



809 N Main St.  
Colfax, WA 99111

**C. D. "BUTCH" BOOKER**

*Broker / Auctioneer*

e-mail: kincaidre@colfax.com

Office: 509-397-4434

Fax: 509-397-4451

**kincaidrealestate.com**



In Cooperation with  
Booker Auction Co.

**Abbreviated Legal:**

Portions of Sec 32, T 19 N, R 39 E,  
W.M. & Portions of Sec 5, T 18 N, R 39  
E, W.M., Whitman County, WA.

**Tax Parcel Numbers:**

200003918051800, 200003918057590,  
200003919323101, 200003919323102,  
200003919323200, 200003919323800,  
200003919324601, 200003919324602,  
200003919324800

**2016 Annual Taxes: TBD**

**PROPERTY PREVIEW**

**Wed, Sept 28, 2016, 2-4pm**

Meet at the gravel pit west of property on  
Revere Road.

*Broker on site to answer questions*

**DRIVING DIRECTIONS**

**FROM LAMONT**, travel southwest on  
Lamont Rd 1 mile. Turn left onto  
Revere Rd and go south 7.5 miles.  
Property is on left about 100 yards  
past Lakin Rd.

**FROM ST. JOHN**, travel west on Hwy  
23 11 miles. Turn left onto Wagner Rd  
and travel 3 miles. Wagner turns into  
Bowen Rd. (Wagner Rd does not go  
straight through.) Follow to Davis Rd  
(at bridge). Turn left and travel 3 miles  
to Revere. Property is north of Revere  
Elevator.

**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 Pioneer Title Co. for the bidder deposit. Deposits will be returned to all unsuccessful bidders at the conclusion of the auction.

**Western Whitman County, WA  
Pasture Land Auction**

**423+/- Farmland Acres near Revere, WA**

Sellers: Cecil R. Colyar, Carrie D. Colyar

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

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

**GENERAL INFORMATION**

- Located 8 miles south of Lamont, WA, directly north of the Revere Elevators
- Natural grass land; abundant wildlife
- Borders the John Wayne National Recreational Trail
- Partially fenced
- Good opportunity to expand your grazing operation.
- Sold as single parcel
- Annual rainfall 14-15" (per NRCS)
- Multiple Listing Service #216285
- 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 Agent: Pioneer Title Company, Pullman, 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.