

Fixer Upper PROPERTY FOR SALE



**12752 Co Rd. 500 E
Stendal, Indiana**

- 5 acres
- Fixer Upper Home
- 3 Bedrooms
- 1.5 Baths

Auction

BIDDING ENDS

Wednesday, October 4 @ 6PM EST

JIMMIE DEAN COFFEY & CODY COFFEY | 812.822.3200



**Coffey Realty
& Auction**

MORE INFORMATION:
UnitedCountryIN.com

SELLER: Estate of Nancy L Lauderdale LIC. # - AU01049934

INDEX

LOCATION MAP

AERIAL MAP

TERMS & CONDITIONS

PROPERTY INFORMATION

PROPERTY DISCLOSURES

LEAD BASED PAINT DISCLOSURES

CAVE INFORMATION

TITLE COMMITMENT

BID CERTIFICATION

SAMPLE CONTRACT

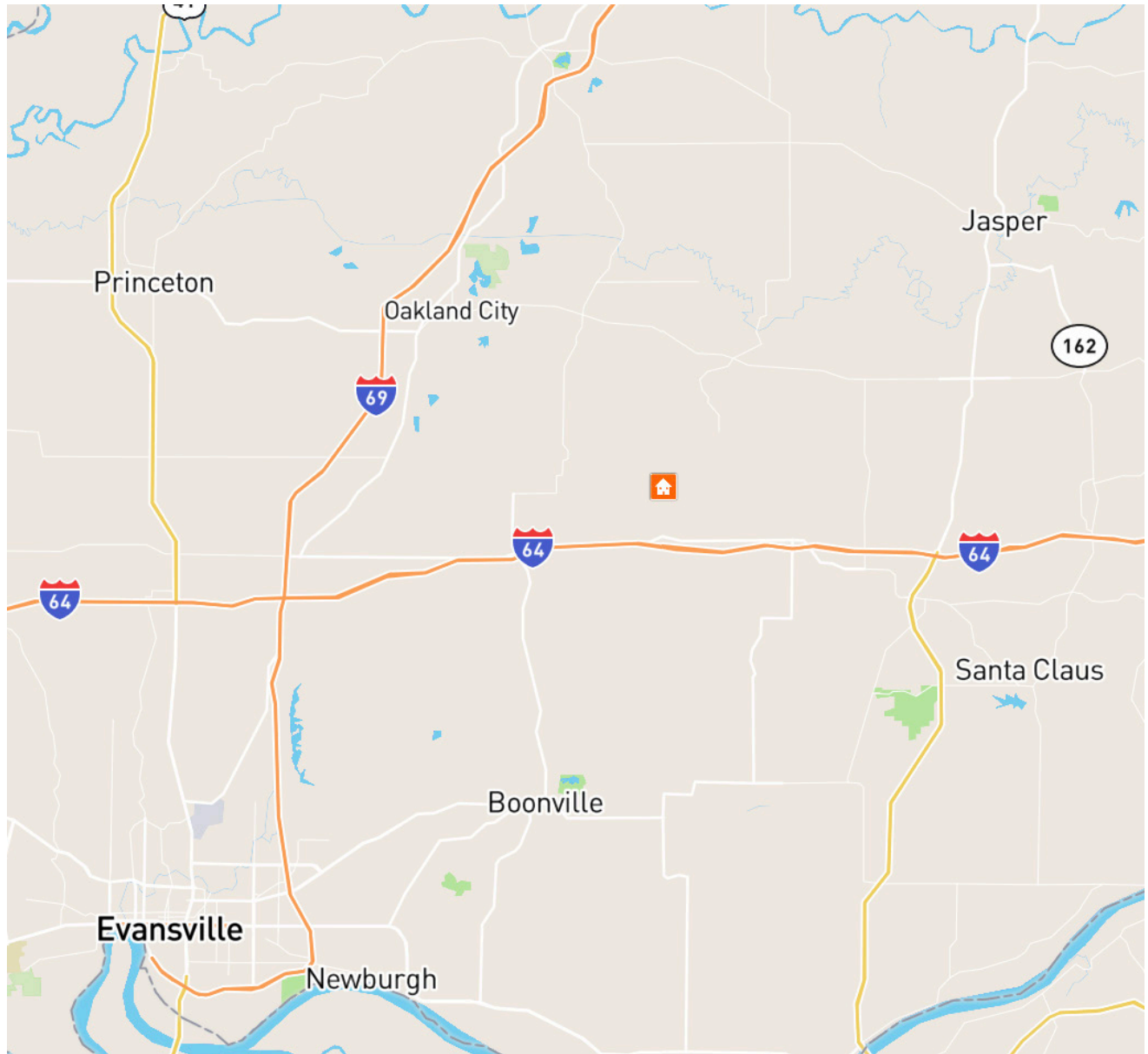
Auction
Manager

Jimmie Dean Coffey | 812.360.6005 | jcoffey@unitedcountryin.com
Cody Coffey | 812.360.8383 | ccoffey@unitedcountryin.com

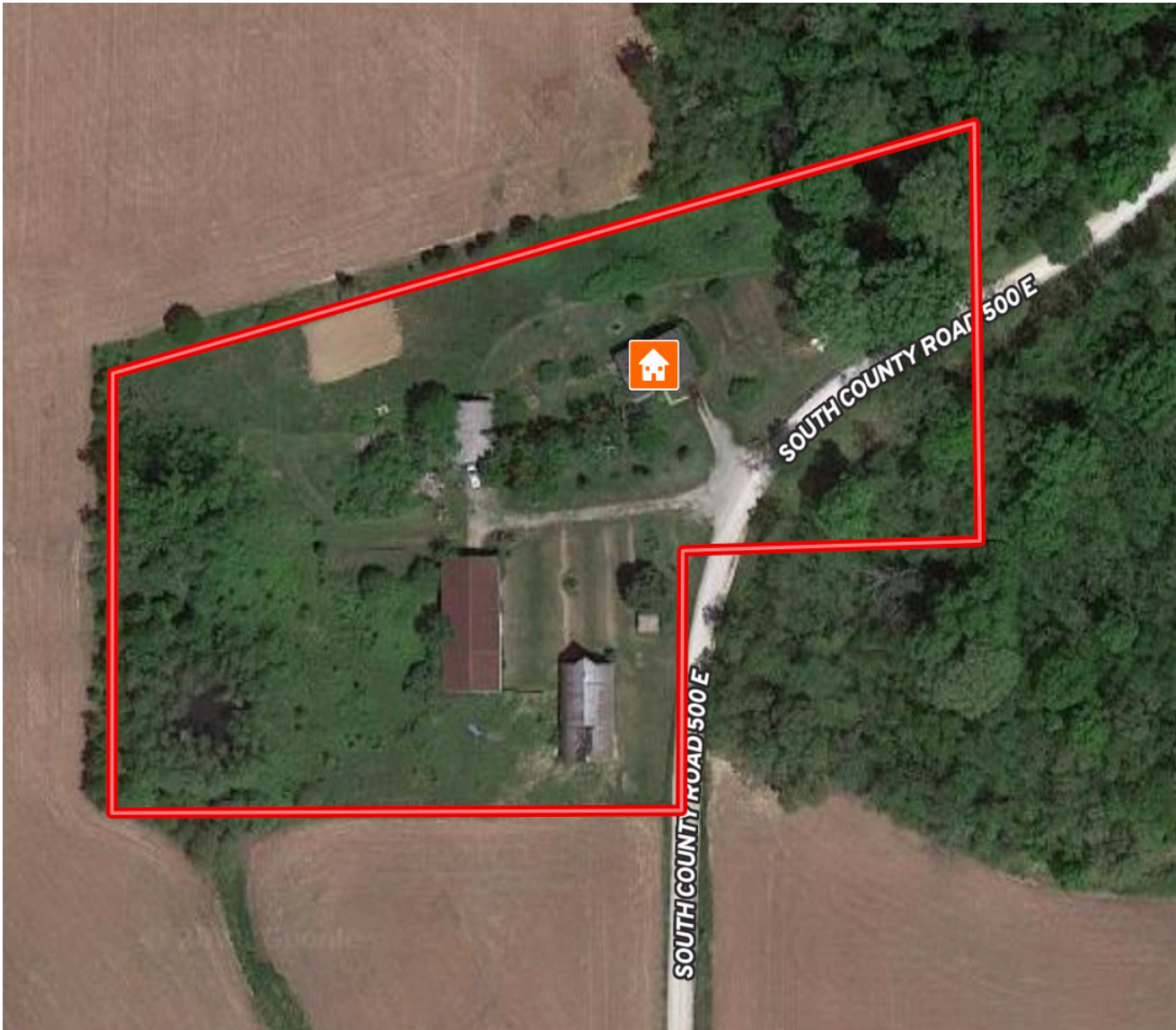
DISCLAIMER: All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

LOCATION

MAP



AERIAL
MAP



TERMS & CONDITIONS

OF THE AUCTION

TERMS & CONDITIONS

Lauderdale - Real Estate Auction

12752 S Co Rd 500 E., Stendal, IN 47585

Legal Description | 003-00590-09 PT SE 21 3S 7 5A

- The property will be sold at Public "Online - Internet Auction", ending October 4, 2023 ET
- 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
- **Buyers Premium:** An 11% buyer's premium will be added to the final bid and charged to the buyer, the final bid plus the 11% buyer's premium will establish the final sales price.
- A down payment of \$10,000.00 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 Dubois County 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 November 17, 2023.
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 Personal Representative's 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: Dubois County Title Co., 606 Main Street, Jasper, IN 47546.
Closing fee will be paid by the buyer.
Closing will be held on or before November 17, 2023.
- 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: Open House - September 16, 2023 @ 1pm

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

INFORMATION

Fixer Upper Country Home in Southern Indiana at Auction

Bid online through October 4, 2023 @ 6pm

Step a country home fixer-upper near Sugar Ridge Fish and Wildlife! Nestled in nature, this charming home was built in the 1970s and is your gateway to a quiet, rural life. It has 3 bedrooms and 1-1/2 baths, offering plenty of room.

A Cozy, 1970s-Style Home

This house is cozy and has a retro feel from the 1970s. It's like stepping into a time capsule! You can relax in the big living room with a fireplace, perfect for spending time with family. The kitchen has a rustic look and is ready for your personal touch.

5 Acres of Beautiful Land

This property comes with a 5-acre piece of land. You can explore, plant gardens, or even have fun with animals. Imagine all the cool things you could do here, like having bonfires under the stars.

Your Fixer-Upper Project

If you like working on projects, this home is perfect for you! It's a bit of a "fixer-upper," which means you get to decide how it should look. With 3 bedrooms and 1-1/2 baths, it's a great size for a family.

The property includes 3 outbuildings. Use this space for building things, crafting, other hobbies or storage.

Perfect for Fishing and Wildlife Lovers

This home is in the famous Sugar Ridge Fish and Wildlife area. It's a paradise for people who love fishing and being close to nature. You can catch fish nearby, watch birds, and see animals right outside your home.

Don't miss your chance to make this country house your own! Get in touch with us today at United Country - Coffey Realty & Auction to visit and start your adventure in the countryside!

LEAD BASED PAINT DISCLOSURES

dotloop signature verification: <http://EX8-PBL8-s5fa>



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: 12752 S Co Rd. 500 E, Stendal, IN 47585

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.)

12752 S Co Rd. 500 E, Stendal, IN 47585

(Property Address)

LEAD BASED PAINT

DISCLOSURES

dotloop signature verification: dotloop.us/jEX8-PBL8-sSfa

47 CERTIFICATION OF ACCURACY

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

50
51 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
52 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
53 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
54 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
55 document shall be promptly delivered, if requested.

56
57
58 BUYER'S SIGNATURE DATE

59
60
61 PRINTED

62
63
64 BUYER'S SIGNATURE DATE

65
66
67 PRINTED

68
69
70 SELLING BROKER DATE

Estate of Nancy I Lauderdale dotloop verified
08/09/23 10:35 AM CDT
SRNA-FMUY-NZZK-KXVU
SELLER'S SIGNATURE DATE

Estate of Nancy I Lauderdale
PRINTED

SELLER'S SIGNATURE DATE

Estate of Nancy Lauderdale 08/09/23
PRINTED

Cody Coffey dotloop verified
08/09/23 10:56 AM CDT
CN09-JYPV-SAT7-9EDG
LISTING 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 2023



12752 S Co Rd. 500 E, Stendal, IN 47585

(Property Address)

TITLE COMMITMENT



DUBOIS COUNTY TITLE CO., INC. d/b/a THE TITLE COMPANY

606 Main Street Jasper, IN 47546 Phone (812) 482-1696 Fax (812) 634-6805
Toll Free Phone & Fax (800) 257-3856

30 YEAR REPORT

File #: 2310662
For: United Country Coffey Realty & Auction
Cody Coffey

THE TITLE COMPANY has carefully searched the records of the County Court House, Petersburg, Indiana, as to the following real estate located in Pike County, Indiana, to-wit:

AND OUR SEARCH DISCLOSES that the apparent record title to said real estate is show in the name(s) of:

George Lowell Lauderdale and Nancy I. Lauderdale, husband and wife

Which real estate is as follows, to-wit:

Part NW NE & SW SE 21-3S-7W, 5A-Pike County

AND WE FIND the following liens and encumbrances thereon of record,

MORTGAGES:

George Lowell Lauderdale and Nancy I. Lauderdale TO Evansville Teachers Federal Credit Union, dated 10-15-2003, recorded 10-23-2023, for the amount of \$106,000.00, as Instrument #03-3324.

MISCELLANEOUS:

Terms and provisions of an Oil and Gas Lease TO Samson Resources Company, dated 6-6-2006, recorded 7-24-2006, as Instrument # 06-1895. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed.

One and the Same Affidavit- George Lowell Lauderdale and George L. Lauderdale are one in the same, dated 9-28-2001, recorded 10-16-2001, as Instrument #01-2566.

Estate of Nancy Lauderdale, decedent, filed, 4-13-2023, as Cause # 63C01-2304-EU-00010.

Right of Way: None

TAXES:

Parcel #: 63-14-21-400-022.000-003
1st Installment, due & payable May 10, 2023: \$1,068.92 PAID
2nd Installment, due & payable Nov. 10, 2023: \$1,068.92 NOT PAID
Penalties: \$53.45 NOT PAID

Taxes for 2022, due and payable in 2023, now a lien. Amount not yet determined.

Dubois County Title Co., Inc. d/b/a The Title Company has carefully searched the current records of the County offices for the purpose of showing the apparent record title. This Report is not intended to cover the sufficiency or validity of the various instruments in the chain of title to said real estate. We recommend that the purchaser and lender have us prepare owner and loan title insurance policies for their protection. This search is not intended for the transfer of Real Estate and does not provide insurance coverage.

This search covers a period of thirty years.

Dated this 23rd day of August, 2023.

Kelly Tretter

Dubois County Title Co., Inc. dba: The Title Company, by: _____

TITLE COMMITMENT

Dubois County Title Co., Inc. d/b/a The Title Company has carefully searched all indexes of the respective County Courthouse offices in order to show the record owner of the real estate for a period of thirty years, unless otherwise specified. In the case of an current owner search, the period covered is from the current deed of record, or since the date of recording of your companies last mortgage. It is intended to show all matters which would adversely affect the ownership during that time period.

This search is for the sole use and benefit of the person, or company ordering said search, and is not to be relied upon by others.

Indiana law does not require the recording of short term leases, therefore, you are responsible for determining if anyone other than the owner of the real estate is in possession, and what interest those individuals may have.

The possibility exists that a mechanics lien, for material, machinery or labor furnished within the past sixty days may be filed. We recommend that you have a vendors affidavit or borrowers affidavit completed for your protection.

We are not responsible if the subject property has been under valued in the assessment of real estate taxes.

This search does not certify that the property conforms to Federal law, City or County codes for electric, sewer, water, and/or complies with the covenants and restrictions of the plat, or for planning and zoning ordinances.

Matters that an adequate survey would disclose are not covered, such as boundary line disputes, encroachments and overlaps.

We assume no responsibility as to the ownership of mineral rights beyond the scope of this search such as coal, oil, gas, casing head gas, and other such minerals.

This search is not intended to cover the sufficiency or validity of the various instruments in the chain of the title to said real estate. The current limit liability is \$500.00.

We recommend that the purchaser and lender have us prepare owner and loan title insurance policies for their protection.

TITLE COMMITMENT

This document is being re-recorded to correct the middle initial for the grantee

WARRANTY DEED 01-7348

THIS INDENTURE WITNESSETH, THAT

Marvin R. Heneisen and Yelonda C. Heneisen, husband and wife

("Grantor"), of Pike County, in the State of Indiana, CONVEYS AND WARRANTS to

George Lowell Lauderdale and Nancy ^{N.L.} Lauderdale, husband and wife

(Grantee) of Pike County, in the State of Indiana, for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Pike County, State of Indiana:

A part of the Northwest Quarter, Northeast Quarter and Southwest Quarter of the Southeast Quarter of Section 21, Township 3 South, Range 7 West and more particularly described as follows:

Beginning at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 21, thence East 210.0 feet to a point, thence North 316.63 feet to a point, thence South 74 degrees 7 minutes West 646.95 feet to a point, thence South 323.98 feet to a point, thence East 412.25 feet to a point, thence North 184.42 feet to the point of beginning, containing 5.00 acres more or less.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 12752 South County Road 500 East, Stendal, IN 47585. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this 28th day of September, 2001.

Marvin R. Heneisen
Marvin R. Heneisen

Yelonda C. Heneisen
Yelonda C. Heneisen

STATE OF INDIANA
COUNTY OF Vanderburgh

Before me, a Notary Public in and for said County and State, personally appeared
Marvin R. Heneisen and Yelonda C. Heneisen, husband and wife

RECEIVED FOR RECORD

Instr. No. 01-7348
This 16 day of October
A.D. 2001 at 10:55 clock A.M.
and recorded in Record 1794
at page 218-219.
Recorder Pike County
Recorder's Fee 16.00

RECEIVED FOR RECORD

Instr. No. 02-285
This 25th day of Jan.
A.D. 2002 at 10:45 clock A.M.
and recorded in Record 181
at page 120-121.
Recorder Pike County
Recorder's Fee 17.00

01-7348

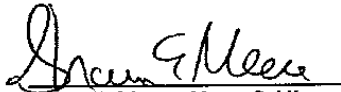
120
218

TITLE COMMITMENT

④

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, state that any representations therein contained are true.

Witness my hand and Notarial Seal this 28th day of September, 2001.



Shawn E. Meece - Notary Public

My Commission Expires: 07-19-09

County of Residence: Warrick



This instrument prepared by: Jennifer E. Stokes, Attorney at Law
603 N. WEINBACH, SUITE 610
EVANSVILLE, IN 47711


Return deed to:

Send tax bills to:

12752 South County Road 500A
Stadal, IN 47585

REAL ESTATE TRANSFER
DULY ENTERED FOR TAXATION

OCT 10 2001


AUDITOR - PIKE COUNTY
FEE \$1.00

REAL ESTATE TRANSFER
DULY ENTERED FOR TAXATION

JAN 25 2002


AUDITOR - PIKE COUNTY
FEE \$1.00

01-7348

121
-219

BID CERTIFICATION

DOCUMENT

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: 12752 S Co Rd. 500 E. Stendal, IN 47585

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

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

Phone: (812) 822-3200

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

CONTRACT

SAMPLE PURCHASE CONTRACT



**Coffey Realty
& Auction**

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 4th day of October 2023, by and between
Estate of Nancy L Lauderdale 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: 12752 S Co Rd 500 E.
in the City of Stendal, County of Pike and State of Indiana.

Legally described as: 003-00590-09 PT SE 21 3S 7, 5A

Buyer herewith agrees to deposit with Dubois County Title Co., \$ 10,000.00 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 Personal Representative 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 November 17, 2023 and shall take place at the office of Dubois County Title Co., 606 Main Street, Jasper, IN 47546

The buyer will pay the closing fee.

Possession is to be given day of final closing.

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

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

CONTRACT

SAMPLE PURCHASE 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: Dubois County Title Co., 606 Main Street, Jasper, IN 47546

High Bid Selling Price \$ _____ .00

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

Total Purchase Price \$ _____ .00

Less **Down Payment** \$ 10,000.00

Total Due at Closing \$ _____ .00

This offer will expire if not accepted on or before: October 5, 2023 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 _____

Estate of Nancy L Lauderdale
Printed Time: _____

Seller Date _____

Seller Date _____

Printed Date _____

434 S Walnut St. Bloomington, IN 47401

(812) 822-3200

UnitedCountryIN.com

CONTRACT

SAMPLE PURCHASE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

12752 S Co Rd 500 E., Stendal, Indiana
Lockhart Township, Pike County

\$ 10,000.00
Amount

October 4, 2023
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
Dubois County Title Co.
606 Main Street
Jasper, IN 47546

The Sum of Ten Thousand dollars & No/100-----dollars

(\$10,000.00), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

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

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

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

Signature

October 4, 2023
Date

Signature

October 4, 2023
Date