



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 Section 29, Township 18 North, Range 44 East, W.M. with improvements; and Portions of Section 30, Township 18 North, Range 44 East, W.M. with improvements, County of Whitman, State of WA.

**Tax Parcel Numbers:**

200004418292900•200004418293790

200004418301900•200004418304900

**2016 Annual Taxes: \$194.52**

**\*Communication Tower Leases**

📡 \$3,270 current annual rent through 2022

📡 \$13,154 current annual rent w/ 4% annual increase; through 2027

**PROPERTY PREVIEW**

**Thurs, Sept 29, 2016, 2-4pm**

Meet at communication towers on Steptoe Butte Rd, west side of Butte.

*Broker on site to answer questions*

**Driving directions: FROM COLFAX,**

travel north on Hwy 195 7+/- m. to Hume Rd. Turn right onto Hume Rd. Go 5 m. to Steptoe Butte State Park Rd & turn left. **FROM SPOKANE,** travel south on Hwy 195, 3+/- m. past Steptoe. Turn left onto Hume Rd. Go 5+/- m. to Steptoe Butte State Park Rd & turn left. 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 Gary Libey Trust for the bidder deposit. Deposits will be returned to all unsuccessful bidders at the conclusion of the auction.

**Steptoe Butte Real Estate Auction**

**437+/- Acres with Improvements**

Sellers: Steptoe Butte, LLC & Craig Roberts Deasy

**Wednesday, October 5, 2016, 1PM**

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

**GENERAL INFORMATION**

- 437 assessed acres of natural land with recreational opportunities, stock water well, good access, scattered timber, partial fence & two separate income-producing communication tower leases\*
- Steptoe Butte is an iconic National Natural Landmark offering some of the world's best 360-degree views of rolling farmland. Several species of wildlife inhabit the area, and hunting is allowed.
- 12+/- m. north of Colfax, WA & 60+/- m. south of Spokane, WA
- Sold as single parcel
- Annual rainfall 20-21" (per NRCS)
- Multiple Listing Service #216287
- Title report available on request from Kincaid Real Estate. Title insurance issued by Pioneer Title Co.

**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 11/2/16.
- Closing at the office of Gary Libey, Attorney, 409 N Main St, Colfax, 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 noon, Fri, Sept 30, 2016, NO EXCEPTIONS. See "Broker Participation" in Terms and Conditions for more details. Register by contacting C.D. "Butch" Booker.