

COMMERCIAL DEVELOPMENT AUCTION

Bid online through **DEC. 20 - 2 PM ET**

3 tracts

- 1. 5.11 AC.
- 2. 2.99 AC.
- 3. 5.66 AC.



Coffey Realty & Auction

for more information

UnitedCountryIN.com

812.822.3200

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LOCATION MAP

AERIAL MAP

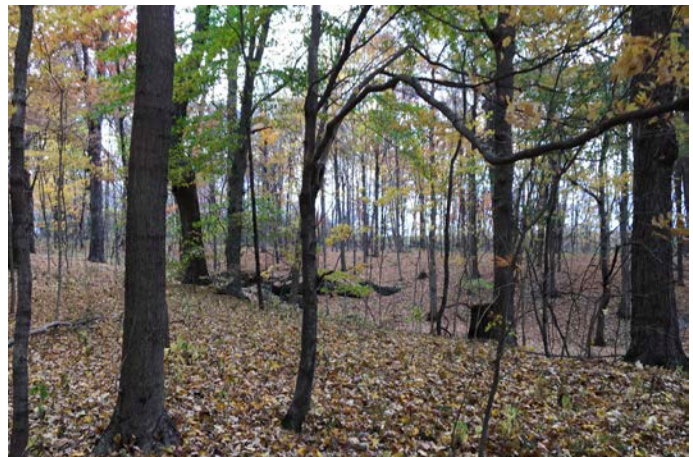
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Auction
Manager

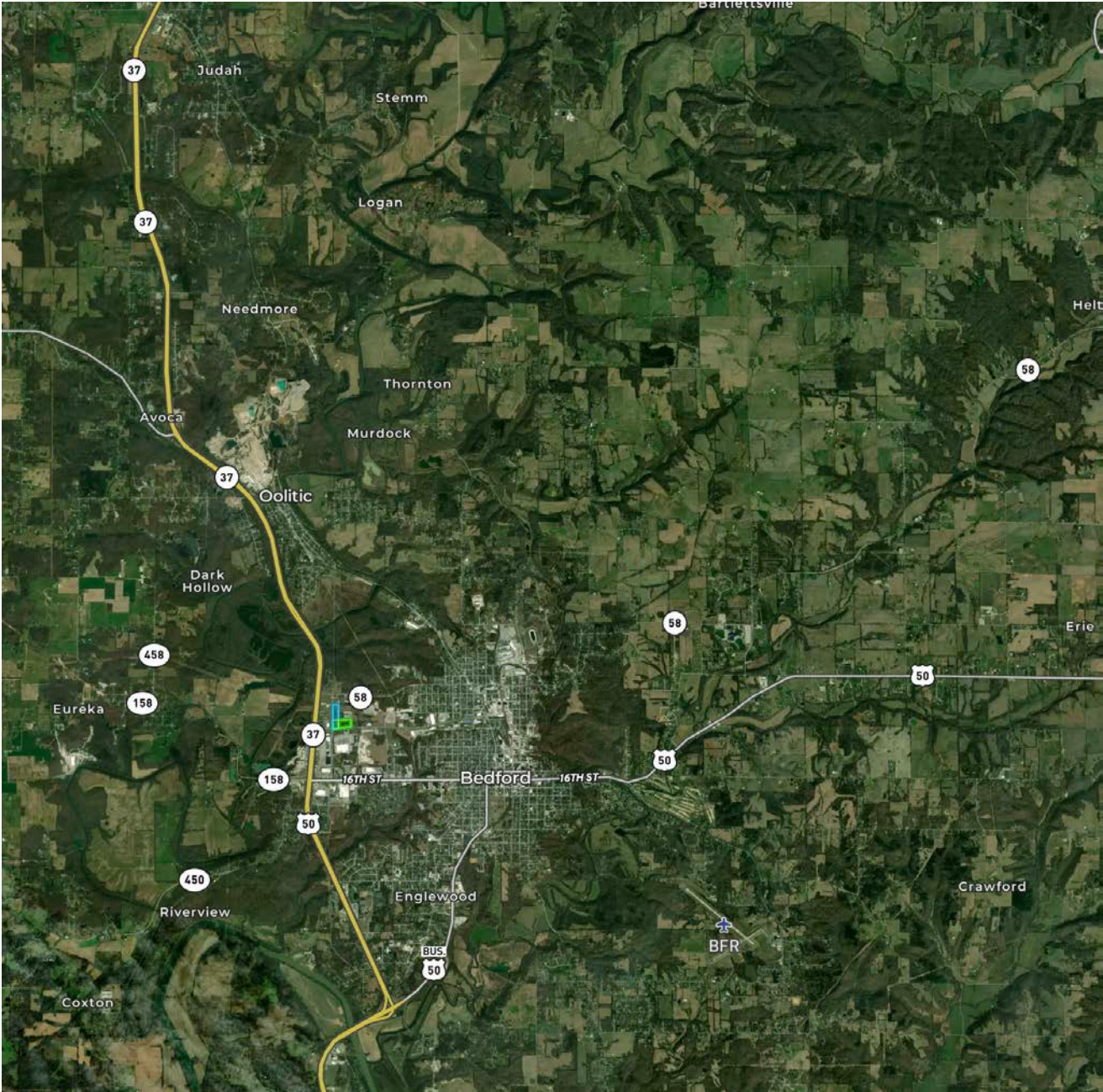
Jimmie Dean Coffey | 812.360.6005 | jcoffey@unitedcountryin.com

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 - Coffey Realty & Auction assumes no liability for the information provided.

LOCATION

MAP



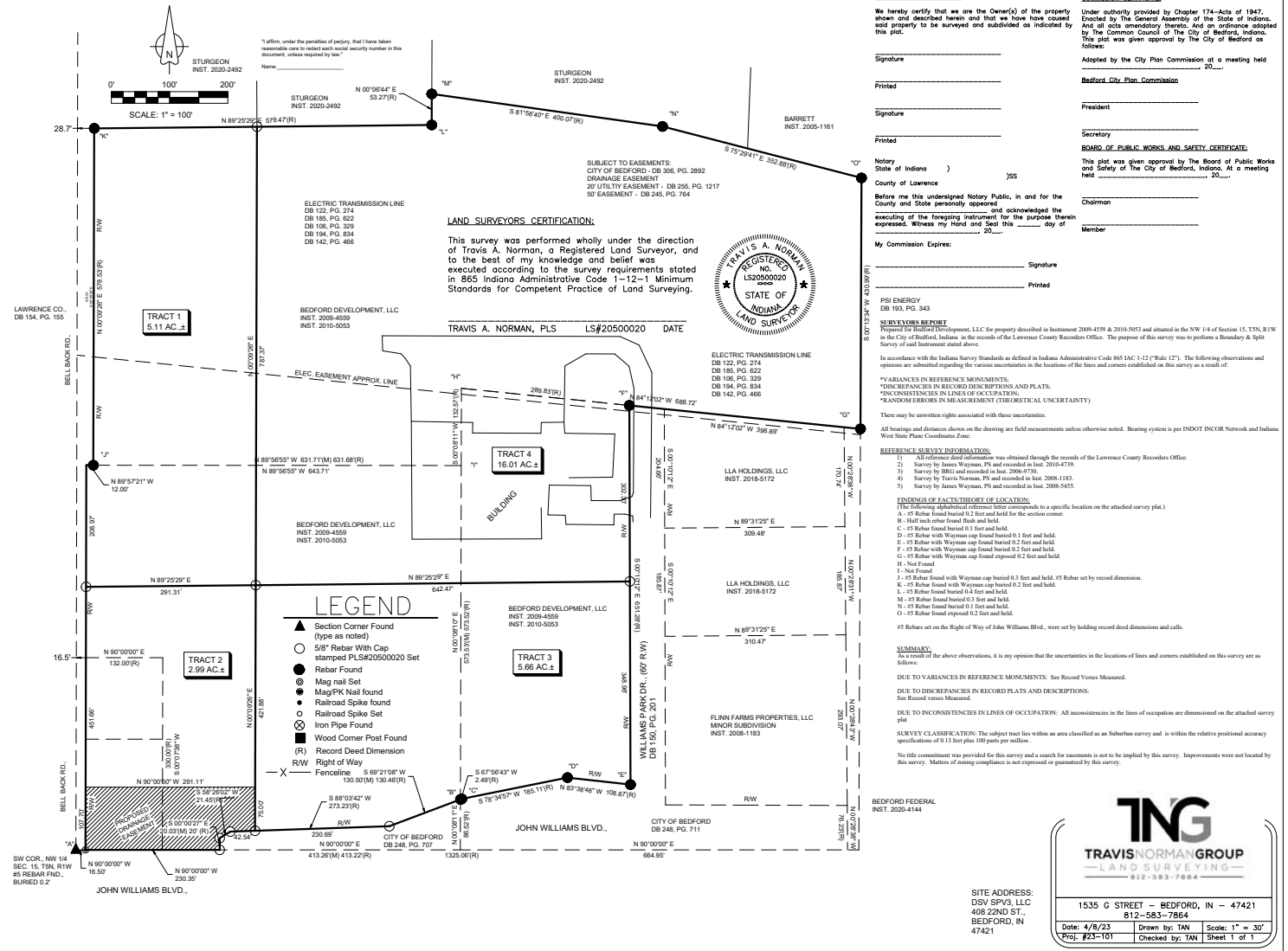
AERIAL

MAP



SURVEY

BEDFORD DEVELOPMENT MINOR SUBDIVISION PLAT - PART OF THE NW 1/4, SEC. 15, T5N, R1W - CITY OF BEDFORD, INDIANA



TERMS & CONDITIONS

OF THE AUCTION



TERMS & CONDITIONS

Bedford Development, LLC - Real Estate Auction

Bedford Development Minor Subdivision Plat Bedford, Indiana 47421

Legal Description

Tract 1 - (5.11 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN

Tract 2 - (2.99 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN

Tract 3 - (5.66 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN

- The property will be sold at Public “Online - Internet Auction”, ending Wednesday, Dec. 20, 2023 @ 2:00pm EST
- 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
 - A **10%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 10% Buyer’s premium will establish the final sales price.
 - A **down payment of \$10,000.00 (Per Lot)** 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 Classic 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 February 9, 2024
 - 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: *Classic Title – 1526 I St. Bedford, IN 47421*
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before February 9, 2024
- A \$250.00 Broker Admin fee will be paid by the buyer of each tract at closing
- 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 Tim Ellis Realtors & Auctioneers 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 (812) 360-6005, Tim Ellis (812) 322-3514 or Cody Coffey (812) 360-8383 or at United Country Coffey Realty & Auction / Tim Ellis Realtors & Auctioneers, Inc. (812) 822-3200 office

I do hereby agree to these Auction Terms & Conditions.

PROPERTY

INFORMATION

Prime Commercial Land for Sale in Bedford, Indiana

Discover an exceptional opportunity in the heart of Bedford, Indiana! Located on John A. Williams Blvd, just east of Hwy 37, this prime commercial land is positioned in a busy retail and dining hub. Situated next to Aldi and across from Walmart, and surrounded by various thriving businesses, this property offers unrivaled visibility and access.

With a total of 13.76 acres available, divided into three tracts, this auction presents a rare chance for entrepreneurs and investors to secure their foothold in this dynamic market.

Tract 1: 5.11 Acres

Tract 2: 2.99 Acres

Tract 3: 5.66 Acres

Auction Details:

Don't miss out on this incredible opportunity! Our online-only auction will be live until December 20, 2023, at 2:00 PM. Act now to make this prime commercial land yours and capitalize on the thriving Bedford, Indiana market.

Bedford, Indiana Commercial Land for Sale:

Nestled in the heart of Lawrence County, Bedford is a vibrant and growing city with a rich history. Known for its limestone heritage, the city boasts a diverse economy and a welcoming community. With a population of approximately 13,000 residents, Bedford offers a mix of small-town charm and modern conveniences.

Lawrence County, of which Bedford is the county seat, is a picturesque region characterized by rolling hills, forests, and scenic beauty. This area is renowned for its limestone quarries, making it a hub for the construction and building materials industry. Lawrence County is home to approximately 45,000 residents and is known for its strong sense of community and economic diversity.

Opportunity Awaits in Lawrence County:

Positioned at the heart of a thriving retail and dining area in Bedford, these commercial land tracts provide an ideal canvas for your business aspirations. Act now and seize the opportunity to establish your presence in Bedford, Indiana, and Lawrence County.

For more information and to participate in the auction, please contact us today. Jimmie Dean Coffey – 812.822.3200 or Tim Ellis - 812-322-3514. Don't miss your chance to be a part of this thriving community!

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: Bedford Development Minor Subdivision Plat, Bedford, IN 47421

Tract 1 - (5.11 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN

Tract 2 - (2.99 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN

Tract 3 - (5.66 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN

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 20th day of December 2023, by and between
Bedford Development, LLC 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 & commonly known as: **Tract 1** - (5.11 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN
Tract 2 - (2.99 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN
Tract 3 - (5.66 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN
in the City of Bedford, County of Lawrence, Shawswick Township, State of Indiana

Legally described as: Tract 1 - (5.11 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN; Tract 2 - (2.99 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN; Tract 3 - (5.66 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN

Buyer herewith agrees to deposit with Classic Title Co., \$ 10,000.00 per lot 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 February 9, 2024 and shall take place at the office of Classic Title Co., 1526 I Street, Bedford, Indiana 47421.

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



Coffey Realty
& Auction

PROMISSORY NOTE

Tract 1 - (5.11 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN

Tract 2 - (2.99 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN

Tract 3 - (5.66 Acres ±) Part of the NW ¼, SEC. 15, T5N, R1W – City of Bedford, IN

**Shawswick Township | Lawrence County
Bedford, IN 47421**

\$ 10,000.00 (per lot)
Amount

December 20, 2023
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:

Classic Title Company
1526 I Street
Bedford, IN 47421

The Sum of Ten Thousand and /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

December 20, 2023
Date

Signature

December 20, 2023
Date