



*In Cooperation with  
Booker Auction Co.*

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

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McNall-Harrison/Nelson Family Wheat Farms LLC  
**MULTI-PARCEL FARM LAND AUCTION**

**Tuesday, May 24, 2016, 1:00 p.m.**

St. John Community Building, 304 W Front Street, St. John, WA

**General Information**

- 620+/- farmland acres (*Selling LEGAL DESCRIPTION – not acres!*)
- 6+/- miles east of Lamont WA & 5+/- miles west of Rock Lake at the intersection of Gibson and Clinton Miller Roads
- Offered in five parcels, **separately, in any combination, or in entirety\***
- Crop share lease with five years remaining
- Annual rainfall 16-18" (NRCS 2009)
- No improvements
- Multiple Listing Service #213113

**PARCEL DETAIL**

Parcel Number	Estimated Assessed Acres	FSA Acres
1	176	
2	102	
3	189	
4	51	
5*	78	
<b>Total</b>	<b>596</b>	<b>623</b>

**\*Parcel 5 is a "SWING PARCEL." Only bordering landowners or bidders for Parcel 3 may bid on Parcel 5.**

**PROPERTY PREVIEW**

**Monday, May 16, 2016, 2-4pm**

Meet at intersection of Clinton Miller and Gibson Roads east of Lamont, WA  
(see Driving Directions next page)

*Broker will be on site to answer your questions.*

**Abbreviated Terms and Conditions:**

- 10% Buyer's Premium will be added to the high bid to determine the final selling price.
- Bidding requires prequalification and bidder deposit (See REGISTERING TO BID)
- 10% earnest money due on day of auction if you are the successful bidder.
- Cash at closing on or before June 30, 2016.
- Closing at the office of Gary Libey, Attorney, 409 N Main St, Colfax, WA
- See complete Terms & Conditions and Purchase and Sale Agreement for details.
- Possession at closing subject to terms of farm lease. See Terms & Conditions

**Continued....**

# McNall-Harrison/Nelson Family Wheat Farm LLC Farm Land Auction

## General Information continued

REGISTERING TO BID		BIDDER DEPOSIT REQUIREMENTS	
<b>Bidder registration 11:30am – 1:00pm THE DAY OF THE AUCTION</b>		Parcel 1	\$7,500
What you need in order to register:		Parcel 2	\$5,000
1) <u>Evidence of ability to close on the sale</u> e.g. letter from your bank or lender, a bank statement, etc. (See Terms and Conditions, Section 3)		Parcel 3	\$8,000
2) <u>A cashier's check for the bidder deposit for the total amount of ALL parcels you intend to bid on; made payable to Gary Libey Trust.</u> Bidder deposits will be returned to all unsuccessful bidders at the conclusion of the auction.		Parcel 4	\$4,000
<b>*Parcel 5 is considered a "Swing Parcel." Only bordering landowners or bidders for Parcel 3 may bid on Parcel 5.</b>		Parcel 5*	\$3,500
		In Entirety	\$28,000

**Abbreviated Legal Description:** Ptn SE¼ 21-20-40; ptn SW¼ 22-20-40; NW¼ 27-20-40; Ptn NE¼, S½NW¼, Ptn N½SW¼, Ptn W½SE¼ 28-20-40 (from Commitment No.: P-87745, THIRD Listing Commitment: March 28, 2016)

**Estimated Total Property Taxes for Parcels 1-5 (Derived from 2015 Taxes):** \$4,441.71

Actual taxes to be determined by Whitman County Treasurer

**Driving Directions:** From St John, WA, travel west on Hwy 23 to Ewan. Go north on Rock Lake Rd 5-6 miles to Gibson Rd. Turn left. Travel 2 miles to intersection of Clinton Miller and Gibson Roads. Property lies north and south of Clinton Miller Rd.

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

**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 4:00 pm, Thursday, May 19, 2016, NO EXCEPTIONS. See "Broker Participation" in Terms and Conditions for more details. Register by contacting C.D. "Butch" Booker.

Additional information on the web:

**kincaidrealestate.com**