



*In Cooperation with
Booker Auction Co.*

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

e-mail: kincaidre@colfax.com

Office: 509-397-4434

Fax: 509-397-4451

On the web: kincaidrealestate.com

Kincaid Real Estate • 809 N Main St • Colfax, WA 99111

Alice Stover Farmland Auction
FARMLAND, HOME & OUTBUILDINGS

Tuesday, October 20, 2015, 1:00 p.m.

Palouse Empire Fairgrounds, Colfax WA

General Information

- 534.08+/- farmland acres including 515.12+/- acres in CRP
- 4+/- miles south of Endicott, WA & 5+/- miles north of Dusty, WA
- Sold as single parcel including improvements*
- CRP contract expires 9/30/16. \$36,294 annual payment. Seller retains 2015 payment; buyer receives 2016 payment.
- Annual rainfall 15-16" (NRCS 2009)
- FSA Farm #5094 / Tract #957
- Multiple Listing Service #209104

***IMPROVEMENTS**

7402 Union Flat Creek Rd, Endicott, WA

1,767 sq ft home

- 2 bedrooms on main floor
- 2 bedrooms upstairs
- ¾ bath on main floor
- Shower in basement
- Unfinished basement
- Built in 1921
- Incl range & refrigerator

Outbuildings

- 48'x24' 2-bay shed with shop
- 20'x20' garage (concrete block construction)
- 42'x32 machine shed with metal roof
- 2 older 500-bushel grain bins

PROPERTY PREVIEW

Tuesday, October 13, 2015, 2-5pm

Meet at subject property house: 7402 Union Flat Creek Rd, Endicott, WA 99125

Broker 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 Nov. 19, 2015
- 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.
- Possession at closing subject to unwritten rental agreement with current occupant of home; \$200/mo. through January 31, 2016

Continued.....

Alice Stover Farmland Auction

General Information continued

REGISTERING TO BID

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

What you need in order 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 \$25,000 made payable to Gary Libey Trust for the bidder deposit. Bidder deposits will be returned to all unsuccessful bidders at the conclusion of the auction.

Abbreviated Legal Description: Portions of Sections 13 and 24, Township 16 N, Range 40 E, WM and Portions of Sections 18 and 19, Township 16 N, Range 41 E, WM, with improvements in Section 19, County of Whitman, State of Washington. (Selling legal description – NOT ACRES)

2015 Property Taxes: \$4302.76 per the Whitman Counter Treasurer's Offices

536 assessed acres plus improvements

Tax Parcel Numbers: 200004016133590

200004016241600 200004016242901

200004116183000 200004116192900

Driving Directions:

- From Dusty, WA, drive 2.5 m west on Highway 26 and turn right onto Luft Road. Drive 4.2+/- miles to Union Flat Creek Rd and turn left. Subject property on right (north side of Union Flat Creek Road and east of Endicott-Southwest Road).
- From Endicott, WA, drive south on South Endicott Road for 4+/- miles. Subject property on left.

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 1:00 pm, Friday, October 16, 2015, 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