

# BLOOMINGTON HOME FOR SALE

*Bid online through* **NOV. 1 - 6 PM ET**



**BE SURE TO STOP BY TO TAKE A LOOK AT THE PROPERTY**

**PROPERTY LOCATION:**

4216 S. DARRELL DR. ► BLOOMINGTON, INDIANA

**PREVIEW DATES**

OCTOBER 1 @ 2 PM ET

OCTOBER 9 @ 6 PM ET



**Coffey Realty  
& Auction**

*for more information*

**UnitedCountryIN.com**

**812.822.3200**





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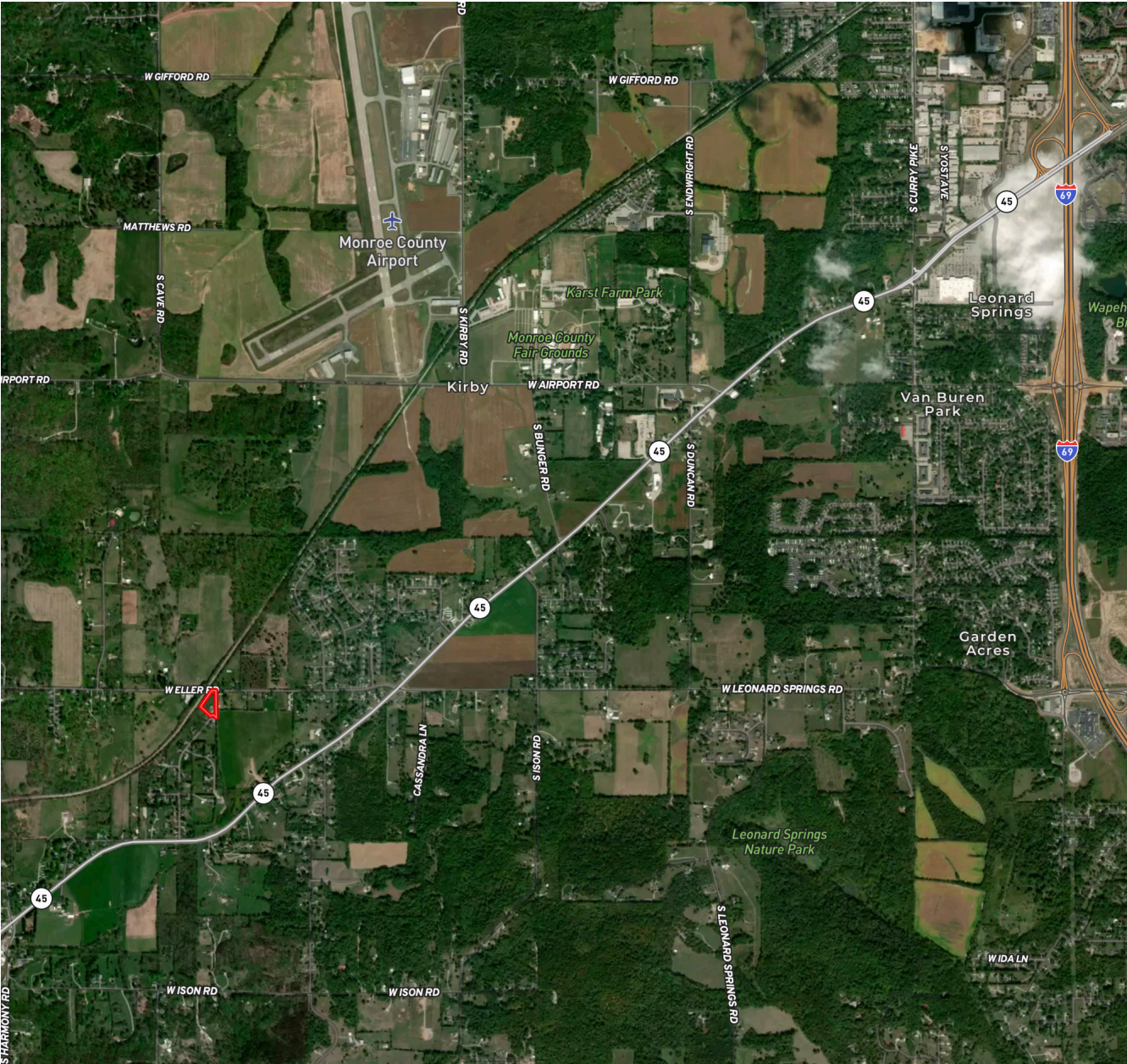
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**DISCLAIMER:** All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.



# LOCATION

MAP





# AERIAL

MAP



# TERMS & CONDITIONS

## OF THE AUCTION

### TERMS & CONDITIONS

#### **Craney- Real Estate Auction**

**4216 S Darrell Dr.  
Bloomington, IN 47403**

#### **Legal Description**

016-15470-11 JERDEN MEADOWS SEC 3 LOT 11

- The property will be sold at Public "Online - Internet Auction", ending November 1, 2023 @ 6:00pm
- 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 \$5,000.00** 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 Bethell 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 December 15, 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: \* Buyer will assume and pay all taxes on the property beginning with the taxes due and payable Spring 2024.
- Closing:
  - Closing shall take place at the office of: **John Bethell Title Co. @ 2626 S Walnut St. Bloomington, IN 47401**
  - Closing fee will be paid by the buyer.
  - Closing will be held on or before December 15, 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 ad 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: October 1 @ 2:00pm & October 16 @ 6:00pm**

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.

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Bidder

# PROPERTY

## INFORMATION

### **Bloomington, Indiana Home For Sale | Bid Now!**

Discover your dream home on the southwest side of Bloomington! This 2-bedroom, 2-bath brick beauty is tucked away at the end of a peaceful cul-de-sac, surrounded by 2± acres.

**Bidding Ends:**  
**November 1, 2023 @ 6 pm**

Brick Exterior: A classic aesthetic with lasting strength.  
Spacious Living: Roomy bedrooms and baths.  
Gas Fireplace: Perfect for Cozying up on cold evenings.  
Handicap Accessible: Designed with care for everyone.  
Attached 2 Car Garage.  
Shop Building: An ideal space for your creative or storage needs.

Enjoy the quiet neighborhood, the charm of the outdoors, and the luxury of spacious living. The added bonus of an attached 2-car garage and a handy shop building makes this the ultimate home.

**Preview Days:**  
**October 1 – 6 pm**  
**October 16 - 6 pm**

Time's Ticking! Bid Online Now!  
Don't let this gem slip away. Online bidding wraps up on November 1st at 6 pm. Secure your piece of Bloomington paradise!

# 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 the Auctioneers are working for the Seller and there is no relationship of dual agency.
8. 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.
9. 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: 4216 S. Darrell Dr., Bloomington, Indiana 47403

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](mailto:jcoffey@UnitedCountryIN.com) cc: [pcoffey@UnitedCountryIN.com](mailto:pcoffey@UnitedCountryIN.com)

# CONTRACT

## SAMPLE PURCHASE CONTRACT



Coffey Realty  
& Auction

### REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 1 day of November 2023, by and between  
James Craney Estate 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: 4216 S. Darrell Dr. in the City of Bloomington  
County of Monroe and State of Indiana.

Legally described as: 016-15470-11 JERDEN MEADOWS SEC 3 LOT 11

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ 5,000.00 and 00/100  
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 15, 2023 and shall take place at the office of John  
Bethell Title Company, Inc., 2626 S. Walnut Street, Bloomington, IN 47401.

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: **John Bethell Title Co.**

High Bid Selling Price \$ .00

Plus Buyer's Premium \$ .00

Total Purchase Price \$ .00

Less Down Payment \$ 5000.00

Total Due at Closing \$ .00

This offer will expire if not accepted on or before: November 2, 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 Date \_\_\_\_\_

\_\_\_\_\_  
Printed Phone \_\_\_\_\_

Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Names for Deed: \_\_\_\_\_

### Accepted By:

\_\_\_\_\_  
Seller Date \_\_\_\_\_

James Craney Estate Time: \_\_\_\_\_

Printed

\_\_\_\_\_  
Seller Date \_\_\_\_\_

Printed

# CONTRACT

## SAMPLE PURCHASE CONTRACT



Coffey Realty  
& Auction

### PROMISSORY NOTE

**4216 S. Darrell Dr.  
Bloomington, Indiana  
Van Buren Township, Monroe County**

\$5,000.00  
Amount

November 3, 2023  
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 five thousand and No/dollars (\$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

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_