



Three Tracts  
**ABSOLUTE ONLY  
ONLINE AUCTION**

Bidding Ends  
September 15<sup>th</sup>

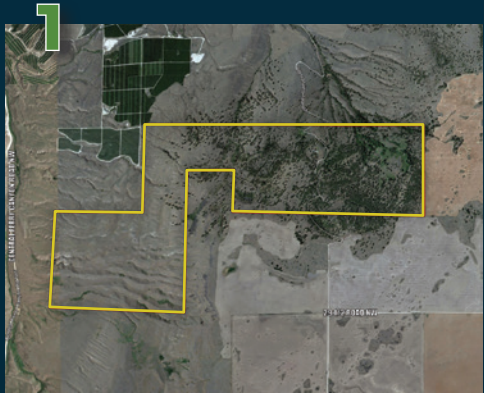




# ABSOLUTE ONLY ONLINE AUCTION

**Bidding Ends September 15th at 4:00 PM (PT)**

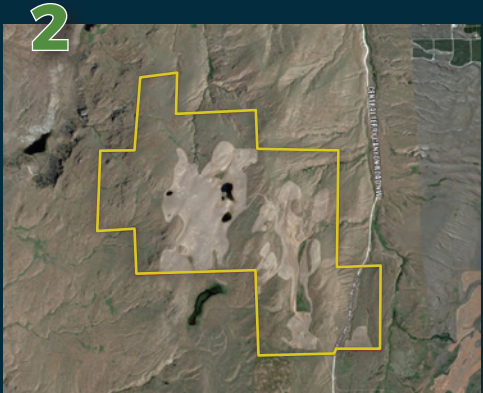
Set in the foothills of the beautiful Cascade Mountains, this property boasts 2,185.2 acres m/l. Peoples Company in collaboration with the Lakeland Agency is proud to offer this exceptional property as a whole or in three individual estates through an Absolute Online Only Auction. Picturesque views overlooking the Columbia River provide a panoramic scene of the Cascade Mountain Range. Bordered by state and conservation land, Cascade View Properties feature countless pine trees, lush deciduous vegetation, and dense native grass which serve as a superior habitat to support abundant wildlife including mule deer, upland game birds, and elk. Approximately 550 acres are suitable for crop production, supplying a reliable income stream as well as a quality food source for the wildlife population. In addition to on-site recreation, proximity to Lake Chelan, Lake Brewster, and the Columbia River areas provide ample sport, pleasure, and thrill-seeking opportunities. Cascade View Properties offer an idyllic venue to relax and appreciate the beauty of the scenic Lake Chelan Valley.



## Campbell Property

672 Acres M/L  
Taxes: \$193.94

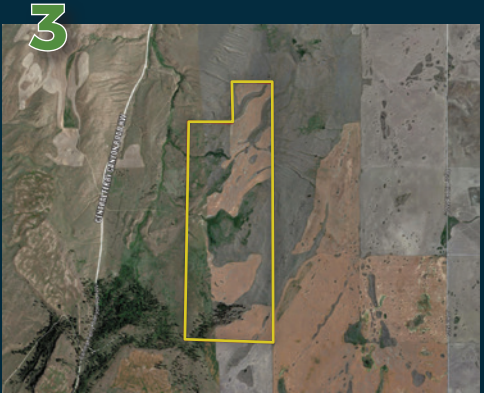
**OPENING BID PRICE:**  
\$700/Acre



## Housden Property

1,073.2 Acres M/L  
Taxes: \$980.74

**OPENING BID PRICE:**  
\$450/Acre



## Sugarman Property

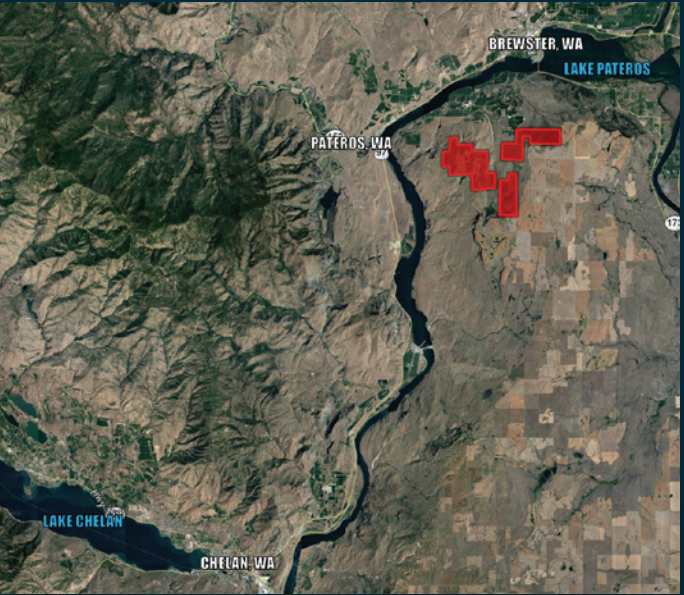
440 Acres M/L  
Taxes: \$1,199.05

**OPENING BID PRICE:**  
\$375/Acre

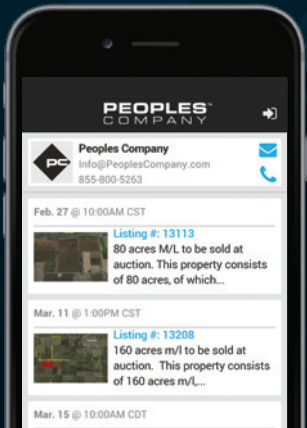
The Cascade View farms are located above the mighty Columbia River, between Lake Brewster and Lake Chelan. These properties are conveniently situated just 10 minutes from Brewster, WA, and 30 minutes from Chelan, WA, offering a rare, secluded getaway within close proximity to all the town amenities.

**Airport Information:**  
Lake Chelan Airport – Three miles north of Chelan along Highway 97  
Runway Dimension: 60' x 3,503'  
509.682.5976

Anderson Field Airport (S97) – Three miles east of Brewster along Highway 97  
Runway Dimension: 60' x 4,000'  
509.689.3464



## HOW TO BID



**Just use our mobile bidding app powered by BidWrangler!** You can access the app online, but it works even better when you download it to your phone. Search for Peoples Company in your App Store. Once you have opened the app, select the Cascade View Farms Auction and click Register to Bid in the upper right corner to create your bidder account. Fill in your personal contact information and submit. Once approved by our agents, you will be ready to place a bid on the tract(s) of your choice.

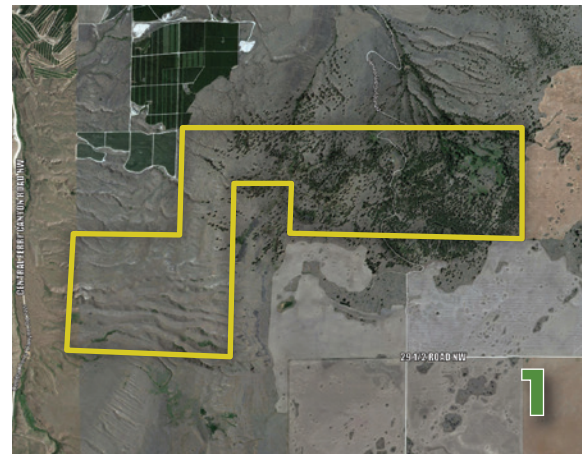
★ [CASCADEVIEWFARMS.COM](http://CASCADEVIEWFARMS.COM) ★





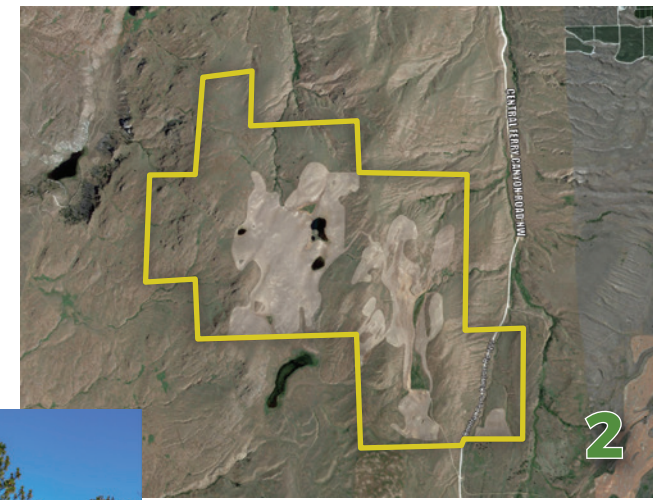
## Tract One

The Campbell Property consists of approximately 672 acres m/l located in the rolling forested hills of Douglas County with picturesque views overlooking the mighty Columbia River and snow-capped Cascade Mountains. Bordered by nearly 1,000 acres of Washington State land and containing many pine and deciduous vegetation species, this property has great habitat to support abundant and diverse wildlife such as mule deer, upland game birds, moose, and elk. This property is accessed from Whitley Canyon Road along the northern edge of the tract.



## Tract Two

The Housden Property consists of approximately 1,073.2 acres m/l of scenic rolling hills with an estimated 300 acres m/l that are currently farmed on a wheat/canola rotation. The balance of the property contains native grasses that support wildlife and recreation. Surrounded by large private conservation landowners and state lands, this property offers exclusivity and privacy with unobstructed views of the Cascade Mountain range and excellent building site opportunities. This tract is accessed from Central Ferry Canyon Road.



## Tract Three

The Sugarman Property consists of approximately 440 acres m/l with an estimated 218.5 acres m/l that are currently farmed on a wheat/canola rotation. The tillable acres provide a source of income in addition to an abundant food source for the wildlife. The balance of the property contains native grasses and pines providing habitat for various wildlife species. This property is accessed from an established easement off Central Ferry Canyon Road.





Situated within close proximity to Brewster, WA and Chelan, WA, this region provides numerous sport, pleasure, and thrill seeking opportunities. The Columbia River and nearby Lake Chelan and Lake Brewster provide world-class fishing opportunities for trout, salmon, and Walleye amongst many others. These waters also provide incredible boating, canoeing, skiing, and swimming activities. In addition, this region is home to many local shops, restaurants, and wineries.



**How to Bid:** Open up the Peoples Company auction you are interested in at [PeoplesCompany.com](http://PeoplesCompany.com). Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and open it up. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once that is created you are able to bid on any of our Online Auctions.

**Auction Method:** Property will be offered as three individual tracts. All bids will be on a price per acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes on all tracts until all bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company and/or The Lakeland Agency (the "Auction Company") if the Internet service fails to work correctly before or during the auction.

**Bidder Registration:** All prospective bidders must register with the Auction Company and receive a bidder number in order to bid at the auction.

**Broker Participation:** A broker representing a Bidder ("Cooperating Broker"), who qualifies under Seller's and Auction Company's broker incentive program requirements, will be paid under the terms of the program at the Closing of a subject tract of the Property. A Cooperating Broker must complete the registration form with Auction Company, as required for this incentive program, 48 hours PRIOR to the Cooperating Broker's client requesting to bid in the auction. A Cooperating Broker registration form with complete instructions will be made available upon request by contacting the listing agents.

**Farm Program Information:** Farm Program Information is provided by the Douglas County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Douglas County FSA and NRCS offices.

**Mineral Rights:** A mineral title opinion will not be obtained or provided, and there are no guarantees as to the ownership of the mineral interests on all tracts. Seller will convey one hundred (100%) of whatever mineral rights are owned by the Seller without warranty.

**Surveys:** A survey will not be required to split and transfer the property. No survey or staking will be paid by the Seller.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction for each tract. The earnest money payment may be paid in the form of cash, good check, or by wire transfer. All funds will be made payable to and held by the escrow agent.

**Closing:** Closing will occur on or about Friday, October 15th, 2021. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

**Possession:** All tracts are subject to a farm lease. Possession of each tract will occur following harvest and removal of the 2021 crop. Seller shall be entitled to 100% of the rental income attributed to the land and 2021 lease term.

**Contract & Title Commitment:** Immediately upon conclusion of the auction, the winning bidder(s) will enter into a Real Estate Sale and Purchase Agreement and deposit the required earnest money payment. The Seller will provide the Buyer(s) with a current Title Commitment and, at closing, an Owner's Policy in the amount equal to the purchase price of each respective tract(s). All regular title insurance premiums, title, or abstracting fees and title company/closing agent fees or costs shall be split 50% to the Seller and 50% to the Buyer of each tract. Any 'additional selections' required by the Buyer(s) on the title insurance shall be the responsibility of the Buyer. Property will be transferred via Special Warranty Deed.

**Farm Inspection:** Each potential bidder is responsible for conducting, at their own risk, the independent inspections, investigations, inquiries, and due diligence concerning the Real Estate. Inspections of the Assets must be arranged by contacting the Auction Company. Each potential bidder shall be liable for any property damage caused by such inspections or investigations. Invasive testing is prohibited without prior written consent of the Seller.

**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auction Company, or Seller. The Auction Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auction Company.

**Disclaimer:** All field boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and the Auction Company. Tract acres, tillable acres, soil descriptions, etc. may vary slightly from the figures stated in the marketing material and will be subject to change. Bidder(s) and their tax, legal, and/or other advisors should perform their own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. The Real Estate Sale and Purchase Agreement, Title Commitment, and Draft Closing Documents have been made available to the general public throughout the marketing period. By bidding at the auction, bidders acknowledge these have been made available prior to the auction and all bidders had the opportunity to review these documents during their due diligence period.



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