



**Coffey Realty
& Auction**



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Real Estate Auction

4 bedroom, 3 bath home nestled on 1.55 +/- acres on Bloomington's west side. This 1560 sq. ft. ranch sits above a finished basement. A 2 car, attached, garage as well as a 1 car, detached, garage provides plenty of space to park inside during the cold winter months and an ample amount of storage.

UnitedCountryIN.com
812.822.3200

Internet Bidding now through December 2, 2015 at 2:00pm EST



225
N. HARTSTRAIT
ROAD
BLOOMINGTON
INDIANA

AUCTION MANAGER
PHYLLIS COFFEY
(812) 287-7015
PCOFFEY@UNITEDCOUNTRYIN.COM

UNITED COUNTRY
COFFEY REALTY & AUCTION
(812) 822-3200
434 S. WALNUT
BLOOMINGTON, INDIANA

UNITEDCOUNTRYIN.COM



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PROPERTY DESCRIPTION

HOME FOR SALE | BLOOMINGTON, INDIANA WEST SIDE OF BLOOMINGTON

ONLINE ONLY BIDDING ENDS DECEMBER 2, 2015 AT 2:00 PM EDT

225 NORTH HARTSTRAIT ROAD
BLOOMINGTON, IN 47404

CHARMING 4 BEDROOM, 3 BATH HOME NESTLED ON 1.55 +/- ACRES ON BLOOMINGTON'S WEST SIDE. THIS 1560 SQ. FT. RANCH SITS ABOVE A 936 SQ. FT. FINISHED BASEMENT. A 2 CAR, ATTACHED, GARAGE AS WELL AS A 1 CAR, DETACHED, GARAGE PROVIDES PLENTY OF SPACE TO PARK INSIDE DURING THE COLD WINTER MONTHS AND AN AMPLE AMOUNT OF STORAGE.

HARDWOOD FLOORS, MANY UPDATES AND RENOVATIONS ALONG WITH AN EXCELLENT LOCATION MAKE THIS HOME ONE TO CHECK OUT. A GREAT FAMILY HOME. BLOOMINGTON'S WEST SIDE HAS MUCH TO OFFER WITH SHOPPING, RESTAURANTS, AND QUICK ACCESS TO HWY 37.

FOR MORE INFORMATION:
PHYLLIS COFFEY
PCOFFEY@UNITEDCOUNTRYIN.COM
812-287-7015

SELLER: LONG | AUCTION MANAGER: PHYLLIS COFFEY | LIC. # AC30200042



TERMS & CONDITIONS

Long - Real Estate Auction

**225 N. Hartstrait Road – Bloomington, IN 47404
Monroe County**

Legal Description

007-28180-00 PT SE SE 34-9-2W 1.55A

- The property will be sold at Public “Online Only - Internet Auction” ending Tuesday December 2, 2015 at 2:00pm (soft close)
- The property will be Sold Subject to Seller’s Confirmation. The seller reserves the right to reject any and all bids.
- Property sells as-Is with no warranties expressed or implied
- Property included in the sale is the real estate only.
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **11%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 11% buyer’s premium will establish the final sales price.
- A **\$7,500.00 Down payment** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the Sellers payable to John Bethell Title Co. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer’s premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before Monday January 4, 2016.
 - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- A Buyer’s Fee of 11% will be added to the high bid price to arrive at the Total Contract Price for the Property, to be paid by the buyer(s). (Also listed on the Real Estate Auction Sales Contract)
- The property will be conveyed by a Warranty Deed
- The seller agrees to furnish buyer(s) with an owner’s policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: **John Bethell Title Co. – 329 S. Walnut St. Bloomington, IN**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before 11:00am – Monday January 4, 2016 EDT
- Possession will be granted on day of final closing.
- The successful Bidder shall execute a “Real Estate Auction Sales Contract” for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
 - Further; Property sells as-is with no warranties expressed or implied
- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- Seller: Andrew & Vonda Long
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.

TERMS AND CONDITIONS

- All marketing information and PIP materials were gathered from reliable sources and are believed to be correct as of the date they were published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only

VIEWING INSTRUCTIONS: Monday, November 16th 4-6pm or Contact Office to schedule appointment.

The viewing of the property will be at the viewer's own risk the Seller, neither Auctioneer nor the Listing Agency be held responsible for accidents.

For questions call United Country Coffey Realty & Auction (812)-822-3200 or Jimmie Dean Coffey (812)-360-6005

I do hereby agree to these Auction Terms & Conditions.

Seller

Date

Seller

Date

Buyer

Date

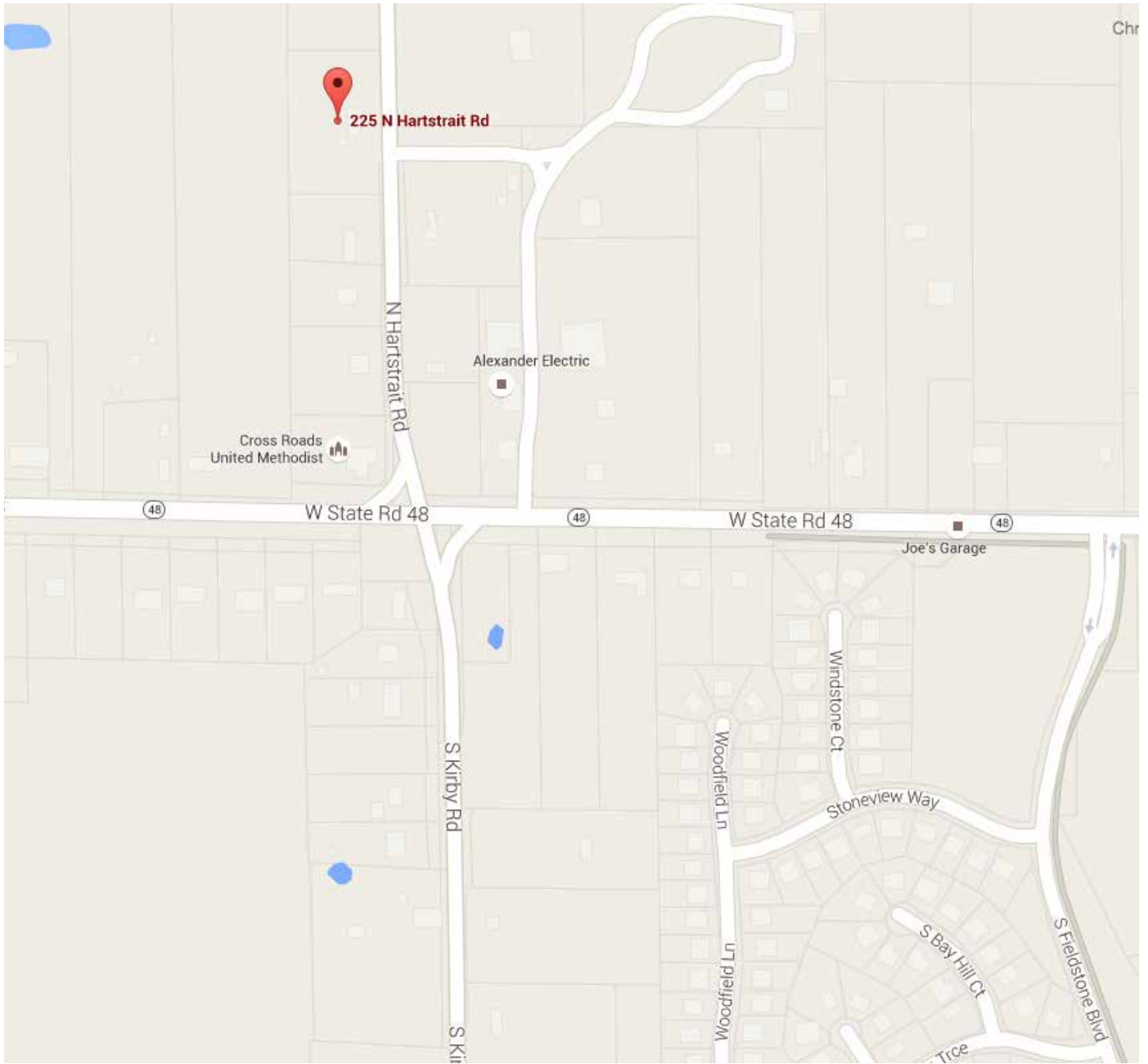
Buyer

Date

STATE MAP



LOCAL MAP



PROPERTY RELATED CONTACTS

UNITED COUNTRY COFFEY REALTY & AUCTION
PHYLLIS COFFEY
812.822.3200
PCOFFEY@UNITEDCOUNTRYIN.COM
WWW.UNITEDCOUNTRYIN.COM

COUNTY ASSESSOR COUNTY EXTENSION OFFICE
812•349•2502 812•349•2575

COUNTY SURVEYOR AUDITOR OFFICE
812•349•2570 812•349•2510

TREASURER
812•349•2502

CITY POLICE DEPARTMENT
812•339•4477

SHERIFF OFFICE
812•349•2780

STATE POLICE DEPARTMENT
812•332•4411

CHAMBER OF COMMERCE
812•336•6381

ECONOMIC DEVELOPMENT
[HTTP://WWW.MONROECOUNTYINDIANA.ORG](http://www.monroecountyindiana.org)

DNR FISH & WILDLIFE
[HTTP://WWW.IN.GOV/DNR/WATER/3844.HTM](http://www.in.gov/dnr/water/3844.htm)

WEBSITES OF INTEREST
[HTTP://WWW.MONROECOUNTY.IN.GOV/HTML](http://www.monroecounty.in.gov/html)
[HTTP://WWW.MONROECOUNTYINDIANA.ORG](http://www.monroecountyindiana.org)

BLOOMINGTON INDIANA/MONROE COUNTY

THE COUNTY WAS NAMED FOR PRESIDENT JAMES MONROE AND IS ONE OF 92 COUNTIES IN INDIANA.

THE COUNTY IS IN THE BLOOMINGTON METRO AREA. THE ESTIMATED POPULATION IN 2004 WAS 121,013. THIS WAS AN INCREASE OF .37% FROM THE 2000 CENSUS.

NESTLED IN THE ROLLING HILLS OF SOUTHERN INDIANA, BLOOMINGTON IS A BEST-LOVED CITY THAT BOASTS SPECTACULAR SCENERY, WORLD-CLASS EDUCATIONAL INSTITUTIONS AND UNIQUE SHOPPING AND DINING EXPERIENCES. BLOOMINGTON IS ONE OF THE GREAT PLACES TO LIVE, WORK AND PLAY. ITS UNIQUE CHARACTER AND FRIENDLY AND SAFE ENVIRONMENT ARE MATCHED BY FEW COMMUNITIES IN THE NATION.

WHILE YOU'RE IN BLOOMINGTON BE SURE TO EXPERIENCE THE CITY'S CHARACTER AND ALL ITS SIGHTS, SOUNDS AND TASTES. FROM SHOPPING AND MUSEUMS TO BIKING AND ART EXHIBITIONS, THE ACTIVITIES AVAILABLE FOR ALL TO ENJOY ARE ENDLESS.

WHETHER YOU'RE A NEW OR LONGTIME RESIDENT OF THE CITY OR JUST VISITING FOR BUSINESS OR RECREATION, BLOOMINGTON IS A PERFECT LOCATION. IF SEVERAL SITES LOOK FAMILIAR TO YOU, THE MOVIE **BREAKING AWAY** WAS FILMED HERE. BLOOMINGTON ALSO IS THE SETTING FOR AUTHOR **KAREN KINGSBURY'S** "FIRSTBORN" AND "REDEMPTION" SERIES.

THE CITY IS DEDICATED TO ENSURING THAT BLOOMINGTON REMAINS A CHARISMATIC, DIVERSE COMMUNITY THAT HAS BECOME A DESTINATION FOR MANY. BY OFFERING A VAST ARRAY OF OPPORTUNITIES IN EMPLOYMENT, EDUCATION, ARTS AND CULTURE, THE CITY IS CONTINUALLY ENHANCING THE QUALITY OF LIFE FOR EVERYONE.

IF YOU'RE LOOKING FOR A WORLD-CLASS EDUCATION, YOU'LL FIND ONE IN BLOOMINGTON. HOME TO AN AWARD-WINNING UNIVERSITY AND COMMUNITY COLLEGE, BLOOMINGTON'S UNIQUE TOWN-GOWN RELATIONSHIP CREATES AN ATMOSPHERE WHERE EDUCATION IS EASY TO COME BY AND ALWAYS AVAILABLE.

INDIANA UNIVERSITY

ESTABLISHED IN 1820 AS THE FIRST STATE COLLEGE WEST OF THE ALLEGHENY MOUNTAINS, INDIANA UNIVERSITY HAS TRANSFORMED OVER THE YEARS FROM AN OUTPOST OF KNOWLEDGE IN THE WILDERNESS TO A VIBRANT CENTER OF LEARNING FOR STUDENTS FROM ALL CULTURES AND BACKGROUNDS. IU OFFERS SEVERAL NATIONALLY RECOGNIZED PROGRAMS FOR STUDENTS OF EVERYTHING FROM MUSIC TO MEDICINE. PLUS, IU OFFERS A WORLD OF THINGS TO SEE AND DO FOR THE CASUAL VISITOR, INCLUDING MUSEUMS, PERFORMANCE VENUES, BIG TEN ATHLETICS AND SO MUCH MORE!

THE ABUNDANCE OF NATURAL BEAUTY IN THE AREA MAKE BLOOMINGTON A GREAT PLACE FOR AN OUTDOOR EXCURSION, WHETHER IT'S A SIMPLE DAY AT THE BEACH OR A TRUE NATURAL ADVENTURE. HOME TO THE STATE'S LARGEST INLAND LAKE, ONLY NATIONAL FOREST, AND A VARIETY OF CITY AND COUNTY PARKS, BLOOMINGTON'S GOT HIKING, FISHING, BOATING, BIKING, KAYAKING, HOT AIR BALLOONING AND MORE! OF COURSE, IF YOU'RE LOOKING FOR A LITTLE LESS ADVENTURE AND A LITTLE MORE RELAXATION, WE'VE GOT SOME GREAT BEACHES AND GOLF COURSES AS WELL.

CITY/COUNTY INFORMATION

LOOKING FOR THINGS YOU CAN'T SEE OR DO ANYWHERE ELSE? YOU'LL FIND THINGS IN BLOOMINGTON THAT YOU'VE NEVER IMAGINED! MANY PEOPLE ALREADY KNOW ABOUT BLOOMINGTON'S UNIQUE LIMESTONE HERITAGE AND BEAUTIFUL SCENERY, BUT HOW ABOUT THE COUNTRY'S ONLY TIBETAN CULTURAL CENTER, THE STATE'S OLDEST AND LARGEST WINERY, LOADS OF ANTIQUES OR A WORLD MUSIC FESTIVAL? YOU'LL FIND ALL THESE THINGS AND MORE AMONG BLOOMINGTON'S UNIQUE ATTRACTIONS!

LAKE MONROE

INDIANA'S LARGEST LAKE, NEAR THE INDIANA UNIVERSITY CAMPUS, FEATURES A SCENIC STONE-BLUFFED SHORELINE AND WOODED HILLS. MONROE LAKE IS LOCATED IN SOUTH CENTRAL INDIANA. THE LAKE WAS COMPLETED BY THE CORPS OF ENGINEERS IN 1965. WHILE THIS AREA OF SOUTHERN INDIANA IS KNOWN AS THE "THE LIMESTONE CAPITAL OF THE WORLD," AT ONE TIME IT ALSO HAD SEVERAL SALT DEPOSITS, CREATING A LUCRATIVE TRADE BY RAFTING THE MINED SALT DOWN THE CREEK THAT WOULD ONE DAY BECOME MONROE LAKE. HENCE THE NAME, SALT CREEK.

MONROE RESERVOIR IS 10,750 ACRES WATER WITH 23,952 TOTAL. LAKE MONROE HAS THREE STATE RECREATIONAL AREAS: HARDIN RIDGE, PAYNETOWN, AND FAIRFAX. THE LAKE IS SERVED BY A FULL SERVICE MARINA.

THE MONROE LAKE AREA WAS, UNTIL THE EARLY 1700'S, UNDISPUTED MIAMI INDIAN LAND, EVEN THOUGH OCCUPIED BY BOTH THE MIAMI AND DELAWARE TRIBES. THE LAKE AREA WAS ACQUIRED LEGALLY FROM THE INDIANS AS PART OF HARRISON'S PURCHASE, BY THE TREATY OF FORT WAYNE, ON SEPTEMBER 30, 1809.


THE FIRST RECORDED WHITE SETTLERS ARRIVED IN 1815, BUT WERE UNDOUBTEDLY PRECEDED BY HUNTERS AND REFUGEES FROM THE LAW. A TYPICAL LANDHOLDER FARMED A FEW ACRES CLAIMED FROM THE WOODS AND HARVESTED THE PLENTIFUL WILD GAME OF THE AREA. MANY OF THE ORIGINAL SETTLERS WERE THRIFTY AND INDUSTRIOUS, ALTHOUGH SQUATTERS AND LAND SPECULATORS ABOUNDED, SEEKING TO MAKE A FORTUNE IN THE NEW TERRITORY.

THE ROLLING HILLS OF SOUTHERN INDIANA PRODUCED TREMENDOUS AMOUNTS OF LUMBER FROM NATIVE STANDS OF POPLAR, MAPLE, CHERRY, WALNUT, AND ASH. FOREST CLEARING ALLOWED DEVELOPMENT OF A FARMING ECONOMY WHICH STILL A LOCAL MAINSTAY.

Listings as of 11/02/2015

Auction Agent Full Detail Report

[Schedule a Showing](#)

Property Type	AUCTION	Status	Active	CDOM	3	DOM	3	Auction	Yes	
MLS #	201550951	225 N Hartstrait Road		Bloomington	IN	47404	Status	Active	LP \$1	
	Area	Monroe County	Parcel ID	53-04-34-400-010.000-011			Type	Site-Built Home		
	Sub		Cross Street		Bedrms	4	F Baths	3	H Baths	0
	Location		Style	One Story		REO	No	Short Sale	No	
	School District	RICHL Elem	Edgewood	JrH	Edgewood	SrH	Edgewood			
	Legal Description	007-28180-00 PT SE SE 34-9-2W 1.55 A; Plat 32								
	Directions	On west 3rd turn onto Hartstrait Road property on the left								

ONLINE Bidding!!! Auction ends December 2nd @ 2pm Total including basement 4 bedroom, 3 full bath with 2 car attached and 1 car detach garage, storage shed all situated on 1.5+/- acres

Agent Remarks

Sec	Lot	Zoning	Lot Ac/SF/Dim	1.5000 / 65,340 / 1.5	Src	N	Lot Des	Slope			
Township	Richland	Abv Gd Fin SqFt	1,560	Below Gd Fin SqFt	936	Ttl Fin SqFt	2,496	Year Built	1953		
Age	62	New	Not Applicable	Date Complete		Ext	Vinyl	Fndtn	Partially Finished		
Room Dimensions		Baths	Full	Half	Water	PUBL	Basement Material	Block			
DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup	Gas	Fireplace	No	
LR	23 x 12	M	B-Upper	0	Fuel	Electric, Forced Air	Dryer Hookup Elec		Guest Qtrs		
DR	x		B-Blw G	1	Heating		Dryer Hook Up Gas/Elec		Split FirPln		
FR	20 x 12	M			Cooling	Central Air	Disposal		Ceiling Fan		
KT	9 x 9	M	Laundry Rm	Basement	8 x 6		Water Soft-Owned		Skylight		
BK	x		AMENITIES	Alarm System-Security, Patio Open, Main Level			Water Soft-Rented		ADA Features		
DN	x		Bedroom Suite				Alarm Sys-Sec	Alarm Sy...	None		
MB	17 x 12	M					Alarm Sys-Rent		Golf Course		
2B	12 x 10	M	Garage	2.0	/ Attached	/ 24 x 21 / 504.00	Garden Tub		Nr Wlkg Trails		
3B	9 x 7	M	Outbuilding	2nd Detache...	24 x 18	432	Jet Tub		Garage Y/N	Yes	
4B	11 x 9	B	Outbuilding	Shed	10 x 10	100	Pool	No	Off Street Pk		
5B	x		Assn Dues	Not Applicable			Pool Type				
RR	22 x 13	B	Other Fees				FIREPLACE	None			
LF	x		Restrictions				SALE INCLUDES	Dishwasher, Range-Electric, Water Heater Electric			
EX	8 x 7	M	Water Access		Wtr Name						
WtrType			Wtr Frtg		Channel Frtg						
Water Features	None										
Auction	Yes	Auctioneer Name	Jimmie Dean Coffey			Auctioneer License #	AU01049934				
Owner Name											
Financing:	Existing	Proposed	Cash			Excluded Party	None				
Annual Taxes	\$802.20	Exemptions				Year Taxes Payable	2014				
Is Owner/Seller a Real Estate Licensee	No	Possession	At closing			Assessed Value					
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3...					List Agent	Phyllis Coffey				
Agent ID	RB14038768		Agent E-mail	pcoffey@jdcgroup.com							
Co-List Office											
Showing Instr	Push button electronic lock on front door. Call office for codes. Different code for interior door										
List Date	10/30/2015	Exp Date	10/30/2016	Publish to Internet	No	Show Addr to Public	No	Allow AVM	No	Show Comments	No
IDX Include	Y	Contract Type	Exclusive Right to Sell			Buyer Broker Comp.	2%	Vari.Rate	No	Special List Cond.	None
Virtual Tours:											
Pending Date		Closing Date		Selling Price		How Sold		CDOM	3		
Ttl Concessions Paid		Sold/Concession Remarks									
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent					

Presented by: Phyllis Coffey / United Country Coffey Real...

Information is deemed reliable but not guaranteed.

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Featured properties may not be listed by the office/agent presenting this brochure

PROPERTY CARD

Property Report Card for parcel 53-04-34-400-010.000-011

http://egis.39dn.com/egisv4/View/egisprc.cfm?pin_18=53-04-34-400-01...

Monroe County, IN

Property Assessment Detail Report
 Parcel Number: 53-04-34-400-010.000-011
 39°North- 855.GIS.3939



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap

Parcel Information

Parcel Number: 53-04-34-400-010.000-011
Alt Parcel Number: 007-28180-00
Property Address: 225 N Hartstrait RD Bloomington, IN 47404
Neighborhood: Hartstraight Road - A
Property Class: 1 Family Dwell - Unplatted (0 to 9.99 Acres)
Legal Description: 007-28180-00 PT SE SE 34-9-2W 1.55A; PLAT 32
Owner Name: Long, Andrew J & Vonda K
Owner Address: 7871 N Wexford Ct
 Bloomington, IN 47408

Taxing District

Township: RICHLAND TOWNSHIP
Corporation: RICHLAND-BEAN BLOSSOM COMMUNITY

Land Description

Land Type	Acreage	Dimensions
9rr	1.0000	
91rr	0.5500	

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
08-30-1999	Long, Andrew J & Vonda K		1999 - 1547	MI	

PROPERTY CARD

Property Report Card for parcel 53-04-34-400-010.000-011

http://egis.39dn.com/egisv4/View/egisprc.cfm?pin_18=53-04-34-400-01...

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
09-04-1996	JOHNSON, DM		1996 - 1637	MI	
01-01-1900	UNKNOWN			WD	

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
05-27-2015	GENERAL REVALUATION	26400	100300	126700
05-15-2014	Annual Adjustment	26400	98600	125000
06-03-2013	Annual Adjustment	26400	103500	129900
06-25-2012	Annual Adjustment	26400	103500	129900
06-06-2011	Annual Adjustment	26400	98800	125200
03-01-2010	Annual Adjustment	26400	98800	125200
03-01-2009	MISCELLANEOUS	26400	92400	118800
03-01-2008	MISCELLANEOUS	26400	92400	118800
03-01-2007	MISCELLANEOUS	26400	95300	121700
03-01-2006	MISCELLANEOUS	22200	96000	118200
03-01-2005	MISCELLANEOUS	22200	75500	97700
03-01-2002	GENERAL REVALUATION	22200	75500	97700
03-01-2001	SPLIT	0	0	0
03-01-2000	Homestead Change	0	0	0
03-01-1999	Homestead Change	0	0	0
03-01-1997	Homestead Change	0	0	0
03-01-1995	GENERAL REVALUATION	0	0	0
03-01-1994	GENERAL REVALUATION	0	0	0

Public Utilities

Water:	Y
Sewer:	N
Gas:	N
Electricity:	Y
All:	N

Exterior Features

Exterior Feature	Size/Area
Canopy, Roof Extension	182
Patio, Concrete	169
Patio, Concrete	182
Stoop, Masonry	60

Special Features

Description	Size/Area
-------------	-----------

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Detached Garage R 01	D	F	1981	1981	432
Single-Family R 01	C-1	A	1953	1953	1560

Residential Dwelling Information

Single-Family R 01

Accommodations

BedRooms:	2
Finished Rooms:	9

Plumbing

Full Baths:	1
Half Baths:	1

Other

Heat Type:	Central Warm Air
Basement Garages:	624



PROPERTY CARD

Property Report Card for parcel 53-04-34-400-010.000-011

http://egis.39dn.com/egisv4/View/egisprc.cfm?pin_18=53-04-34-400-01...

Plumbing

Full Baths: 3
 Fixtures: 3

Half Baths: 3
 Fixtures: 3

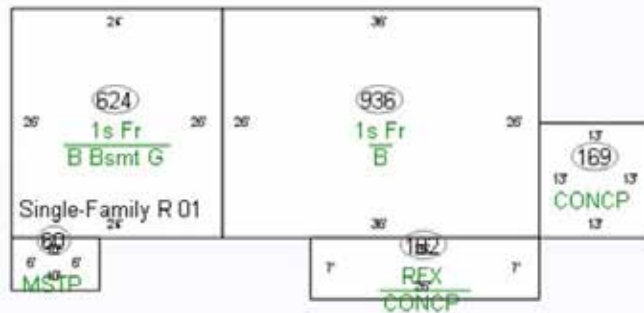
Kitchen Sinks: 1

Floors

Floor	Construction	Base	Finished
1	Wood Frame	1560	1560
B		1560	0

Photos and Sketches

●
 Attached Garage R 01



[Print](#)



2014 PAYABLE 2015 TAX INFORMATION - Monroe County, IN

Property : 53-04-34-400-010.000-011

Note: Some of the information provided may be incomplete, particularly delinquent taxes. To verify please contact the Treasurer's office.

Spring Due Date: May 11, 2015

Fall Due Date: November 10, 2015

Parcel Information	
Tax ID:	007-28180-00
Owner Name:	Long, Andrew J & Vonda K
Owner Address:	7871 N Wexford Ct Bloomington, IN 47408
Legal Description:	007-28180-00 PT SE SE 34-9-2W 1.55A; PLAT 32

Credit Rates	
Type	Rate
Homestead credit	3.58

Deductions	
Type	Amount
Mortgage	3000
Supplemental HSC	27510
Standard Hmst	45000

Payments				
Tax Set	Charge Type	Total Charge	Posted Payment	Balance Due
Richland Township	Spring installment	\$401.10	\$418.68	\$0.00
Richland Township	Spring other assessment tax	\$17.58	\$0.00	\$0.00
Richland Township	Fall installment	\$401.10	\$0.00	\$418.68
Richland Township	Fall other assessment tax	\$17.58	\$0.00	\$0.00
Richland Township	Year total	\$802.20	\$418.68	\$0.00
Richland Township	Year total other assessment tax	\$35.16	\$0.00	\$0.00



FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 53-54454

SCHEDULE A

Address Reference:
225 N. Hartstrait Road
Bloomington, IN 47404

1. Commitment Date: **October 16, 2015 at 12:00 AM**

2. Policy (or policies) to be issued:

a. ALTA Owners Policy (06/17/06)

Policy Amount
To Be Determined

For one-to-four family residential properties and lots in recorded subdivisions and titled in individuals an ALTA 2008 policy will be issued. For all other transactions an ALTA 2006 policy will be issued.

Proposed Insured: **A Legally Qualified Entity Yet To Be Determined**

b.

Policy Amount
\$

Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by

Andrew J. Long and Vonda K. Long, as husband and wife

4. The land referred to in this Commitment, situated in the County of **Monroe**, State of Indiana, is described as follows:

A part of the Southeast quarter of the Southeast quarter of Section Thirty-four (34), Township Nine (9) North, Range Two (2) West, described as follows, to-wit: Beginning at a point that is Two Hundred Eighty-three and Seven Tenths (283.7) feet South of the Northeast corner of said quarter quarter, thence running South Three Hundred Twenty-five (325.00) feet, thence running West Two Hundred Fourteen and Five Tenths (214.5) feet, thence running North Three Hundred Twenty-five (325.00) feet, thence running East Two Hundred Fourteen and Five Tenths (214.5) feet to the place of beginning. Containing One and Sixty-two Hundredths (1.62) acres, more or less.

EXCEPTING THEREFROM the land conveyed to the State of Indiana by Warranty Deed recorded August 14,

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

Page 2 of 5

SCHEDULE A
(Continued)

2001, as Instrument No. 2001017017.

End of Schedule A
First American Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email:

SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-54454

The following requirements must be met:

- A. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- B. Pay us the premiums, fees and charges for the policy.
- C. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.

NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

Effective July 1, 2009 Indiana law prohibits disbursement of closings unless all necessary funds required are wire transferred to the settlement agent's escrow account. (see I.C. 27-7-3.7) The law applies to all parties including lenders, buyers, sellers and real estate professionals. If the total of funds required from any single party to the transaction is less than \$10,000 a cashiers or certified check may be substituted. Corporate checks from licensed real estate brokerage companies specifically for earnest money and less than \$10,000 are also acceptable.

Wire transfer instructions are attached as an exhibit to this commitment. Please contact our closing department with any questions.

- 1. Execution and recordation of a Warranty Deed from Andrew J. Long and Vonda K. Long, as husband and wife, to A Legally Qualified Entity Yet To Be Determined.
- 2. Vendor's Affidavit in satisfactory form executed by Andrew J. Long and Vonda K. Long, as husband and wife, should be furnished us at closing.
- 3. Release of Mortgage from Andrew J. Long and Vonda K. Long to Bank One NA, in the amount of \$103,587.00 and recorded July 31, 2003 as Instrument No. 2003021641.
- D. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

**End of Schedule B - I
First American Title Insurance Company**

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-54454

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.
8. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
9. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.
10. Rights of the Public and the State of Indiana in and to that part of the premises taken or used for alley or road purposes.
11. Easement in favor of Van Buren Water, Inc., for water line and incidental purposes recorded September 17, 1996, in Deed Record 449, page 682.
12. Taxes for the year 2014 due and payable 2015 a lien now payable.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 3.
Taxing Authority: Richland Township.
Duplicate Number: 53-04-34-400-010.000-011.
Assessed Value - Land: \$26,400;
Improvements: \$98,600;
Exemptions: \$3,000, Credits: \$45,000-H; \$27,510-S
May installment in the amount of \$401.10 is PAID;
November Installment in the amount of \$401.10 is UNPAID;
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00
STORM WATER FEES:
May Installment in the amount of \$17.58 is PAID. November Installment in the amount of \$17.58 is

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SCHEDULE B - SECTION II
(Continued)

UNPAID.

Total amount due to pay all outstanding taxes, delinquencies and penalties \$418.68.

13. Taxes for the year 2015 payable 2016 and thereafter, a lien but not yet due or payable.

The company does not insure that the land described in paragraph 4 of schedule A accurately comprises any acreage or area referred to therein.

This commitment is furnished by the company or its policy issuing agent solely for the issuance of a policy or policies of title insurance of the company. This commitment is not an abstract or an opinion of title. Liability under this commitment is defined by and limited to the terms and conditions of this commitment and the title insurance policy to be issued. Persons and entities not listed above as proposed insured's are not entitled to rely upon this commitment for any purpose.

Note: Unless otherwise shown above, there are no recorded judgments against any parties having an interest in the land described in Schedule A that have priority over the interests to be insured.

Note: Exceptions 1 through 4, above, will be deleted for any loan policy committed to be issued. All applicable ALTA Endorsement forms including 4, 5, 6, 6.2, 8.1 and 9 will be issued with the loan policy.

End of Schedule B - II
First American Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email:

CONTRACT



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 2nd day of December 2015, by and between Andrew J. Long and Vonda K. Long hereinafter called the Seller(s) and _____ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition (except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 225 N. Hartstrait Rd
in the City of Bloomington, County of Monroe, and State of Indiana.

Legally described as: 007-28180-00 PT SE SE 34-9-2W 1.55A: PLAT 32

Buyer herewith agrees to deposit with John Bethell Title, Seven thousand five hundred----- dollars (\$7,500.00), as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Warranty Deed with insurable title. Free from all encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owners Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before 11:00am – Monday January 4, 2016 EDT and shall take place at the office of John Bethell Title, 329 S. Walnut St., Bloomington, IN 47401. The buyer will pay the closing fee.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning ordinance or laws of any governmental authority. These premises are to be in the same condition as they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk of loss through the date of deed. In the event the premises are wholly or partially destroyed before the consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether or not he will go through with the transactions, and in the event he chooses to go through with it, all insurance damages collectible as a result of the damage or destruction shall be assigned to him, the Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

CONTRACT

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement. "All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to **United Country, Coffey Realty & Auction** payable to **JDC Group, Inc.**

High Bid Selling Price	\$ _____	.00
Plus 11% Buyer's Premium	\$ _____	.00
	Total Purchase Price	\$ _____ .00
Less Down Payment	\$ <u>7,500.00</u>	
	Total Due at Closing	\$ _____ .00

This offer will expire if not accepted on or before: December 3, 2015 at 5:00pm

Purchased By:

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer's Agent Date _____

Printed Phone _____
Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller Date _____
Andrew J. Long
Printed Time: _____

Seller Date _____
Vonda K. Long
Printed



Coffey Realty & Auction

PROMISSORY NOTE

**225 N Hartstrait Rd, Richland Township
Monroe County, Bloomington, IN 47404**

\$7,500.00
Amount

December 2, 2015
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
John Bethell Title
329 S. Walnut St.
Bloomington, IN 47401

The Sum of Seven thousand five hundred-----dollars

(\$7,500.00), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

Signature

_____, 2015
Date

Signature

_____, 2015
Date



AUCTION ADVANTAGES

BUYER BENEFITS

- PURCHASE PROPERTY AT FAIR MARKET VALUE
- ELIMINATE SOMETIMES LONG NEGOTIATION PERIODS
- REDUCE TIME TO PURCHASE PROPERTY
- GAIN CONFIDENCE AS THEY COMPETE
- DO NOT HAVE TO WORRY ABOUT CONTINGENCIES BECAUSE PURCHASING AND CLOSING DATES ARE KNOWN
- FEEL BETTER ABOUT A PURCHASE ± JUST KNOWING THERE IS A CONTENDING BID JUST ONE INCREMENT UNDER PURCHASE PRICE
- BUYERS KNOW PROPERTY OWNERS ARE MOTIVATED TO SELL
- BUYERS KNOW PROPERTY OWNERS SELL AT LOWEST PRICE POSSIBLE
- BUYERS CAN RECEIVE FAVORABLE FINANCING
- BUYERS SET THEIR OWN PURCHASE PRICE



**Coffey Realty
& Auction**

www.UnitedCountryIN.com

812-824-6000



LIC # 47101209