

# MEMO

TO: Prospective Purchaser

FROM: Mike Stone, RW Programs Management  
ODOT Property Management

RE: Sealed Bid Auction **7139037**  
2540 Newburg Hwy (OR214), Woodburn, OR 97071

The State of Oregon, through the Department of Transportation, is offering for sale to the public an approximate 20,602 SqFt parcel and 3,252 SqFt (+/-) former bank building at 2540 Newburg Hwy (OR214), Woodburn, OR 97071, Marion County, tax map 052W12DB. The property is zoned CG-Commercial.

The property is to be sold "AS IS" and subject to certain special conditions, reservations, restrictions and assessments. Please see the Bid Form and Sales Agreement for additional information.

This auction will be by sealed bid. The minimum acceptable bid for the property is **\$580,000**.

In order to be considered, bids must be received before **4:00 p.m. Monday, November 16, 2015**. Sealed bids may be mailed or delivered in person to:

Oregon Department of Transportation  
Right of Way Section – Property Management  
4040 Fairview Industrial Drive SE, MS#2  
Salem, OR 97302

Fax bids and late bids will not be accepted. Your bid should be submitted on the attached Bid Form and Sales Agreement (with the Exhibit A attached). Along with the bid form, enclose a check for the **required deposit** (at least 10% of the amount of your bid). Enclose your bid and deposit in a sealed envelope clearly marked "**SEALED BID #7139037**". If your bid is accepted, the balance of the purchase price is due one or before **February 16, 2017**.

**When filling out the bid form, please make sure to fill in:**

- a. Page 1: Bid amount, deposit amount, and balance due amount;
- b. Page 2: Bid amount, deposit amount, and purchaser initials;
- c. Page 4: Full legal name(s) of person(s) or entity submitting the bid (this is the name to be used in the deed), signature, date, mailing address, email address, and phone number of bidder(s).

Sealed bids will be opened Tuesday, November 17, 2015 and bidders will be notified by phone and/or mail. Deposit checks from unsuccessful bidders will be returned by mail. ODOT reserves the right to reject any or all bids.

If you have questions or need additional information please visit our website [www.odotproperty.com](http://www.odotproperty.com) or contact Mike Stone at (503) 986-3636, or [mike.stone@odot.state.or.us](mailto:mike.stone@odot.state.or.us)