

HISTORIC HOME IN PAOLI, INDIANA

Online Auction: FEB. 13 · 6 PM



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

PROPERTY LOCATION:

28 LIBRARY STREET | PAOLI, INDIANA

PREVIEW DATES

JANUARY 15 – 5:00 PM

JANUARY 28 – 12:00 PM



Coffey Realty & Auction

for more information

812.822.3200

UnitedCountryIN.com

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Auction
Manager

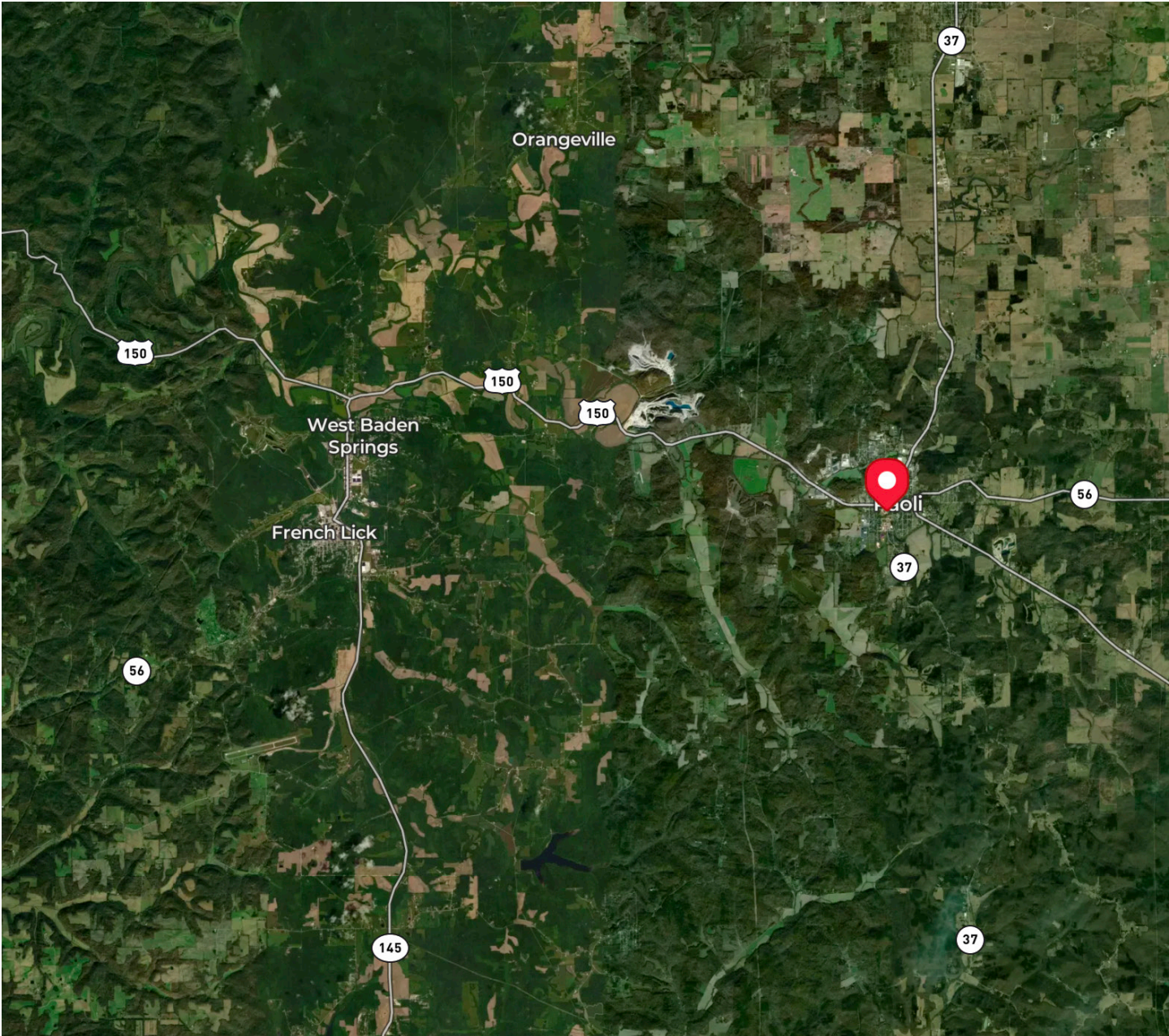
Jimmie Dean Coffey | 812.360.6005 | jcoffey@unitedcountryin.com

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



TERMS & CONDITIONS

OF THE AUCTION



Coffey Realty
& Auction

"BIDDING RULES"

TERMS AND CONDITIONS

28 Library Street - Paoli, Indiana 47454 - Orange County

Legal Description:

Town Of Paoli Pt 14

- The property will be offered for sale via a Public Online - Internet Bidding Platform
- All bids/ offers must be entered prior to February 13, 2024 - 6:00pm EDT
- To be approved as a bidder a signed copy of the terms and conditions along with a signed bidder's certification must be received and approved by the auction office.
- This property will be sold subject to seller's approval, sells with an un-disclosed reserve.
- Property sells As-Is with no warranties expressed or implied. Bidders may perform their independent inspections prior to bidding.
- This property is Subject to prior sale (the property can be purchased prior to end of auction).
- The seller reserves the right to cancel the auction at any time prior to the final bid closing.
- An 11% buyer's premium will be added to the final bid and charged to the buyer at closing, the final bid plus the 11% buyer's premium will establish the final sales price.
- Any pre-auction offers must be made & presented to Listing Broker based on these Bidding Rules (Terms & Conditions).
- A "Down Payment" of \$5,000 must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the purchase agreement. The down payment will be deposited with Title Plus, 328 S Walnut St. Bloomington, IN 47401.
- Upon the acceptance of the purchase agreement between the buyer and the seller, the down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash USD at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer's premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before February 29, 2024
- The property will be conveyed by a Warranty Deed
- The seller agrees to furnish buyer with an owner's policy of Title Insurance at closing. Preliminary title search provided in "Bidder's Info Packet".
- Real Estate Taxes will be prorated to the day of closing.
- Buyer will pay a Transaction Fee of \$275 at closing
- Closing:
 - Closing shall take place at the office of: Title Plus 328 S. Walnut St. – Bloomington, IN
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before February 29, 2024
- Possession will be granted day of final closing
- Successful Bidder shall execute electronically a "Real Estate Purchase Agreement" for the property immediately after being declared Successful Bidder.
- 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.
- United Country Real Estate, Tim Ellis Realtors & Auctioneers and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the 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 as 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: UnitedCountryIN.com

VIEWING INSTRUCTIONS: Preview dates & times: Jan. 15th @ 5:00pm. & Jan. 28th @ 12:00pm

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: Tim Ellis, (812) 322-3514 or Cody Coffey (812) 360-8383.

I do hereby agree to these Auction Terms & Conditions.

Bidder

PROPERTY

INFORMATION

Charming Historic 2-Bedroom Home for Sale in Paoli, Indiana

Auction Date: Online Only - Bidding ends February 13 at 6 pm

Preview Dates:

Monday, January 15th @ 5:00 pm

Sunday, January 28th @ 12:00 pm

Historic Charm in beautiful Paoli, Indiana: 2 Bedrooms, 2 Bathrooms, and More Step into a world of comfort with this 2-bedroom, 2-bathroom treasure. Each room is designed with a cozy and inviting ambiance, perfect for family living or a peaceful retreat.

Beyond the Basics: Office, Basement, and Comfort Living In addition to the spacious bedrooms and bathrooms, the property boasts a functional office space and a versatile basement. Whether you're working from home or need extra storage, these additional rooms cater to all your needs.

Effortless Living: Natural Gas Heating and Central Air Experience comfort year-round with efficient natural gas heating and central air conditioning. These modern amenities ensure your home is a haven of comfort in any season.

Spacious Elegance: 2,750 Sqft of Refined Interior With a total livable area of 2,750 sqft, this home offers ample space for relaxation and entertainment. The layout provides a harmonious balance between spaciousness and cozy living spaces.

Cozy Evenings Guaranteed: Gas Log Fireplace Imagine unwinding by the warmth of the gas log fireplace, creating a serene and inviting atmosphere.

Generous Lot Size: 70 x 142 Dimensions for Outdoor Enjoyment Set on a 70 x 142 lot, this property offers a generous outdoor space for gardening, leisure activities, or simply enjoying the tranquility of your surroundings.

Timeless Appeal: Brick Exterior and Historical Significance The home's brick exterior not only promises durability but also adds to the historical allure of the property. Built in 1919, it stands as a testament to timeless craftsmanship and architectural beauty.

Discover the Craftsmanship: Stunning Woodwork and Hardwood Floors The interior is a showcase of beautiful woodwork, built-ins, and hardwood floors, reflecting the home's historic roots. Each element has been preserved to maintain its original charm and character.

This is more than just a house; it's a piece of history waiting for its new chapter.

AUCTION BIDDING

PROCESS

- Go to website: unitedcountryin.com
- Move down the page to “Historic 2-Bedroom Home in Paoli, Indiana
- Click on “Bidding Open”
- A new page will open, and you will then see (to the right and down of the photo) “Register to Bid”. Click on that. You will then be asked to create a login and password. (Note: Please keep this login and password information in a safe place so you can remember it for future login needs)
- Once you have created an account and successfully logged in and registered for the auction you will receive an email with Terms & Conditions and a bid certification form. (These forms will be sent electronically, and your bids will show pending until these forms are completed.)
- Once forms have been successfully signed and submitted you will approved for bidding.

For any bidding questions please contact:
Cody Coffey 812-360-8383.

COUNTY PROPERTY INFORMATION

2/22/23, 1:30 PM

Elevate

Owner Name Lane, Jeffrey A.
Owner Address 28 Library St Paoli, In 47454
Parcel Number 59-11-01-201-014.001-012
Alt Parcel Number 012-013-067-000
Property Address 28 Library St, Paoli, In 47454
Property Class Code 510
Property Class 1 Family Dwell - Platted Lot
Neighborhood Original Town Lots, 1231-012
Legal Description TOWN OF PAOLI PT 14.

Taxing District

Township Paoli Township
Corporation Paoli Community
Taxing District Name Paoli Town
Taxing District Number 012

Land Description

Land Type	Acreage	Dimensions
F	0.00	70x142

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Murphy, Hilma B.			Wd	
2002-05-10	Nicholson, Reita			Ex	
2005-03-16	Lane, Jeffrey A.			Wd	\$96,200.00

COUNTY PROPERTY INFORMATION

2/22/23, 1:30 PM

Elevate

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2022-01-01	Annual Adjustment	\$8,600.00	\$140,100.00	\$148,700.00
2021-01-01	Annual Adjustment	\$8,300.00	\$125,100.00	\$133,400.00
2020-01-01	Annual Adjustment	\$7,800.00	\$123,900.00	\$131,700.00
2019-01-01	Annual Adjustment	\$7,600.00	\$117,600.00	\$125,200.00
2018-01-01	Annual Adjustment	\$7,400.00	\$115,100.00	\$122,500.00
2017-01-01	Annual Adjustment	\$7,200.00	\$112,100.00	\$119,300.00
2016-01-01	Annual Adjustment	\$7,100.00	\$112,100.00	\$119,200.00
2015-03-01	Annual Adjustment	\$6,900.00	\$109,200.00	\$116,100.00
2014-03-01	Annual Adjustment	\$6,900.00	\$107,900.00	\$114,800.00
2013-03-01	General Revaluation	\$6,900.00	\$108,000.00	\$114,900.00
2012-03-01	General Revaluation	\$6,900.00	\$103,800.00	\$110,700.00
2011-03-01	General Revaluation	\$6,100.00	\$96,000.00	\$102,100.00
2010-03-01	General Revaluation	\$6,000.00	\$95,000.00	\$101,000.00
2009-03-01	General Revaluation	\$6,000.00	\$94,000.00	\$100,000.00
2008-03-01	Miscellaneous	\$5,700.00	\$94,000.00	\$99,700.00
2007-03-01	Miscellaneous	\$5,500.00	\$92,000.00	\$97,500.00
2006-03-01	Miscellaneous	\$5,200.00	\$91,100.00	\$96,300.00
2005-03-01	Ag Land Update	\$4,800.00	\$58,900.00	\$63,700.00
2002-03-01	General Revaluation	\$4,800.00	\$58,900.00	\$63,700.00

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
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Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

COUNTY PROPERTY INFORMATION

2/22/23, 1:30 PM

Elevate

Exterior Features

Exterior Feature	Size/Area
Bay	32
Patio, Concrete	154
Porch, Enclosed Frame	70
Porch, Enclosed Masonry	180
Wood Deck	48

Special Features

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

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Single-family R 01	C+2	G	1919	1950	2,750

Single-Family R 01

Accommodations

Bed Rooms	3
Finished Rooms	9

Plumbing

Full Baths	1
Full Baths Fixtures	3
Half Baths	1
Half Baths Fixtures	2
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	1
Attached Garages	

Floors

Floor	Construction	Base	Finished
1	Brick	1,570	1,570
A		1,570	1,180
B		1,570	

COUNTY PROPERTY INFORMATION

2/22/23, 1:30 PM

Elevate



Overlay Report

Overlay by Landuse and Soil

PIN 18 59-11-01-201-014.001-012
 Total Acreage 0.238
 Total Adj. Acreage 0.000

Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Cspb	0	Unknown	0.238	0.000

Overlay by Landuse

PIN 18 59-11-01-201-014.001-012
 Total Acreage 0.238
 Total Adj. Acreage 0.000

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
0	Unknown	0.238	0.000
Unk		0.000	0.000

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 13th day of February 2024, by and between
Jeffrey A. Lane 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: 28 Library St. Paoli, IN 47454
in the City of Paoli, County of Orange, and State of Indiana.

- Legally described as: Town of Paoli PT 14

Buyer herewith agrees to deposit with Title Plus, 328 S. Walnut Street, Suite 3, Bloomington, IN.,
\$ 5,000.00 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 February 29, 2024 and shall take place at the office of Title Plus, 328 S. Walnut Street, Suite 3, 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.

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.

4228 State Road 54 W., Springville, IN 47462

(812) 822-3200

UnitedCountryIN.com

PURCHASE CONTRACT

SAMPLE

“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: **Title Plus.**

High Bid Selling Price \$ _____ .00
Plus 11% Buyer’s Premium \$ _____ .00
Total Purchase Price \$ _____ .00
Less Down Payment \$ 5,000.00
Total Due at Closing \$ _____ .00

This offer will expire if not accepted on or before: February 14, 2024 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 _____
Jeffrey A. Lane Time: _____
Printed

Seller Date _____
Printed



Coffey Realty & Auction

PURCHASE CONTRACT

SAMPLE

PROMISSORY NOTE

28 Library Street
Paoli Township, Orange County,
Paoli, IN 47454

\$5,000.00
Amount

February 13, 2024
Date

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

Title Plus
328 S. Walnut Street, Suite 3
Bloomington, IN

The Sum of Five thousand 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

February 13, 2024
Date

Signature

February 13, 2024
Date

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: 28 Library St. Paoli, IN 47454

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