



# SPRING 2024 AUCTION

*No Starting Bids and No Hidden Reserves!*

## LATE ADDITION SOUTHWEST WASHINGTON

*100± acre Carlon Loop Road Residential Development Tract*



*Ten Minute Drive to Longview  
Proximity to I-5, Columbia River and Coast*

- *Opportunity for ten 10± acre estate lots - some with views*
- *Property adjacent to new 2 to 3 acre homesites with prices starting at \$189,000*

*Seller financing available with 40% downpayment*

**PUBLISHED RESERVE: \$750,000 / \$7,500 per acre**

**SEALED BIDS DUE JULY 10, 2024**

WA AUCTION LICENSE #1917

REALTY MARKETING / NORTHWEST

www.rm-nw-auctions.com



# 100± Acre Carlon Loop Road Residential Opportunity for Estate View Homesites

## *Longview, Washington*

*Columbia River*

64± acre future development site

2 to 3 acre lots starting at \$189,000

Carlon Loop Road



# Development Tract



# THE OPPORTUNITY



**PUBLISHED RESERVE:** \$750,000 / \$7,500 per Acre

**LAST ASKING:** First Time Offered

**SIZE:** 100± Acres

**ELEVATION:** 280± to 680± Feet

**ZONING:** Unzoned – Designated Smallholding Land in Cowlitz County Comprehensive Plan

**PROPERTY INSPECTION:** Locked Gate. Contact Auction Information Office for Combination - [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com) or 800-845-3524

**FINANCING:** Subject to Seller's approval of Purchaser's credit: A 40% down payment with balance secured by a first deed of trust, amortized over 20 years at 6.5% interest, calling for monthly payments of principal and interest; all due and payable at end of 2 years

**DESCRIPTION:** The 100± acre Carlon Loop Road Tract, located ten minutes from City of Longview, is one of the largest unzoned residential development tracts available for sale in the Longview/Kelso market. It has excellent access from Coal Creek Road south, to Ocean Highway east to Longview and I-5, and west to the coast. Smallholding designation with Cowlitz County Comprehensive Plan allows new owner to create ten 10-acre lots by segregation, and is exempt from Cowlitz County land use approval. The only requirement is to survey each tract so it can be recorded.

The 100± acres were harvested over 20 years ago. The property has a mix of hardwoods, and some Douglas-fir. There is a good logging road, over 7,000 feet in length and partially rocked, from Carlon Loop Road, which allows access from northeast to the southern end, providing a number of good homesites. Some will have views after clearing.

Development of the homesites require extension of power and cable from Carlon Loop Road and improvements to the former logging road. On-site septic and well are required.

A new nine-lot development by Lower Columbia Properties, LLC is adjacent to the auction property, and is being marketed in two to three acre lots with prices starting at \$189,000. Price includes power and cable. Water is provided by City of Longview. Increased density of 16 of the 80 acre property was obtained in 2023 by reclassification in the Comprehensive Plan from Smallholding to Rural. A similar amendment for a portion, or for the entire auction property, would significantly increase allowable number of homesites.

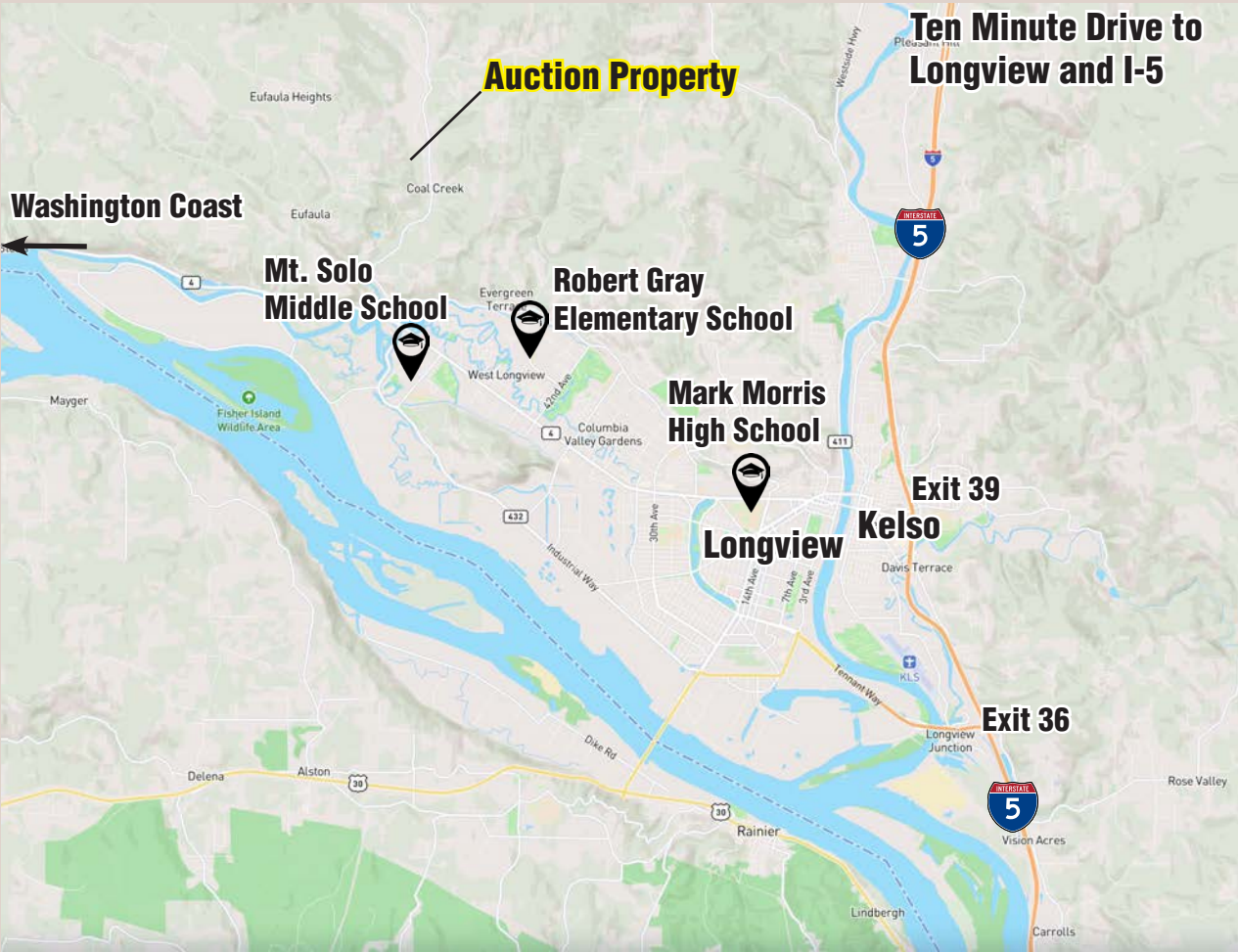
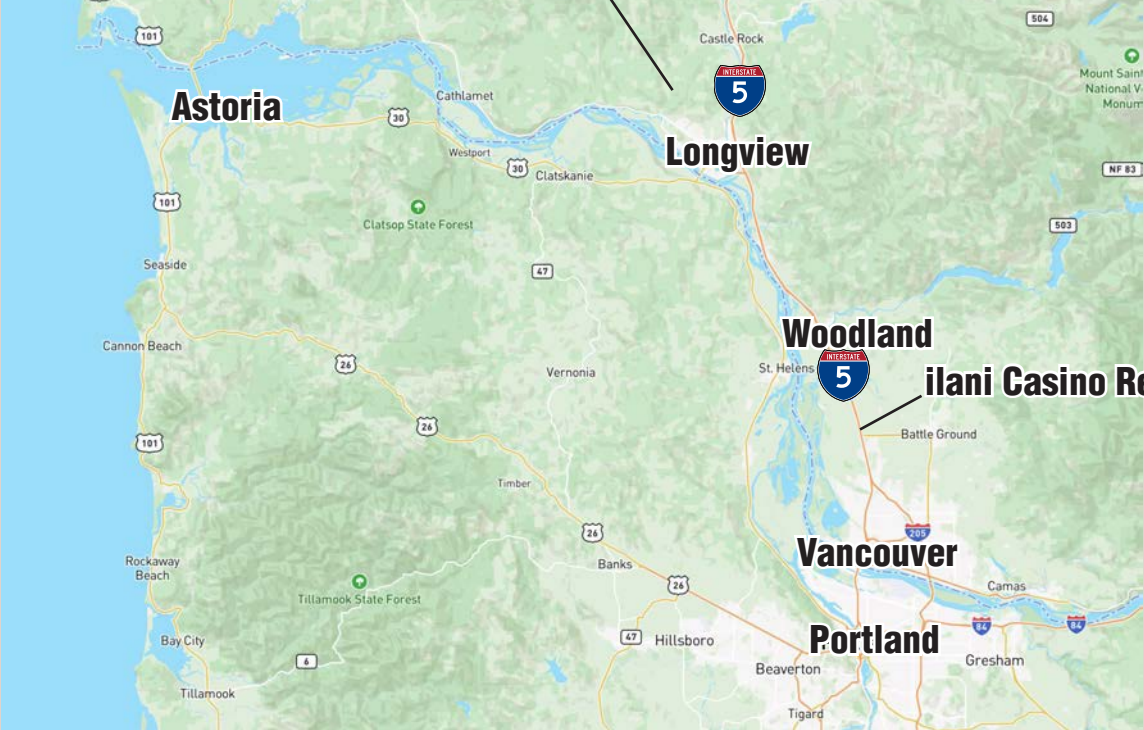
Carlon Loop/Coal Creek Road is served by Longview School District, with Robert Gray Elementary, Mt. Solo Middle, and Mark Morris High Schools.

The Seller has established a Published Reserve Price of \$750,000, or \$7,500 per acre, with added benefit of short-term Seller financing with a 40% down payment, to accelerate a sale by end of August. The sale is AS IS.

Combination of the 100± acre property size, proximity to Longview, adjacent new homesite development, and option to increase density, provide a rare acquisition opportunity at \$7,500 per acre, with Seller financing.



**Strategic location within one hour of coast and Portland / Vancouver. Proximity to growing job markets in Southwest Washington along I-5 corridor**

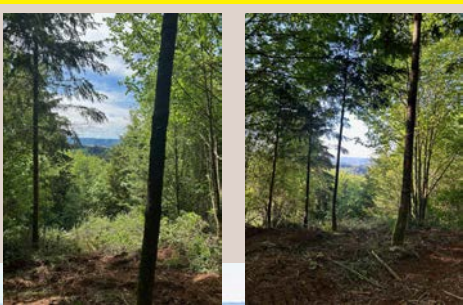
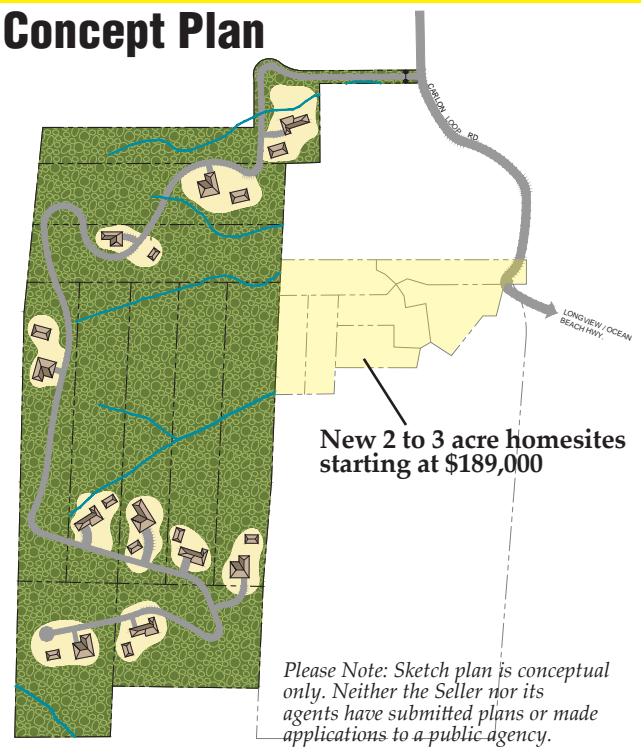




*View Carlon Loop Road Southwest*



# Concept Plan



Columbia River



Sketch plan for Carlon Loop Road Estates outlines ten 10-acre homesites, each with access from the existing logging road, which could be improved to completely rocked or paved, with gated entry at Carlon Loop Road. The ten homesites would have a shared easement, and a road maintenance agreement.

Power and cable would be extended. Each home would have on-site septic and well.

Configuration of the 10-acre homesites are conceptual only. A new owner will want to evaluate to maximize building location to take advantage of views. Clearing of trees around each homesite is needed. Some homesites can accommodate a shop or studio near a home. Ten acres near the entry could have a barn for horses, due to topography. Smallholding designation allows individual owners to divide each 10 acre site into two 5-acre homesites, providing option to generate additional value. See Supplemental Information Package for detail.

## Assessment

The property is currently classified as forestland, with 2024 taxes of \$256. Withdrawal of a portion of the property for a homesite will be required, with compensating tax due Cowlitz County. See Supplemental Information Package for detail.

**LOCATION:** Township 8 North, Range 3 West, Section 2, Parcel No WL0209012, Property ID 3052256, Cowlitz County, Washington

**SEALED BIDS DUE NO LATER THAN 5:00 PM, JULY 10, 2024**





**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](mailto:info@rmnw-auctions.com)

**SUPPLEMENTAL INFORMATION PACKAGE**

Additional detail is available. Supplemental Information Package includes all pertinent data provided by Seller. To order supplemental information, contact Auction Information Office at [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com) or 1-800-845-3524.

**PUBLISHED RESERVE**

The Auction Property is being offered with a Published Reserve. When bidding reaches, or exceeds, the Published Reserve, the Seller is committed to selling the property to the high bidder. Should bidding fail to reach the amount of the Published Reserve, or contain contingencies, including Seller financing, Seller reserves right to accept, counter, or reject the high bid no later than five business days following Sealed Bid Due Date.

**SEALED BID**

Sealed Bids must be received no later than 5:00 p.m. July 10, 2024. Sealed Bids must be accompanied by Certified Funds for ten percent (10%) of the bid amount as earnest money deposit. Within three (3) business days of acceptance of a bid, earnest money deposit must be adjusted to ten percent (10%) 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 bids no later than five business days after bid submission deadline. Escrows will close within 30-45 days of date of bid acceptance.

**FINANCING**

The Seller is offering short term financing, subject to approval of Buyer's credit. See Supplemental Information Package for detail and credit application.

**COOPERATING BROKERS**

Broker cooperation is invited. A commission of 2% will be paid to the real estate broker who represents the Buyer. The real estate broker must be currently licensed by his/her state of residence, or be a salesperson licensed under such broker. Cooperating broker commission will be paid on close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

Buyers must register their real estate broker on the Bid Form.

No real estate broker will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller, or Realty Marketing/Northwest, concerning the Auction Property purchased. No commission will be paid to any real estate broker participating as a principal in the purchase of a property. Commission will be earned and paid on full and final closing by the Buyer on conveyance of the property, and receipt to Seller of full purchase price. No exception to this procedure will be made, and no verbal registrations will be accepted.

**CLOSINGS AND COSTS**

Sale 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 the property, ensuring the 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, the property 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) Sizes set forth for properties are approximations only, based on best information available, but actual size may be different. Sketch plan is conceptual in nature and neither Seller nor its agents have submitted plans or made applications to any public agency.

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

(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 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](mailto:john@rmnw-auctions.com).