

**Crown Ranch**  
**Showing instructions**  
**and**  
**Additional Broker remarks**

- 1. Listing Broker must be present at all showings.**
- 2. 24 hour notice required for all showings.**
- 3. No signs or lock box at seller's request.**
- 4. Two homes are rented and can only be viewed after a PSA and been mutually accepted.**
- 5. There is a Grassland conservation easement on a large portion of the property. See attached Map " " and easement agreement**
- 6. Both surface and subsurface water rights are included in the sale.**
- 7. No farm equipment on site is included in the sale.**
- 8. All homes and out buildings are being sold "AS IS" the seller will make no repairs.**
- 9. Seller and his Broker make no representation as to the square footage of the homes or out buildings.**
- 10. There is an additional building site near the lake with a Mt View. Buyer to review to their satisfaction.**
- 11. Use Thurston County Title order #**
- 12. Seller may be willing to lease back pasture land.**
- 13. The seller may consider selling the adjacent 480 acres +-**
- 14 There are Four Parcels 108 acres ID # 22602210000, 29.9 acres ID# 22602220100, 16.95 acre ID# 22602220000, 5 acres ID# 22602210100**
- 15 Approximately 90 acres are in the NRCS GRP conservation easement.**

**16 Buyer to verify square footage to their own satisfaction.**

**Main Home 4,216 SQ FT**

**Original home 1,492 SQ FT plus basement will be vacant by 6/10/18**

**1<sup>st</sup> Rambler 1500 SQ FT Leased for \$950**

**2<sup>nd</sup> Rambler 1632 Leased for \$850**