



809 N Main St.  
Colfax, WA 99111

## C. D. "BUTCH" BOOKER

*Broker / Auctioneer*

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**kincaidrealestate.com**



In Cooperation with  
Booker Auction Co.

### Abbreviated Legal:

Portions of Sec 3 & 4, T 18 N, R 45 E, W.M., Whitman County, WA. Complete legal description on file as Quit Claim Deed dated 12/14/2001, File #633214.

### Tax Parcel Numbers:

200004518033100, 200004518033400, 200004518033900, 200004518045590, 200004518045900

**Assessed Acres:** 253

**2018 Annual Taxes:** \$4,859.38

## PROPERTY PREVIEW

**Tues, May 15, 2018, 2-4pm**

Come to subject property: 15501 Farmington Rd, Farmington, WA  
*Broker on site to answer questions*

### DRIVING DIRECTIONS

**From Garfield**— travel north on Highway 27 approximately 5 miles to Farmington Rd. Turn right (east) toward Farmington and go 1+/- miles. Land and improvements on left (north) side of road. Watch for signs.

### REGISTERING TO BID

**Bidder registration 11:30am – 1:00pm THE DAY OF THE AUCTION**

What you need 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 for \$10,000 made payable to Pioneer Title Co. for the bidder deposit. Deposits will be returned to all unsuccessful bidders at the conclusion of the auction.

## Saldin Estate Farmland Auction

NE Whitman County, WA

**256+/- FSA acres, home & outbuildings**

15501 Farmington Rd, Farmington, WA

*Selling altogether in one parcel*

Sellers: Sharon Ann O'Mary, James Allen Saldin, Susan Jean Strong, Richard John Saldin and Ronald Lynn Saldin

**AUCTION Tuesday, May 22, 2018, 1PM**

Farmington Community Building, E 203 Main Street, Farmington, WA

### GENERAL INFORMATION

- FSA Farm 2688, Tract 19453
- Currently under an unwritten, year-to-year crop share lease: one-third/two-thirds for grain crops & one-fourth/three-fourths for pulse crops
- Includes 33 acres CRP, expiring 9/30/2020
- 10-yr winter wheat yields 2008-2017 (from crop insurance records): 86 bushels/acre average; high 111 bushels; low 73 bushels; four years in excess of 90 bushels
- 2,816 sq ft, 3BR/2BA one-story, mid-century home w/ bsmt; detached, 1-car garage, cellar, bunkhouse; 33'x48' Quonset-style shop; 80'x33' machine shed/shop; some corrals
- Annual rainfall 20-22" (per NRCS)
- Title insurance issued by Pioneer Title Company
- Multiple Listing Service #228656

### ABBREVIATED TERMS AND CONDITIONS:

- 10% Buyer's Premium will be added to the high bid to determine the final selling price.
- Selling legal description – not acres – with no contingencies.
- Sale subject to Sellers' confirmation.
- Bidding requires prequalification and bidder deposit. (See REGISTERING TO BID box on left.)
- 10% earnest money due on day of auction if you are the successful bidder.
- Cash and possession at closing - on or before 6/28/18.
- Closing Agent: Pioneer Title Company, Pullman, WA.
- See complete Terms and Conditions and Purchase and Sale Agreement for details.

**Broker Participation:** A potential buyer who plans to be represented by a Real Estate Broker or Agent (other than Kincaid Real Estate) MUST be registered in advance by his/her Broker or Agent. Broker registration deadline is 2pm, Thursday, May 17, 2018, NO EXCEPTIONS. See "Broker Participation" in Terms and Conditions for more details. Participating brokers can register by contacting C.D. "Butch" Booker.