

Property Information Package



3 Houses & 3 Garages/Shops on 1± Acre Lot

1826 S Gum Street, Kennewick, WA 99337

AUCTION: THURSDAY, OCTOBER 29

Bid **LIVE** online! The webcast (internet bidding) will start at 4:00PM PDT

Online Auction Thursday, Oct. 29th with Live Webcast and Internet Bidding @ 4pm

AUCTION PREVIEWS:

Sun. Oct. 18th Sat. Oct. 24th 1-4pm Hosted walk thru (with Social Distancing)

*“Another Great opportunity to participate in buying and selling of real property
through the auction method of marketing.”*

www.StuartRealtyGroup.com

Tim Stuart, Principal Broker, Auctioneer

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STUART
REALTY GROUP, INC.



Washington
Auctioneers
Association



Auction Terms & Conditions

(To be attached and made a part of the Purchase Contract)

BIDDER REGISTRATION: All prospective buyers must register in order to be issued a Bidder's number and bid at the auction. Bidders will need proof of the appropriate deposit funds as stated below upon registration.

BUYER'S PREMIUM: A 10% (ten percent) Buyer's Premium will be charged and added to the high bid in order to determine the Final Contract Price. The successful Bidder will be required to sign a Washington Real Estate Purchase and Sale Agreement ("Purchase Contract") and submit deposit funds on the day of the auction or by 2pm (PT) on Oct. 30th 2020.

DEPOSIT: A \$10,000 deposit will be required for the property on auction day from the successful bidder. The deposit shall be in the form of cashier's check, or Wire Transfer for online bidders due within 21 hours or by 2pm Oct. 30th 2020. Balance of the Final Contract Price is due within 32 days from the date of the auction. Deposit funds are non-refundable upon seller's acceptance.

BROKER REGISTRATION: A 2% commission of the Purchase price will be paid to the licensed Real Estate Broker whose prospect pays and closes escrow on the auction property. To qualify for the commission, licensed agent must register and accompany their client to the auction. A Broker Registration Form must be signed by agent, Principle broker and prospect and be received and acknowledged by Stuart Realty Group, Inc. by 6pm Wednesday, Oct. 28th, 2020. Registration forms may be emailed to Tim@StuartRealtyGroupInc.com or mailed via US Mail to **Stuart Realty Group, Inc. ATTN: Tim Stuart, 358 NW 1st Ave, Suite 7, Canby, Oregon 97013.**

CLOSING: Closing will occur on or before Monday, November 30nd 2020 through First American Title Company 8109 W Grandridge Blvd. Suite 110 Kennewick, WA 99336

POSSESSION: Possession shall be 6pm on the date of closing.

TITLE: Standard Title Insurance and escrow closing fees apply. Title insurance will be provided by the seller insuring the title on such property to be in fee simple, subject to no encumbrances except for current taxes and assessments, easements, right of ways, reservations, covenants, conditions, and restrictions of record. A copy of the Preliminary Title Report will be provided prior to close of escrow. This transaction shall close in an escrow office, escrow fees to be split 50/50. Taxes will be pro-rated as to the date of closing. The highest bidder will be liable for breach of the Purchase Contract if said bidder cannot perform.

PROPERTY INSPECTION: Previewing is essential. The property is being sold in "AS IS - WHERE IS" condition, with no warranty or representation, expressed, written or implied. The sale of this property is subject to any and all easements, restrictions, roadways, and right-of-ways of record. Potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the properties. Bidding is not contingent upon any financing or additional inspections.

SELLER'S & AUCTIONEER'S DISCLAIMER: Stuart Realty Group, Inc. represent the Seller exclusively. All announcements made by the Auctioneer on auction day shall take precedence over any previously written material or oral statements made. Conduct of the auction, increments of the bidding and decisions as to the high bidder will be at the direction and sole discretion of the Auctioneer. The information contained in the Property Information Package is believed to be accurate but is subject to the verification by all parties relying on it.

Neither the Seller, Auctioneers, nor their respective agents, representatives, employees, officers, directors, nor shareholders shall be liable for any inaccuracies, errors, or omissions in the brochure or in any related document submitted or delivered in connection herewith. All acreage, dimensions, square footage, and taxes in the brochure are from public record and are deemed reliable but are not guaranteed. All properties are available for and subject to prior sale up to one week prior to the auction.

ONLINE & ABSENTEE BIDDING: Internet bidding will be available through the StuartRealtyGroup.HiBid.com website if you aren't able to bid online for the property, Absentee bids will also be accepted, providing you qualify with Stuart Realty Group, Inc. 24 hours prior to the auction. All online and absentee bidders must sign an affidavit stating that they have inspected the property prior to bidding or waive the right to do so.

AUCTION PROPERTY SELLING: Subject to the Seller's Confirmation which we should have within 48 hours.

SELLER RESERVES THE RIGHT TO SELL THE PROPERTY UP TO ONE WEEK PRIOR TO THE AUCTION.

Auctioneer reserves the right to change any Terms of Sale or remove property from the auction.

PROPERTY FEATURES

Located in Kennewick, WA Benton County, three houses all on 1 acre outside of the city limits and inside the Urban Growth Boundary area, with ample room for tons of options. Conveniently located near the city and the Benton County Fairgrounds.

MAIN FEATURES

- 1100± sq. ft. 2 bedrooms, 1 bath home built in 1938
- 1320± sq. ft. 2 bedrooms, 1 bath home built in 1950
- 1200± sq. ft. 2 bedrooms, 1 bath home built in 1950
- Benton County Yearly property Taxes \$2,584
- 3620 total Sq. ft. Living area under roof. Plenty of room for other options as well!
- Detached Garages 1938 built 768 sq.ft., 600sq.ft., 336 sq.ft. (1704 total Sq. feet)
- 1 ± acres zoned Urban Growth Area - Residential

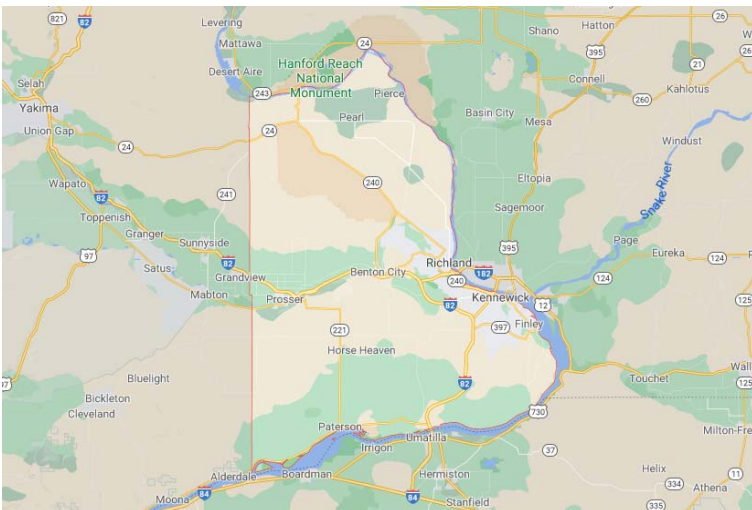
Kennewick, WA approx. 1.8 miles from downtown

Richland, WA approx. 11.8 miles

Pasco, WA downtown approx. 3.1 miles

Lane County: (website: <https://co.benton.wa.us>)

Plat Map from County Records:



Legal:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN

THE COUNTY OF BENTON, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

A tract of land situated in the Northwest quarter of Section 7, Township 8 North, Range 30 East, W.M., records of Benton County, Washington, described as follows;

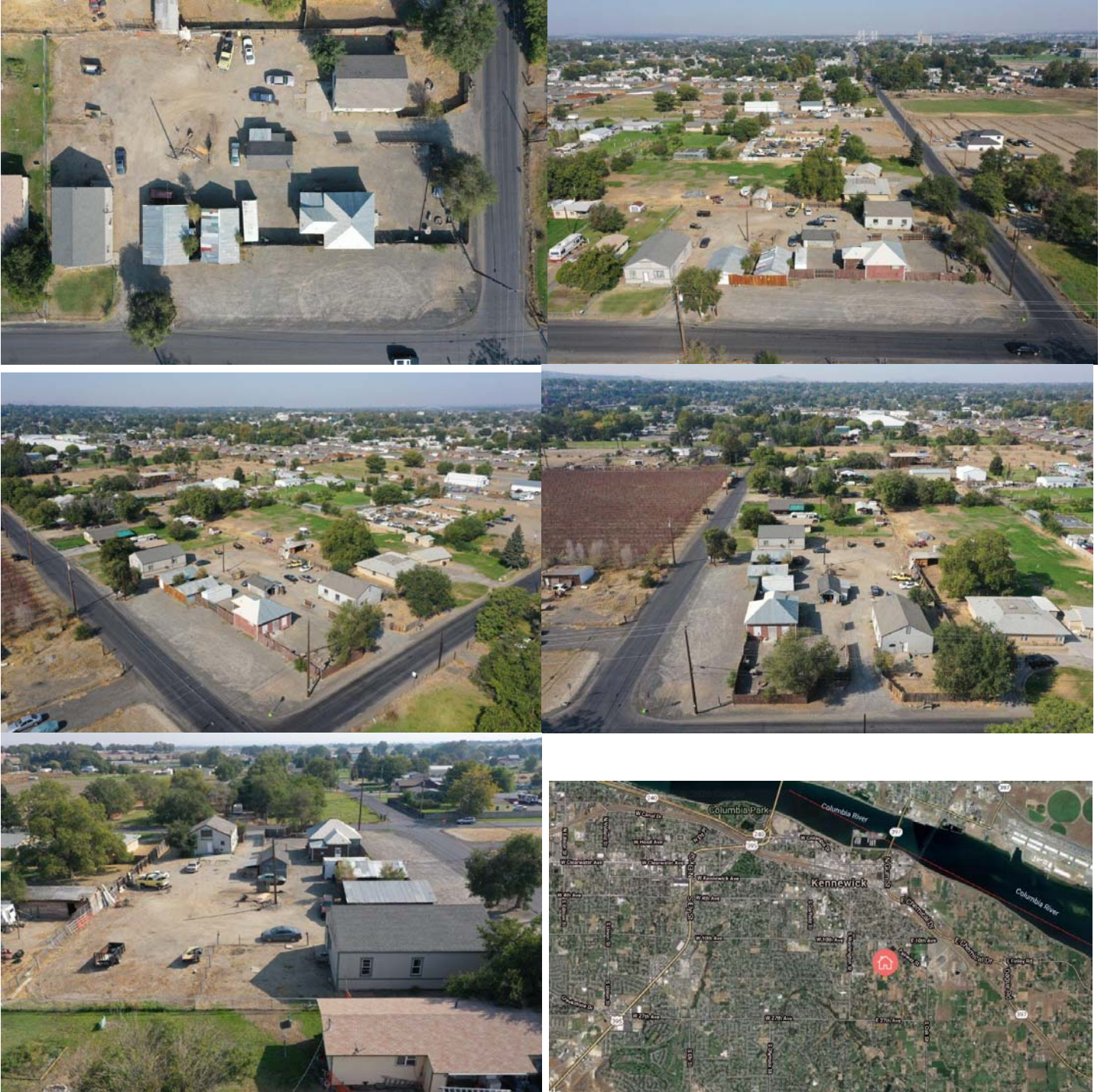
Beginning at a stone monument marking the center of said Section 7, running thence South 89°21' West a distance of 30 feet; thence North 0°39' West a distance of 15.0 feet to the true point of beginning, from whence run South 89°21' West a distance of 245.67 feet; thence North 0°39' West a distance of 177.31 feet thence North 89°21' East a distance of 245.67 feet thence South 0°39' East a distance of 177.31 feet to the true point of beginning.

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AKA 1826 S. Gum St.

Kennewick, Washington 99337

Aerial Views:



Registration and online bidding through
www.StuartRealtyGroup.HiBid.com