



809 N Main St.
Colfax, WA 99111

C. D. "BUTCH" BOOKER

Broker / Auctioneer

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Office: 509-397-4434

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kincaidrealestate.com



In Cooperation with
Booker Auction Co.

Abbreviated Legal:

Portions of Sections 8, 16 and 17,
Township 20 N, Range 45 E, WM

Tax Parcel Numbers:

200004520084890 200004520163790
200004520171901 200004520174000

Assessed Acres: 309.84

2018 Annual Taxes: \$3,351.74

PROPERTY PREVIEW

Wed, May 22, 2019, 2-4pm

Contact Kincaid Real Estate for exact
meeting site: 509-397-4434 or email

kincaidre@colfax.com

Broker on site to answer questions

DRIVING DIRECTIONS

From Oakesdale, WA - travel NE on
Hwy 27 (Tekoa-Oakesdale Rd) to
Seabury Rd. (Google Maps says
Fairbanks-Seabury Rd.) Turn left (north).
Go 3+/- to Fairbanks Rd and turn right
(east). Continue 2.5 miles to subject
property on right.

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 \$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.

Tekoa Area Farmland

**West of Tekoa, WA, on Fairbanks & Sieveke Rd
309+/- cropland acres**

and 15+/- CRP acres

Offered as a single parcel; no improvements

Sellers: James Sieveke, Cynthia Sieveke Johnson,
Tricia Sieveke, Bradley Sieveke

OFFERED AT AUCTION

Thursday, June 6, 2019, 11AM

Bidder registration 10-11AM

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

GENERAL INFORMATION

- Annual rainfall 20"+ (per NRCS)
- Currently under a written, sliding, cash rent lease through Sept 1, 2025. Seller retains 2019 payment.
- **CRP contract: \$95.64/acre expiring 9/30/23.**
- Title insurance issued by Pioneer Title Company
- Multiple Listing Service #236456

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 7/2/19.
- 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.