

Property Information Package



13885 Webb Lane Dallas, Oregon 97338

To be sold at Live Public Auction with Simulcast Internet Bidding on

Wednesday, October 16th @ 5:30pm (PT)

being sold onsite or Online KWPP.HiBid.com

AUCTION PREVIEWS: Sat. Sept. 28th, Sun. Oct. 6th 12-4pm & Sat. Oct. 12th 12-4 and by appointment

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

www.TimStuart.KW.com

For Additional Property Information, Contact:

Tim Stuart, Principal Broker, Auctioneer

Cell: 503-680-4959

Office: 503-597-2444

TimStuart@KW.com

Terry Mangum, Oregon Broker

Cell: 503-930-9175

Office: 503-371-3013

TerryMangum@bhhsnwrep.com



All acreage, dimensions, square footage, and taxes in the brochure are from Public record and are deemed reliable but are not guaranteed. Any other terms or conditions announced the day of the auction will take precedence over information herein and printed matter.



Washington
Auctioneers
Association



Auction Terms & Conditions

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

BIDDER REGISTRATION: All prospective buyers must register with Auction Company 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 an Oregon Real Estate Sales Agreement ("Purchase Contract") and submit deposit funds on the day of the auction.

DEPOSIT: A \$10,000 deposit will be required for each of the properties 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 23 hours of the start of the auction. Balance of the Final Contract Price is due within 37 days from the date of the auction (Nov. 22nd 2024). Deposit funds are non-refundable upon the seller's acceptance

BROKER REGISTRATION: A 2.25% 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 Broker, their Principal Broker, and buyer and be received and acknowledged by the Auction Company; KWPP.C/O Tim Stuart by 6pm Tuesday, Oct. 15th 2024. Registration forms may be emailed to TimStuart@kw.com or mailed via US Mail to KWPP ATTN: Tim Stuart, 7504 SW Bridgeport Rd, Portland, OR 97224

CLOSING: Closing will occur on or before Nov. 22nd 2024 through Fidelity Title Company Joan Cuff Salem, OR . Title contact Joan Cuff 503-370-9119

POSSESSION: Possession shall be 6pm on the date of closing (funded and recorded)

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, and will have no further right to any amount deposited.

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 property. Bidding is not contingent upon any financing or additional inspections. Real Property may include what personal property is onsite at the time of possession.

SELLER'S & AUCTIONEER'S DISCLAIMER: KWPP and BHHSREP represent the Seller. 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 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.

ONLINE & ABSENTEE BIDDING: Internet bidding will be available through the www.KWPP.HiBid.com website if you are unable to bid Online at the live webcast event and want to bid on the property. Absentee bids will also be accepted, providing you qualify with Tim Stuart @ KWPP. 24 hours prior to the auction. All online and absentee bidders must sign a bidder registration form stating that they have inspected the property prior to bidding or waive the right to do so. Property being sold subject to the Owners (PR) Approval, which we should have by Friday Oct 18th 2024 or as soon as reasonably practicable thereafter.

Property being sold subject to the seller confirmation: Suggested starting bid of \$750,000

Personal property being sold is AS-IS Where-Is with no guarantee.

Kubota 4WD L4200 comes with a LA680 Front end loader and Squaler rotary cutter by Bush Hog field mower) John Deere 350-B dozer adjustable blade with bucket attachment included other implements also being sold by auction.

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 Dallas, Oregon in Polk County, this 3 bedroom, 2 bath home sits on a 73.43 acres just a mile North of the city with room for gardening, animals, etc. Conveniently located, being a short distance from Salem and easy access to Interstate 5.

MAIN FEATURES

- 2320 ± sq. ft 3 bedrooms, 2 bath house built in 1968
- 2 Shops, Barn, two car oversized garage is with garage door
- Polk County Tax Assessed Market Total at \$1,620,830
- The current Yearly taxes \$3072.77 (158398)
- 73.43 ac., Zoned FF Farm Forest



Salem, OR approx. 17 miles from downtown

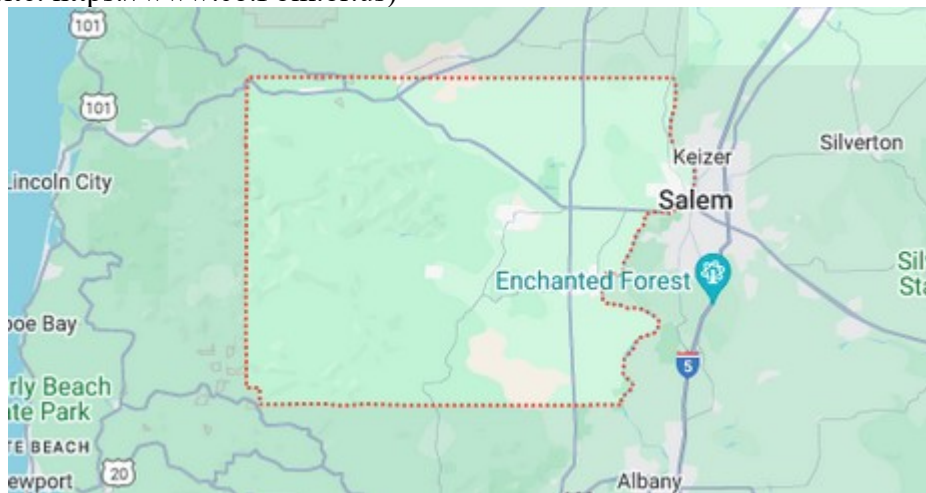
Dallas, OR 1.1 miles City Center

Portland, International Airport (PDX) approx. 72 miles

Bidding Platform Oct 16th @ 5:30pm (PT)

Polk County:

(website: <https://www.co.Polk.or.us>)



Plat Map from County Records:

