



*Bid
Now*

**BIDDING ENDS:
OCTOBER 27TH AT 6 PM EDT**

8754 N. OLD STATE ROAD 37 BLOOMINGTON, INDIANA

812.822.3200
UNITEDCOUNTRYIN.COM

INDEX



LOCATION MAP

AERIAL MAP

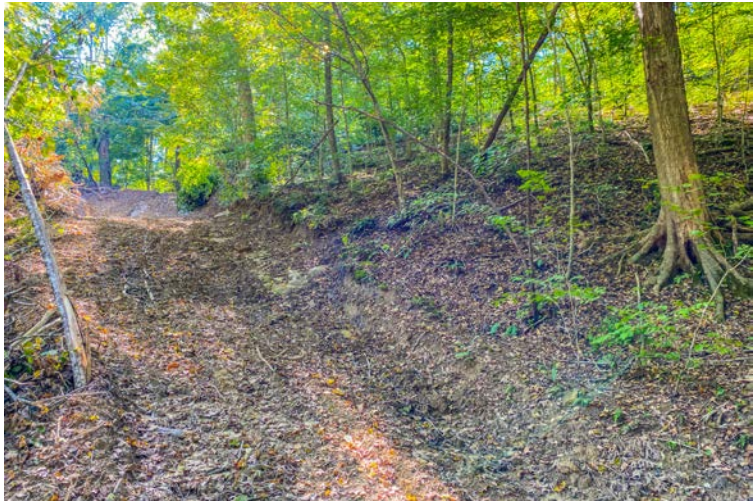
TERMS & CONDITIONS

SURVEY

PROPERTY 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



TERMS & CONDITIONS

TERMS & CONDITIONS

Land of Indiana Inc. - Real Estate Auction

8754 N. Old State Road 37 - Bloomington, IN 47408

Legal Description

011-05610-00 S1/2 SE 14-10-1W 80.00 A Plat 25 (6863 A Classified Forest)

- The property will be sold at Public "Online - Internet Auction", ending Wednesday Oct. 27, 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
- 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
- Buyer's 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 down payment of **\$20,000.00** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to John Bethel Title Co. The down payment deposit will be non-refundable; your bidding 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 Friday Dec 10, 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: the 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 Dec 10, 2021
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an "Auction Real Estate 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
- JDC Group, INC dba United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction 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 this brochure is 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: By Appointment

The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

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

I do hereby agree to these Auction Terms & Conditions.

Bidder:

LAND OF INDIANA, INC. - TYPE E ADMINISTRATIVE SUBDIVISION - PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SEC. 14, T10N, R1W - MONROE COUNTY, INDIANA



PROPERTY CARD

8/16/2021

Elevate

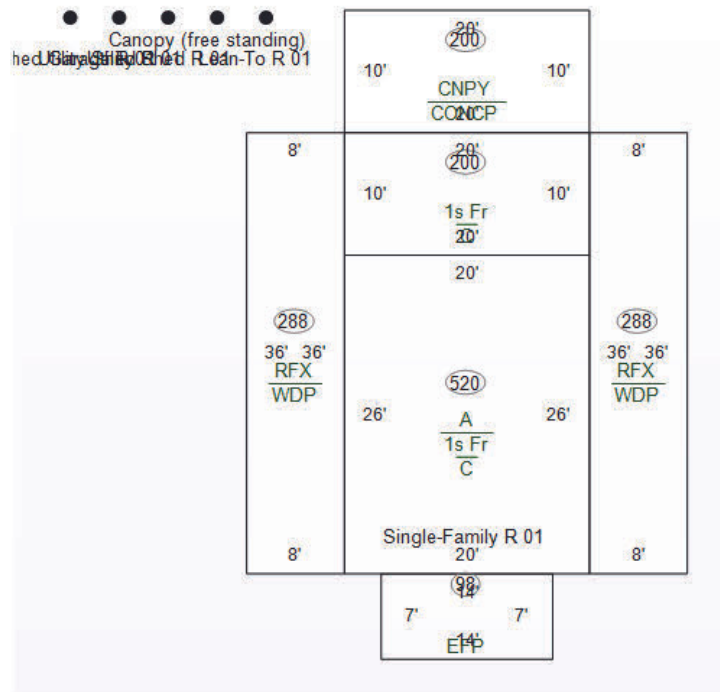
Monroe County, IN
8754 N Old State Road 37
39 DEGREES NORTH (855) GIS-3939



PROPERTY CARD

8/16/2021

Elevate



Parcel Information

Owner Name	Land Of Indiana Inc
Owner Address	157 The Woods Bedford, In 47421
Parcel Number	53-02-14-400-013.000-017
Alt Parcel Number	011-05610-00
Property Address	8754 N Old State Road 37, Bloomington, In 47408-9246
Property Class Code	101
Property Class	Cash Grain/general Farm
Neighborhood	N Old State Road 37 - Wt - A, 53017018-017
Legal Description	011-05610-00 S1/2 SE 14-10-1W 80.00 A Plat 25 (68.63 A Classified Forest)

Taxing District

Township	Washington Township
Corporation	Monroe County Community
Taxing District Name	Washington Township
Taxing District Number	017

PROPERTY CARD

8/16/2021

Elevate

Land Description

Land Type	Acreage	Dimensions
5	0.93	
6	7.82	
9	1.00	
21	68.63	
72	1.61	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1983-11-15	Myers, Raymond A & Phoebe B		0	Mi	
1998-06-15	Myers, Raymond A Trustee &		0	Qc	
1999-08-04	Hacker, Randall E & Rita D		0	Df	
2000-04-04	Gast, Thomas J		0	Wd	
2021-06-11	Land Of Indiana Inc		2021011152	Wr	\$400,000.00

PROPERTY CARD

8/16/2021

Elevate

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-04-20	Cap Change	\$43,800.00	\$81,600.00	\$125,400.00
2021-03-19	Annual Adjustment	\$43,800.00	\$81,600.00	\$125,400.00
2020-03-20	Annual Adjustment	\$38,800.00	\$62,900.00	\$101,700.00
2019-03-12	Annual Adjustment	\$39,400.00	\$58,000.00	\$97,400.00
2018-03-21	Annual Adjustment	\$39,500.00	\$57,700.00	\$97,200.00
2017-03-30	Annual Adjustment	\$40,000.00	\$58,500.00	\$98,500.00
2016-06-10	Error Correction	\$39,400.00	\$57,400.00	\$96,800.00
2016-05-02	Annual Adjustment	\$39,700.00	\$57,000.00	\$96,700.00
2015-05-27	General Revaluation	\$39,600.00	\$57,000.00	\$96,600.00
2014-05-15	Annual Adjustment	\$38,400.00	\$60,700.00	\$99,100.00
2013-06-03	Annual Adjustment	\$38,000.00	\$59,100.00	\$97,100.00
2012-06-25	Annual Adjustment	\$52,000.00	\$60,700.00	\$112,700.00
2012-04-05	Reevaluation (Form 134)	\$50,700.00	\$59,500.00	\$110,200.00
2011-06-07	Annual Adjustment	\$153,500.00	\$59,500.00	\$213,000.00
2010-06-24	Annual Adjustment	\$49,400.00	\$59,000.00	\$108,400.00
2009-03-01	Miscellaneous	\$48,900.00	\$61,900.00	\$110,800.00
2008-03-01	Miscellaneous	\$48,400.00	\$61,900.00	\$110,300.00
2007-03-01	Miscellaneous	\$40,700.00	\$68,700.00	\$109,400.00
2006-03-01	Miscellaneous	\$34,800.00	\$75,800.00	\$110,600.00
2005-03-01	Ag Land Update	\$23,800.00	\$63,000.00	\$86,800.00
2002-03-01	General Revaluation	\$25,700.00	\$63,000.00	\$88,700.00
2001-03-01	Homestead Change	\$0	\$0	\$0
1995-03-01	General Revaluation	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
2021-06-08	\$400,000.00	Land Of Indiana Inc	Gast, Thomas J

PROPERTY CARD

8/16/2021

Elevate

Public Utilities

Water	Y
Sewer	N
Gas	Y
Electricity	Y
All	N

Exterior Features

Exterior Feature	Size/Area
Canopy, Roof Extension	200
Canopy, Roof Extension	288
Canopy, Shed Type	200
Patio, Concrete	200
Patio, Treated Pine	288
Porch, Enclosed Frame	98

Special Features

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

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Detached Garage R 01	D+2	A	2001	2001	960
Utility Shed R 01	D	P	1950	1950	140
Utility Shed R 01	D	P	1950	1950	325
Lean-to R 01	D	P	1950	1950	300
Canopy (Free Standing)	D	A	2001	2001	200
Single-family R 01	D	A	1950	1950	1,240

Single-Family R 01

PROPERTY CARD

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Accommodations

Bed Rooms	1
Finished Rooms	2

Plumbing

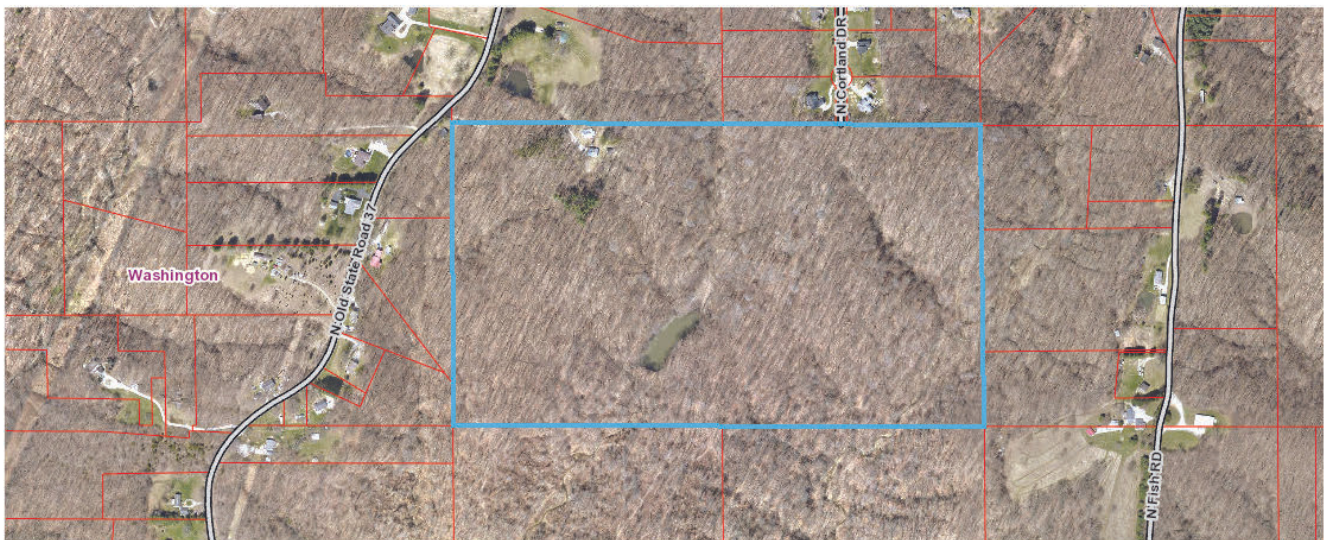
Full Baths	1
Full Baths Fixtures	3
Half Baths	
Half Baths Fixtures	
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	
Attached Garages	

Floors

Floor	Construction	Base	Finished
1	Wood Frame	720	720
A		520	520
C		720	



Tax Bill

PROPERTY CARD

8/16/2021

Elevate

Parcel Information

Parcel Number	53-02-14-400-013.000-017
Tax ID	011-05610-00
Owner Name	Land Of Indiana Inc
Owner Address	157 The Woods Bedford, In 47421
Legal Description	011-05610-00 S1/2 SE 14-10-1W 80.00 A Plat 25 (68.63 A Classified Forest)

2020 PAY 2021

Deductions

Type	Amount
------	--------

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Washington Township	Spring Installment	\$755.98	\$0	\$793.86
Washington Township	Spring Other Assessment Tax	\$37.88	\$0	\$0
Washington Township	Unpaid Spring Tax And Delinquencies	\$793.86	\$0	\$0
Washington Township	Fall Installment	\$755.98	\$1,667.11	\$0
Washington Township	Fall Other Assessment Tax	\$37.88	\$0	\$0
Washington Township	Year Total	\$1,511.96	\$1,667.11	\$0
Washington Township	Year Total Other Assessment Tax	\$75.76	\$0	\$0
Washington Township	Year Total Penalty And Fees	\$79.39	\$0	\$0

2019 PAY 2020

Deductions

Type	Amount
------	--------

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Washington Township	Spring Installment	\$728.80	\$0	\$746.38
Washington Township	Spring Other Assessment Tax	\$17.58	\$0	\$0
Washington Township	Fall Installment	\$728.80	\$1,567.40	\$-746.38
Washington Township	Fall Other Assessment Tax	\$17.58	\$0	\$0
Washington Township	Year Total	\$1,457.60	\$1,567.40	\$0
Washington Township	Year Total Other Assessment Tax	\$35.16	\$0	\$0
Washington Township	Year Total Penalty And Fees	\$74.64	\$0	\$0

2018 PAY 2019

PROPERTY CARD

8/16/2021

Elevate

Deductions

Type	Amount
------	--------

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Washington Township	Spring Delinquent Penalty	\$46.47	\$0	\$0
Washington Township	Spring Delinquent Tax	\$464.67	\$0	\$0
Washington Township	Spring Installment	\$748.40	\$0	\$1,248.23
Washington Township	Spring Other Assessment Delinquent Penalty	\$1.76	\$0	\$0
Washington Township	Spring Other Assessment Delinquent Tax	\$17.58	\$0	\$0
Washington Township	Spring Other Assessment Tax	\$17.58	\$0	\$0
Washington Township	Fall Installment	\$748.40	\$2,602.35	\$-1,248.23
Washington Township	Fall Other Assessment Adjustment	\$5.28	\$0	\$0
Washington Township	Fall Other Assessment Tax	\$17.58	\$0	\$0
Washington Township	Fall Penalty And Fees	\$175.00	\$0	\$0
Washington Township	Year Total	\$1,496.80	\$2,602.35	\$0
Washington Township	Year Total Delinquent Penalty	\$46.47	\$0	\$0
Washington Township	Year Total Delinquent Tax	\$464.67	\$2,602.35	\$0
Washington Township	Year Total Other Assessment Adjustment	\$3.52	\$0	\$0
Washington Township	Year Total Other Assessment Tax	\$35.16	\$0	\$0
Washington Township	Year Total Penalty And Fees	\$299.83	\$0	\$0

Overlay Report

PROPERTY CARD

8/16/2021

Elevate

Overlay by Landuse and Soil

PIN 18 53-02-14-400-013.000-017

Total Acreage 70.660

Total Adj. Acreage 80.000

Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Bdb	5	Non-tillable Land	0.789	0.893
Bkf	5	Non-tillable Land	0.001	0.001
Crc	5	Non-tillable Land	0.033	0.038
Bdb	6	Woodland	0.503	0.570
Bkf	6	Woodland	44.636	50.535
Crc	6	Woodland	23.274	26.350
Bkf	72	Other Farmland-pond	1.425	1.613

Overlay by Landuse

PIN 18 53-02-14-400-013.000-017

Total Acreage 70.660

Total Adj. Acreage 80.000

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.823	0.932
6	Woodland	68.413	77.455
72	Other Farmland-pond	1.425	1.613
Unk		0.000	0.000

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 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: 8754 N. Old St. Rd. 37, Bloomington, IN 47408

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 27th day of October 2021, by and between
Land of Indiana, Inc. 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: 8754 N. Old State Road 37 in the City of Bloomington, County of
Monroe, and State of Indiana.

Legally described as: Pt S½ SE¼ Sec 14 T10N, R1W

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ 20,000.00 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 December 10, 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	<u>\$ 20,000.00</u>
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Total Due at Closing \$.00

This offer will expire if not accepted on or before: October 28, 2021 at 5:00pm

Purchased By:

Buyer _____ Date _____

Phone _____

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

Date _____

Buyer

Phone _____

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

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 Date _____

Blyer's Agent

Phone _____

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

Agent Address: _____ City _____ State _____ Zip _____

Names for Deed:

Accepted By:

_____ Date _____

Seller		Buyer		Market	
1	2	3	4	5	6
1	2	3	4	5	6

Land of Indiana, Inc., Larry Morin _____ Time: _____
Printed

limited

_____ Date _____

Seller

SAMPLE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

**8754 N. Old State Road 37, Washington Township
Monroe County, Bloomington, IN**

\$ 20,000.00

Amount

October 27, 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 47401

The Sum of Twenty Thousand dollars and no/100----- (\$ 20,000.00), 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

October 27, 2021

Date

Signature

Date