

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:

2310 NW Everett Street, Suite 250
Portland, Oregon 97210

Washington Office:

112 West 11th Street, Suite 250
Vancouver, Washington 98660

California Office:

1860 Howe Avenue, Suite 210
Sacramento, California 95825

Phones (weekdays - 9:00 a.m. to 5:00 p.m.)

Portland Metro Area: 503-228-3248

Toll-Free: 800-845-3524

FAX: 503-242-1814

Email: info@rmnw-auctions.com

SUPPLEMENTAL INFORMATION

Additional detail is available for each property and is available on a data site managed by Mason, Bruce & Girard, as consultant to Realty Marketing/Northwest. A Non-Disclosure Agreement must be executed prior to receiving access to data site.

PROPERTY INSPECTIONS

All properties are available for inspection with an approved Access Permit. Some of the properties have locked gates.

Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for a Non-Disclosure Agreement and Access Permit.

PORTFOLIO RESERVE PRICE

Seller has established a Portfolio Reserve Price of \$33,755,000. The six individual tracts are being offered with Published Reserve Prices. Sales of Auction Properties 100-105 are subject to total bids to equal, or exceed, Portfolio Reserve of \$33,755,000. Seller will have the option to accept either high portfolio bid, or individual bids at or above \$33,755,000.

SEALED BIDS

Sealed Bids must be received no later than 5:00 p.m., Thursday, June 30, 2022. Sealed Bids must be accompanied by Certified Funds for five percent (5%) of bid price as earnest money deposit. Within three (3) business days of acceptance of a bid, earnest money deposit must be adjusted to five percent (5%) of accepted bid price. Checks should be made payable to Realty Marketing/Northwest Client Trust Account. Due diligence should be completed prior to bid submission. Bidders will be notified of acceptance or rejection of bid no later than five business days after bid submission deadline. Escrows will close within 45 days of date of bid acceptance.

COOPERATING BROKERS

Buyers are responsible for any commission due Buyer's Agent(s).

CLOSINGS AND COSTS

All sales must close within 45 days of Sealed Bid due date, unless extended by Seller in writing. Prior to making a bid, refer to Supplemental Information Package regarding customary closing costs including, but not limited to, recording fees, normal prorations, title fees, transfer and/or excise taxes (if applicable), sales tax on personal property (if applicable), local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyer will be responsible for any real estate compensation taxes or rollback taxes and penalties as a result of a change in use or designation of property including, but not limited to, a change from open space, agriculture, forest land or recreation.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment, or rescission based on failure of property to correspond to any expectation or standard, other than as described in Preliminary Title Report.

(B) Title insurance is available for each property, ensuring title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in standard form Owner's Title Policy. Preliminary Title Report for each property should be read prior to Auction.

(C) To the extent permitted by law, properties will be sold "As Is". Prospective buyers should examine property and all supporting

documentation carefully. Each bidder is responsible for evaluating the property and shall not rely on Seller or sales agents. All buyers will take possession at close of escrow.

(D) Acres set forth for properties are approximations only, based on best information available, but actual size may be different.

(E) Agency Disclosure. The listing broker, Realty Marketing/Northwest, represents the Seller in these transactions.

(F) Seller has the right to postpone or cancel the Auction in whole or in part, at its sole discretion, and to modify or add any terms and conditions of sale prior to June 30, 2022 Sealed Bid due date.

(G) Offer void where prohibited. Catalog will not be sent to residents of any state for which this offering is not in compliance with real estate laws or other laws of that state.

(H) Information contained here has been gathered from sources deemed reliable. However, Realty Marketing/Northwest makes no warranties expressed or implied as to accuracy of information contained here.

NEED HELP?

Realty Marketing/Northwest prides itself on quality of service. If at any time you need assistance, please contact John Rosenthal, President at (800) 845-3524 or john@rmnw-auctions.com.

