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UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
Yakima Indian Agency
Toppenish, Washington

*from
Aune McPherson*

PUBLIC SALE OF INDIAN LAND

Pursuant to authorities from the Area Director the following described tracts of trust allotted or restricted Indian lands will be offered for sale for cash or on deferred payments, if agreeable and properly arranged for with the owners, to the highest acceptable bidder through sealed bids to be opened at 10:00 o'clock A. M. June 22, 1954, at the Yakima Indian Agency, Toppenish, Washington.

Yakima Allot. No. 2044 of Margaret Iyall, deceased, described as the N/2 SW/4 NE/4, S/2 SW/4 NE/4, Sec. 10, T. 10 N., R. 19 E., W. M., Yakima County, Washington, containing 40 acres. Good agricultural land, all under irrigation. Land located 5 and 1/2 miles west of Toppenish, and 1/4 mile south of the Toppenish-Fort Simcoe Highway (State Highway 3B). Sale will be subject to the following leases: No. 03091 on the S/2 SW/4 NE/4 which expires February 28, 1956 and No. 02845 on the N/2 SW/4 NE/4 which expires February 28, 1958. Sale will also be subject to the payment of delinquent water charges in the amount of \$1462.11.

Yakima Allot. No. 2099 of Tohowty Teeias, deceased, described as the W/2 SW/4, Sec. 1, T. 10 N., R. 18 E., W. M., Washington, containing 80 acres. Good agricultural land, all under irrigation. Located approximately 10 miles west of Toppenish on Toppenish-Fort Simcoe Highway, north side Highway; approximately 2 and 1/2 miles south and east of Harrah. Land not leased. Sale will be subject to payment of delinquent water charges in the amount of \$884.00.

Yakima Allot. No. 2701 of Ambrose Smartlowit, described as NW/4 NW/4, Sec. 9, T. 11 N., R. 18 E., W. M., Washington, containing 40 acres. Agricultural land, all irrigable; 17.1 acres now irrigated. Located approximately 7 and 1/2 miles west of Wapato, and 3/4 mile north of West Wapato Road. Land not leased. Sale will be subject to the payment for delinquent water charges in the amount of \$520.50.

Yakima Allot. No. 3154 of Frank Spencer, described as Lot 2, Sec. 19, T. 11 N., R. 18 E., W. M., Washington, containing 40.51 acres. Good agricultural land, all under irrigation. Located approximately 10 miles west of Wapato and 1 and 1/4 miles south of West Wapato Road. One mile west and 1 and 3/4 miles north of Brownstown or Bench. Sale will be subject to the present lease which expires February 28, 1957. All rentals for the full term of this lease have been collected in advance.

Yakima Allot. No. 3366 of Josephine Skahan, described as the SE/4 NE/4, NE/4 SE/4, Sec. 12, T. 12 N., R. 18 E., W. M., Washington, containing 80 acres. 70 acres agricultural and 10 acres grazing land, all irrigable and 68.6 acres now irrigated. Located approximately 3 miles south of City of Yakima; 1 mile west and 3/4 mile south of Union Gap. Sale will be subject to the present lease which expires February 28, 1955.

Yakima Allot. No. 4340 of Ernest V. Sam, described as the SE/4 SW/4, Sec. 11, T. 11 N., R. 18 E., W. M., Washington, (less 11.75 acres previously sold), containing 28.25 acres, more or less. Agricultural land, all irrigable and 20 acres now irrigated. Located approximately 5 miles west of Wapato on West Wapato Road. Sale will be subject to present lease which expires February 28, 1959, and payment of delinquent water charges in the amount of \$189.26.

Yakima Allot. No. 2865 of Mary Eyle now owned by Robert Choke, described as the SE/4 SW/4, Sec. 6, T. 11 N., R. 18 E., W. M., Washington, containing 40 acres. Good agricultural land, all under irrigation. Land not leased. Located some 7/8 and 1/2 miles west of Wapato; 1 mile north of West Wapato Road. Approximately four miles north and 1/2 mile west of Brownstown. Railroad shipping facilities at Brownstown.

Submit sealed bids, plainly marked on the outside of envelope "BID FOR INDIAN LAND" to be opened June 22, 1954, and addressed to Superintendent, Yakima Indian Agency, Toppenish, Wash. Bid must be accompanied by cash, certified check, bank draft or P. O. Money order made payable to the Treasurer of the United States, for not less than 10% of the amount bid. Make separate bids and deposits for each tract bid upon.

BID ON DEFERRED PAYMENT PLAN: Submit sealed bids, as indicated above, accompanied by not less than 10% of the bid; 15% additional will be required when bid is accepted; 25% one year from date of approval by Area Director; 25% two years from date of approval by Area Director, and 25% three years from date of approval by the Area Director. Interest rate will be (6) six per cent per annum.

Upon default in the payments under the terms of the "DEFERRED PAYMENT PLAN" payments made, including interest payments, will be forfeited to the Indian owner and the sale cancelled.

Under this plan, deed will be held in escrow in the Area Office until payments are completed; however, the purchaser may take possession, subject to the lease (if there is a valid existing lease), upon date of approval of the sale by the Area Director.

The Area Director reserves the right to reject any or all bids.

Title will be conveyed to the purchasers of these lands by patent in fee issued by the Bureau of Land Management, Washington 25, D. C., or approved deed, said patent, or deed, to carry the following stipulation:

"This document is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record, as well as a reservation for ditches or canals constructed by authority of the United States."

Rentals payable after the approval of the sale by the Area Director will be due to the purchaser.

In addition to the purchase price, the purchaser will be required to pay conveyance fee of not more than \$2.50, plus regularly established Tribal Sales fee.

Purchasers of irrigated lands will be required to execute a Water Right Contract to cover construction, operation and maintenance or other charges, accrued or unassessed irrigation charges in accordance with regulations promulgated by the Secretary of the Interior.

The owners or sellers will be required to pay a Tribal seller's fee; this fee may be deducted from the purchase price.

If the successful bidder shall within 30 days after due notice fail to comply with the terms of his bid, his deposit will be forfeited for the use of owners of the land.

Deposits of unsuccessful bidders will be immediately returned to them upon receipting for same. No bid for less than the appraised value of the land will be considered. No information will be made available as to the appraised value.

No Government employee, except a Yakima Tribal member, will be permitted to bid, make or prepare a bid, nor assist any prospective purchaser in preparing his bid. No member of or delegate to Congress, or resident Commissioner, shall be admitted to any share or part of this transaction or to any benefit that may arise therefrom.

Copies of this advertisement or other information may be obtained from Yakima Indian Agency, Toppenish, Washington.

All of those interested are invited to attend the opening of bids.

May 20, 1954.

Perry E. Skarra
Superintendent

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