



Coffey Realty & Auction



14 Dec.

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Real Estate Auction

Sitting adjacent to the Hoosier National Forest, this A-Frame home is nestled on 5± acres. The fixer-upper hosts 3 bedrooms and 2 bathrooms and a lot of charm. Includes a partially finished, full, walk-out basement and a garage. Also on the property sits a 40x60 barn with a dirt floor.

UnitedCountryIN.com
812.822.3200

Internet Bidding now through December 14, 2015 at 2:00pm EST



9009
OLD BEND ROAD
HELTONVILLE
INDIANA

AUCTION MANAGER
DUSTY WHITE
(812) 287-7020
DWHITE@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 | HELTONVILLE, INDIANA BORDERS HOOSIER NATIONAL FOREST

ONLINE-ONLY HOME & LAND AUCTION – HOOSIER NATIONAL FOREST - HELTONVILLE, INDIANA

BID NOW THROUGH DECEMBER 14TH AT 2:00PM EDT (SOFT CLOSE)

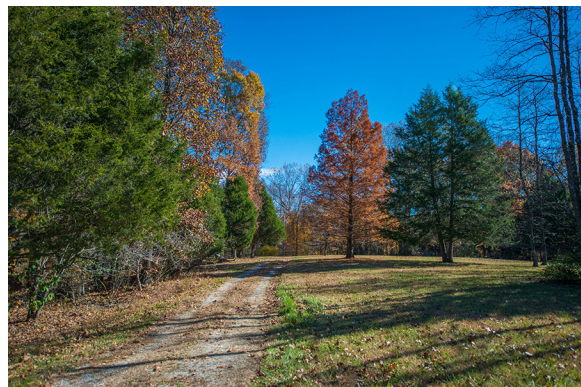
SITTING ADJACENT TO THE HOOSIER NATIONAL FOREST, THIS A-FRAME HOME IS NESTLED ON 5± ACRES. THE FIXER-UPPER HOME HOSTS 3 BEDROOMS AND 2 BATHROOMS AND A LOT OF CHARM. THE HOUSE INCLUDES A PARTIALLY FINISHED, FULL, WALK-OUT BASEMENT AND A GARAGE. ALSO ON THE PROPERTY SITS A 40x60 BARN WITH A DIRT FLOOR.

PERFECT FOR A WEEKEND GET-AWAY, A HUNTING CABIN OR RECREATIONAL USAGE, THIS CHARMING PLACE BORDERS THE 200,000± ACRE HOOSIER NATIONAL FOREST IN LAWRENCE, COUNTY INDIANA.

THE HOOSIER NATIONAL FOREST, IN THE HILLS OF SOUTH CENTRAL INDIANA, PROVIDES A WIDE MIX OF OPPORTUNITIES AND RESOURCES FOR PEOPLE TO ENJOY. ROLLING HILLS, BACK-COUNTRY TRAILS, AND RURAL CROSSROAD COMMUNITIES MAKE THIS SMALL BUT BEAUTIFUL FOREST A FAVORITE!

THE HOOSIER NATIONAL FOREST IS PART OF THE UNITED STATES FOREST SERVICE UNDER THE DEPARTMENT OF AGRICULTURE. THE US FOREST SERVICE MANAGES 153 NATIONAL FORESTS AND GRASSLANDS ACROSS AMERICA. THE FOREST SERVICE MISSION IS TO SUSTAIN THE HEALTH, DIVERSITY, AND PRODUCTIVITY OF THE NATION'S FORESTS AND GRASSLANDS TO MEET THE NEEDS OF PRESENT AND FUTURE GENERATIONS. THE VISION FOR THE HOOSIER NATIONAL FOREST, AS SET BY IT'S EMPLOYEES, IS: "THE HOOSIER NATIONAL FOREST, ONE OF INDIANA'S PREMIER FEDERAL RESOURCES, PROVIDES OUTSTANDING STEWARDSHIP BY RESTORING, MAINTAINING, AND INTERPRETING OUR PUBLIC'S CULTURAL AND NATURAL RESOURCES. WE OFFER HIGH QUALITY, RESILIENT AND RARE ECOSYSTEMS THAT PROVIDE DIVERSE OUTDOOR RECREATIONAL EXPERIENCES."

AUCTION MANAGER: DUSTY WHITE | LIC. # AU11300057 | SELLER: CROUSORE ESTATE



TERMS & CONDITIONS

Estate of Robert Earl Crousore c/o Pamela J. McDowell - Real Estate Auction

**9009 S Old Bend Rd- Heltonville, In 47436
Monroe County – Polk Township**

Legal Description

006-02065-03 PT NW SW 22-7-1E 5.00A

- The property will be sold at Public “Online Only - Internet Auction” ending Monday December 14th, 2015 at 2:00pm (soft close)
- The property will be Sold Subject to Court Approval. 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 \$10,000.00 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 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 January 14th, 2015.
 - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- 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 – 329 S Walnut St, Bloomington, IN 47401**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before 10:00am – January 14th, 2015
- 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

TERMS AND CONDITIONS

- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- Seller: Estate of Robert Earl Crousore c/o Pamela J. McDowell
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- 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: Open House / Preview: December 1st, 2015 from 4:00-6:00pm EDT

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 Dusty White at United Country Coffey Realty & Auction (812) 822-3200 office (812) 585-0972 cell.

I do hereby agree to these Auction Terms & Conditions.

Seller

Date

Seller

Date

Buyer

Date

Buyer

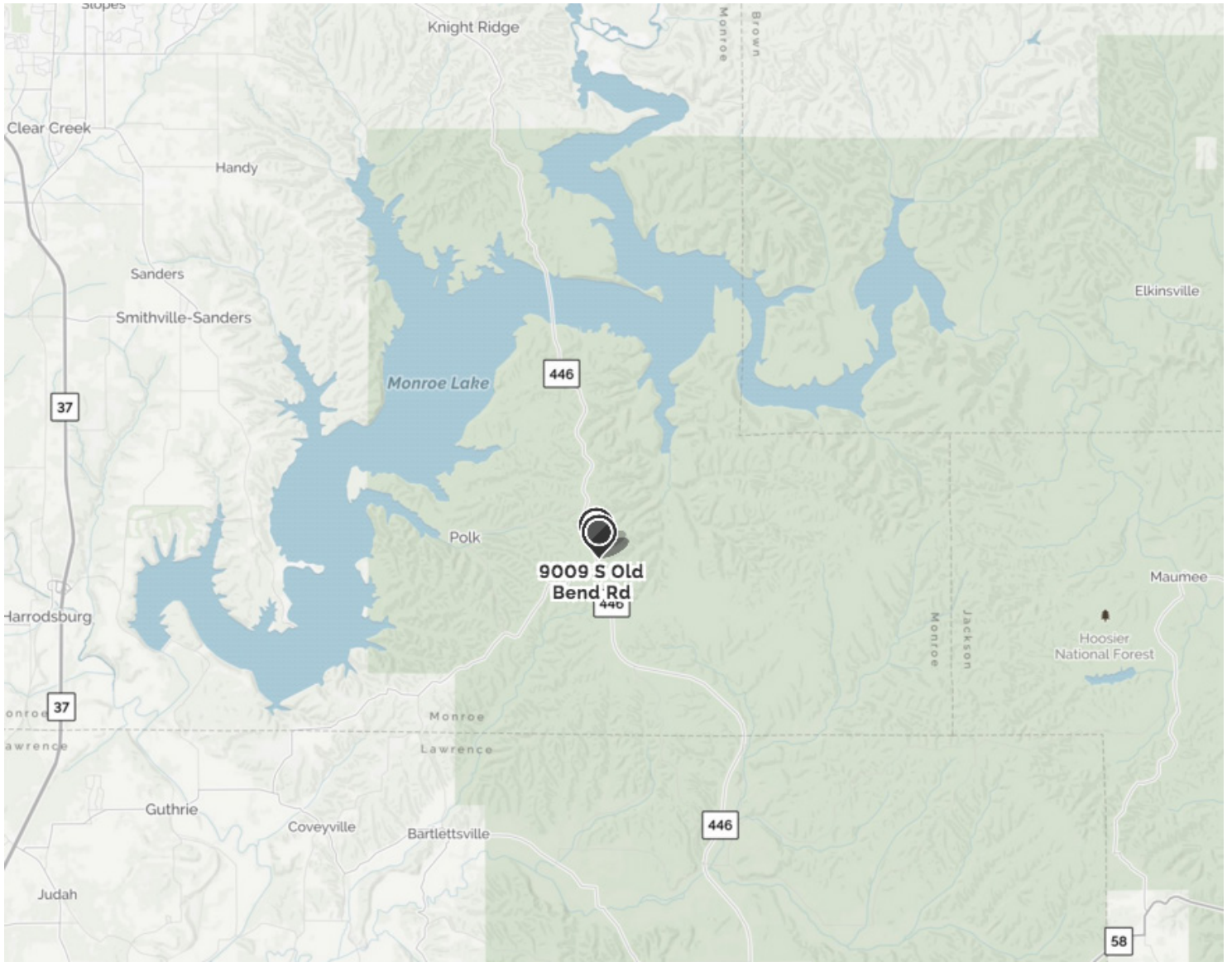
Date

STATE MAP





LOCAL MAP



PROPERTY RELATED CONTACTS

UNITED COUNTRY COFFEY REALTY & AUCTION
DUSTY WHITE
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.

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.

HOOSIER NATIONAL FOREST

THE HOOSIER NATIONAL FOREST, IN THE HILLS OF SOUTH CENTRAL INDIANA, PROVIDES A WIDE MIX OF OPPORTUNITIES AND RESOURCES FOR PEOPLE TO ENJOY. ROLLING HILLS, BACK-COUNTRY TRAILS, AND RURAL CROSSROAD COMMUNITIES MAKE THIS SMALL BUT BEAUTIFUL FOREST A FAVORITE!

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Residential Client Full Detail Report

Listings as of 12/01/2015

Page 1 of 1

Property Type AUCTION Status Active Auction Yes

MLS # 201551761	9009 S Old Bend Rd	Heltonville	IN	47436	Status	Active	LP	\$10
	Area Monroe County	Parcel ID 53-12-22-300-021.000-010			Type Site-Built Home			
	Sub	Cross Street			Bedrms 3	F Baths 2	H Baths 0	
	Location	Style Two and Half Story						
	School District MOC Elem Monroe	JrH Monroe Central			SrH Bloomington South			
	Legal Description 006-02065-03 PT NW SW 22-7-1E 5.00A							
	Directions Go south on 446 to Old Bend Rd. turn Left and it is on your Right.							

Remarks

Auction is Online Only Auction Ends December 14 @2:00pm

Sec	Lot	Zoning	Lot Ac/SF/Dim	5.0000 / 217,800 5	Src N	Lot Des	Year Built	1980
		Township Polk	Abv Gd Fin SqFt 1,330	Below Gd Fin SqFt 676	Ttl Below Gd SqFt 1,001	Ttl Fin SqFt 2,006		
		Age 35	New/Not Applicable	Date Complete	Ext	Fndtn	# Rooms	7
Room Dimensions								
		DIM	L					
LR	x			Baths	Full	Half	Water	PUBL
DR	x			B-Main	1	0	Sewer	Septic
FR	x			B-Upper	0	0	Fuel /	Heat Pump
KT	x			B-Blw G	1	0	Heating	
BK	x						Cooling	
DN	x			Laundry Rm	Basement	12 x 13		
MB	14 x 11	M					Water Soft-Owned	
2B	11 x 16	M					Water Soft-Rented	
3B	13 x 16	U					Alarm Sys-Sec	
4B	x			Garage	1.0 / Basement	25 x 13 / 325.00	Alarm Sys-Rent	
5B	x			Outbuilding	Barn	40 x 60	Jet/Grdn Tub	
RR	x			Outbuilding		x	Pool	No
LF	x			Assn Dues		Not Applicable	Pool Type	
EX	x			Other Fees			Off Street Pk	
		WtrType		Restrictions				
		Water Features		Water Access		Wtr Name		
				Wtr Frtg		Channel Frtg		

Virtual Tours:

Auction Yes Auction Reserve Price \$ Auction Date Auction Time 2:00pm
 Auctioneer Name Dusty White Auctioneer License #
 Financing: Proposed Exemptions Year Taxes Payable 2015
 Annual Taxes \$614.80 Is Owner/Seller a Real Estate Licensee No Possession At Closing
 List Office

Pending Date Closing Date Selling Price How Sold CDOM 57 Yes

Ttl Concessions Paid Sold/Concession Remarks

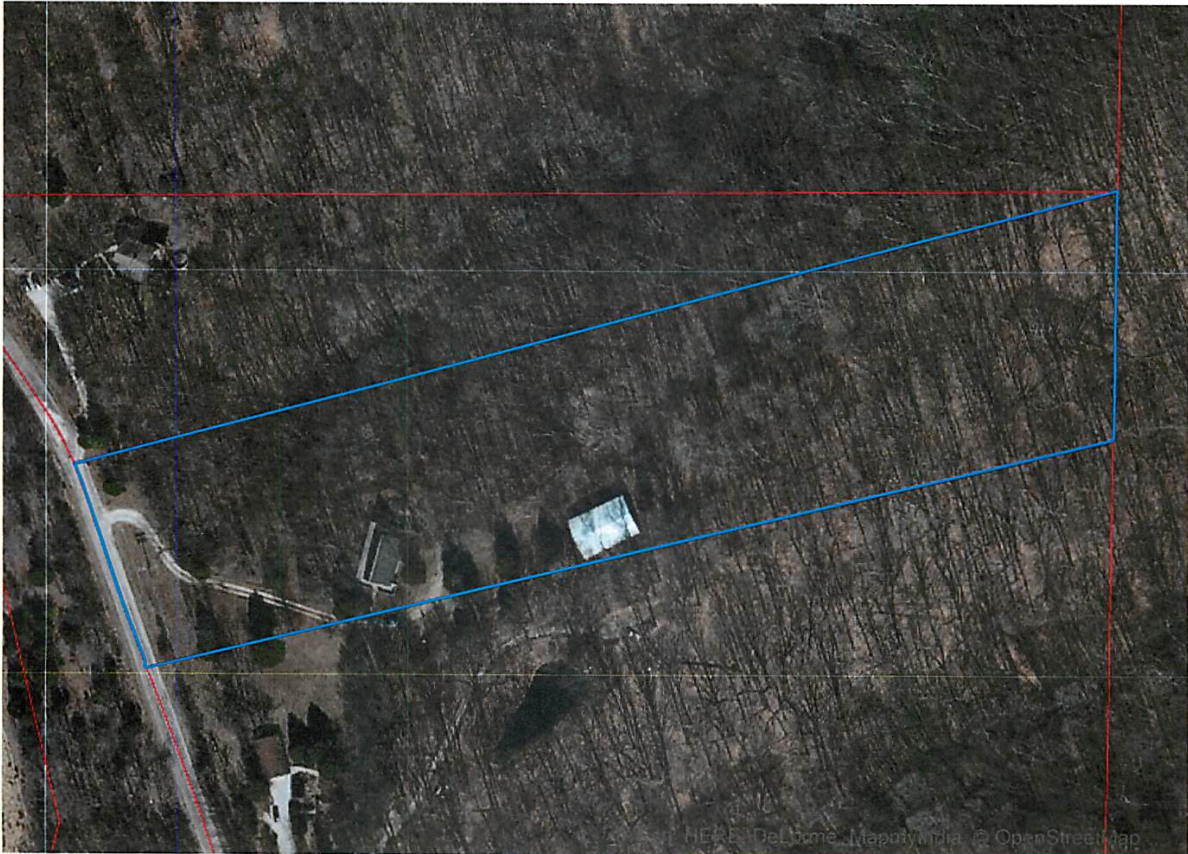
The selected view does not have a layout for the current listing's class.
 Please refer to Paragon Help for more information on setting up a class for custom views.

PROPERTY CARD

Property Report Card for parcel 53-12-22-300-021.000-010

Page 1 of 4

Monroe County, IN
 Property Assessment Detail Report
 Parcel Number: 53-12-22-300-021.000-010
 39°North- 855.GIS.3939



Parcel Information

Parcel Number: 53-12-22-300-021.000-010
Alt Parcel Number: 006-02065-03
Property Address: 9009 S OldBend Rd Heltonville, IN 47436
Neighborhood: S State Road 446 - PK - A
Property Class: 1 Family Dwell - Unplatted (0 to 9.99 Acres)
Legal Description: 006-02065-03 PT NW SW 22-7-1E 5.00A
Owner Name: Crousore, Robert & Eileen
Owner Address: 9009 S Old Bend Rd # R
 Heltonville, IN 47436

Taxing District

Township: POLK TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

Land Type	Acreage	Dimensions
9rr	1.0000	
91rr	4.0000	

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
05-02-1979	Crousore, Robert & Eileen		1979 - 537	MI	0
05-01-1979	BUTCHER, DELPHIA CARRIE		1979 - 536	MI	0
01-01-1900	MYERS, VANNIE		1900 - 8530	MI	0
01-01-1900	UNKNOWN			WD	

PROPERTY CARD

Property Report Card for parcel 53-12-22-300-021.000-010

Page 2 of 4

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
------	------	-------	----------	-----------	------------

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
05-27-2015	GENERAL REVALUATION	32000	99400	131400
05-15-2014	Annual Adjustment	32000	97400	129400
06-04-2013	Annual Adjustment	32000	96400	128400
06-23-2012	Annual Adjustment	32000	94800	126800
06-07-2011	Annual Adjustment	32000	98000	130000
03-01-2010	Annual Adjustment	32000	98100	130100
03-01-2009	MISCELLANEOUS	32000	97500	129500
03-01-2008	MISCELLANEOUS	32000	97500	129500
03-01-2007	MISCELLANEOUS	32000	101000	133000
03-01-2006	MISCELLANEOUS	24000	101000	125000
03-01-2005	MISCELLANEOUS	18200	87800	106000
03-01-2002	GENERAL REVALUATION	18200	87800	106000
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
Wood Deck	240
Wood Deck	320

Special Features

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

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Barn, Pole (T3) R 01	C	A	1993	1993	2400
Single-Family R 01	D+2	A	1980	1980	1120

Residential Dwelling Information

Single-Family R 01

Accommodations

BedRooms: 3
Finished Rooms: 5

Plumbing

Full Baths: 2
Full Baths Fixtures: 6
Kitchen Sinks: 1

Other

Heat Type: Heat Pump

Floors

Floor	Construction	Base	Finished
1	Wood Frame	1120	1120
B		1120	0

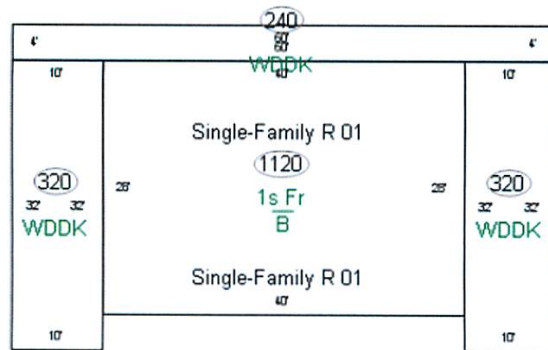
Photos and Sketches

PROPERTY CARD

Property Report Card for parcel 53-12-22-300-021.000-010

Page 3 of 4

•
Tarn, Pole (T3) R 01



PROPERTY CARD

Property Report Card for parcel 53-12-22-300-021.000-010

Page 4 of 4



Monroe County, IN Overlay Report v.3 Parcel Number : 53-12-22-300-021.000-010				
Overlay by Landuse and Soil				
Soil Type	Land Use Code	Land Type	GIS Acreage	Adjusted Acreage
BdB	5	Non-Tillable Land	0.918	0.916
CrC	5	Non-Tillable Land	0.354	0.353
BdB	6	Woodland	0.906	0.903
BkF	6	Woodland	0.319	0.318
CrC	6	Woodland	2.437	2.431
BdB	82	Agric Support-Public Road	0.079	0.079
Total Acreage			5.013	
Total Adj. Acreage			5	
Overlay by Landuse				
Land Use Code	Land Type	GIS Acreage	Adjusted Acreage	
5	Non-Tillable Land	1.272	1.269	
6	Woodland	3.661	3.652	
82	Agric Support-Public Road	0.079	0.079	
Total Acreage			5.012	
Total Adj. Acreage			5	

PROPERTY CARD

53-12-22-300-021.000-010

CROUSORE, ROBERT & ELLEEN

9009 S Oldbend Rd

511, 1 Family Dwell - Unplatted (0 to 9.9

S State Road 446 - PK - A/S

2/2

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1120 sqft
Make	

Plumbing

#	TF
Full Bath	2
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1120	1120	\$77,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmnt	1120	0	\$25,300	
Crawl				
Slab				
Adjustments	1 Row Type Adj. x 1.00			\$103,000

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	5

Heat Type

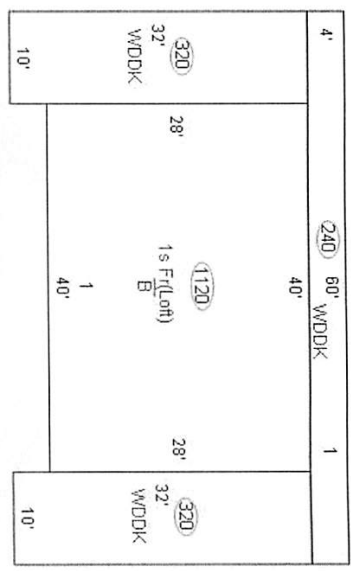
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberglass	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Wood Deck	240	\$4,000
Wood Deck	320	\$4,900
Wood Deck	320	\$4,900



Specialty Plumbing

Description	Count	Value
Sub-Total, One Unit		\$124,600

Adjustments

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$500
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$3,300
No Elec (-)	\$0
Plumbing (+/-)	\$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, 1 Unit	\$124,600

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Year	Eff Age	Eff Co Age	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+2	1980	1980	35 A	35 A	\$13.25	0.93	\$12.58	40' x 60' x 10'	\$115,841	30%	\$81,090	0%	1.08	1,0000	\$87,600
2: Barn, Pole (T3) R 01	0%	1	T3AW	C	1993	1993	22 A	22 A	\$13.25	0.93	\$12.58	40' x 60' x 10'	\$28,070	40%	\$16,840	0%	1.08	0.6550	\$11,800

Total all pages

\$99,400

Total this page

\$99,400

[Print](#)



2014 PAYABLE 2015 TAX INFORMATION - Monroe County, IN

Property : 53-12-22-300-021.000-010

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

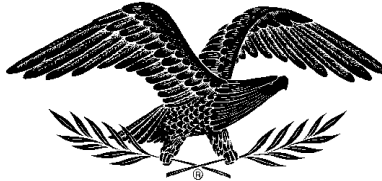
Spring Due Date: May 11, 2015

Fall Due Date: November 10, 2015

Parcel Information	
Tax ID:	006-02065-03
Owner Name:	Crousore, Robert & Eileen
Owner Address:	9009 S Old Bend Rd # R Heltonville, IN 47436
Legal Description:	006-02065-03 PT NW SW 22-7-1E 5.00A

Credit Rates		Deductions	
Type	Rate	Type	Amount
Homestead credit	3.58	Mortgage	3000
		Over 65	12480
		Supplemental HSC	21350
		Standard Hmst	45000

Payments				
Tax Set	Charge Type	Total Charge	Posted Payment	Balance Due
Polk Township	Spring installment	\$307.40	\$0.00	\$324.98
Polk Township	Spring other assessment tax	\$17.58	\$0.00	\$0.00
Polk Township	Fall installment	\$307.40	\$341.23	\$324.98
Polk Township	Fall other assessment tax	\$17.58	\$0.00	\$0.00
Polk Township	Unpaid spring tax and delinquencies	\$324.98	\$0.00	\$0.00
Polk Township	Year total	\$614.80	\$341.23	\$0.00
Polk Township	Year total penalty and fees	\$16.25	\$0.00	\$0.00
Polk Township	Year total other assessment tax	\$35.16	\$0.00	\$0.00



FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 53-54366

SCHEDULE A

Address Reference:

9009 S. Old Bend Road
Heltonville, IN 47436

1. Commitment Date: **October 14, 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
Devises under the Last Will and Testament of Robert Earl Crousore, deceased
4. The land referred to in this Commitment, situated in the County of **Monroe**, State of Indiana, is described as follows:

Part of the Northwest Quarter of the Southwest Quarter of Section Twenty-two (22), Township Seven (7) North, Range One (1) East, Monroe County, Indiana, and more particularly described as follows: Beginning North Zero (00) Degrees and Nineteen (19) Minutes East 619.58 feet from the Southeast Corner of said Quarter Quarter Section, thence North Zero (00) Degrees and Nineteen (19) Minutes East on the East Line of said Quarter Quarter Section 238.50 feet to a pipe, thence South Seventy-four (74) Degrees and Forty-eight (48) Minutes West 1034.61 feet to a nail in the centerline of old State Road No. 446, thence on the said centerline South Twenty-one (21) Degrees and Seven (07) Minutes East. 208.00 feet to a nail, thence leaving the said Road North Seventy-six (76) Degrees and Ten (10) Minutes East 949.72 feet to the place of beginning. Containing 5.00 acres more or less.

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

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SCHEDULE A
(Continued)

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. 53-54366

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. Satisfied- The Company requires for its review satisfactory authorization of the proposed transaction pursuant to administration of the estate of Robert Earl Crousore, deceased. At that time, the Company may make additional requirements or exceptions.
2. We must be furnished with a fully executed copy of the Offer to Purchase for PT NW SW 22-7-1E 5.00 acres.
3. Execution and recordation of a Personal Representative's Deed from Pamela J. McDowell, Successor Personal Representative of the Estate of Robert Earl Crousore, to A Legally Qualified Entity Yet To Be Determined.

DEED SHALL CONTAIN THE FOLLOWING CLAUSES:

Grantor herein, Pamela J. McDowell, Successor Personal Representative of the Estate of Robert Earl Crousore, states that Robert Earl Crousore is one and the same as Robert Crousore who took title to the above described real estate as shown in a Administratrix's Deed recorded May 2, 1979 in Deed Record 267, Page 459 in the office of the Recorder of Monroe County, Indiana.

Grantor herein, Pamela J. McDowell, Successor Personal Representative of the Estate of Robert Earl Crousore hereby represents that Robert Crousore and Eileen Crousore, as husband and wife, were the grantees in a certain deed for the above described real estate, as shown in Deed Record 267 page 459, recorded May 2, 1979, in the office of the Recorder of Monroe County, Indiana; and that they continued living together in the relationship as husband and wife until the date of death of said Eileen Crousore, on March 20, 2006.

4. Vendor's Affidavit in satisfactory form executed by Pamela J. McDowell, Successor Personal

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Phone: (812)339-8434 Fax: (812)333-5063
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SCHEDULE B - SECTION I
(Continued)

Representative of the Estate of Robert Earl Crousore, should be furnished us at closing.

5. Release of Mortgage from Robert Crousore to JPMorgan Chase Bank, in the amount of \$56,000.00 and recorded August 4, 2009 as Instrument No. 2009014011.
6. Satisfied- A copy of the death certificate of Eileen Crousore should be provided to the company.
- 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:

SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-54366

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 North Lawrence Water Corporation for water line and incidental purposes recorded July 16, 1986 in Deed Record 326, page 564.
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: Polk Township.
Duplicate Number: 53-12-22-300-021.000-010.
Assessed Value - Land: \$32,000;
Improvements: \$97,400;
Exemptions: \$3,000-M; \$12,480-Age, Credits: \$45,000-H; \$21,350-HSUPP
May installment in the amount of \$307.40 is PAID;
November Installment in the amount of \$307.40 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 \$324.98.

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



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this _____ day of _____ 2015, by and between
Estate of Robert Earl Crousore c/o Pamela J. McDowell 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: 9009 Old Bend Rd.
in the City of Bloomington, County of Monroe, and State of Indiana.

Legally described as: 006-02065-03 PT NW SW 22-7-1E 5.00 A

Buyer herewith agrees to deposit with John Bethell Title, Ten-Thousand-- dollars (\$10,000.00), 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 January 14, 2015 and shall take place at the office of John Bethell Title, 329 S. Walnut St., Bloomington, IN.

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	\$ _____	
Total Due at Closing		\$ _____ .00

This offer will expire if not accepted on or before: Wednesday December 16, 2015 at 5:00pm

Purchased By:

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

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

Buyer's Agent
 _____ Date _____
 _____ Phone _____
Printed
 Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller
 Estate of Robert Earl Cousore c/o Pamela J. McDowell
Printed
 _____ Date _____
 _____ Time: _____

Seller
 _____ Date _____
Printed



Coffey Realty & Auction

PROMISSORY NOTE

**9009 Old Bend Rd, Polk Township
Monroe County, Heltonville, IN 47436**

\$10,000.00

Amount

December 15, 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 Ten-Thousand----- dollars

(\$10,000.00), 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
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