



C. D. "BUTCH" BOOKER, Auctioneer / Broker
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In Cooperation with Booker Auction Company

DRYLAND FARMLAND AUCTION

162+/- FSA Acres in Southeast Spokane County, WA

Marlene J. Brown, Owner

INFORMATION SUMMARY

- Auction Date/Time** Wednesday, September 2, 2015. Auction begins at 2:00 pm
- Auction Location** Kincaid Real Estate Office, 809 N Main St, Colfax WA 99111
- Bidder Registration** **DAY OF AUCTION 1pm-2pm**
 Must provide bidder deposit (see "Bidder Deposit" below) and evidence of ability to close. (See Terms and Conditions, Section 3)
- Bidder Deposit** **\$10,000 IN THE FORM OF A CASHIER'S CHECK MADE PAYABLE TO PIONEER TITLE AND PRESENTED DURING PRE-REGISTRATION ON DAY OF AUCTION.** *Bidder deposits will be returned to all unsuccessful bidders at the conclusion of the auction.*
- Buyer Premium** **A 10% Buyer Premium will be added to the high bid to determine the final selling price.**
- Terms** Cash at closing on or before September 30, 2015
- Abbreviated Legal Description of Property** The northeast quarter of the northeast quarter of Section 22, Township 22, Range 45, County of Spokane, State of WA;
 Assessor Tax Parcels: 52221.9001 & 52221.9002
SELLING LEGAL DESCRIPTION; NOT ACRES
- Property Location** From Fairfield, WA, travel east on East Bradshaw Rd for 3 miles.
Driving Directions Keep right on South East Bradshaw Rd. Travel one-half mile. Property on right (south) side of road. Watch for signs.
- Farmland Acres** Farm 2178 / Tract 2029

FSA Farmland	Acres in Production	CRP Acres	Non-Tillable Acres including 5+/- Acr EACH Timber & Pasture
162.33*	155.21*	0.0*	7+/-

(from FSA Abbreviated 156 Farm Record*)

INFORMATION SUMMARY (continued)

<u>Improvements</u>	Partial fence
<u>Rainfall</u>	20-22+/-" annually (per Spokane County NRCS, August, 2006)
<u>2015 Real Property Taxes</u>	\$721.21 (from Spokane County Assessor)
<u>Possession</u>	Possession at closing, subject to farm lease.
<u>Leases</u>	\$60 per acre cash lease. Lease contains automatic extension with five-year rolling term. Copy of lease available upon request.
<u>Yield History</u>	None
<u>Title Information</u>	Title Report available upon request from Kincaid Real Estate and on day of auction. Title insurance issued by Inland Professional Title. Closing at Pioneer Title Company, Pullman, WA on or before September 30, 2015.

Information on-line: kincaidrealestate.com

or call Kincaid Real Estate 509-397-4434