



GREENE COUNTY RECREATIONAL LAND FOR SALE

*Bid
Now*

31.5± AC. - BLOOMFIELD

812.822.3200
UNITEDCOUNTRYIN.COM

INDEX



LOCATION MAP

AERIAL MAP

SURVEY

TERMS & CONDITIONS

TAX CARD

BID CERTIFICATION

SAMPLE CONTRACT

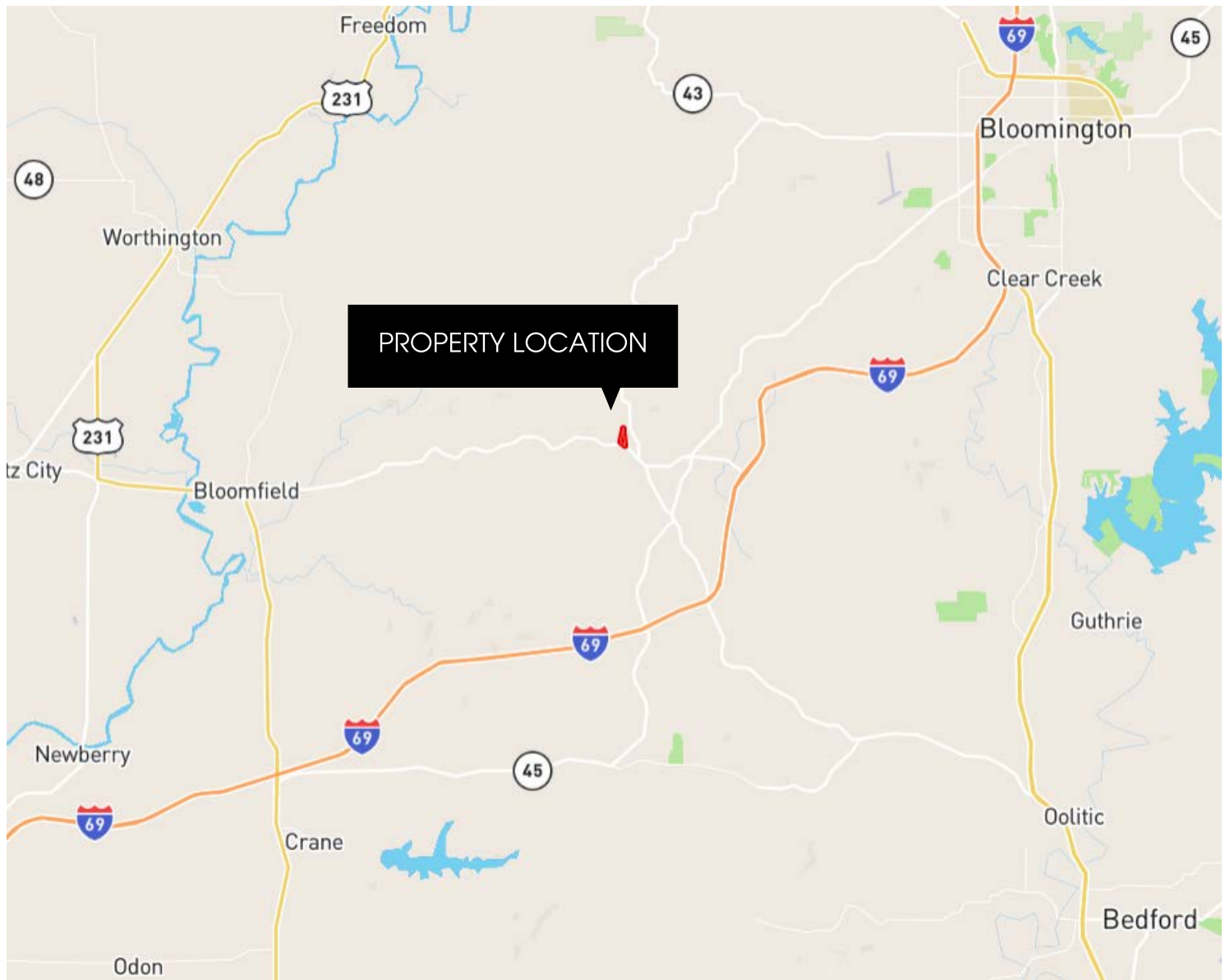
AUCTION
MANAGER

JIMMIE DEAN COFFEY | 812.360.6005 | JCOFFEY@UNITEDCOUNTRYIN.COM
CODY COFFEY | 812.360.8383 | CCOFFEY@UNITEDCOUNTRYIN.COM

DISCLAIMER

All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Oklahoma Land & Auction assumes no liability for the information provided.

LOCATION MAP



AERIAL MAP



SURVEY

CENTER TWP.
TOWNSHIP 7 N
RANGE 3 W
SECTION 16

DEVELOPER, APPLICANT &/OR OWNER
JAMES L. BALES
INSTRUMENT 201500003310
1171 N. LAWRENCE HOLLOW DR.
BLOOMFIELD, INDIANA 47424
(812) 352-5566

CURVE	ARC	LENGTH	RADIUS	BEARING	CHORD	BEARING	CHORD	LENGTH
(C)	175.44	1180.59	1319.73	N 73°47'56" W	15.43			

SURVEYOR'S REPORT

In accordance with Title 865, IAC, 1-12 sections 1-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

- (Variance) in the reference monuments
- (Discrepancies) in the record description and plan
- (Inconsistencies) in lines of occupation and
- (Relative Positional Accuracy) "RPA"

The relative positional accuracy (due to random errors in measurement) of this survey is within that allowable for a Suburban survey (0.17 plus 100 PPMS as defined IAC Title 865 ("relative positional accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

SUBJECT PROPERTY:

A boundary survey was performed on the property now or formerly owned by James L. Bales as found in Instrument Number 201500003310 in the Office of the Greene County Recorder. The purpose of this survey is to separate 2 tracts of land from the parent parcel as located in Section 16, Township 7 North, Range 3 West, Greene County, Indiana.

REFERENCE MONUMENTS:

- A stone marking the Northwest corner of the West half of the East half of the Northwest quarter of Section 16, Township 7 North, Range 3 West was calculated per a survey performed by Mary J. James for Ernest Shum dated January 24th, 2001 (Instr. 200100003284). This position was accepted and held as said corner.
- Two 5/8 inch diameter rebar with caps stamped "Bleedoo Tapp" were found marking the Southwest and Southeast corners of the subject property. These rebar were believed to have been set in a survey performed by Mary J. James for Ernest Shum dated January 24th, 2001 (Instr. 200100003284) and was accepted and held.
- A 7" x 4" Stake with "4" on top was found marking the Southeast corner of the Northwest quarter of Section 16, Township 7 North, Range 3 West. This stone was found to be referenced as said corner in a survey performed by Mary J. James for Ernest Shum dated January 24th, 2001 (Instr. 200100003284) and was accepted and held.
- Several 5/8 inch diameter rebar with caps stamped "Deckard" were found marking the corners of the subject property (Tract 1 & 2). These rebar were set in a survey performed by Eric L. Deckard for Bales dated June 13th, 2016 and were accepted and held.

LINE OF OCCUPATION:

The lines of occupation, which affect this survey, are detailed as follows:

- The north right-of-way of State Road 54 was accepted and held as the south line of the subject property.
- A wire fence was found running north and south along the west line of the subject property (Tract 1). This fence runs from +/- 2.8 feet east of the south end to +/- 2.8 feet east of the north end.
- No lines of possession were found along the north and east lines of the subject property (Tracts 1 and 2).

RECORD DESCRIPTIONS:

- No discrepancies were found in the record description.

NOTES:

- 1.58" rebar will be set at all property corners.
- Fieldwork completed July 2021.
- Basin of bearing (State Plane - Indiana West).
- Source of title Now or Formerly owned by James L. Bales as found in Instrument 201500003310 in the office of the Greene County Recorder.
- Reference is made to a survey performed by Mary J. James for Ernest Shum dated January 24th, 2001 as found in Instrument Number 200100003284 in the Office of the Greene County Recorder.
- Reference is made to a survey performed by Eric L. Deckard for Bales dated June 13th, 2016.
- The remainder description was described based on a survey performed by Bleedoo Tapp & Riggett for Ernest Shum 2-2-2004 and set of a complete survey by Deckard Land Surveying.
- I affirm, under penalty for perjury, that I have taken reasonable care to reduce each Social Security Number in this document, unless required by law.

CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Encumbrances have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown herein was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements of IAC 865-1-12-1 through 19.

Certified this 6th day of July, 2021

Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana

LEGEND

SYMBOL	DESCRIPTION
STONE FOUND	STONE FOUND
UTILITY POLE	UTILITY POLE
REBAR FOUND	REBAR FOUND
REBAR SET	REBAR SET
PK NAIL SET	PK NAIL SET
PK SPIKE FOUND	PK SPIKE FOUND
PIPE FOUND	PIPE FOUND
CALCULATED	CALCULATED
MAG SPIKE SET	MAG SPIKE SET
OVERHEAD POWER LINE	OVERHEAD POWER LINE
FENCE	FENCE
TRAIL	TRAIL
RECORD	RECORD
MEASURED	MEASURED
CALCULATED	CALCULATED

Scale 1" = 120'

Scale 1" = 120'

Scale 1" = 120'

BOUNDARY SURVEY A PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 7 NORTH, RANGE 3 WEST GREENE COUNTY, INDIANA

S 89°31'32" E 652.85' (C)

Stone (per James Survey)
NW Corner of the W 1/2 of
the E 1/2 of the NW 1/4 of
Section 16, T-7-N, R-3-W

Rebar (Per James Survey)
NE Corner of the W 1/2 of
the E 1/2 of the NW 1/4 of
Section 16, T-7-N, R-3-W

PROJECT LOCATION



LOCATION MAP

SURVEY DESCRIPTIONS

TRACT 1

A part of the West half of the East half of the Northwest quarter of Section 16, Township 7 North, Range 3 West, Greene County, Indiana, being more particularly described as follows:

Commencing at a stone marking the Northwest corner of the West half of the East half of the Northwest quarter of said Section 16; thence along the west line of said West half South 00 degrees 44 minutes 48 seconds West for a distance of 1853.11 feet to a rebar stamped "Deckard", marking the Point of Beginning; thence leaving said West line South 71 degrees 57 minutes 43 seconds East for a distance of 266.97 feet to a rebar stamped "Deckard"; thence South 18 degrees 02 minutes 17 seconds West for a distance of 286.90 feet to a rebar stamped "Deckard" on the north right-of-way of State Road 54; thence the following three (3) courses along said right-of-way: 1) North 71 degrees 57 minutes 43 seconds West for a distance of 103.08 feet to a rebar stamped "Deckard" 2) North 18 degrees 02 minutes 17 seconds East for a distance of 5.00 feet to a rebar stamped "Deckard" 3) 75.44 feet along a 1180.95 foot radius non-tangent curve to the left whose chord bears North 73 degrees 47 minutes 56 seconds West for a distance of 75.43 feet to the Point of Beginning, containing 1.46 acres more or less.

Subject to the right-of-way of State Road 54 and all legal easements of record.

TRACT 2

A part of the West half of the East half of the Northwest quarter of Section 16, Township 7 North, Range 3 West, Greene County, Indiana, being more particularly described as follows:

Commencing at a stone marking the Northwest corner of the West half of the East half of the Northwest quarter of said Section 16; thence along the west line of said West half South 00 degrees 44 minutes 48 seconds West for a distance of 2150.88 feet to a rebar stamped "Bleedoo Tapp" on the north right-of-way of State Road 54; thence along said right-of-way the following three (3) courses: 1) 75.44 feet along a 1180.95 foot radius non-tangent curve to the right whose chord bears South 73 degrees 47 minutes 56 seconds East for a distance of 75.43 feet to a rebar stamped "Deckard"; 2) South 18 degrees 02 minutes 17 seconds West for a distance of 5.00 feet to a rebar stamped "Deckard"; 3) South 71 degrees 57 minutes 43 seconds East for a distance of 103.08 feet to a rebar stamped "Deckard" marking the Point of Beginning; thence leaving said north line North 18 degrees 02 minutes 17 seconds East for a distance of 286.90 feet to a rebar stamped "Deckard"; thence South 71 degrees 57 minutes 43 seconds East for a distance of 110.00 feet to a rebar stamped "Deckard"; thence South 18 degrees 02 minutes 17 seconds West for a distance of 286.90 feet to a rebar stamped "Deckard" on the north right-of-way of State Road 45; thence along said north right-of-way North 71 degrees 57 minutes 43 seconds West for a distance of 110.00 feet to the Point of Beginning, containing 0.72 acres more or less.

Subject to the right-of-way of State Road 54 and all legal easements of record.

REMAINDER TRACT

A part of the West half of the East half of the Northwest quarter of Section 16, Township 7 North, Range 3 West, Greene County, Indiana, being more particularly described as follows:

Beginning at a stone marking the Northwest corner of the West half of the East half of the Northwest quarter of said Section 16; thence along the north line of said Northwest quarter South 89 degrees 31 minutes 32 seconds East for a distance of 652.85 feet to the Northeast corner of the West half of the East half of the Northwest quarter of said Section 16; thence leaving said north line South 00 degrees 44 minutes 48 seconds West for a distance of 2359.87 feet to the north right-of-way of State Road 54; thence the following Five (5) courses along said north right-of-way:

- North 70 degrees 58 minutes 47 seconds West for a distance of 7.78 feet.
- North 18 degrees 02 minutes 17 seconds East for a distance of 5.00 feet.
- North 71 degrees 57 minutes 43 seconds West for a distance of 239.20 feet.
- South 18 degrees 02 minutes 17 seconds West for a distance of 5.00 feet.
- North 71 degrees 57 minutes 43 seconds West for a distance of 148.53 feet to a rebar stamped "Deckard";

Thence leaving said north right-of-way North 18 degrees 02 minutes 17 seconds East for a distance of 286.90 feet to a rebar stamped "Deckard"; thence North 71 degrees 57 minutes 43 seconds West for a distance of 376.97 feet to a rebar stamped "Deckard" on the west line of West half of the East half of the Northwest quarter of said Section 16, passing through a rebar stamped "Deckard" at 110.00 feet; thence along said west line North 00 degrees 44 minutes 48 seconds East for a distance of 1853.11 feet to the Point of Beginning, containing 31.59 acres more or less.

Subject to the right-of-way of State Road 54 and all legal easements of record.

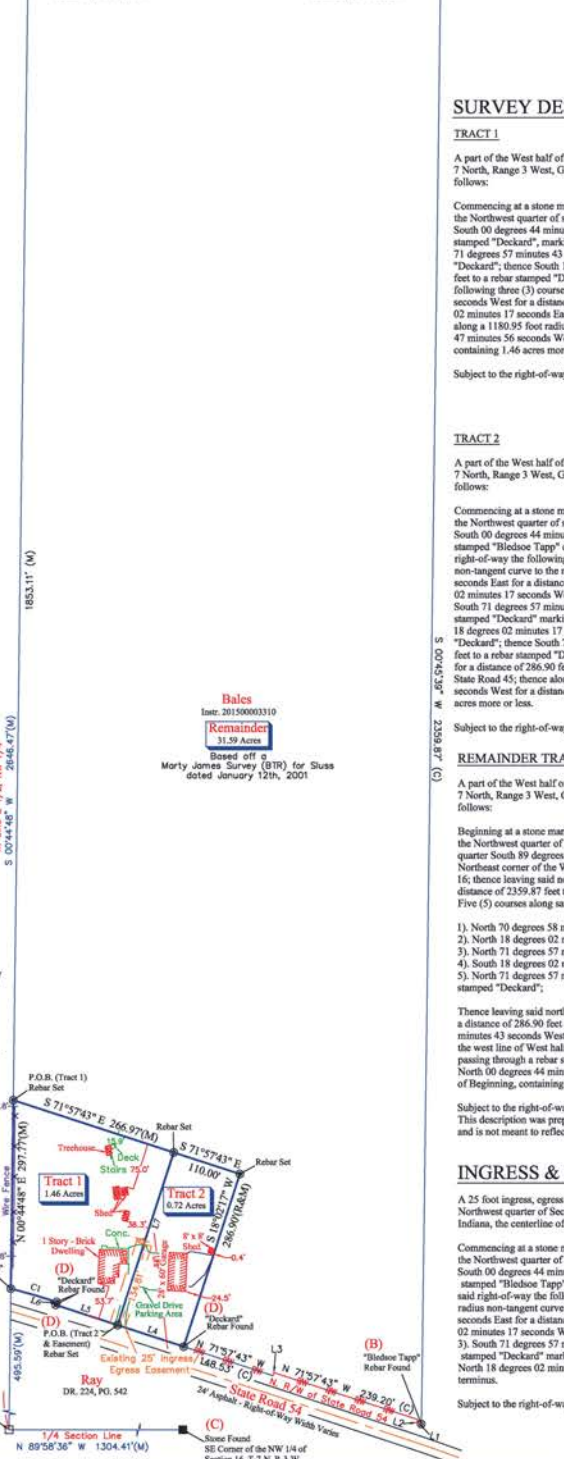
This description was prepared based off records found in the Greene County Courthouse and is not meant to reflect an actual boundary survey.

INGRESS & EGRESS EASEMENT

A 25 foot ingress, egress easement being a part of the West half of the East half of the Northwest quarter of Section 16, Township 7 North, Range 3 West, Greene County, Indiana, the centerline of said easement being more particularly described as follows:

Commencing at a stone marking the Northwest corner of the West half of the East half of the Northwest quarter of said Section 16; thence along the west line of said half North 00 degrees 44 minutes 48 seconds West for a distance of 2150.88 feet to a rebar stamped "Bleedoo Tapp" on the north right-of-way of State Road 54; thence along said right-of-way the following three (3) courses: 1) 75.44 feet along a 1180.95 foot radius non-tangent curve to the right whose chord bears South 73 degrees 47 minutes 56 seconds East for a distance of 75.43 feet to a rebar stamped "Deckard" 2) South 18 degrees 02 minutes 17 seconds West for a distance of 5.00 feet to a rebar stamped "Deckard"; 3) South 71 degrees 57 minutes 43 seconds East for a distance of 103.08 feet to a rebar stamped "Deckard" marking the Point of Beginning; thence leaving said north line North 18 degrees 02 minutes 17 seconds East for a distance of 134.81 feet to the terminus.

Subject to the right-of-way of State Road 54 and all legal easements of record.



JAMES BALES
BOUNDARY SURVEY
A PART OF SECTION 16 T-7-N, R-3-W



DECKARD
LAND SURVEYING
1004 S. HENDRICKSON STREET
BLOOMINGTON, INDIANA 47403
TELEPHONE (317) 290-0233
FAX (317) 290-0233
ERIC@DECKARDLANDSURVEYING.COM

TERMS & CONDITIONS

TERMS & CONDITIONS

James L. Bales - Real Estate Sale

**10293 East State Road 54
Bloomfield, IN 47424**

Legal Description

004-01027-00 PT W 1/2 E 1/2 NW 16 7 3 35A

- The property will be offered via a Public "Internet Bidding Platform", Bidding / Offer Period will end Wednesday – August 25, 2021 at 6.00pm (soft close)
- The property will be sold subject to seller's confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied – any inspections must happen prior to bidding.
- The seller reserves the right to cancel the bidding process at any time prior to the final bid closing
- Buyer's Premium
 - An **11%** buyer's premium will be added to the final offer/bid and charged to the buyer, the final offer/bid plus the 11% Buyer's premium will establish the final sales price.
- **A down payment of \$5,000.00** must be paid by the winning bidder by direct wire transfer within 24 hours of acceptance of the purchase contract by the sellers. The Down payment will be payable to John Bethel Title Co. The down payment deposit will be non-refundable; your offer/bid is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before September 24, 2021.
 - 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 will be prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: **John Bethel Title Co.** 2626 S Walnut St. Bloomington, IN 47401
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before September 24, 2021
- Possession will be granted at final closing.
- The winning Offer/Bidder shall execute electronically a "Real Estate Sales Contract" for the property immediately after being declared the Successful Bidder by the Broker.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
 - The Property sells as-is with no warranties expressed or implied
- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date of all published materials; however, the seller or Broker are not responsible for the accuracy of any of the

TERMS & CONDITIONS

marketing material. All 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 broker to update this information.

SALE SITE: Internet Only

VIEWING INSTRUCTIONS: Contact 812-822-3200 to schedule showing

The viewing of the property will be at the viewer's own risk. The Seller, Listing Broker and the Listing Agency may not be held responsible for accidents.

For questions call or text Cody Coffey or Jimmie Dean Coffey at United Country Coffey Realty & Auction (812) 822-3200 office or (812) 360-8383 Cody's cell or (812) 360-6005 Jimmie Dean's cell.

I do hereby agree to these Terms & Conditions.

_____ Seller	_____ Date
James L. Bales	

_____ Bidder	_____ Date
-----------------	---------------

_____ Bidder	_____ Date
-----------------	---------------

_____ Buyer	_____ Date
----------------	---------------

_____ Buyer	_____ Date
----------------	---------------

TAX CARD

28-10-16-000-007,000-004

Bales, James L

10293 E STATE ROAD 54

101, Cash Grain/General Farm

EASTERN ADDITION/
4002-004

1/2

General Information

Parcel Number
28-10-16-000-007,000-004
Parent Parcel Number
0040102700
Tax ID:

Ownership

Bales, James L
1171 N Lawrence Hollow Dr
BLOOMFIELD, IN 47424

Legal

004-01027-00 PT W 1/2 E 1/2 NW 16
7 3 35A

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/01/2015	Bales, James L				\$213,000
04/05/2011	Cox, Holly A				\$155,500
04/01/2002	Christy, Matthew S &			315/1147	\$148,000
01/01/1900	SLUSS, ERNEST R.				\$00

Notes

Routing Number:

Property Class 101
Cash Grain/General Farm

AGRICULTURAL

Year:

Location Information

County
Greene

Township
CENTER TOWNSHIP

District 004 (Local)

School Corp
EASTERN CONSOLIDATED

Neighborhood 4002-004
EASTERN ADDITION

Section/Plat

Location Address
10293 E STATE ROAD 54
BLOOMFIELD, IN 47424

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography

Level

Public Utilities

Water, Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

NA

Printed Wednesday, June 2, 2021

Valuation Records (work in progress values are not certified values and are subject to change)					
Assessment Year	2020	2019	2018	2017	2016
Reason For Change	AA	AA	GEN REVAL	GEN REVAL	GEN REVAL
As Of Date	07/01/2020	06/28/2019	06/26/2018	07/11/2017	01/01/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$26,600	\$28,000	\$28,300	\$29,500	\$30,000
Land Res(1)	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Land Non Res(2)	\$6,600	\$8,000	\$8,300	\$9,500	\$10,000
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$89,900	\$89,900	\$89,900	\$89,800	\$85,500
Imp Res(1)	\$88,800	\$88,800	\$88,800	\$88,700	\$84,400
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100
Total	\$116,500	\$117,900	\$118,200	\$119,300	\$115,500
Total Res(1)	\$108,800	\$108,800	\$108,800	\$108,700	\$104,400
Total Non Res(2)	\$6,600	\$8,000	\$8,300	\$9,500	\$10,000
Total Non Res(3)	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100

Land Data									
Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Infl%
9			0	1.0000			\$20,000	\$20,000	
5		ZAB2	0	2.1210			\$929	\$1,970	
5		ZAC2	0	5.3030			\$826	\$4,380	
6		GME	0	18.0910			\$645	\$11,669	
6		ZAC2	0	7.4240			\$826	\$6,132	
71		ZAC2	0	1.0610			\$826	\$876	

Land Computations	
Calculated Acreage	35.00
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	35.00
81 Legal Drain NV	
82 Public Roads NV	
83 UT Towers NV	
9 Homesite	
91/92 Acres	
Total Acres Farmland	
Farmland Value	
Measured Acreage	
Avg Farmland Value/Acre	
Value Of Farmland	
Classified Total	
Farm / Classified Value	
Homesite(s) Value	
91/92 Values	
Supp. Page Land Value	
CAP 1 Value	
CAP 2 Value	
CAP 3 Value	
Total Value	

Data Source

Collector

Appraiser

TAX CARD

28-10-16-000-007.000-004

Bales, James L

10293 E STATE ROAD 54

101, Cash Grain/General Farm

EASTERN ADDITION/
4002-004

2/2

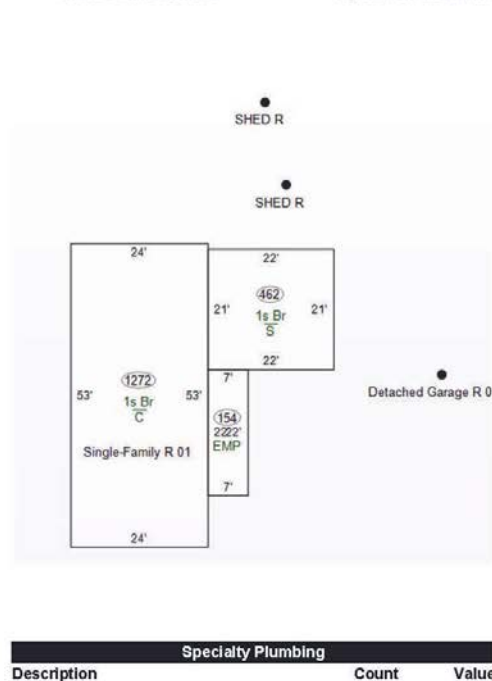
General Information		Plumbing	
Occupancy	Single-Family R 01	#	TF
Description	Single-Family R 01	Full Bath	1 3
Story Height	1.00	Half Bath	0 0
Style	11	Kitchen Sinks	1 1
Finished Area	1734 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	3 5

Floor Finish		Accomodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	2
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	0
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	1
<input type="checkbox"/> Parquet		Total Rooms	6

Wall Finish		Heat Type	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

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

Exterior Features		
Description	Area	Value
Porch, Enclosed Masonry	154	



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	Brick	1734	1734		
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1272	0		
Slab		462	0		
Total Base					
Adjustments					
1 Row Type Adj. x 1.00					
Unfin Int (+)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (1)					
A/C (+)					
No Elec (-)					
Plumbing (+/-)					
Spec Plumb (+)					
Elevator (+)					
Sub-Total, One Unit					
Sub-Total					
External Features (+)					
Garages (+)					
Quality and Design Factor (Grade)					
Location Multiplier					
Replacement Cost					

Summary Of Improvements																	
Description	Res Eligibl	Story Height	Construction	Year Built	Eff Grade	Eff Age	Co nd	Base Rate	Adj LCM Rate	Size	RCN	Norm Dep	Remain Value	Abn Obs	PC	Nbhd	Mrkt
Single-Family R 01				D+2 1900	1940		A								100%	1.1700	
Detached Garage R 01				D+2 1992	1992		A			1680 sqft					100%	1.1700	
SHED R				D 1990	1990		A			80 sqft					100%	1.1700	
SHED R				D 1950	1950		F			105 sqft					100%	1.1700	

BID CERTIFICATION

Internal Office Use

Received

Date

Time

By

Approved By



**Coffey Realty
& Auction**

BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.

By signing this certification and returning it to the offices of United Country – Coffey Realty & Auction, or an employee therein, **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 00000 E. St Rd. 54, Bloomfield, IN 47424

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Credit Card Type: ☐ MasterCard ☐ Visa ☐ Discover

Name on Card: _____

Card Number: _____ Security Code: _____

Expiration Date: _____

Signature: _____

Return to: 434 South Walnut Street, Bloomington, IN 47401

Phone: (812) 822-3200

E-mail: jcoffey@UnitedCountryIN.com cc: pcoffey@UnitedCountryIN.com

SAMPLE CONTRACT



**Coffey Realty
& Auction**

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 25th day of August 2021, by and between
James L. Bales 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: 00000 East State Road 54 in the City of Bloomfield County of Greene and State of Indiana.

Legally described as: 004-01027-00 PT W 1/2 E 1/2 NW 16 7 3 35A

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ 5,000.00 dollars 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 September 24, 2021 and shall take place at the office of John Bethell Title Company, Inc., 2626 S. Walnut Street, 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.

SAMPLE 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 and payable to: **John Bethell Title Co.**

High Bid Selling Price \$ _____ .00

Plus 11% Buyer's Premium \$ _____ .00

Total Purchase Price \$ _____ .00

Less Down Payment \$ 5,000.00 _____

Total Due at Closing \$ _____ .00

This offer will expire if not accepted on or before: August 26, 2021 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 _____

James L. Bales
Printed Time: _____

Seller Date _____

Printed

SAMPLE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

10293 East State Road 54
Bloomfield, IN 47424
Greene County, Center Township, State of Indiana

\$ 5,000.00
Amount

August 25, 2021
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
John Bethell Title Company, Inc.
2626 S. Walnut Street, Bloomington, IN

The Sum of Five thousand dollars and no/100-----

(\$ 5,000.00), 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

August 25, 2021
Date

Signature

August 25, 2021
Date