



*In Cooperation with
Bonnette Auction Co. &
Booker Auction Co.*

C. D. "BUTCH" BOOKER, Broker / Auctioneer

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Information also on-line: kincaidrealestate.com

Kincaid Real Estate • 809 N Main St • Colfax, WA 99111

COUNTRY HOME & SHOP ON 7+ ACRES

6+/- miles north of Spokane with Highway 395 visibility

304 W Monroe Rd, Colbert, WA

OFFERED AT AUCTION

Wednesday, November 12, 2014, 11 a.m. on site

General Information

**A 10% Buyer's
Premium will be
added to the high bid
to determine the final
selling price.**

Abbreviated Terms and Conditions:

- 10% earnest money due on day of auction if you are the successful bidder – personal check OK.
- Cash at closing on or before December 16, 2014
- Closing at Stewart Title Company, Spokane, WA
- Sale subject to seller's approval
- See complete Terms and Conditions and Purchase and Sale Agreement for details.
- Possession at closing

REGISTERING TO BID

Bidder registration 10:30 – 11:00am THE DAY OF THE AUCTION

What you need in order to register:

- 1) Evidence of ability to close on the sale e.g. letter from your bank or lender, a bank statement, etc. (See Terms and Conditions, Section 3)
- 2) A cashier's check made payable to STEWART TITLE CO. for the bidder deposit. Bidder deposits will be returned to all unsuccessful bidders at the conclusion of the auction.

**Bidding requires
prequalification
and a \$3,500
bidder deposit
(cashier's check).**

Legal Description: See Exhibit A (Selling legal description – NOT ACRES)

2014 Property Taxes: \$4,177.13

Title Report: available upon request; contact Kincaid Real Estate. Title insurance to be issued by Stewart Title Company.

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