



*In Cooperation with  
Booker Auction Co.*

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**W.H. Farms, Inc. Real Estate Auction**

**7+/- Acres with Shop, Grain Storage & 40'x80' Storage Building**

**Wednesday, November 11, 2015, 10:00 a.m.**

**1750 E Heinemann Road, Ritzville, WA**

### **General Information**

- Outstanding location less than 1 mile from Interstate 90 and in close proximity to Hwy 395/I-90 interchange.
- 1+ mile from Pilot Travel Plaza on southern edge of Ritzville
- Sold as single parcel including improvements\*

#### **\*IMPROVEMENTS**

- 80'x36' metal building w/ concrete floor, built-in air hoist, two roll-up doors, small office and bathroom with shower.
- 40'x80' Town and Country pole building with 22'x14' doors on each end.
- 2 – 10,000 bushel Stormor grain bins
- 4 – 16,000 bushel Stormor grain bins with concrete pit that serves all bins.
- Auger goes with bins.

#### **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 Dec. 10, 2015
- Closing at Chicago Title
- See complete Terms and Conditions and Purchase and Sale Agreement for details.
- Possession at closing

#### **Abbreviated Legal Description:**

Lot 2, Heinemann Short Plat #1, Adams County, State of Washington

#### **2015 Property Taxes:**

\$1669 per Adams County Treasurer.

Tax Parcel Number: 1935230790002

**Continued.....**

# W.H. Farms, Inc. Real Estate Auction

## *General Information continued*

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### **REGISTERING TO BID**

#### **Bidder registration 9:00 – 10:00am 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 \$5,000 made payable to Chicago Title for the bidder deposit.

Bidder deposits will be returned to all unsuccessful bidders at the conclusion of the auction.

### **Driving Directions:**

- From Ritzville, WA, drive south on Highway 261 one mile to Heinemann Road. Turn left (east) four tenths of a mile to driveway on left. Driveway is deeded part of the property.
- From Washtucna, WA, drive north on Highway 261 25+/- miles to Heinemann Road. Turn right (east) four tenths of a mile to driveway on left. Driveway is deeded part of the property.

### **Title Insurance:**

- To be issued by Chicago Title Company.

Additional information on the web:

**[kincaidrealestate.com](http://kincaidrealestate.com)**