



809 N Main St.
Colfax, WA 99111

C. D. "BUTCH" BOOKER

Broker / Auctioneer

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In Cooperation with
Booker Auction Co.

Abbreviated Legal:

Portions of Sections 31 & 32,
Township 17 N, Range 45 E, WM

Tax Parcel Numbers:

200004517311901 200004517314500
200004517323700

Assessed Acres: 166

2018 Annual Taxes: \$1,746.56

DRIVING DIRECTIONS

FROM PALOUSE: take Hwy 272 one mile NW to Frazen Rd. (Google Maps says Franzen; road sign says Frazen.) Turn left onto Frazen & go 1.5 m to Blair Rd where Frazen turns into Ickes Rd. Go 2+/- miles to start of subject property on right.

FROM COLFAX: take Hwy 272 NE approx. 12.5 m to Blair Rd and turn right. Go 1 m to "Ickes/Frazen Rd" sign & turn right (west). Go 2+/- miles to start of subject property on right.

NOTE: Ickes Rd eventually becomes a primitive dirt road on west end.

REGISTERING TO BID

**Bidder registration 10:00 – 11:00am
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 \$7,500 made payable to Pioneer Title Co. for the bidder deposit. Deposits will be returned to all unsuccessful bidders at the conclusion of the auction.

Palouse Area Farmland

**West of Palouse, WA, on Ickes Rd
165+/- Cropland Acres**

Offered as a single parcel; no improvements

Seller: The Dale and Leilani West Living Trust

***** AUCTION *****

Thursday, June 6, 2019, 11AM

Bidder registration 10-11AM

Palouse Empire Fairgrounds, 3 m. west of Colfax, WA on Hwy 26

GENERAL INFORMATION

- FSA Farm 5353, Tract 2175
- Current lease expires after harvest, 2019. Seller receives 2019 lease payment.
- Annual rainfall 22"+ (per NRCS)
- Title insurance issued by Pioneer Title Company
- Multiple Listing Service #236534

PROPERTY PREVIEW

Wed, May 22, 2019, 10am-noon

Meet on Ickes Rd, on top of the hill, to the west of the neighboring home. Broker will be on site to answer questions.

ABBREVIATED TERMS AND CONDITIONS:

- Selling legal description – not acres – with no contingencies.
- Bidding requires prequalification and bidder deposit. (See REGISTERING TO BID box on left.)
- 10% Buyer's Premium will be added to the high bid to determine the final selling price.
- Sale subject to Sellers' confirmation.
- 10% earnest money due on day of auction if you are the successful bidder.
- Cash and possession at closing - on or before July 7, 2019.
- 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 2pm, Friday, May 31, 2019. NO EXCEPTIONS. See "Broker Participation" in Terms and Conditions for more details. Participating brokers can register by contacting C.D. "Butch" Booker.