



Commercial + Residential Properties on Hwy 46

Tract 1:
Southern Indiana Collision & Customs

Tract 2:
Versatile Residential or Commercial Property

Preview

April 21st @ 1 pm
April 29th @ 5 pm



PREMIER BLOOMINGTON COMMERCIAL Property



SELLING IN 2 TRACTS

- Tract 1: Southern Indiana Collision & Customs**
 - A staple in the automotive repair industry
 - 4,940 sq. ft. building on approx. 0.5 acre
 - Extensive road frontage on Highway 46
 - Custom automobile body shop, office space, and versatile shop areas
 - Ideal for businesses seeking a well-established location in a growing community
- Tract 2: Versatile Residential or Commercial Property**
 - Freshly renovated two-bedroom, one bathroom home
 - New roofing, siding, windows, and more
 - Ideal for residential comfort or commercial repurposing
 - Approx. 0.5 acre of land with significant road frontage

UnitedCountryIN.com

812.822.3200 unitedcountryin.com

4228 W State Road 54, Springville, IN

SCAN HERE



INDEX

LOCATION MAP

TERMS & CONDITIONS

PROPERTY INFORMATION

AUCTION BIDDING PROCESS

MLS INFORMATION

SKETCHES

COUNTY PROPERTY INFORMATION

SAMPLE PURCHASE CONTRACT

BID CERTIFICATION

Auction
Manager

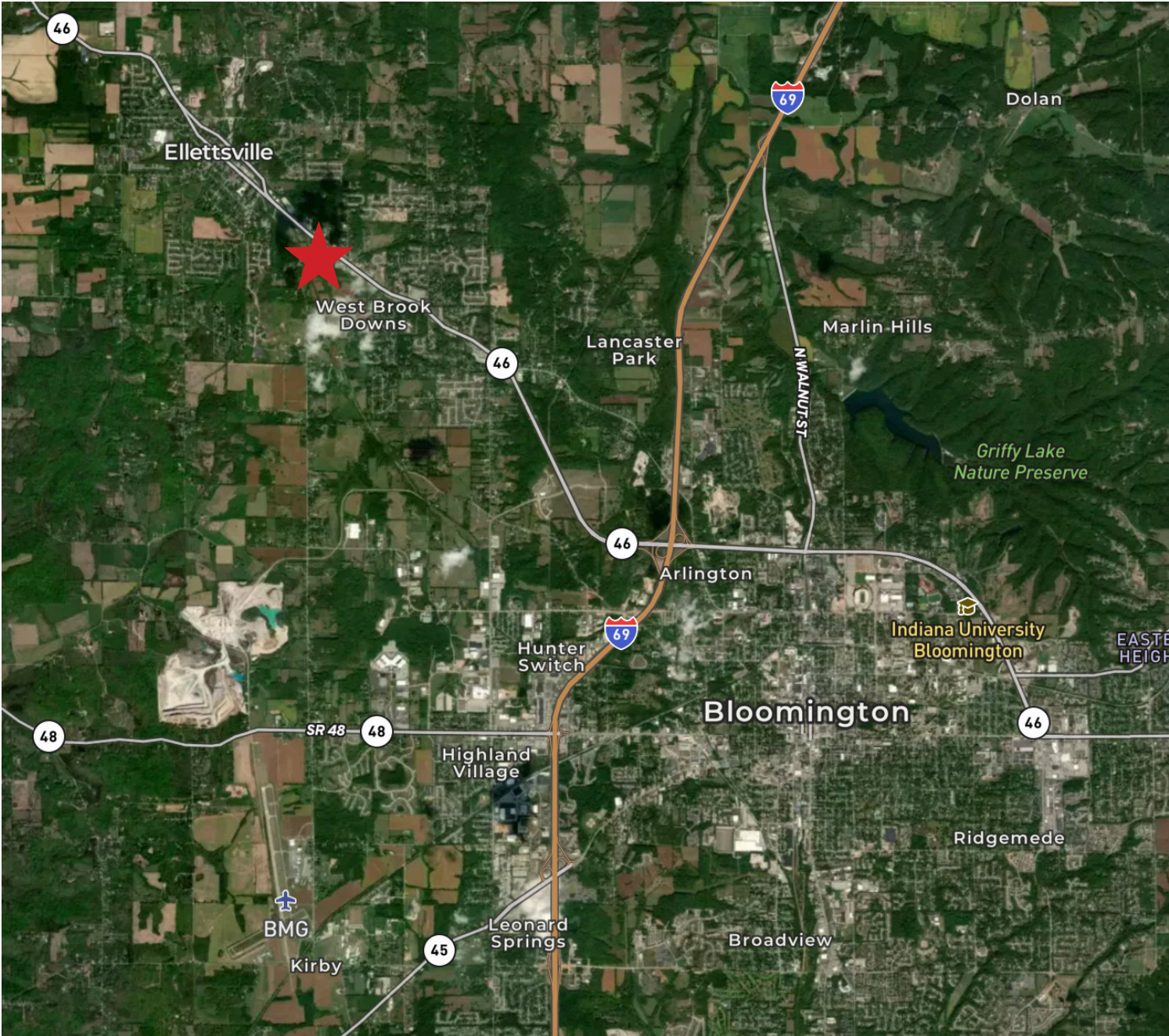
Jimmie Dean Coffey | 812.360.6005 | jcoffey@unitedcountryin.com

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



TERMS & CONDITIONS

Chasteen - Real Estate Auction
5675 and 5685 W. State Road 46
Bloomington, Indiana 47404

Legal Description

Tract 1 - 009-02890-00 PT NW 14-9-2W & PT SW 11- .49A; PLAT 74A See 009-02890-99 For part lot in 11-09-2W

Tract 2 - and 009-04480-00 PT NW NW 14-9-2W .323A & .323A

- The property will be sold at Public "Online - Internet Auction", ending Wednesday, May 15, 2024 @ 6:00pm 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
- 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 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 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 July 1, 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 General 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 paid by the seller and prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: *John Bethell Title Co – 2626 S. Walnut Street, Bloomington, IN 47401*
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before July 1, 2024
- Possession will be granted on or by July 3, 2024 6:00pm EDT
- A \$250.00 Broker Admin fee will be paid by the buyer of each tract at 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: April 21st @ 1pm, April 29th @ 5pm, or 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 Cody Coffey (812) 360-8383 or Jimmie Dean Coffey (812) 360-6005 or at United Country Coffey Realty & Auction (812) 822-3200 office

I do hereby agree to these Auction Terms & Conditions.

Bidder

Bidder

PROPERTY

INFORMATION

Discover an unparalleled opportunity with two prime tracts on offer, nestled along the vibrant corridor of W. State Road 46 in Bloomington, Indiana. Whether you're looking to expand your commercial footprint or invest in a versatile property with a plethora of commercial possibilities, this auction caters to all. With the online auction concluding on May 15, 2024 @ 6 pm EDT, seize the chance to bid on these properties individually or combined, presenting a rare 1 acre +/- commercial lot on a high traffic major Indiana highway.

Tract 1: Southern Indiana Collision & Customs

- A staple in the automotive repair industry
- 4,940 sq. ft. building on approx. 0.5 acre
- Extensive road frontage
- Custom automobile body shop, office space, and versatile shop areas
- Ideal for businesses seeking a well-established location in a growing community
- Prime Commercial Property in Bloomington, Indiana
- Located at 5685 W. State Road 46 in Ellettsville
- 4,940 sq. ft. concrete block structure
- Office area, two restrooms, kitchenette, and substantial shop area
- Approximately 240' of road frontage on Indiana State Highway 46 W
- Ideal for businesses seeking a strategic location in a bustling area

Tract 2: Versatile Residential or Commercial Property

- Freshly renovated two-bedroom, one bathroom home
- New roofing, siding, windows, and more
- Ideal for residential comfort or commercial repurposing
- Approx. 0.5 acre of land with significant road frontage
- Newly Renovated Home with Commercial Potential
- Situated at 5675 W. State Road 46 in Ellettsville
- Freshly renovated two-bedroom, one bathroom home
- New roofing, siding, and modern finishes
- Potential for commercial use
- Close proximity to downtown Bloomington and IU campus

AUCTION BIDDING

PROCESS

- Go to website: unitedcountryin.com
- Move down the page to “Bloomington Commercial Residential Property Auction | Hwy 46”
- 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 be approved for bidding.

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

MLS DETAILED INFORMATION



Residential Client Full Detail Report

[Schedule a Showing](#)

Listings as 04/06/2024

Page 1 of 1

Property Type RESIDENTIAL Status Active Auction Yes

MLS #	202411111	5675 W State Road 46 Road	Bloomington	IN	47404	Status	Active	LP \$1
Area	Monroe County	Parcel ID	53-04-14-200-020.000-013			Type	Site-Built Home	
Sub	None	Cross Street				Bedrms	2	F Baths 1 H Baths 0
Location	City/Town/Suburb	Style	One Story					
School District	RI...	Elem	Edgewood	JrH	Edgewood	SrH	Edgewood	
Legal Description	PT NW NW 14-9-2W .323A & .323A							
Directions	East side of Ellettsville on south side Hwy 46							
Inside City Limits	City Zoning	County Zoning	Zoning Description					



Remarks Property is being sold via online only auction. Bid now through Wednesday May 15, 2024 @ 2:00 pm ET (soft / staggered close). Public "Online Only - Internet Bidding Platform" TRACT 2-Newly Renovated Home with Commercial Potential. New less than 2 years old: Roof, Siding, windows, flooring, wiring, plumbing, kitchen cabinets, countertops, all appliances, bathroom vanity, tub, tub surround, gas furnace & A/C, deck. Living room painted drywall & painted shiplap with laminate woodgrain style flooring, ceiling fan, bedrooms painted drywall closet laminate woodgrain style flooring with a ceiling fan/light and closet. Kitchen has Samsung refrigerator with water & ice in the door. KitchenAid gas five burner range oven, KitchenAid hood microwave & a summit professional dishwasher along with a stainless single bay sink. White painted cabinets with butcher block style countertop. The kitchen also has the laminate woodgrain style flooring. Family room painted drywall painted ceiling, laminate woodgrain style flooring throughout. Exterior door leading onto the back deck. Laundry room with cabinets off the family room. The one car attached garage has LED fluorescent style lighting. The garage is insulated however this is an unfinished garage. Storage room at the back of the house with exterior entrance & Garage. Fully fenced backyard with wood privacy fence. The property holds a strategic position within Ellettsville, offering both a comfortable living space & promising opportunity for commercial repurposing. NOTE: TRACT 1-Property 5685 W. State Road 46, Bloomington, IN 47404 This is a commercial property situated on approximately 0.5 acre with roughly 240' of road frontage on Indiana State Highway 46 W. In Bloomington, IN. Building size: 4940 square feet total. Office area 768 sq ft & Shop area 4172 sq ft. Office is painted with laminate floors. Half bathroom with electric water heater in the office area. Storage room between the shop & office with vinyl tile floors. Carrier gas forced air furnace. Kitchenette area with a double basin, kitchen sink, oak cabinets, & refrigerator vinyl tile flooring. Shop has a half bathroom with a slop sink. The front of the shop has a 12' x 12' overhead garage door & a 3' exterior walk-through door. Entire shop has suspended ceiling part is 10'

Sec	Lot	Lot Ac/SF/Dim	0.6400 / 27,878	0.64	Src No	Lot Des	Level				
Township	Richland	Abv Gd Fin SqFt	1,144	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,144	Year Built	1957
Age	67	New	No	Date Complete	Ext	Other	Fndtn	None	# Rooms	5	
Room Dimensions	Inside City Limits	City Zoning	County Zo...	Zoning Description							
DIM	L										
LR	11 x 18	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	No
D..	x		B-Main	1	0	Well T...		Dryer Hookup Elec	No	Guest Qtrs	No
FR	17 x 12	M	B-Upper	0	0	Sewer	City	Dryer Hook Up Gas/El...	No	Split Firpln	No
KT	13 x 11	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal	No	Ceiling Fan	No
B..	x		Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No
D..	x		Laundry LW	12x 4		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No
M..	12 x 12	M	AMENITIES	Deck Open, Open Floor Plan, Porch Covered				Alarm Sys-Sec	No	Fence	Wood
2B	12 x 12	M						Alarm Sys-Rent	No	Golf Course	No
3B	x							Jet/Grdn Tub	No	Nr Wilg Trails	No
4B	x		Garage	1.0	/ Attached	/ 28 x 14	/ 392.00	Pool	No	Garage Y/N	Yes
5B	x		Outbuilding	None		x		Pool Type		Garage Dr Opnr:	No
R..	x		Outbuilding			x		Off Street Pk			
LF	x		Assn Dues	Not Applicable				SALE INCLUDES	Dishwasher, Refrigerator, Range-Gas		
EX	x		Other Fees								
WtrType	Restrictions										
Water Features	Water Access		Wtr Name								
	Wtr Frtg		Channel Frtg								
	None		Lake Type								

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$ Auction Date 5/15/2024 Auction Time 6:00 pm

Auctioneer Name Jimmie Dean Coffey Auctioneer License # AU01049934

Financing: Proposed Cash Exemptions Homestead Year Taxes Payable 2024

Annual Taxes \$484.36 Is Owner/Seller a Real Estate Licensee No Possession July 3, 2024

List Office United Country Coffey Realty & Auction - Offc: 812-822-3200

Pending Date Closing Date Selling Price How Sold CDOM 2

Ttl Concessions Paid Sold/Concession Remarks

BBC \$1

Presented by: Phyllis Coffey / United Country Coffey Realty & Auction - Offc: 812-822-3200

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.

MLS DETAILED INFORMATION



Commercial Client Full Detail Report

[Schedule a Showing](#)

Listings as of 04/06/2024

Page 1 of 1

Property Type COMMERCIAL	Status Active	Auction Yes
MLS # 202411112	5685 W State Road 46 Road	Bloomington IN 47404
Area Monroe County	Parcel ID 53-00-90-289-000.000-013	Status Active
Cross Street	Lot Sz Acr 0.5700	Lot Sz SqFt 24,829
Subdivision None	Age 39	LP \$1
Legal Description 009-02890-99 PT NW 14-9-2W & PT SW 11- .49A; PLAT 74B See 009-02890-00 For part lot in 14-09-2W		
Directions East side of Ellettsville on south side State Road 46		
Inside City Limits	City Zoning	County Zoning
Zoning Description		



Remarks Property is being sold via online only auction. Bid now through Wednesday May 15, 2024 @ 2:00 pm ET (soft/staggered close). Public "Online Only - Internet Bidding Platform" Dual-Tract Real Estate Offering on W. State Road 46, Bloomington, Indiana Presenting an unparalleled opportunity in Bloomington, Indiana, these two adjacent tracts on W. State Road 46 combine to offer a versatile investment in a prime location. With a total of approximately 1 acre spread across two parcels, this offering delivers a blend of commercial and residential potential within the Ellettsville community, renowned for its growth and connectivity. TRACT 1 -Commercial property currently operating as Southern Indiana Collision & Customs. This established business sits on a 0.57-acre lot and includes a 4,940 square foot building with a comprehensive shop area, office space, kitchenette, and two restrooms. Constructed from concrete block, the facility provides a durable and spacious environment for automotive services or other commercial ventures, supported by significant road frontage on a high-traffic state highway. Building size: 4940 square feet total. Office area 768 sq ft & Shop area 4172 sq ft. The office is painted with laminate floors. Half bathroom with an electric water heater in the office area. Storage room between the shop and office with vinyl tile floors. Carrier gas forced air furnace. There is a kitchenette area with a double basin, kitchen sink, oak cabinets, & refrigerator vinyl tile flooring. The shop has a half bathroom with a slop sink. There is a storage room. The front of the shop has a 12' x 12' overhead garage door and a 3' exterior walk-through door. The entire shop has a suspended ceiling part of it is 10-foot ceiling. Part of it is an 11-foot ceiling. Structural ceiling

Sec	Lot	Township	Richland	Zoning	Lot Ac/SF/Dim	0.5... / 24,829 / 0.57
Year Built	1985	New	No	Years Established	Exterior	Block
Const Type	Concrete Block		Total # Bldgs	1	Stories	1.0
Bldg #1 Total Above Gd SqFt	4,940		Total Below Gd SqFt	0	Story	1
Bldg #2 Total Above Gd SqFt			Total Below Gd SqFt		Story	
Bldg #3 Total Above Gd SqFt			Total Below Gd SqFt		Story	
Location	Fire Protection			City, Hydrant, Public, Township, Volunteer		Fire Doors
Water Frtg	Roof Material			Shingle		Interior Height
Bldg Height	Ceiling Height			10' in shop and 8' in office		Column Spacing
Interior Walls	Block, Drywall		Parking	Paved		Water
Flooring	Concrete, Laminate		Equipment	No		Well Type
Road Access	State		Enterprise Zone	No		Sewer
	Currently Leased			No		Heating/Fuel
						Cooling
						Burglar Alarm
Virtual Tour	Unbranded Virtual Tour					Window
						No
SALE INCLUDES	Building, Land					
INTERNAL ROOMS	Kitchen, Office, Storage					
SPECIAL FEATURES	220 Volts, Single Phase, Fenced					

Water Name	Lake Type	Water Access
Water Features		

Financing: Proposed	Exemption	Year Taxes Payable	2024
Annual Taxes	\$3,162.16	Is Owner/Seller a Real Estate Licensee	No
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200		

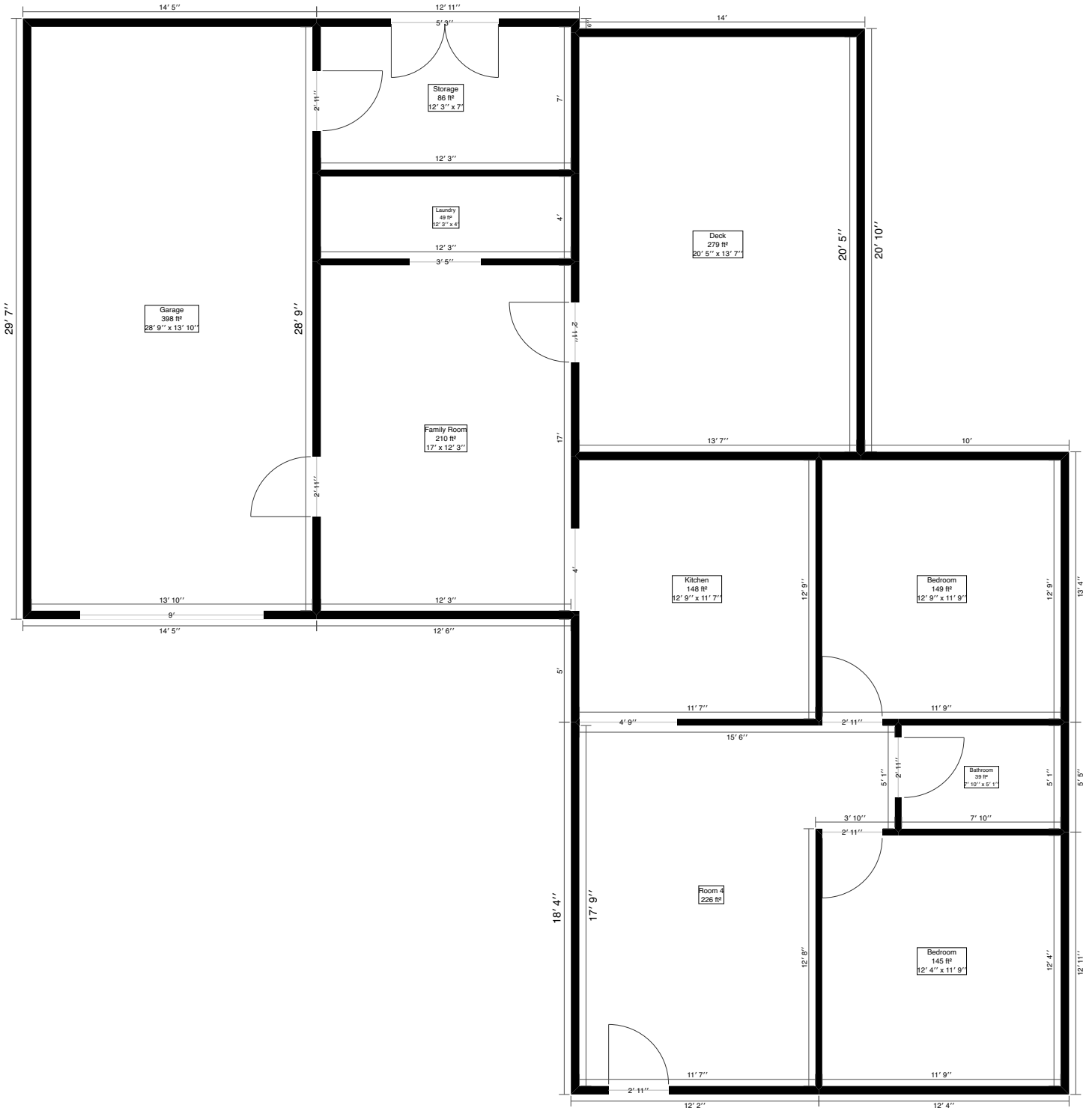
Pending Date	Closing Date	Selling Price	How Sold
Total Concessions Paid	Sold/Concession Remarks		
BBC	\$0		

Presented by: Phyllis Coffey / United Country Coffey Realty & Auction - Offc: 812-822-3200

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.

SKETCH

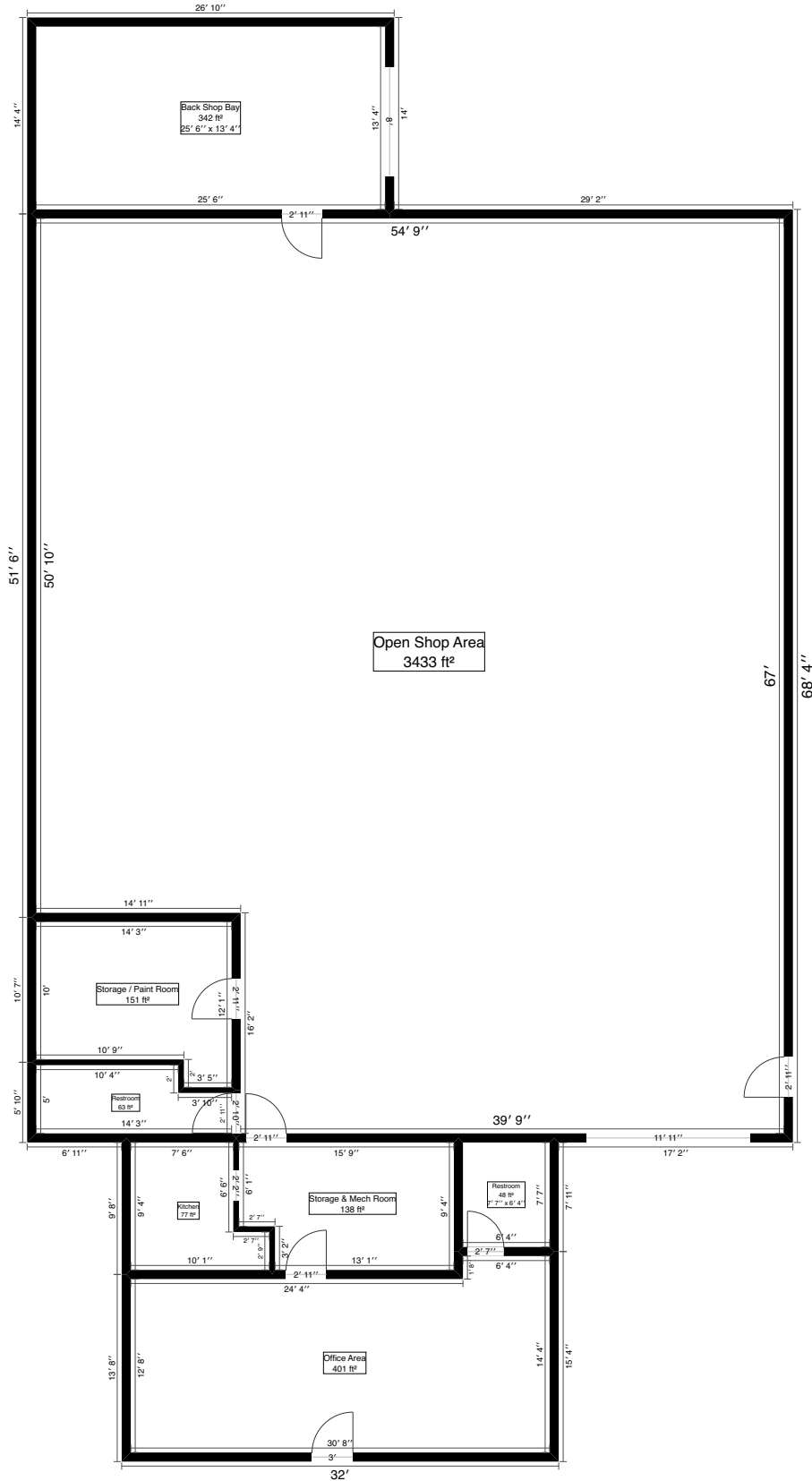
HOUSE LAYOUT



3' 3"

SKETCH

SHOP LAYOUT



3' 3"

COUNTY PROPERTY

INFORMATION

3/14/24, 10:40 AM

Elevate

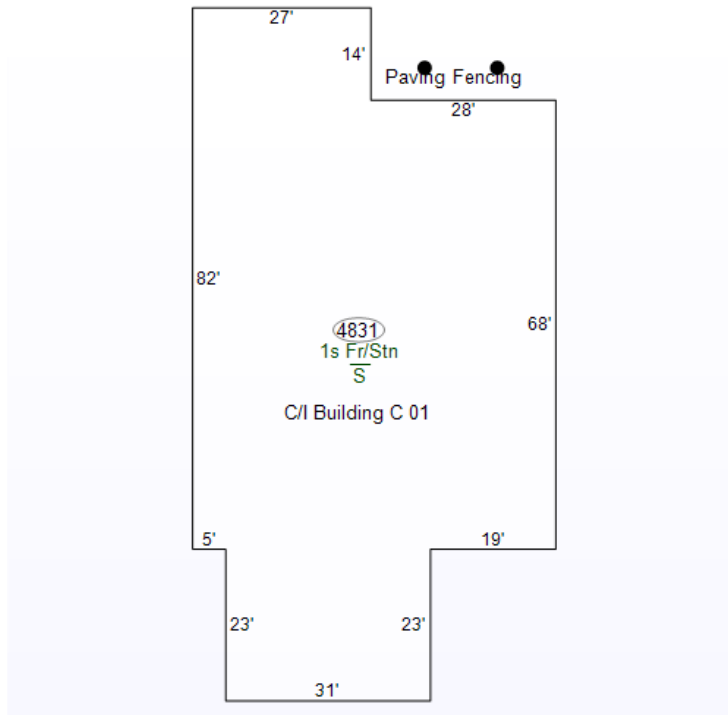
Monroe County, IN
5685 W State Road 46
39 DEGREES NORTH (855) GIS-3939



COUNTY PROPERTY INFORMATION

3/14/24, 10:40 AM

Elevate



Parcel Information

COUNTY PROPERTY INFORMATION

3/14/24, 10:40 AM

Elevate

Owner Name Chasteen, Gregory A & Angela D
Owner Address 5685 W State Road 46 Bloomington, In 47404
Parcel Number 53-00-90-289-000.000-013
Alt Parcel Number 009-02890-00
Property Address 5685 W State Road 46, Bloomington, In 47404-9773
Property Class Code 452
Property Class Service Station
Neighborhood 24 Ellettsville - Com - A, 53013046-013
Legal Description 009-02890-00 PT NW 14-9-2W & PT SW 11-.49A; PLAT 74A See 009-02890-99 For part lot in11-09-2W

Taxing District

Township Richland Township
Corporation Richland-bean Blossom Community
Taxing District Name Ellettsville Town
Taxing District Number 013

Land Description

Land Type	Acreage	Dimensions
11	0.49	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1998-01-06	Zz State Of Indiana		0	Wd	
2001-12-27	Cowden, Donald L		0	Wd	
2004-02-23	Robertson, Rick & Alice		0	Wd	
2008-06-30	Chasteen, Gregory A & Angela D			Wd	\$230,939.00

COUNTY PROPERTY INFORMATION

3/14/24, 10:40 AM

Elevate

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2023-04-06	Annual Adjustment	\$77,900.00	\$72,200.00	\$150,100.00
2022-04-08	Annual Adjustment	\$77,900.00	\$66,600.00	\$144,500.00
2021-03-19	Annual Adjustment	\$77,900.00	\$60,400.00	\$138,300.00
2020-03-20	Annual Adjustment	\$77,900.00	\$66,500.00	\$144,400.00
2019-03-12	Annual Adjustment	\$77,900.00	\$66,500.00	\$144,400.00
2018-03-21	Annual Adjustment	\$77,900.00	\$54,300.00	\$132,200.00
2017-03-30	Annual Adjustment	\$77,900.00	\$52,300.00	\$130,200.00
2016-05-02	Annual Adjustment	\$77,900.00	\$52,300.00	\$130,200.00
2015-05-27	General Revaluation	\$77,900.00	\$51,700.00	\$129,600.00
2014-05-15	Annual Adjustment	\$77,900.00	\$60,100.00	\$138,000.00
2013-06-03	Annual Adjustment	\$77,900.00	\$59,400.00	\$137,300.00
2012-06-25	Annual Adjustment	\$77,900.00	\$59,200.00	\$137,100.00
2011-06-06	Annual Adjustment	\$77,900.00	\$76,300.00	\$154,200.00
2010-03-01	Annual Adjustment	\$77,900.00	\$75,500.00	\$153,400.00
2009-03-01	Miscellaneous	\$77,900.00	\$127,600.00	\$205,500.00
2008-03-01	Miscellaneous	\$39,000.00	\$78,300.00	\$117,300.00
2007-03-01	Miscellaneous	\$39,000.00	\$89,300.00	\$128,300.00
2007-03-01	Split	\$39,000.00	\$95,100.00	\$134,100.00
2006-03-01	Miscellaneous	\$39,000.00	\$83,100.00	\$122,100.00
2005-03-01	Miscellaneous	\$44,100.00	\$30,300.00	\$74,400.00
2004-03-01	Homestead Change	\$29,200.00	\$30,300.00	\$59,500.00
2002-03-01	General Revaluation	\$29,200.00	\$30,300.00	\$59,500.00
1998-03-01	Split	\$0	\$0	\$0
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
-----------	------------	------------	-------------

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

COUNTY PROPERTY INFORMATION

3/14/24, 10:40 AM

Elevate

Exterior Features

Exterior Feature	Size/Area
------------------	-----------

Special Features

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

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Paving	C	A	2000	2000	9,504
Fencing	C	A	2000	2000	
C/I Building C 01	C	A	1985	1990	4,831

C/I Building C 01

Wall Types

Floor	Wall Type 0	Wall Type 1	Wall Type 2	Wall Type 3	Wall Type 4
-------	-------------	-------------	-------------	-------------	-------------

Floor Uses

Floor	Description	Area In Use	Area Not In Use	Area AC	Area Heat	Area Sprir
-------	-------------	-------------	-----------------	---------	-----------	------------

Plumbing

Comm Fixtures

Comm ExtraFixtures

WaterCoolerRefrig



Tax Bill

COUNTY PROPERTY INFORMATION

3/14/24, 10:40 AM

Elevate

Parcel Information

Parcel Number	53-00-90-289-000.000-013
Tax ID	009-02890-00
Owner Name	Chasteen, Gregory A & Angela D
Owner Address	5685 W State Road 46 Bloomington, In 47404
Legal Description	009-02890-00 PT NW 14-9-2W & PT SW 11-.49A; PLAT 74A See 009-02890-99 For part lot in11-09-2W

2023 PAY 2024

Deductions

Type	Amount
------	--------

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Delinquent Penalty	\$578.35	\$0	\$0
Ellettsville Town	Spring Delinquent Tax	\$2,937.40	\$0	\$0
Ellettsville Town	Spring Installment	\$1,581.08	\$2,000.00	\$3,096.83
Ellettsville Town	Fall Installment	\$1,581.08	\$0	\$1,581.08
Ellettsville Town	Year Total	\$3,162.16	\$2,000.00	\$4,677.91
Ellettsville Town	Year Total Delinquent Penalty	\$578.35	\$0	\$0
Ellettsville Town	Year Total Delinquent Tax	\$2,937.40	\$2,000.00	\$0

2022 PAY 2023

Deductions

Type	Amount
------	--------

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Delinquent Penalty	\$573.86	\$0	\$0
Ellettsville Town	Spring Delinquent Tax	\$3,100.68	\$0	\$0
Ellettsville Town	Spring Installment	\$1,468.70	\$0	\$5,143.24
Ellettsville Town	Unpaid Spring Tax And Delinquencies	\$5,143.24	\$0	\$0
Ellettsville Town	Fall Installment	\$1,468.70	\$3,700.00	\$3,368.88
Ellettsville Town	Year Total	\$2,937.40	\$3,700.00	\$3,368.88
Ellettsville Town	Year Total Delinquent Penalty	\$573.86	\$0	\$0
Ellettsville Town	Year Total Delinquent Tax	\$3,100.68	\$3,700.00	\$0
Ellettsville Town	Year Total Penalty And Fees	\$456.94	\$0	\$0

2021 PAY 2022

COUNTY PROPERTY INFORMATION

3/14/24, 10:40 AM

Elevate

Deductions

Type	Amount
------	--------

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Delinquent Penalty	\$330.68	\$0	\$0
Ellettsville Town	Spring Delinquent Tax	\$2,324.17	\$0	\$0
Ellettsville Town	Spring Installment	\$1,550.34	\$900.00	\$3,305.19
Ellettsville Town	Unpaid Spring Tax And Delinquencies	\$3,305.19	\$0	\$0
Ellettsville Town	Fall Installment	\$1,550.34	\$1,650.00	\$3,519.51
Ellettsville Town	Year Total	\$3,100.68	\$2,550.00	\$3,519.51
Ellettsville Town	Year Total Delinquent Penalty	\$330.68	\$0	\$0
Ellettsville Town	Year Total Delinquent Tax	\$2,324.17	\$2,550.00	\$0
Ellettsville Town	Year Total Penalty And Fees	\$313.98	\$0	\$0

2019 PAY 2020

Deductions

Type	Amount
------	--------

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Delinquent Penalty	\$315.42	\$0	\$0
Ellettsville Town	Spring Delinquent Tax	\$3,154.24	\$0	\$0
Ellettsville Town	Spring Installment	\$1,700.16	\$3,469.66	\$1,700.16
Ellettsville Town	Fall Installment	\$1,700.16	\$1,800.00	\$155.19
Ellettsville Town	Year Total	\$3,400.32	\$5,269.66	\$1,855.35
Ellettsville Town	Year Total Delinquent Penalty	\$315.42	\$0	\$0
Ellettsville Town	Year Total Delinquent Tax	\$3,154.24	\$5,269.66	\$0
Ellettsville Town	Year Total Penalty And Fees	\$255.03	\$0	\$0

2018 PAY 2019

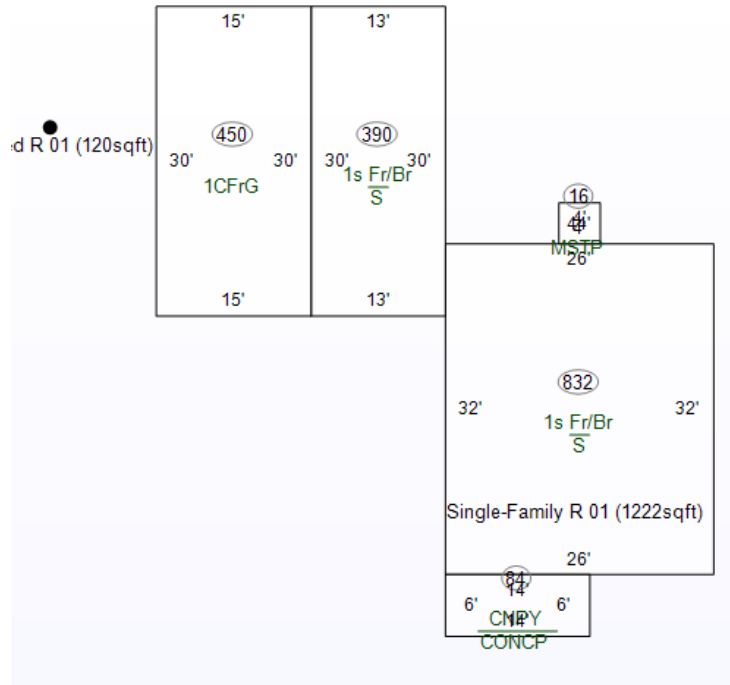
Deductions

Type	Amount
------	--------

COUNTY PROPERTY INFORMATION

3/14/24, 10:42 AM

Elevate
 Monroe County, IN
 5675 W State Road 46
 39 DEGREES NORTH (855) GIS-3939



COUNTY PROPERTY INFORMATION

3/14/24, 10:42 AM

Elevate

Parcel Information

Owner Name	Chasteen, Gregory A & Angela D
Owner Address	5675 W State Road 46 Bloomington, In 47404
Parcel Number	53-04-14-200-020.000-013
Alt Parcel Number	009-04480-00
Property Address	5675 W State Road 46, Bloomington, In 47404
Property Class Code	511
Property Class	1 Family Dwell - Unplatted (0 To 9.99 Acres)
Neighborhood	W State Road 46 - E2 - A, 53013028-013
Legal Description	009-04480-00 PT NW NW 14-9-2W .323A & .323A

Taxing District

Township	Richland Township
Corporation	Richland-bean Blossom Community
Taxing District Name	Ellettsville Town
Taxing District Number	013

Land Description

Land Type	Acreage	Dimensions
9	0.32	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1964-07-27	George, Jerry L & Bonnie		0	Mi	
1997-05-20	George, Jerry L & Bonnie		0	Mi	
2016-09-29	Hillenburg, Juli A		2016013625	Qc	
2022-06-29	Chasteen, Gregory A & Angela D		2022009733	Wd	\$150,000.00

COUNTY PROPERTY INFORMATION

3/14/24, 10:42 AM

Elevate

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2023-04-06	Annual Adjustment	\$23,100.00	\$63,900.00	\$87,000.00
2022-04-08	Annual Adjustment	\$23,100.00	\$61,900.00	\$85,000.00
2021-03-19	Annual Adjustment	\$20,200.00	\$56,600.00	\$76,800.00
2020-03-20	Annual Adjustment	\$17,400.00	\$49,900.00	\$67,300.00
2019-03-12	Annual Adjustment	\$11,600.00	\$47,500.00	\$59,100.00
2018-03-21	Annual Adjustment	\$11,600.00	\$45,300.00	\$56,900.00
2017-03-30	Annual Adjustment	\$11,600.00	\$46,200.00	\$57,800.00
2016-05-02	Annual Adjustment	\$11,600.00	\$44,900.00	\$56,500.00
2015-05-27	General Revaluation	\$11,600.00	\$44,400.00	\$56,000.00
2014-05-15	Annual Adjustment	\$11,600.00	\$42,600.00	\$54,200.00
2013-06-03	Annual Adjustment	\$800.00	\$0	\$800.00
2012-06-25	Annual Adjustment	\$800.00	\$0	\$800.00
2011-06-06	Annual Adjustment	\$800.00	\$0	\$800.00
2010-03-01	Annual Adjustment	\$800.00	\$0	\$800.00
2009-03-01	Miscellaneous	\$800.00	\$0	\$800.00
2008-03-01	Miscellaneous	\$800.00	\$0	\$800.00
2007-03-01	Miscellaneous	\$800.00	\$0	\$800.00
2006-03-01	Miscellaneous	\$800.00	\$0	\$800.00
2005-03-01	Miscellaneous	\$400.00	\$0	\$400.00
2002-03-01	General Revaluation	\$400.00	\$0	\$400.00
1998-03-01	Split	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
2022-06-27	\$150,000.00	Gregory A Chasteen	Hillenburg, Juli A

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

COUNTY PROPERTY INFORMATION

3/14/24, 10:42 AM

Elevate

Exterior Features

Exterior Feature	Size/Area
Canopy, Shed Type	84
Patio, Concrete	84
Stoop, Masonry	16

Special Features

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

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Utility Shed R 01 (120sqft)	D	A	1996	1996	120
Single-family R 01 (1222sqft)	D+1	A	1957	1957	1,222

Single-Family R 01 (1222sqft)

Accommodations

Bed Rooms	2
Finished Rooms	5

Plumbing

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

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	
Attached Garages	450

Floors

Floor	Construction	Base	Finished
1	2/6 Masonry	1,222	1,222
S		1,222	

COUNTY PROPERTY INFORMATION

3/14/24, 10:42 AM

Elevate



Tax Bill

Parcel Information

Parcel Number	53-04-14-200-020.000-013
Tax ID	009-04480-00
Owner Name	Chasteen, Gregory A & Angela D
Owner Address	5675 W State Road 46 Bloomington, In 47404
Legal Description	009-04480-00 PT NW NW 14-9-2W .323A & .323A

2023 PAY 2024

Deductions

Type	Amount
Supplemental Hsc	\$15,280.00
Standard Hmst	\$48,000.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Delinquent Penalty	\$51.90	\$0	\$0
Ellettsville Town	Spring Delinquent Tax	\$519.06	\$0	\$0
Ellettsville Town	Spring Installment	\$242.18	\$570.96	\$242.18
Ellettsville Town	Fall Installment	\$242.18	\$0	\$242.18
Ellettsville Town	Year Total	\$484.36	\$570.96	\$484.36
Ellettsville Town	Year Total Delinquent Penalty	\$51.90	\$0	\$0
Ellettsville Town	Year Total Delinquent Tax	\$519.06	\$570.96	\$0

2022 PAY 2023

COUNTY PROPERTY INFORMATION

3/14/24, 10:42 AM

Elevate

Deductions

Type	Amount
Supplemental Hsc	\$13,615.00
Standard Hmst	\$45,000.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Installment	\$259.53	\$0	\$259.53
Ellettsville Town	Unpaid Spring Tax And Delinquencies	\$259.53	\$0	\$0
Ellettsville Town	Fall Installment	\$259.53	\$0	\$545.01
Ellettsville Town	Year Total Penalty And Fees	\$25.95	\$0	\$0

2021 PAY 2022

Deductions

Type	Amount
Supplemental Hsc	\$10,780.00
Standard Hmst	\$45,000.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Delinquent Penalty	\$40.96	\$0	\$0
Ellettsville Town	Spring Delinquent Tax	\$409.52	\$0	\$0
Ellettsville Town	Spring Installment	\$228.30	\$0	\$678.78
Ellettsville Town	Unpaid Spring Tax And Delinquencies	\$678.78	\$0	\$0
Ellettsville Town	Fall Installment	\$228.30	\$970.86	\$0
Ellettsville Town	Year Total	\$456.60	\$970.86	\$0
Ellettsville Town	Year Total Delinquent Penalty	\$40.96	\$0	\$0
Ellettsville Town	Year Total Delinquent Tax	\$409.52	\$970.86	\$0
Ellettsville Town	Year Total Penalty And Fees	\$63.78	\$0	\$0

2019 PAY 2020

Deductions

Type	Amount
Supplemental Hsc	\$8,162.00
Standard Hmst	\$34,980.00

COUNTY PROPERTY INFORMATION

3/14/24, 10:42 AM

Elevate

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Delinquent Penalty	\$35.66	\$0	\$0
Ellettsville Town	Spring Delinquent Tax	\$356.64	\$0	\$0
Ellettsville Town	Spring Installment	\$181.05	\$0	\$573.35
Ellettsville Town	Fall Installment	\$181.05	\$392.00	\$-174.75
Ellettsville Town	Year Total	\$362.10	\$392.00	\$398.60
Ellettsville Town	Year Total Delinquent Penalty	\$35.66	\$0	\$0
Ellettsville Town	Year Total Delinquent Tax	\$356.64	\$392.00	\$0
Ellettsville Town	Year Total Penalty And Fees	\$36.20	\$0	\$0

2018 PAY 2019

Deductions

Type	Amount
Supplemental Hsc	\$7,854.00
Standard Hmst	\$33,660.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Delinquent Penalty	\$116.14	\$0	\$0
Ellettsville Town	Spring Delinquent Tax	\$1,155.02	\$0	\$0
Ellettsville Town	Spring Installment	\$178.32	\$1,446.16	\$178.32
Ellettsville Town	Spring Penalty And Fees	\$175.00	\$0	\$0
Ellettsville Town	Fall Installment	\$178.32	\$0	\$213.98
Ellettsville Town	Year Total	\$356.64	\$1,446.16	\$392.30
Ellettsville Town	Year Total Delinquent Penalty	\$116.14	\$0	\$0
Ellettsville Town	Year Total Delinquent Tax	\$1,155.02	\$1,446.16	\$0
Ellettsville Town	Year Total Penalty And Fees	\$210.66	\$0	\$0

Overlay Report

Overlay by Landuse and Soil

PIN 18	53-04-14-200-020.000-013			
Total Acreage	0.657			
Total Adj. Acreage	0.320			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Pea	5	Non-tillable Land	0.657	0.320

COUNTY PROPERTY

INFORMATION

3/14/24, 10:42 AM

Elevate

Overlay by Landuse

PIN 18 53-04-14-200-020.000-013
Total Acreage 0.657
Total Adj. Acreage 0.320

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.657	0.320
Unk		0.000	0.000

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this _____ day of _____ 2024, by and between
Gregory A. & Angela D. Chasteen 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: 5685 W. State Road 46
in the City of Bloomington, County of Monroe, and State of Indiana.

Legally described as:

009-02890-00 PT NW 14-9-2W & PT SW 11- .49A; PLAT 74A See 009-02890-99 For part lot in 11-09-2W

Buyer herewith agrees to deposit with John Bethell Title Company, \$ 10,000.00 (Ten Thousand) 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 General 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 Owner's Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before July 1, 2024 and shall take place at the office of John Bethell Title Company, 2626 S. Walnut St. - Bloomington, IN.

The buyer will pay the closing fee.

Possession is to be given July 3, 2024 – 6:00pm EDT.

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.

PURCHASE CONTRACT

SAMPLE

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 \$ 10,000.00
Total Due at Closing \$ _____ .00

This offer will expire if not accepted on or before: _____

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 _____

Gregory A. Chasteen
Printed Time: _____

Seller Date _____

Angela D. Chasteen

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

PROMISSORY NOTE

**5685 W. State Road 46, - Township Richland
Monroe County, Bloomington, State IN**

\$ 10,000.00
Amount

Date

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

John Bethell Title Company

2626 S. Walnut Street
Bloomington, IN 47401

The Sum of Ten Thousand -----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

_____, 2024
Date

Signature

_____, 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: _____

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

Return to: 4228 State Road 54 W - Springville, IN 47462
(812) 822-3200 | UnitedCountryIN.com
E-mail: jcoffey@UnitedCountryIN.com cc: pcoffey@UnitedCountryIN.com