



*In Cooperation with
Booker Auction Company*

C. D. "BUTCH" BOOKER
Broker / Auctioneer
Office: 509-397-4434
e-mail: kincaidre@colfax.com
www.kincaidrealestate.com

FARMLAND & RESIDENCE AUCTION

YOUR OWN PIECE OF HISTORY WITH COUNTRY LIVING AND A CASH FLOW!
Whitman County, WA farmland, home & outbuildings, scenic Palouse River frontage,
and the unique and historic Manning-Rye Covered Bridge
(aka Harpole Bridge, National Register of Historic Places).

Daryl & Karen Lowe, Owners

MLS # 9939722

INFORMATION SUMMARY

Auction Date/Time

Tuesday, September 16, 2014. Auction begins at 1:00 pm

Auction Location

Palouse Empire Fairgrounds Community Building, 4 miles west of Colfax, WA on Highway 26

Abbreviated Legal Description of Property

**Portions of Section 32, Township 17 North, Range 43 East, W.M. Whitman County, WA. Tax Parcel Numbers:
200004317322800 200004317323500
200004317324790 200004317322801**

SELLING LEGAL DESCRIPTION; NOT ACRES

Property Location

Five miles (+/-) northwest of Colfax, WA on Manning Road
Access to home and outbuildings by appointment only; call Listing Office. For drive-by: From Colfax, from Hwy 26, go N on Green Hollow Rd. Go 5 miles, turn left on Manning Rd. Lane is 3/4 mile to mailbox/lane on left. Property best viewed by continuing past lane & up hill. Can also be accessed from Morely Rd 2 miles west of Colfax off Hwy 26. Go 1.5 miles to Bob Scholz Rd. Turn right and go approx 3.5 miles to property on the right.

Northwest Whitman County Farmland Auction

INFORMATION SUMMARY

Farmland Acres

(from FSA Office*)

<i>FSA Farmland</i>	<i>Acres in Production</i>	<i>CRP Acres</i>	<i>Non-Tillable Acres including 5+/- Acr EACH Timber & Pasture</i>
<i>194.57*</i>	<i>137.12*</i>	<i>24.2*</i>	<i>57+/-</i>

Improvements

Three bedroom (1 unfinished), 3 bath, 2400 sq ft 1996 Valley Quality manufactured home and 2400 sq ft unfinished basement. Attached 2-car garage. Located in an area abundant in deer, moose, game birds and other wildlife. Magnificent seasonal views!

Rainfall

19-20+/-" annually (per Whitman County NRCS, December, 2009)

2014 Real Property Taxes

\$3,098 (from County Assessor)

Possession

Farmland possession subject to farm lease.
Residence possession negotiable.

Leases

One year left on lease. Copy of lease available upon request.

Yield History

2011	DNS	Yield=60 bu/acre
2012	Soft White	Yield=61 bu/acre
2013	Spring Barley	Yield=2 ton/acre

CRP Contracts

24.2 acres x \$86.60/acre = \$2,096 annually through 9/30/15.
Buyer agrees to accept CRP contract with its current terms.
Buyer will indemnify and hold harmless the Seller from any claims, damages, fines or penalties with respect to the CRP after closing.

Bidder Registration

DAY OF AUCTION

Tuesday, September 16, 2014, 11:30 am – 1:00 pm
Must provide bidder deposit (see "Bidder Deposit" below) and evidence of ability to close. (See Terms and Conditions, Section 3)

Title Information

Title Report available upon request from Kincaid Real Estate and on day of auction. Title insurance to be issued by Pioneer Title Company, Pullman, WA.

Northwest Whitman County Farmland Auction

INFORMATION SUMMARY

Bidder Deposit **\$5,000 IN THE FORM OF A CASHIER'S CHECK MADE PAYABLE TO PIONEER TITLE CO. 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 October 16, 2014**

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 1:00 pm, Friday, September 12, 2014, NO EXCEPTIONS. See "Broker Participation" in Terms and Conditions for more details. Register with C.D. "Butch" Booker, (509) 397-4434, Fax (509) 397-4451.**

Disclosure **Listing agent is related to Sellers through marriage.**

YOU ARE ENCOURAGED TO ATTEND ONE or BOTH ON-SITE PROPERTY PREVIEWS

Thursday, August 28th from 4-6pm

Tuesday, September 9th from 3-5pm

No appointment necessary on those two days

Meet at the house (See "Property Location" pg 1 for directions)

Conducted by C.D. "Butch" Booker

Information on-line: kincaidrealestate.com

or call Kincaid Real Estate 509-397-4434