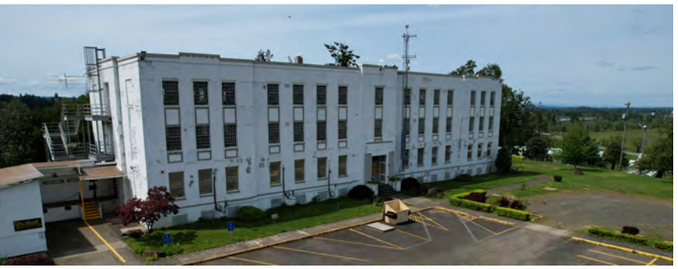
SEALED BID AUCTION
10 AM (PDT), TUESDAY, AUGUST 2nd



Higgenbotham Auctioneers Int., Ltd., Inc.
1629 Shepherd Rd.
Lakeland, FL 33811
Toll-free: 800-257-4161
Phone: 863-644-6681
Fax: 863-644-6686
www.higgenbotham.com
"The name that sells!"

PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE
PAID
PERMIT NO.1
LAKELAND, FL

FIRST CLASS MAIL

PRIME OREGON REDEVELOPMENT OPPORTUNITY

PROPERTY LOCATION: 5465 TURNER ROAD SE, SALEM, OR 97317

Directions: From Interstate 5, take the Kuebler Blvd Exit 252 and go east to Turner Road SE and turn right going south. The property is 5465 Turner Road SE on your right-hand side.

SEALED BID REAL ESTATE AUCTION
PRIME OREGON REDEVELOPMENT OPPORTUNITY

BIDS DUE: 10 AM (PDT), TUESDAY, AUGUST 2nd
5465 Turner Road SE, Salem, OR 97317

Preview: 10 AM (PDT), Wednesday, June 15th & 29th
Or By Appointment

No Buyer Premium! • Suggested Opening Bid $7,000,000

Info@AuctionMillCreek.com
AuctionMillCreek.com • 800-257-4161
Higgenbotham Auctioneers International Ltd., Inc. in cooperation with Stuart Realty Group, Inc.

HIGGENBOTHAM AUCTIONEERS INTERNATIONAL, LTD., INC
SINCE 1959

STUART REALTY GROUP, INC.

HIGGENBOTHAM AUCTIONEERS INTERNATIONAL, LTD., INC
SINCE 1959

SEALED BID AUCTION • NO BUYER PREMIUM!

Bids Due: 10 AM (PDT), Tuesday, August 2nd

STUART REALTY GROUP, INC.

PRIME OREGON REDEVELOPMENT OPPORTUNITY

- *This 390.5± Acre site is one of the largest contiguous available parcels within the City of Salem and its Urban Growth Boundary, perfect for master-planned redevelopment into single and/or multifamily housing and potentially employment center uses as well as public health and public service zoning uses. City of Salem is receptive to rezoning the property as described. Approximately 128.42± acres of the 390.5± acres is above the 100-year flood plain with great views and is ripe for redevelopment. The remaining 262.08± acres lies within the 100-year flood plain but large portions of it could be filled to provide additional land for development. Approximate fill map is included in the Property information Package available at www.AuctionMillCreek.com.*
- *Mill Creek bisects the site from north to south, providing a scenic corridor in the property for walking trails, cycling, recreation and wildlife study.*
- *Site is close to major Salem employment centers including the State Capitol, Amazon & Home Depot Distribution, Salem Health, Willamette University, Corbin University and Portland General Electric. Approximately 1 hour South of Portland and 1 hour North of Eugene. Phase 1 Environmental Assessment and Archeological/Historical Studies have been completed.*

Sealed bids are to be emailed to Info@AuctionMillCreek.com no later than Tuesday, August 2, 2022 at 10AM PDT with completed Bidding Package.

Info@AuctionMillCreek.com

AuctionMillCreek.com • 800-257-4161

Higgenbotham Auctioneers International Ltd., Inc. in cooperation with Stuart Realty Group, Inc.

Real Estate Terms: Bids must be emailed to info@AuctionMillCreek.com with completed Bidding Package and Proof of Available Funds by Tuesday, August 2, 2022 at 10:00AM PDT. Second Round of Bidding (at Seller's option), to be up to the top five (5) bidders in a Live Auction by telephone on Thursday, August 4, 2022 at 2:00PM PDT. Once the High Bid is accepted, the Purchase and Sale Agreement must be executed by Thursday, August 4, 2022 at 5:00PM PDT and a 10% non-refundable earnest money deposit is due no later than Friday, August 5, 2022 at 5PM PDT. Balance due at Closing within 60 days of State of Oregon government approval. NO BUYER PREMIUM. Bidders will be required to submit with their bid a Proof of Available Funds letter with their bid to prove they have the ability to close escrow at the price they've bid. Disclosure: Buyer shall rely on their own information, judgment, and inspection of the property and records. All announcements from the auction block take precedence over any printed or advertised material. This property will be sold subject to any Federal, State and/or Local Government Regulations. All acreages, measurements and other figures described in this brochure are approximate and therefore not necessarily to scale. This property is being sold AS-IS, WHERE-IS with no representations or warranties of any kind other than marketable title. Not responsible for accidents or injuries. Property is subject to sale prior to auction. 20220802