

PUBLISHED RESERVE: \$2,450,000

LAST ASKING: First Time Offered

SIZE: 1,164± Acres

ELEVATION: 2,100 to 2,400± Feet

ZONING: AG (Agricultural)

PROPERTY INSPECTION: Entry Permit Required – Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524

Please Do Not Disturb Tenant

FINANCING: None – All Cash

DESCRIPTION: This 1,164± acre ranch is located along Highway 129, 10± miles south of Clarkston, Washington. It was purchased for winter grazing. The seller's wintered and calved 350 head of cattle. The cattle operation was sold in 2021.

The ranch complex includes a three-bedroom one bath home, 3,000 square foot shop, 750 square foot clubhouse, 2,600 square foot barn, and feed lot. In addition, southeast of the main ranch complex is a 1,275 square foot barn restored in 2014, and 395 square foot well house with water storage. Deep artesian high-producing well was drilled, and well house built, in 2014.

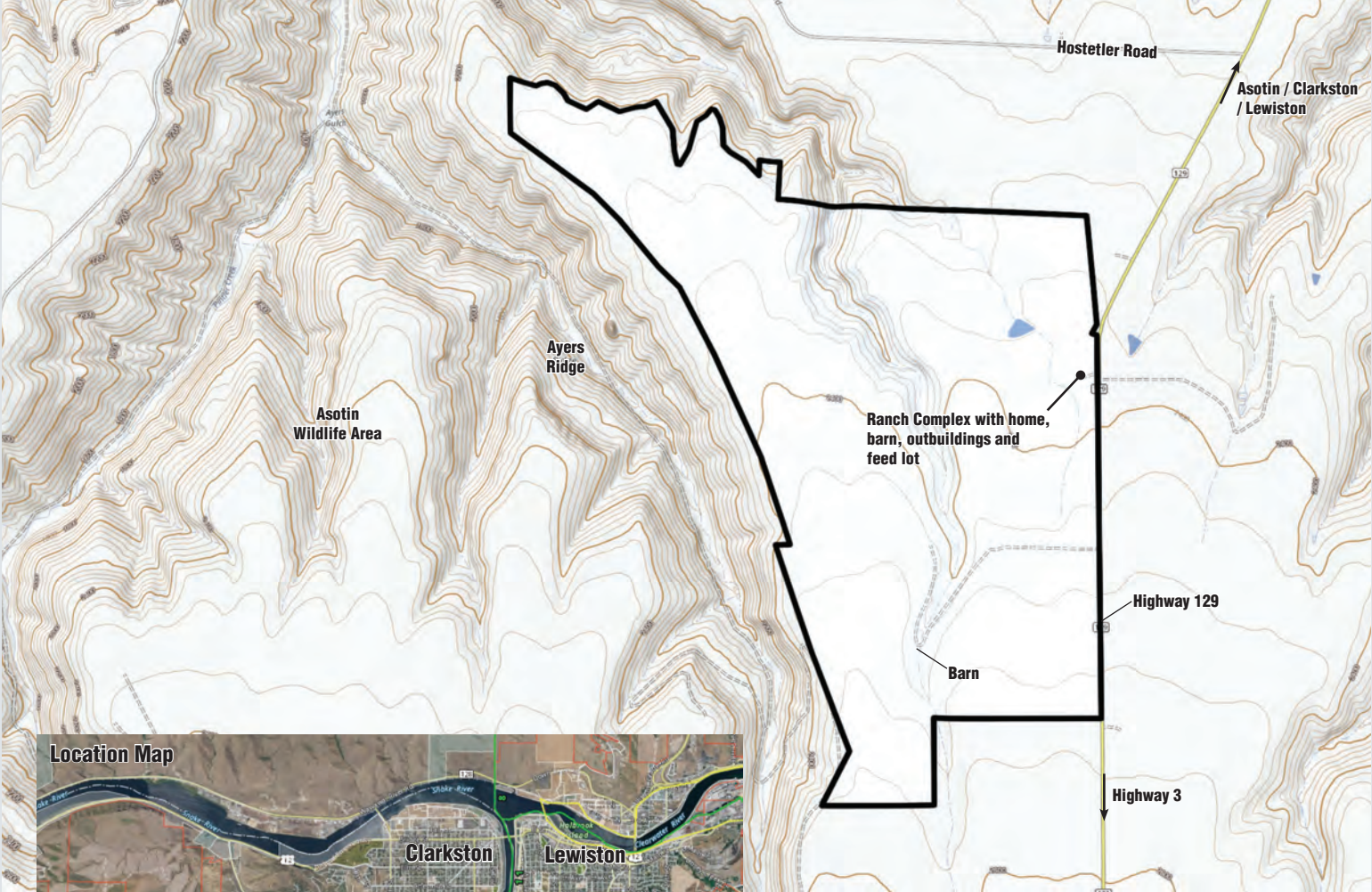
House is currently occupied with month-to-month rent of \$1,750.

The ranch is mostly ridgetop. Over 80% of soils are primarily Nims and Nims-Weissenfels silt loams, with 3 percent to 8 percent slopes suitable for dryland wheat farming, a potential reuse for Ausman Place Ranch. Please see Supplemental Information package for soils map. It could also be used for cattle or other livestock. Asotin Creek Wildlife Area is adjacent to the western boundary.

LOCATION: T9N, R46E Sections 5,6,7,8,17, APNs 2009460067000, 2009460053336, 2009460089000, 2009460178000, 2009460173800, 2009460071500, Asotin County, Washington

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022





Location Map

