



*Bid
Now*

**BIDDING ENDS:
DECEMBER 16TH AT 6 PM EDT**

5611 E. SR 45 | BLOOMINGTON, INDIANA

812.822.3200
UNITEDCOUNTRYIN.COM

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AERIAL MAP

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AUCTION
MANAGER

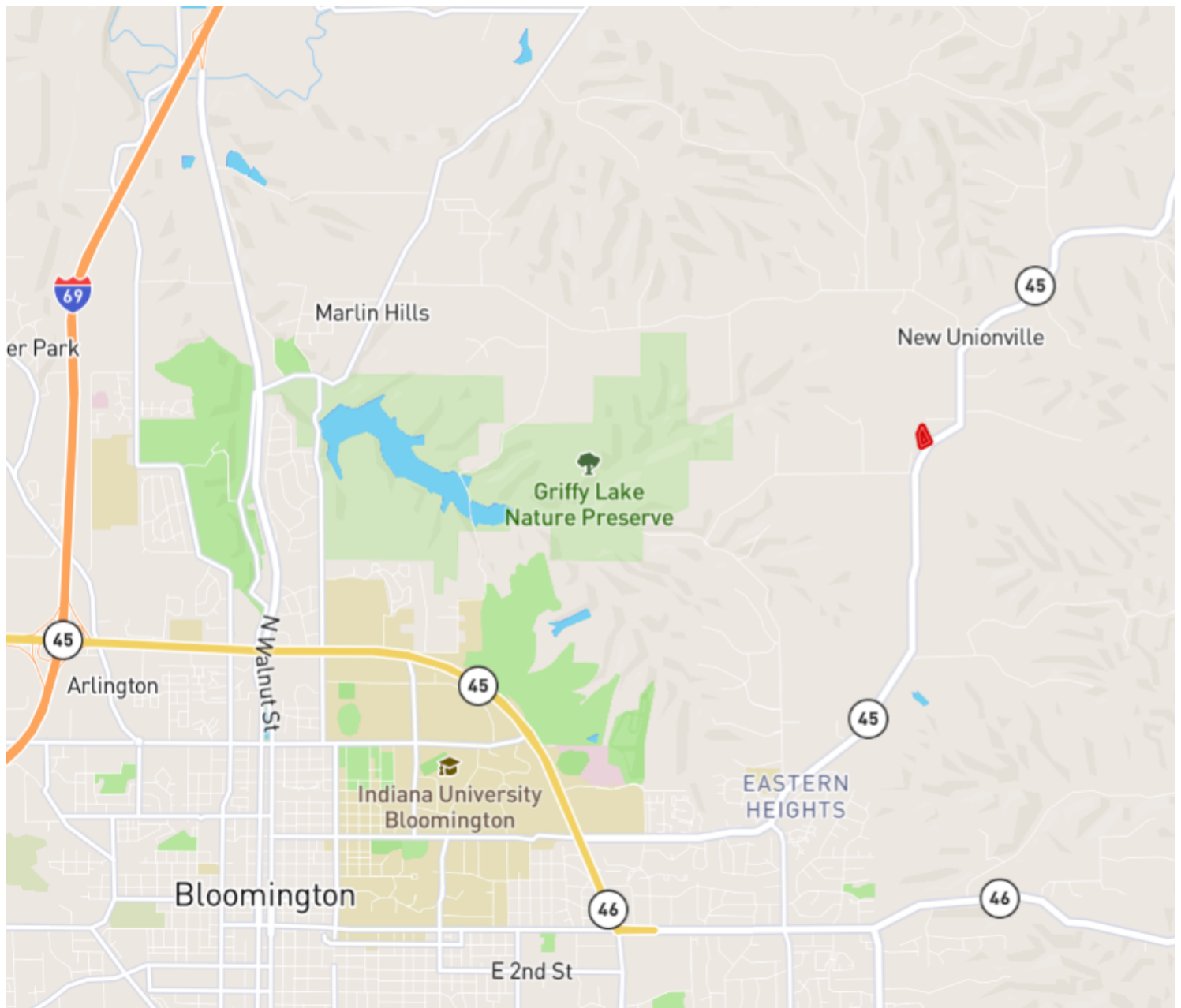
JIMMIE DEAN COFFEY | 812.360.6005 | JCOFFEY@UNITEDCOUNTRYIN.COM

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

Exhibit B - Terms & Conditions:

TERMS & CONDITIONS

Fox - Real Estate Auction

**5611 E State Road 45, Bloomington, In 47408
&
3487 E Saddlebrook Ct, Bloomington, In 47401**

012-21870-00 PT SE NE 24-9-1W 1.50A PLAT 49 & 014-30692-01 Saddlebrook at Stoneridge
Amendment 12 Lot 1

- The property will be sold at Public "Online - Internet Auction", ending Thursday December, 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:
 - **5611 E. State Rd 45 Property: \$15,000.00 / 3487 E. Saddlebrook Ct: \$10,000** 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 January 16, 2022.
 - 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 January 16, 2022
- 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

PROPERTY CARD

11/24/21, 9:31 AM

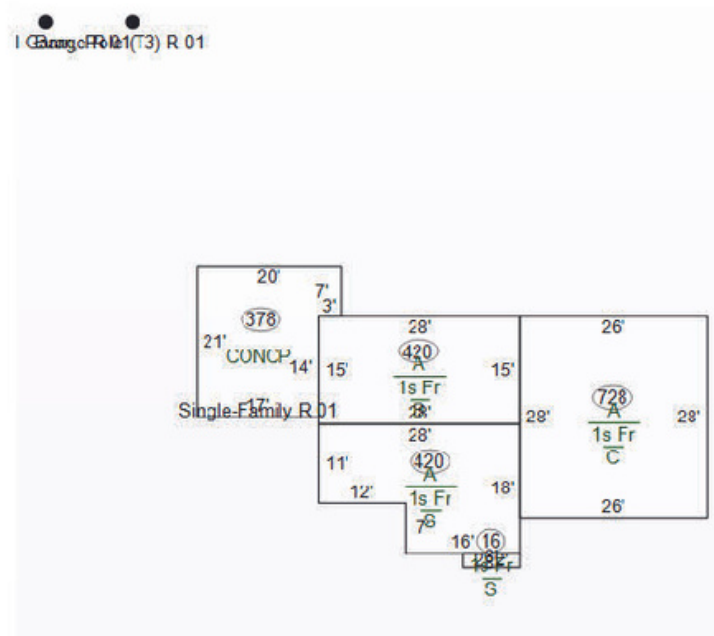
Elevate

Monroe County, IN
5611 E State Road 45
39 DEGREES NORTH (855) GIS-3939



1. Chronic Role 1 (T3) R 01

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Parcel Information

PROPERTY CARD

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Owner Name Fox, Tracy Evan
Owner Address 7000 S Breeden Rd Bloomington, In 47403
Parcel Number 53-05-24-100-016.000-004
Alt Parcel Number 012-21870-00
Property Address 5611 E State Road 45, Bloomington, In 47408-9678
Property Class Code 511
Property Class 1 Family Dwell - Unplatted (0 To 9.99 Acres)
Neighborhood 33C Bloomington Twp - Base - Com/res - A, 53004069-004
Legal Description 012-21870-00 PT SE NE 24-9-1W 1.50A PLAT 49

Taxing District

Township Bloomington Township
Corporation Monroe County Community
Taxing District Name Bloomington Township
Taxing District Number 004

Land Description

Land Type	Acreage	Dimensions
9	1.00	
11	0.50	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Russ, Wm. M. & Laura Lou		0	Mi	
2021-06-25	Fox, Tracy Evan		2021012146	Pr	\$138,000.00

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Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-03-19	Annual Adjustment	\$60,000.00	\$91,600.00	\$151,600.00
2020-03-20	Annual Adjustment	\$60,000.00	\$96,200.00	\$156,200.00
2019-03-12	Annual Adjustment	\$60,000.00	\$89,700.00	\$149,700.00
2018-03-21	Annual Adjustment	\$60,000.00	\$89,700.00	\$149,700.00
2017-03-30	Annual Adjustment	\$60,000.00	\$88,800.00	\$148,800.00
2016-05-02	Annual Adjustment	\$60,000.00	\$101,200.00	\$161,200.00
2015-05-27	General Revaluation	\$60,000.00	\$104,500.00	\$164,500.00
2014-05-15	Annual Adjustment	\$60,000.00	\$106,400.00	\$166,400.00
2013-06-03	Annual Adjustment	\$60,000.00	\$103,400.00	\$163,400.00
2012-06-25	Annual Adjustment	\$60,000.00	\$101,200.00	\$161,200.00
2011-06-08	Annual Adjustment	\$60,000.00	\$102,200.00	\$162,200.00
2010-03-01	Annual Adjustment	\$60,000.00	\$102,200.00	\$162,200.00
2009-03-01	Miscellaneous	\$60,000.00	\$102,200.00	\$162,200.00
2008-03-01	Miscellaneous	\$55,000.00	\$102,200.00	\$157,200.00
2007-03-01	Miscellaneous	\$45,000.00	\$102,200.00	\$147,200.00
2006-03-01	Miscellaneous	\$57,500.00	\$101,800.00	\$159,300.00
2005-03-01	Miscellaneous	\$40,100.00	\$113,700.00	\$153,800.00
2005-03-01	General Revaluation	\$40,100.00	\$120,100.00	\$160,200.00
2002-03-01	General Revaluation	\$34,300.00	\$108,500.00	\$142,800.00
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
2021-06-22	\$138,000.00	Tracy Evan Fox	Estate Of Laura Lou Russ

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

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Exterior Features

Exterior Feature	Size/Area
Patio, Concrete	378

Special Features

Description	Size/Area
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Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Detached Garage R 01	D	F	1945	1950	528
Barn, Pole (T3) R 01	C	F	1983	1983	936
Single-family R 01	C	A	1945	1975	3,152

Single-Family R 01

Accommodations

Bed Rooms	2
Finished Rooms	4

Plumbing

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

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	1
Attached Garages	

Floors

Floor	Construction	Base	Finished
1	Wood Frame	1,584	1,584
A		1,568	1,568
B		420	
C		728	
S		436	

PROPERTY CARD

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Tax Bill

Parcel Information

Parcel Number	53-05-24-100-016.000-004
Tax ID	012-21870-00
Owner Name	Fox, Tracy Evan
Owner Address	7000 S Breeden Rd Bloomington, In 47403
Legal Description	012-21870-00 PT SE NE 24-9-1W 1.50A PLAT 49

2020 PAY 2021

Deductions

Type	Amount
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Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington Township	Spring Delinquent Penalty	\$29.07	\$0	\$0
Bloomington Township	Spring Delinquent Tax	\$290.73	\$0	\$0
Bloomington Township	Spring Installment	\$1,202.98	\$2,820.86	\$-1,240.86
Bloomington Township	Spring Other Assessment Delinquent Penalty	\$1.76	\$0	\$0
Bloomington Township	Spring Other Assessment Delinquent Tax	\$17.58	\$0	\$0
Bloomington Township	Spring Other Assessment Tax	\$37.88	\$0	\$0
Bloomington Township	Fall Installment	\$1,202.98	\$0	\$0
Bloomington Township	Fall Other Assessment Tax	\$37.88	\$0	\$0
Bloomington Township	Year Total	\$2,405.96	\$2,820.86	\$0
Bloomington Township	Year Total Delinquent Penalty	\$29.07	\$0	\$0
Bloomington Township	Year Total Delinquent Tax	\$290.73	\$2,820.86	\$0
Bloomington Township	Year Total Other Assessment Tax	\$75.76	\$0	\$0

2019 PAY 2020

Deductions

Type	Amount
Mortgage	\$3,000.00
Vet Total Disabi	\$12,480.00
Supplemental Hsc	\$24,395.00
Vet Partial Disa	\$24,960.00
Standard Hmst	\$45,000.00

PROPERTY CARD

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Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington Township	Spring Delinquent Penalty	\$31.14	\$0	\$0
Bloomington Township	Spring Delinquent Tax	\$311.40	\$0	\$0
Bloomington Township	Spring Installment	\$290.73	\$670.19	\$0
Bloomington Township	Spring Other Assessment Delinquent Penalty	\$1.76	\$0	\$0
Bloomington Township	Spring Other Assessment Delinquent Tax	\$17.58	\$0	\$0
Bloomington Township	Spring Other Assessment Tax	\$17.58	\$0	\$0
Bloomington Township	Fall Installment	\$290.73	\$0	\$323.73
Bloomington Township	Fall Other Assessment Tax	\$17.58	\$0	\$0
Bloomington Township	Year Total	\$581.46	\$670.19	\$323.73
Bloomington Township	Year Total Delinquent Penalty	\$31.14	\$0	\$0
Bloomington Township	Year Total Delinquent Tax	\$311.40	\$670.19	\$0
Bloomington Township	Year Total Other Assessment Tax	\$35.16	\$0	\$0
Bloomington Township	Year Total Penalty And Fees	\$15.42	\$0	\$0

2018 PAY 2019

Deductions

Type	Amount
Mortgage	\$3,000.00
Vet Total Disabi	\$12,480.00
Supplemental Hsc	\$24,395.00
Vet Partial Disa	\$24,960.00
Standard Hmst	\$45,000.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington Township	Spring Installment	\$311.40	\$328.98	\$0
Bloomington Township	Spring Other Assessment Tax	\$17.58	\$0	\$0
Bloomington Township	Fall Installment	\$311.40	\$0	\$345.43
Bloomington Township	Fall Other Assessment Tax	\$17.58	\$0	\$0
Bloomington Township	Year Total	\$622.80	\$328.98	\$345.43
Bloomington Township	Year Total Other Assessment Tax	\$35.16	\$0	\$0
Bloomington Township	Year Total Penalty And Fees	\$16.45	\$0	\$0

Overlay Report

PROPERTY CARD

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Overlay by Landuse and Soil

PIN 18 53-05-24-100-016.000-004

Total Acreage 1.597

Total Adj. Acreage 1.500

Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Bdb	5	Non-tillable Land	0.705	0.662
Cb	5	Non-tillable Land	0.892	0.838

Overlay by Landuse

PIN 18 53-05-24-100-016.000-004

Total Acreage 1.597

Total Adj. Acreage 1.500

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	1.597	1.500
Unk		0.000	0.000

SELLER'S DISCLOSURES

dotloop signature verification: dtlp.us/PaPh-KUqo-IIQH



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)
11/24/21

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 5611 East State Road 45, Bloomington, IN 47408

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cistern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Septic Field/Bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Clothes Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aerator System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Irrigation Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater/Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Microwave Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heater/Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater/Solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Range	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Room Air Conditioner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic and Holding Tank/Septic Mound	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
TV Antenna/Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geothermal and Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other: None	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Sewer System (Explain)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Yes	No	Do Not Know
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the structures connected to a public water system?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the structures connected to a public sewer system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any additions that may require improvements to the sewage disposal system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If yes, have the improvements been completed on the sewage disposal system?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the improvements connected to a private/community water system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the improvements connected to a private/community sewer system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Electrical System	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	
Air Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Burglar Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ceiling Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot Water Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garage Door Opener / Controls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnace Heat/Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inside Telephone Wiring and Blocks/Jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace Heat/Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar House-Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Woodburning Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Smoke/Fire Alarm(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Switches and Outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Air Cleaner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vent Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
80/100/200 Amp Service (Circle one)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Generator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Heating Source	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Tony E. Fox</i>	Signature of Buyer
Signature of Seller	Signature of Buyer
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.	
Signature of Seller (at closing)	Signature of Seller (at closing)

SELLER'S DISCLOSURES

dotloop signature verification: dtlp.us/PaPh-KUqo-iIQh

Property address (number and street, city, state, and ZIP code) 5611 East State Road 45, Bloomington, IN 47408			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known _____ Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, how many layers? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use of non-conforming use? Explain:			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay for flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <i>Tracy E. Faw</i> <small>dotloop verified 11/24/2023 1:58 PM EST WCP0WZ6Z5DTHABDC</small> </div>	Signature of Buyer <div style="border: 1px solid black; height: 20px;"></div>
Signature of Seller <div style="border: 1px solid black; height: 20px;"></div>	Signature of Buyer <div style="border: 1px solid black; height: 20px;"></div>

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing) <div style="border: 1px solid black; height: 20px;"></div>	Signature of Buyer (at closing) <div style="border: 1px solid black; height: 20px;"></div>
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FORM #03.



LEAD BASED PAINT DISCLOSURE

dotloop signature verification: dotloop.us/QsJN-4y5L-aFJk



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 5611 East State Road 45, Bloomington, IN 47408

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: (check (i) or (ii) below)

(i) ☐ Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

(c.) ☐ Buyer has received copies of all information listed above.

(d.) ☐ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) ☐ Buyer has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) ☐ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of

1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

5611 East State Road 45, Bloomington, IN 47408

(Property Address)

LEAD BASED PAINT DISCLOSURE

dotloop signature verification: dotloop.us/QsJN-4y5L-aFLk

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

Tracy E. Fox
dotloop verified
11/24/21 1:58 PM EST
LCUP-WWJ-1HR2G-9CA4
SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

Tracy E. Fox
PRINTED

PRINTED

SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

PRINTED

PRINTED

LISTING BROKER DATE

SELLING BROKER DATE



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2021



5611 East State Road 45, Bloomington, IN 47408

(Property Address)

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: 5611 E. State Road 45, 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 16th day of December 2021, by and between
Tracy E. Fox 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: 5611 E. State Road 45
in the City of Bloomington, County of Monroe, and State of Indiana.

Legally described as: 012-21870-00 PT SE NE 24-9-1W 1.50A PLAT 49

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ 15,000.00 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 January 16, 2022 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 \$ 15,000.00

Total Due at Closing \$.00

This offer will expire if not accepted on or before: December 17, 2021 at 6:00pm

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 _____

Tracy E. Fox
Printed Time: _____

Seller Date _____

Printed Time: _____

SAMPLE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

**5611 E. State Road 45, Bloomington Township
Monroe County, Bloomington, IN**

\$ 15,000.00
Amount

December 16, 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 Fifteen Thousand dollars and no/100----- (\$ 15,000.00), 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

December 16, 2021
Date

Signature

Date