

You Are Offered This Personal
INVITATION
to the absolute
AUCTION

ABSOLUTE
Selling to the highest bidder
AUCTION



11AM (PT) Thursday
MARCH 30

AUCTION INFORMATION
 Please contact the Auction Information Office for further details regarding the auction and property.
 1.800.558.5464 Fax: 256.546.3311

AUCTION REGISTRATION and SALE SITE
 A cashier's check in the amount of \$50,000.00 made payable to the bidder will be required to register to bid. Registration begins at 9:30 A.M. (P.T.). The sale begins at 11:00 A.M. (P.T.). The auction will take place at the house, 31031 NE Lampert Road, Troutdale, Oregon 97060.

BUYER BROKER PARTICIPATION
 Up to a 3% commission will be paid to any properly licensed Buyer Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker registration forms are available from the Auction Information Office. Forms must be completed and returned no later than 48 hours prior to the auction.

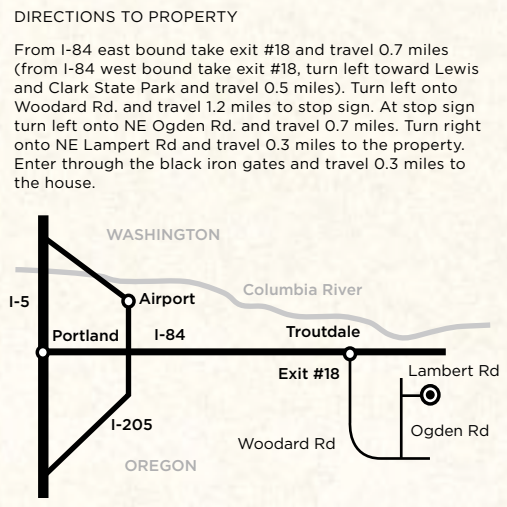
BUYER'S INCENTIVE
 A Buyer's opening bid incentive discount is available to bidders who register according to the Buyer Incentive Guidelines. Forms are available from the Auction Information Office. Forms must be completed and returned no later than 48 hours prior to the auction.

PROPERTY TOUR
 The property will be shown by appointment only. An auction representative will be available beginning March 16th through auction day from 10:00 A.M. until 5:00 P.M. Monday through Saturday; 1:00 P.M. until 5:00 P.M. on Sunday. You may contact the J. P. King Auction representative directly at 256.390.5888 to schedule a property tour.

INFORMATION PACKAGE
 An extensive Property Information Package (PIP) has been prepared to assist the buyers in evaluating this property. The PIP is available on-line at www.jpking.com. Click on the "Upcoming Auctions", click auction of choice, click "Online PIP".

BUYER'S PREMIUM
 A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

TERMS
 A ten-percent (10%) down payment will be due immediately after being declared the buyer. The balance is due in cash at closing within 30 days.

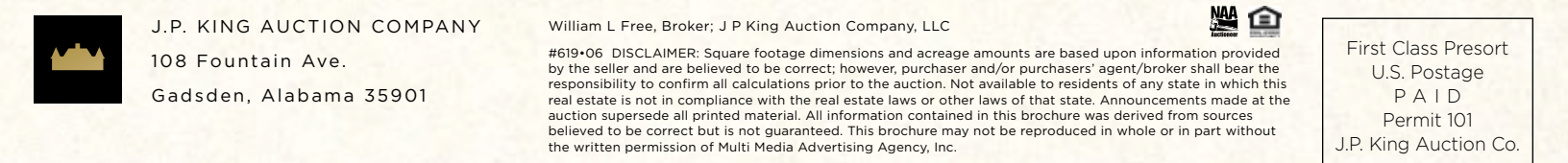



J.P. KING AUCTION COMPANY
 108 Fountain Ave.
 Gadsden, Alabama 35901

William L Free, Broker; J P King Auction Company, LLC

#619-06 **DISCLAIMER:** Square footage dimensions and acreage amounts are based upon information provided by the seller and are believed to be correct; however, purchaser and/or purchasers' agent/broker shall bear the responsibility to confirm all calculations prior to the auction. Not available to residents of any state in which this real estate is not in compliance with the real estate laws or other laws of that state. Announcements made at the auction supersede all printed material. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. This brochure may not be reproduced in whole or in part without the written permission of Multi Media Advertising Agency, Inc.

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J.P. KING

Est. 1915

96± Acre Estate on the Columbia River Gorge

THURSDAY, MARCH 30

R I V E R V I E W R I D G E E S T A T E

A U C T I O N

A B S O L U T E

Selling to the highest bidder

96± Acre Estate on the Columbia River Gorge

A picturesque home worthy of its scenic setting



- Spacious, open design that provides stunning views from virtually every room
- Six bedrooms, including a Master Suite with its own fireplace and fiber optic lighting

- Showplace kitchen with huge island, granite counters, commercial-quality appliances and butler's pantry
- Large family room with Cherry cabinetry

- Dining room with built-in custom china cabinet and table
- Theater room ready for THX and seating
- Recreation room with wet bar, sink, refrigerator and ice maker

- Guest suite with living area, kitchen area, bedroom, bath and fireplace
- Exercise room with sauna & spa

EXTRAORDINARY AMENITIES

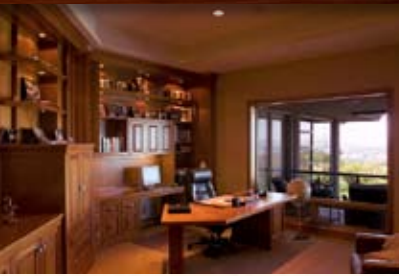
- Swimming pool with diving board and built-in hot tub
- Large barn
- 96± acres to ensure privacy

PREMIUM CONSTRUCTION

- Cherry cabinetry throughout
- High ceilings
- Elevator

- Burglar and fire systems
- Three mechanical rooms and nine heating zones
- Walls constructed of 10" studs and 9" rock sheathing

- Gas propane system
- Back-up generator



Stunning architectural design and premium materials

Mountain, Gorge, and city skyline views



J P . K I N G

Est. 1915

When you enter the electronic gates and start up the scenic private drive, you can sense you're in a special place. Congratulations. You've arrived at... Riverview Ridge Estate!

Step outside your back door and take in the sights - Mt. Adams, the breathtaking Columbia River Gorge running between Washington and Oregon, and the distant evening Portland skyline.

Each day, you'll enjoy scenery that draws lovers of beauty from all over the nation. But in the privacy of this magnificent home, it belongs to you alone.

You'll be just minutes from the famous Columbia River Gorge National Scenic Area, a favorite retreat of nature lovers who come from miles around to visit Multnomah Falls and the numerous other spectacular sights.

Less than 20 miles to Portland and 25 miles to Vancouver, providing a rare combination of solitude and major city convenience. A home worthy of the setting.