

IMPROVEMENTS

Utilities: CABLETV, PHONE, POWER, SEPTIC, UG-UTIL, WAT-AVL
 Existing Structure: N / NONE

REMARKS

Xst/Dir: Hwy 101 S; lt on Canary Rd; rt on Clear Lake Rd; rt on Cloud 9 to end
Private: Newest development in the Florence Lakes Area. One of six one acre wooded lots left between Woahink and Siltcoos Lakes. Mature woods on a quiet and very private cul-de-sac. Utilities are in and water and conventional septic are approved. CB#9329.
Public: Only two one acre lots left in this private wooded area near Woahink Lake and this is one of them. Some lots have views of the lake. This is the newest development in a highly sought after natural area. Call for your guided tour.

FINANCIAL

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

BROKER / AGENT DATA

BRCD: 5CBC01 Office: Coldwell Banker Coast Real Est Phone: 541-997-7777 Fax: 541-977-7159
 LPID: SCOTTJON Agent: John Scott Phone: 541-997-2544 Cell/Pgr:
 CoLPID: CoBRCD: CoAgent: CoPh:
 Agent E-mail: johnscott@oregonfast.net
 List: 6/20/2006 Exp: Show: CALL-LO Poss: CLOSING
 Tran: 2/5/2007 Owner: Grant Phone:
 Tenant:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: ACT 4/10/2007 10:23:31 AM
ML#: 6070779 Area: 238 List Price: \$180,000
Address: 89454 KEZAR LN
City: Mapleton Zip: 97453
Additional Parcels: /
Map Coord: 81/D/3 Zoning: RR5 List Type: ER LR: N
County: Lane Tax ID: 532729
Subdivision:
Manufns Okay: Y CC&Rs: N
Elem: MAPLETON Middle: MAPLETON
High: MAPLETON Prop Type: RESID
Legal: 17-20-23-00-1001
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY
PDF Doc(s): 1
Virtual Tour

GENERAL INFORMATION

Lot Size: 3-4.99AC Acres: 4.29
Waterfront: N / River/Lake:
Perc Test: / RdFrmgt:
Seller Disc: DSCLOSUR Other Disc:
Lot Desc: CLEARED, PASTURE, PRIVATE, SECLDED, WOODED, PRIVRD
Topography: LEVEL, ROLLING
Soll Cond: NATIVE

Lot Dimensions: 207 x 682
Availability: SALE #Lots:
Rd Surfc:
View: TREES, MNTAIN
Soil Type/Class:
Present Use: RAWLAND

IMPROVEMENTS

Utilities: POWER, SPRING, STD-SEP
Existing Structure: Y / BARN, DRIVEWAY, MOBL-HM, NO-VALU, STORAGE

REMARKS

XSt/Dir: E. MAPLTON ROAD TO KESAR LANE, RIGHT TO END.
Private: LOCK BOX ON THE POWER POLE. PLEASE CALL LISTING OFFICE IF YOU'RE GOING TO SHOW. HAVE
NUMEROUS DISCLOSURES & PERMITS & PAPER WORK. PLEASE CALL OFFICE FOR ALL TO BE FAXED.
#PP4529
Public: WONDERFUL SECLUDED HORSE PROPERTY! NEWER BARN WITH 4 HORSE STALLS. SEPTIC INSTALLED,
MFG HOME IS BEING SOLD "AS IS" WITH NO STATED VALUE. "UN-INHABITABLE" PER SELLER. GREAT
PROPERTY.

FINANCIAL

Prop Tax/Yr: 521.42 Spcl Asmt Balance:
Crop/Land Lease: Tax Deferral: BAC: % 3
HOA Dues: 3rd Party: N SAC:
HOA Incl: HOA Dues-2nd:
Terms: CASH, CONV Escrow Preference: WESTERN TITLE

BROKER / AGENT DATA

BRCD: 5PPP01 Office: Prudential Pacific Properties Phone: 541-997-6000 Fax: 541-997-1257
LPID: DATAYLOR Agent: David Taylor Phone: 541-999-7031 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: David@FlorenceCoast.com
List: 8/14/2006 Exp: Show: CALL-LO, VACANT Poss:
Tran: 2/20/2007 Owner: SMITH Phone:
Tenant: Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: ACT 4/10/2007 10:23:31 AM
ML#: 6073456 Area: 238 List Price: \$189,900
Address: TL1900 HWY 36
City: Swisshome Zip: 97480
Additional Parcels: /
Map Coord: 81/C/4 Zoning: RR2 List Type: ER LR: N
County: Lane Tax ID: Not Found
Subdivision:
Manufns Okay: Y CC&Rs:
Elem: MAPLETON Middle: MAPLETON
High: MAPLETON Prop Type: RESID
Legal: 17-09-29-43-01900
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY
PDF Doc(s): 1
Virtual Tour

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2
Waterfront: Y / RIVER River/Lake: Siuslaw River
Perc Test: Y / APPROVED RdFmtg: Y
Seller Disc: EXEMPT Other Disc:
Lot Desc: CLEARED, PRIVATE, SECLDED, WOODED, PRIVRD
Topography: GRADED, LEVEL, ROLLING
Soil Cond: COMPACT

Lot Dimensions:
Availability: SALE #Lots: 1
Rd Surf: GRAVLRD
View: TREES, RIVER
Soil Type/Class: Nekoma, Silt Loam 70%
Present Use: RAWLAND, TIMBER

IMPROVEMENTS

Utilities: POW-AVL, PW+500', SPT-APP, STD-SEP
Existing Structure: N / NONE

REMARKS

XSt/Dir: Hwy 36 to Swisshome; R before red church; L after RR tracks, up river.
Private: Above flood plain. TL 01900 in final stages of partition; available upon partition & COE on sale from current owner. Do not bother residents at house. Note: Standard gravity septic approval for cleared homesite. Road to property under construction
Public: Serene River front 2 acre home site. Flat mostly treed location, just downstream from the convergence of Lake Creek & Siuslaw River. Undevelopable steep National Forest land across river. Cleared with gravity septic approval. Needs well, septic & electric installation.

FINANCIAL

Prop Tax/Yr: 283 Spcl Asmt Balance: Tax Deferral: BAC: % 3.5
Crop/Land Lease: N 3rd Party: Y SAC:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV Escrow Preference:

BROKER / AGENT DATA

BRCD: 5TRH01 Office: TR Hunter Real Estate Phone: 541-997-1200 Fax: 541-997-8625
LPID: STONEJOH Agent: John Stone Phone: 541-999-2231 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: john@trhunter.com
List: 8/17/2006 Exp: Show: CALL1ST, CALL-LA, UNDRCON Poss: CLOSING
Tran: 2/9/2007 Owner: Reid Phone:
Tenant: Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: ACT 4/10/2007 10:23:32 AM
ML#: 7006477 Area: 238 List Price: \$199,000
Address: 9235 HIGHWAY 126
City: Mapleton Zip: 97453
Additional Parcels: /
Map Coord: 80/D/2 Zoning: F2 List Type: ER LR: N
County: Lane Tax ID: 1374576
Subdivision:
Manufhs Okay: Y CC&Rs: Y
Elem: MAPLETON Middle: MAPLETON
High: MAPLETON Prop Type: RESID
Legal: 18-11-12-00-00900
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY
PDF Doc(s): 1
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 10-19.99AC	Acres: 10.22	Lot Dimensions:	
Waterfront: /	River/Lake:	Availability: SALE	#Lots: 1
Perc Test: Y / APPROVED	RdFmtg: Y	Rd Surf:	
Seller Disc: EXEMPT	Other Disc:	View: RIVER, MNTAIN	
Lot Desc: CLEARED, PRIVATE, SECLDED, SOLAR, WOODED, PRIVRD		Soil Type/Class: Nekoma Silt Loam	
Topography: GRADED, LEVEL, ROLLING, SLOPED, STEEP		Present Use: MOBL-HM, RESIDNC	
Soil Cond: NATIVE, COMPACT			

IMPROVEMENTS

Utilities: IRR-WAT, NO-SEWR, POWER, SPRING, UG-UTIL, WATER
Existing Structure: N / NONE

REMARKS

XSt/Dir: Hwy 126 to Private Drive on Left between milepost 8 & 9, before mailbox.
Private: Subject property appears to be first tax lot after Florence/Mapleton division. Final private road approval & building permit may require geo-engineer's report. Final underground electric service will require a partial survey. See Lane County Records (3 Files) in Eugene. Access by 4x4 or Front Wheel Drive Only! If no 4x4, park at 1st landing and walk to site.
Public: Cleared homesite on 10.22 acres with panoramic Siuslaw River and mountain sunset views. Approved site and septic with private gravel road and confirmed easement across railroad tracks. Access by 4x4 or Front Wheel Drive Only! If no 4x4, park at 1st landing and walk to site.

FINANCIAL

Prop Tax/Yr: 47.31	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: First American	

BROKER / AGENT DATA

BRCD: 5TRH01	Office: TR Hunter Real Estate	Phone: 541-997-1200	Fax: 541-997-8625
LPID: STONEJOH	Agent: John Stone	Phone: 541-999-2231	Cell/Pgr:
CoLPID:	CoBRCD:		CoPh:
Agent E-mail: john@trhunter.com			
List: 1/22/2007	Exp:	Show: APTONLY, CALL1ST, CALL-LA	Poss: CLOSING
Tran: 2/6/2007		Owner: Thomsen	Phone:
		Tenant: Yes	Phone:

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



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: BMP 4/10/2007 10:23:32 AM
ML#: 6104606 Area: 238 List Price: \$120,000
Address: 12214 HWY 126
City: Mapleton Zip: 97453
Additional Parcels: N/
Map Coord: 81/D/4 Zoning: RRS List Type: ER LR: N
County: Lane Tax ID: 762086
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: MAPLETON Middle: MAPLETON
High: MAPLETON Prop Type: RESID
Legal: 18-10-01-00-01100
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY
PDF Doc(s): 1
Virtual Tour

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.39
Waterfront: Y / CREEK River/Lake: KNOWLES CR
Perc Test: / RdFmrg: Y
Seller Disc: Other Disc:
Lot Desc: CLEARED, PRIVATE, STREAM, WOODED
Topography: GRADED, LEVEL, ROLLING
Soil Cond: NATIVE, COMPACT

Lot Dimensions: 607 X 150
Availability: SALE #Lots: 1
Rd Surf: PAVEDRD
View: CREEK, MNTAIN
Soil Type/Class:
Present Use: RAWLAND

IMPROVEMENTS

Utilities: CABLETV, PHONE, POWER, SEPTIC, WELL
Existing Structure: / UTLSHED

REMARKS

XSt/Dir: HWY 126 OUT OF MAPLETON TO LOT ON RIGHT
Private: KATRINKA KNOX HAS APPROVED SEPTIC FOR 3 BDRM MFG HOME. BUILDING SITE IS CLEAR AND LEVEL.
Public: SELLERS HAVE NEW MFG HOME PERMITS, Per Lane County THEY ARE NOT TRANSFERABLE. PP#4617
WONDERFUL FORESTED LOT, READY TO BUILD. WELL AND SEPTIC ARE IN AND INSPECTION GOOD.
CLEARED LEVEL BUILDING SITE READY FOR MFG OR SITE BUILT HOME. SELLERS ARE RELATED TO THE LISTING AGENT.

FINANCIAL

Prop Tax/Yr: 448.94 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: 5PPP01 Office: Prudential Pacific Properties Phone: 541-997-6000 Fax: 541-997-1257
LPID: DATAYLOR Agent: David Taylor Phone: 541-999-7031 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: David@FlorenceCoast.com
List: 12/2/2006 Exp: Show: CALL-LO, VACANT Poss: IMMED
Tran: 3/20/2007 Owner: CHILCOTE 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.



Presented by: Jim Hoberg
 West Coast Real Estate Service
 LOTS AND LAND Status: SLD 4/10/2007 10:23:33 AM
 ML#: 6051150 Area: 231 List Price: \$169,000
 Address: Lot 1 Summerbell DR
 City: Florence Zip: 97439
 Additional Parcels: Y/6 lots
 Map Coord: 80/E/1 Zoning: Res List Type: ER LR: N
 County: Lane Tax ID: 998797
 Subdivision: Pointe @ Summerbell
 Manufhs Okay: CC&Rs: Y
 Elem: SIUSLAW Middle: SIUSLAW
 High: SIUSLAW Prop Type: RESID
 Legal: 19-12-23-10 TL 00209 Lot 1
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1
 Waterfront: N / River/Lake:
 Perc Test: Y / APROVED RdFrntg: Y
 Seller Disc: Other Disc:
 Lot Desc: CULDSAC, PRIVATE, TREES, WOODED
 Topography: LEVEL, SLOPED
 Soil Cond: NATIVE

Lot Dimensions:
 Availability: SALE #Lots: 6
 Rd Surfc: PAVEDRD
 View: TREES, LAKE
 Soil Type/Class:

Present Use: RESIDNC

IMPROVEMENTS

Utilities: CABLETV, PHONE, POWER, SEPTIC, UG-UTIL, WAT-AVL
 Existing Structure: N / NONE

REMARKS

XSt/Dir: Hwy 101 S; lt on Canary Rd; rt on Clear Lake Rd; rt on Cloud 9 to end
 Private: Newest development in the Florence Lakes Area. One of six one acre wooded lots between Woahink and Siltcoos Lakes. Only 3 left. Mature woods on a quiet and very private cul-de-sac. Utilities are in and water and septic are approved. CB#9329.
 Public: Only three one acre lots left in this private wooded area near Woahink Lake and this is one of them. Some lots have views of the lake. This is the newest development in a highly sought after natural area. Call for your guided tour.

FINANCIAL

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

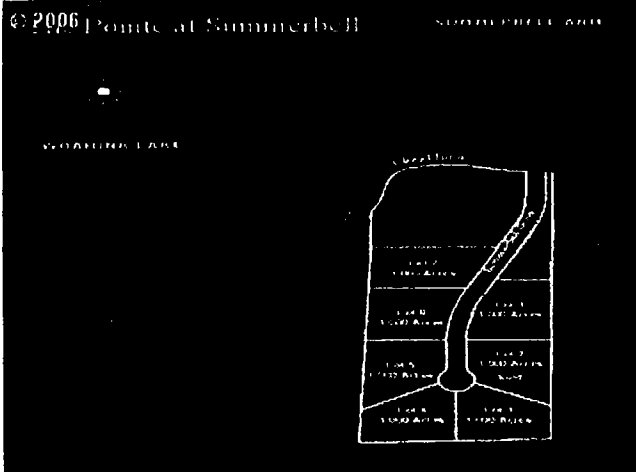
BROKER / AGENT DATA

BRCD: 5CBC01 Office: Coldwell Banker Coast Real Est Phone: 541-997-7777 Fax: 541-977-7159
 LPID: SCOTTJON Agent: John Scott Phone: 541-997-2544 Cell/Pgr:
 CoLPID: CoBRCD: CoAgent: CoPh:
 Agent E-mail: johnscott@oregonfast.net
 List: 6/20/2006 Exp: Show: CALL-LO Poss: CLOSING
 Tran: 2/9/2007 Owner: Grant Phone:
 Tenant:

COMPARABLE INFORMATION

Pend: 1/22/2007 DOM/CDOM: 216 / 216 O/Price: \$169,000
 Sold: 2/9/2007 Terms: CASH / Sold Price: \$165,000
 SPID: VOOGDC S/Agt: Christina Voogd S/Off: 5PPP01 S/Off Phone: 541-997-6000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: SLD 4/10/2007 10:23:33 AM
ML#: 6051173 Area: 231 List Price: \$173,500
Address: Lot 4 Summerbell DR
City: Florence Zip: 97439
Additional Parcels: Y/6 lots
Map Coord: 80/E/1 Zoning: Res List Type: ER LR: N
County: Lane Tax ID: 998797
Subdivision: Pointe @ Summerbell
Manufhs Okay: CC&Rs: Y
Elem: SIUSLAW Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 19-12-23-10 TL 00209 Lot 4
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1
Waterfront: N / River/Lake:
Perc Test: Y / APROVED RdFmtg: Y
Seller Disc: Other Disc:
Lot Desc: CULDSAC, PRIVATE, TREES, WOODED
Topography: LEVEL, SLOPED
Soil Cond: NATIVE

Lot Dimensions:
Availability: SALE #Lots: 6
Rd Surf: PAVEDRD
View: TREES, LAKE
Soil Type/Class:

Present Use: RESIDNC

IMPROVEMENTS

Utilities: CABLETV, PHONE, POWER, SEPTIC, UG-UTIL, WAT-AVL
Existing Structure: N / NONE

REMARKS

XSt/Dir: Hwy 101 S; lt on Canary Rd; rt on Clear Lake Rd; rt on Cloud 9 to end
Private: Newest development in the Florence Lakes Area. One of six one acre wooded lots between Woahink and Siltcoos Lakes. Only 4 left. Mature woods on a quiet and very private cul-de-sac. Utilities are in and water and septic are approved. CB#9329.
Public: Only four one acre lots left in this private wooded area near Woahink Lake, and this is one of them. Some lots have views of the lake. This is the newest development in a highly sought after natural area. Call for your guided tour.

FINANCIAL

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

BROKER / AGENT DATA

BRCD: 5CBC01 Office: Coldwell Banker Coast Real Est Phone: 541-997-7777 Fax: 541-977-7169
LPID: SCOTTJON Agent: John Scott Phone: 541-997-2544 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: johnscott@oregonfast.net
List: 6/20/2006 Exp: Show: CALL-LO Poss: CLOSING
Tran: 9/26/2006 Owner: Grant Phone:
Tenant: Phone:

COMPARABLE INFORMATION

Pend: 8/30/2006 DOM/CDOM: 71 / 71 O/Price: \$173,500
Sold: 9/26/2006 Terms: CASH / Sold Price: \$165,000
SPID: SCOTTJON S/Agt: John Scott S/Off: 5CBC01 S/Off Phone: 541-997-7777

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: SLD 4/10/2007 10:23:33 AM
ML#: 6916720 Area: 231 List Price: \$175,000
Address: Lot 1202 Canary RD
City: Florence Zip: 97439
Additional Parcels: /
Map Coord: 88/E/1 Zoning: RR5 List Type: ER LR: N
County: Lane Tax ID: 862647
Subdivision: None
Manufhs Okay: CC&Rs:
Elem: RHODODENDRON Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 19-12-12-00-01202
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 3-4.99AC Acres: 3.19
Waterfront: / River/Lake:
Perc Test: / APROVED RdFmrtg:
Seller Disc: Other Disc: Survey
Lot Desc: BRUSH, CLEARED, PRIVATE, SECLDED, TREES, WOODED
Topography: LEVEL, SLOPED
Soil Cond: NATIVE

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

IMPROVEMENTS

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

REMARKS

XSt/Dir: Hwy 101S, left on Canary, past Clear Lake, lot on left, look for TR Sign
Private:
Public: Great location just a short drive to lakes and town! A variety of building sites with well installed, septic approved & gravel driveway. Survey on File.

FINANCIAL

Prop Tax/Yr: 470 Spcl Asmt Balance:
Crop/Land Lease: Tax Deferral: BAC: % 3
HOA Dues: 3rd Party: N SAC:
HOA Incl: HOA Dues-2nd:
Terms: CASH, CONV

Escrow Preference:

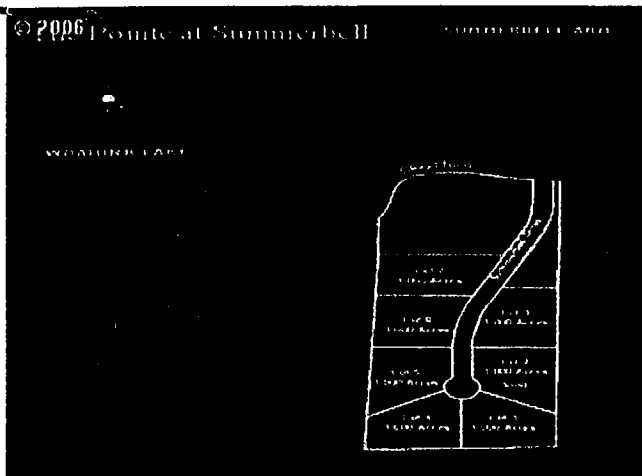
BROKER / AGENT DATA

BRCD: 5TRH01 Office: TR Hunter Real Estate
LPID: SAPPTIM Agent: Timothy Sapp
CoLPID: CALLANKA CoBRCD: 5TRH01 CoAgent: Kathryn Callan
Agent E-mail: tim@trhunter.com
List: 2/20/2006 Exp: Show: VACANT
Tran: 7/27/2006 Owner: Williams
Tenant: Poss:
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 6/9/2006 DOM/CDOM: 109 / 109 O/Price: \$195,000
Sold: 7/27/2006 Terms: OWNCONT / Sold Price: \$165,000
SPID: ROSECRAN S/Agt: Kathleen Rosecrans S/Off: 5TRH01 S/Off Phone: 541-997-1200

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: SLD 4/10/2007 10:23:34 AM
ML#: 6051185 Area: 231 List Price: \$185,000
Address: Lot 6 Summerbell DR
City: Florence Zip: 97439
Additional Parcels: Y/6 lots
Map Coord: 80/E/1 Zoning: Res List Type: ER LR: N
County: Lane Tax ID: 998797
Subdivision: Pointe @ Summerbell
Manufhs Okay: CC&Rs: Y
Elem: SIUSLAW Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 19-12-23-10 TL 00209 Lot 6
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1
Waterfront: N / River/Lake:
Perc Test: Y / APROVED RdFmtg: Y
Seller Disc: Other Disc:
Lot Desc: CULDSAC, PRIVATE, TREES, WOODED
Topography: LEVEL, SLOPED
Soli Cond: NATIVE

Lot Dimensions:
Availability: SALE #Lots: 6
Rd Surf: PAVEDRD
View: TREES, LAKE
Soil Type/Class:
Present Use: RESIDNC

IMPROVEMENTS

Utilities: CABLETV, PHONE, POWER, SEPTIC, UG-UTIL, WAT-AVL
Existing Structure: N / NONE

REMARKS

XSt/Dir: Hwy 101 S; lt on Canary Rd; rt on Clear Lake Rd; rt on Cloud 9 to end
Private: Newest development in the Florence Lakes Area. One of six one acre wooded lots between Woahink and Siltcoos Lakes. Only 4 left. Mature woods on a quiet and very private cul-de-sac. Utilities are in and water and septic are approved. CB#9329.
Public: Only four one acre lots left in this private wooded area near Woahink Lake and this is one of them. Some lots have views of the lake. This is the newest development in a highly sought after natural area. Call for your guided tour.

FINANCIAL

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

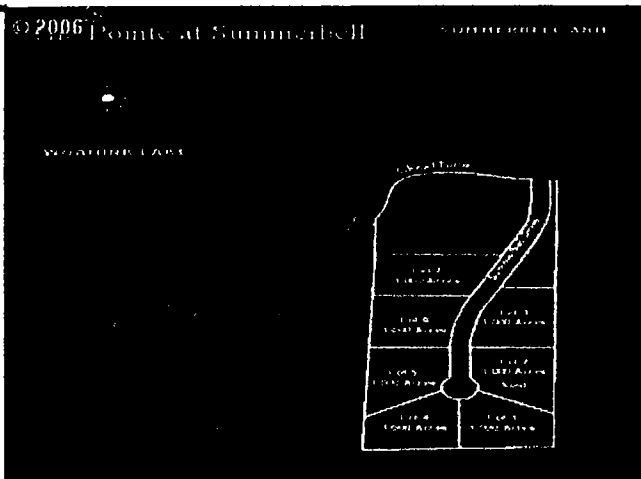
BROKER / AGENT DATA

BRCD: 5CBC01 Office: Coldwell Banker Coast Real Est Phone: 541-997-7777 Fax: 541-977-7159
LPID: SCOTTJON Agent: John Scott Phone: 541-997-2544 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: johnscott@oregonfast.net
List: 6/20/2006 Exp: Show: CALL-LO Poss: CLOSING
Tran: 9/29/2006 Owner: Grant Phone:
Tenant: Phone:

COMPARABLE INFORMATION

Pend: 8/24/2006 DOM/CDOM: 65 / 65 O/Price: \$185,000
Sold: 9/29/2006 Terms: CASH / Sold Price: \$185,000
SPID: COXVANCE S/Agt: Rick Cox S/Off: 5CBC01 S/Off Phone: 541-997-7777

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: SLD 4/10/2007 10:23:34 AM
ML#: 6051169 Area: 231 List Price: \$192,700
Address: Lot 3 Summerbell DR
City: Florence Zip: 97439
Additional Parcels: Y/6 lots
Map Coord: 80/E/1 Zoning: Res List Type: ER LR: N
County: Lane Tax ID: 998797
Subdivision: Pointe @ Summerbell
Manufns Okay: CC&Rs: Y
Elem: SIUSLAW Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 19-12-23-10 TL 00209 Lot 3
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1
Waterfront: N / River/Lake:
Perc Test: Y / APROVED RdFrmgt: Y
Seller Disc: Other Disc:
Lot Desc: CULDSAC, PRIVATE, TREES, WOODED
Topography: LEVEL, SLOPED
Soil Cond: NATIVE

Lot Dimensions:
Availability: SALE #Lots: 6
Rd Surf: PAVEDRD
View: TREES, LAKE
Soil Type/Class:

Present Use: RESIDNC

IMPROVEMENTS

Utilities: CABLETV, PHONE, POWER, SEPTIC, UG-UTIL, WAT-AVL
Existing Structure: N / NONE

REMARKS

XSt/Dir: Hwy 101 S; it on Canary Rd; rt on Clear Lake Rd; rt on Cloud 9 to end
Private: Newest development in the Florence Lakes Area. One of six one acre wooded lots between Woahink and Siltcoos Lakes. Only 4 left. Mature woods on a quiet and very private cul-de-sac. Utilities are in and water and septic are approved. CB#9329.
Public: Only four one acre lots left in this private wooded area near Woahink Lake, and this is one of them. Some lots have views of the lake. This is the newest development in a highly sought after natural area. Call for your guided tour.

FINANCIAL

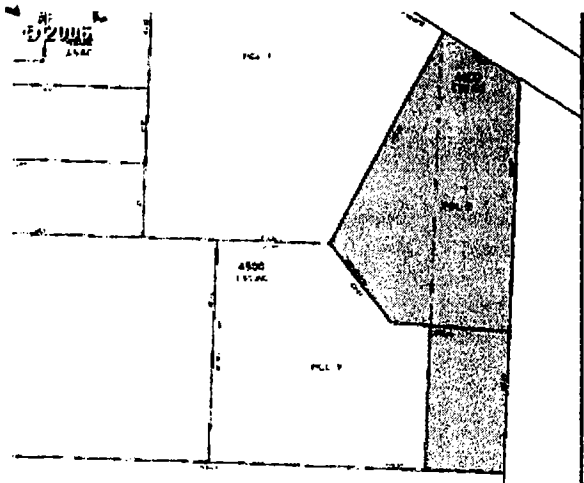
Prop Tax/Yr: 0 Spcl Asmt Balance: Tax Deferral: N BAC: % 2.5
Crop/Land Lease: N 3rd Party: N SAC:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV Escrow Preference: Western Title

BROKER / AGENT DATA

BRCD: 5CBC01 Office: Coldwell Banker Coast Real Est Phone: 541-997-7777 Fax: 541-977-7159
LPID: SCOTTJON Agent: John Scott Phone: 541-997-2544 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: johnscott@oregonfast.net
List: 6/20/2006 Exp: Show: CALL-LO Poss: CLOSING
Tran: 8/31/2006 Owner: Grant Phone:
Tenant: Phone:

COMPARABLE INFORMATION

Pend: 7/15/2006 DOM/CDOM: 25 / 25 O/Price: \$192,700
Sold: 8/31/2006 Terms: CONV / Sold Price: \$192,700
SPID: HACKETTD S/Agt: Diana Hackett S/Off: 5CBC01 S/Off Phone: 541-997-7777



Presented by: Jim Hoberg Agent Full
West Coast Real Estate Service
LOTS AND LAND Status: ACT 4/10/2007 10:23:28 AM
ML#: 6057528 Area: 229 List Price: \$233,750
Address: TL4400 Heceta Beach RD
City: Florence Zip: 97439
Additional Parcels: /
Map Coord: 66/A/2 Zoning: MDR List Type: ER LR: N
County: Lane Tax ID: 1594314
Subdivision:
Manufhs Okay: Y CC&Rs:
Elem: SIUSLAW Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 18-12-04-44 TL 04400
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.89
Waterfront: / River/Lake:
Perc Test: / RdFmtg:
Seller Disc: Other Disc:
Lot Desc: BRUSH
Topography: ROLLING, SLOPED
Soil Cond: NATIVE

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

IMPROVEMENTS

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

REMARKS

XSt/Dir: Hwy 101 N to Heceta Beach Rd. Left past Leeward to 1st driveway on left.
Private: Driveway shared with neighbor. Please do not turn around in neighbor's yard. Map does not reflect additional parcel of approximately 0.5 acre. Eastern line should reflect 530.50 feet. Souther line should be 100 feet. CB#9345
Public: This lot is ready for a home! Septic approval, Heceta water and electric power is available. Possible ocean view.

FINANCIAL

Prop Tax/Yr: 231.16 Spcl Asmt Balance: 35331 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: 5CBC01 Office: Coldwell Banker Coast Real Est Phone: 541-997-7777 Fax: 541-977-7159
LPID: HOLMANPA Agent: Paul Holman Phone: 541-999-0909 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: phoiman@charter.net
List: 7/8/2006 Exp: Show: CALL-LO Poss: CLOSING
Tran: 11/13/2006 Owner: Jones Phone:
Tenant: Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Jim Hoberg
West Coast Real Estate Service
Agent Full
LOTS AND LAND Status: ACT 4/10/2007 10:23:28 AM
ML#: 6108244 Area: 230 List Price: \$115,000
Address: HWY 101
City: Florence Zip: 97439
Additional Parcels: Y/
Map Coord: 66/B/3 Zoning: RA/U List Type: ER LR: N
County: Lane Tax ID: 781185
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: RHODODENDRON Middle: SIUSLAW
High: SIUSLAW Prop Type: RESID
Legal: 18-12-11-32-1400 & 1500
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2.45
Waterfront: N /
Perc Test: Y / APPROVED
Seller Disc: EXEMPT
Lot Desc: WOODED
Topography: LEVEL
Soil Cond:

Lot Dimensions: 187.3 x 603
Availability: SALE #Lots: 2
Rd Surf: PAVEDRD
View: TREES
Soil Type/Class:
Present Use:

IMPROVEMENTS

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

REMARKS

XSt/Dir: HWY 101 N. PAST HECETA BEACH ROAD ON WEST SIDE OF HWY
Private: 2.45 ACRES ON TWO LOTS, SEPTIC APPROVED, DRIVEWAY IN AND SMALL BUILDING PAD. PP4625
Public: 2.45 ACRES ON TWO LOTS, SEPTIC APPROVED, DRIVEWAY IN AND SMALL BUILDING PAD.

FINANCIAL

Prop Tax/Yr: 240.06 Spcl Asmt Balance:
Crop/Land Lease:
HOA Dues:
HOA Incl:
Terms: CASH, CONV
Tax Deferral:
3rd Party: N BAC: % 2.5
SAC:
Escrow Preference: CASCADE ESCROW

BROKER / AGENT DATA

BRCD: 5PPP01 Office: Prudential Pacific Properties
LPID: CRAYNEJE Agent: Jeff Crayne
CoLPID: CoBRCD: CoAgent:
Agent E-mail: jeff@jeffcrayne.com
List: 12/22/2006 Exp:
Tran: 3/7/2007
Show: CALL-LO, VACANT
Owner: GIBEAU
Tenant:
Phone: 541-997-6000 Fax: 541-997-1257
Phone: 541-991-2212 Cell/Pgr:
CoPh:
Poss: CLOSING
Phone:
Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.