

RECREATIONAL LAND IN BLOOMINGTON

Online Auction: MAY 22 - 6 PM



GABRIELLE GETTS
812.340.3295



**Coffey Realty
& Auction**

for more information

812.822.3200

UnitedCountryIN.com

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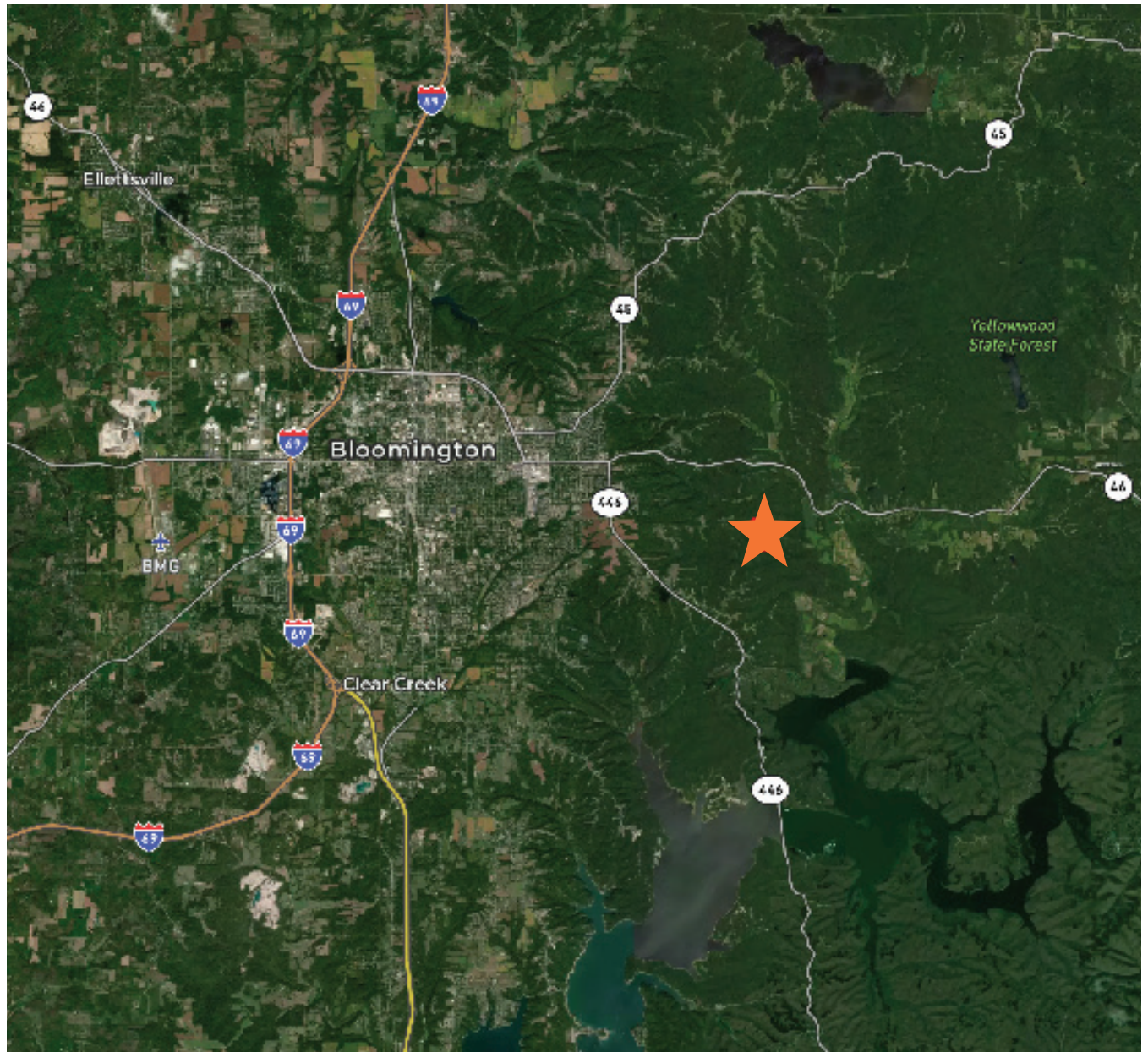
Auction
Manager

Gabrielle Getts | 812.340.3295 | ggetts@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

000 E Lampkins Ridge Rd

010-05770-00 PT W1/2 NW 9-8-1E 72.83A; PLAT 1

- The property will be sold at Public "Online - Internet Auction", ending May 22, 2024 @ 6pm EDT
- 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 July 8, 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: **John Bethell Title Company - 2626 S Walnut St, Bloomington, IN 47401**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before July 8, 2024.
- 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: 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 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

Timberland & Recreational Retreat in Bloomington, Indiana

E Lampkins Ridge Rd., Bloomington, Indiana

72 Acres

Welcome to a nature lover's paradise that is this rare acreage on Bloomington's East side.

Nestled within the serene Lake Monroe Watershed area, this 72.83-acre woodland paradise awaits its next steward. With frontage on E Lampkins Ridge Rd, the property boasts two picturesque ridgelines, offering potential building sites with breathtaking views. A tranquil creek scattered with geodes meanders through the property, which is home to morels and chanterelles in the spring.

Imagine exploring unspoiled mature woodlands of diverse trees, wildflowers, and native plants. This land is habitat for a range of wildlife, including white tail deer, wild turkey, red fox, Eastern box turtles, owls, downy and pileated woodpeckers, and other migratory birds are commonly seen.

The land has undergone timber stand improvements in the last half century, and a recent timber appraisal demonstrates impressive timber value on the property, including quality white oak, red oak, black oak, sugar maple, tulip poplar, wild cherry, beech, sycamore, shagbark and pignut hickory. The owners also planted a substantial black walnut grove in the 1990s.

For those seeking solace in nature, this property is a rare gem, with Lake Monroe, Paynetown State Recreation Area, and Brown County State Park just 15 minutes away. You can also enjoy the amenities of city life, within a 5-minute drive to Bloomington's East side, 20 minutes from Nashville, 60 miles from downtown Indianapolis, and 100 miles from Louisville, KY.

This is an opportunity to create your own secluded haven in the heart of Southern Indiana natural woodlands, that is nearby the art, music and cultural amenities of a major university.

AUCTION BIDDING

PROCESS

- Go to website: unitedcountryin.com
- Move down the page to “Timberland & Recreational Retreat in Bloomington, 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 be approved for bidding.

For any bidding questions please contact:
Gabrielle Getts 812-340-3295.

MLS DETAILED INFORMATION



Lots & Land Client Full Detail Report

Listings as of 04/25/2024

Page 1 of 1

Property Type	LOTS AND LAND	Status	Active	Auction	Yes	Status	Active	LP	\$1
MLS #	202413592	0 E Lampkins Ridge Road	Bloomington	IN	47401	Status	Active	LP	\$1
		Area	Monroe County	Parcel ID	53-07-09-200-008.000-014	Type	Residential Land		
		Sub	None	Cross Street		Lot #			
		School District	MO...	Elem	Rogers/Binford	JrH	Tri-North	SrH	Bloomington North
		Legal Description	010-05770-00 PT W1/2 NW 9-8-1E 72.83A; PLAT 1						
		Directions	Heading East on E 3rd St, make a right on State Hwy 446. Make a left on E Lampkins Ridge Rd. Property is about 3 miles further on the right.						



Remarks ONLINE AUCTION ENDING May 22 @ 6:00pm EDT. Welcome to a nature lover's paradise that is this rare acreage on Bloomington's East side. Nested within the serene Lake Monroe Watershed area, this 72.83-acre woodland plot awaits its next steward. With frontage on E Lampkins Ridge Rd, the property boasts two picturesque ridge lines, offering potential building sites with breathtaking views. A tranquil creek scattered with geodes meanders through the property, which is home to morels and chanterelles in the spring. This land is habitat for a range of wildlife; white tail deer, wild turkey, red fox, Eastern box turtles, owls, downy and pileated woodpeckers, and other migratory birds are commonly seen. A recent timber appraisal demonstrates impressive timber value on the property, including quality white oak, red oak, black oak, upland oak, hickory, sugar maple, tulip poplar, wild cherry, beech, sycamore, shagbark and pignut hickory. The owners also planted a substantial black walnut grove in the 1990s. For those seeking solace in nature, this property is a rare gem, with Lake Monroe, Paynetown State Recreation Area, and Brown County State Park just 15 minutes away. You can also enjoy the amenities of city life, within a 5-minute drive to Bloomington's East side, 20 minutes from Nashville, 60 miles from downtown Indianapolis, and 100 miles from Louisville, KY.

Sec	Lot	City Zoning	Lot Ac/SF/Dim	72.8300	/	3,172,475	/	72.83 acres
Inside City Limits								
County Zoning								
Zoning Description								
Parcel Desc	Heavily Wooded, Irregular, Slope, Ravine, 15+		Platted Development	No	Platted Y/N	Yes		
Township	Salt Creek	Date Lots Available			Price per Acre	\$0.01		
Type Use	Residential, Recreational	Road Access	County	Road Surface	Paved	Road Frontage	County	
Type Water	City, Available	Well Type		Easements	No			
Type Sewer	None			Water Frontage				
Type Fuel	None			Assn Dues	Not Applicable			
Electricity	Available			Other Fees				
Virtual Tours:	Unbranded Virtual Tour		DOCUMENTS AVAILABLE	Other				
Miscellaneous								
Impvmt Type								
Strctr/Bldg Imprv	No							
Can Property Be Divided?	No							
Water Name		Lake Type						
Water Frontage		Channel Frontage			Water Access			
Water Features								
Financing: Proposed	Cash, Conventional	Exemption		Year Taxes Payable	2024			
Annual Taxes	\$196.02	Is Owner/Seller a Real Estate Licensee	No	Possession	At closing			
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	2%		

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

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COUNTY PROPERTY INFORMATION

4/25/24, 11:53 AM

Elevate

Tax Bill

Parcel Information

Parcel Number	53-07-09-200-008.000-014
Tax ID	010-05770-00
Owner Name	Noel, John Richard; Noel, James Andrew; Noel, William George; Noel, Robert Edward
Owner Address	5034 Olympia Ct Indianapolis, In 46228
Legal Description	010-05770-00 PT W1/2 NW 9-8-1E 72.83A; PLAT 1

2023 PAY 2024

Deductions

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

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$98.01	\$0	\$98.01
Salt Creek Township	Fall Installment	\$98.01	\$0	\$98.01

2022 PAY 2023

Deductions

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

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$74.30	\$148.60	\$-74.30
Salt Creek Township	Fall Installment	\$74.30	\$0	\$0
Salt Creek Township	Year Total	\$148.60	\$148.60	\$0

2021 PAY 2022

Deductions

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

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$64.44	\$128.88	\$-64.44
Salt Creek Township	Fall Installment	\$64.44	\$0	\$0
Salt Creek Township	Year Total	\$128.88	\$128.88	\$0

2019 PAY 2020

COUNTY PROPERTY

INFORMATION

4/25/24, 11:53 AM

Elevate

Deductions

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

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$78.20	\$156.40	\$-78.20
Salt Creek Township	Fall Installment	\$78.20	\$0	\$0
Salt Creek Township	Year Total	\$156.40	\$156.40	\$0

2018 PAY 2019

Deductions

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

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$81.97	\$163.94	\$-81.97
Salt Creek Township	Fall Installment	\$81.97	\$0	\$0
Salt Creek Township	Year Total	\$163.94	\$163.94	\$0

Overlay Report

Overlay by Landuse and Soil

PIN 18	53-07-09-200-008.000-014			
Total Acreage	72.277			
Total Adj. Acreage	72.830			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Bkf	5	Non-tillable Land	0.017	0.017
Wmc	5	Non-tillable Land	0.059	0.060
Bkf	6	Woodland	51.440	51.834
Gpd	6	Woodland	3.450	3.477
Wmc	6	Woodland	16.315	16.440
Bkf	72	Other Farmland-pond	0.386	0.389
Gpd	72	Other Farmland-pond	0.186	0.188
Wmc	82	Agric Support-public Road	0.422	0.425

COUNTY PROPERTY

INFORMATION

4/25/24, 11:53 AM

Elevate

Overlay by Landuse

PIN 18 53-07-09-200-008.000-014

Total Acreage 72.277

Total Adj. Acreage 72.830

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.076	0.077
6	Woodland	71.206	71.750
72	Other Farmland-pond	0.573	0.577
82	Agric Support-public Road	0.422	0.425
Unk		0.000	0.000

TIMBER APPRAISAL

Standing Timber Appraisal August 2023

Noel Brothers Trust

C/O James Noel

6690 Corrales Rd.

Corrales, NM 87048

Provided by: Stambaugh Forestry 182 Pinhook Rd. Bedford, IN 47421
POC John P. Stambaugh ACF, SAF, TSP C 812.384.5887

Parcel's Location/street address: 7300 block of E. Lampkins Ridge Rd. Bloomington, IN
Parcel's Legal: Part of Section 9 T8N, R1W Salt Creek Twp. Monroe Co. Indiana

Total Tract Size

Total acres 72.83

Number of wooded acres considered to have merchantable timber for this appraisal: 70.84
Approximately 2 acres are in patch openings created in the 2001 harvest. Also. allowance is made for timber located close to the road and trees located on/adjacent tract boundaries.

Purpose : Assign a current fair market value-FMV of the merchantable standing timber (stumpage) located on this portion of the property described herein.
Effective date of August 24th, 2023

Stumpage or Standing Timber Value is the dollar amount the owner would receive for the trees after all the costs of harvesting, handling, and delivery have been deducted.

Assumed of ability to harvest

Let it be known that the values assigned in this standing timber appraisal are used under the presumption that the subject timber can be accessed and harvested in its entirety.
Understand that Monroe Co. Planning Dept. has published, administers, and enforces county wide rules/regulations that can impact the ability of landowners to extract timber. Careful consideration and effort needs to be devoted to examining the particular aspects of conducting a harvest on this property.

Property Access, Boundaries, and Interior passage

Access for harvesting in 2001 was attained from the owner of the nothed out parcel in the NW corner along Lampkins Ridge Rd. No other vehicular access exists currently. We parked on the

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side of the road to conduct our inventory. Adequate ingress and egress could be made once permitting was attained from Monroe Co. Planning.

Constructing access suitable for timber harvest would involve an appreciable level of tree removal and earthwork.

There are existing skid trails/lanes from the 2001 harvest. These are currently stabilized by remnant water diversions. No erosion was witnessed on these trails. In the mid region of the tract is a ridge top, this has an existing trail that is currently being traversed by foot traffic.

The author of this appraisal held a Indiana Society of American Foresters Field Day tour on this tract in 2001 following the harvest. This was to demonstrate effective BMPs (Best Management Practices).

The boundaries consist of Lampkins Ridge Rd on the north side. An area is notched out of the NW corner. The remaining west line has dispersed remnant fence posts and a noticeable change of tree structure on the neighbor. Same conditions apply to the south and east lines. Posts are here also.

Three Forest Regions identified

The 70.84 ac of timber considered within the scope of this timber appraisal consists of the following three regions:

Refer to Site Map

- | | | |
|------------|----------|-----------------------------------|
| 1. Stand A | 19.18 ac | North region along road |
| 2. Stand B | 20.76 | Mid region, including main valley |
| 3. Stand C | 30.90 ac | Southern region |
| Total | 70.84 ac | |

Inventory Method

After a pre-cruise, the stands were delineated principally by forest/species type. These stand compositions aligned closely with slope aspect and topography. The three regions were inventoried by taking a series of plots matrixed across the forest stand using Variable Plot Sampling (VPS) method. The Excel data at the back of this appraisal was derived by using this inventory method. 1/5 ac fixed radius plots were also taken interally to help verify the results from the VPS.

Soils

Refer to soils information and NRCS soils map at the back.

Soil type plays a key role in affecting timber growth, quality , and health. A summary of prevalent soil types found on the subject woodlands is attached at the back. Most common soils present in these stands include:

Brownstown-Gilwood Silt Loams

Gilpin Silt Loams

Wrays-Gilwood Silt Loams

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Gilwood silt loams. These are well drained soils found on hills and knobs. Bedrock is in the lower part of the subsoil. Subsoil is about 32 inches thick. Underlying material is Channery silt loam. This soil has a low available water capacity. Depth to water table is more than 80 inches. Slope: 25 to 75 percent

Site Index: 50 Woodland Suitability Group: 7e Management Concerns: Slope, Soil Rutting, Erosion, Available water capacity, Lack of moisture in mid and late summer.

Management Concerns: Slope, Soil Rutting, Erosion, Available water capacity, early spring wetness, and lack of moisture in mid to late summer.

Gilwood-Wrays silt loams. This is a well drained soil. It is found on back, side, and shoulder slopes of knobs and hills. The subsoil is approximately 44 inches thick. The underlying material is silty clay loams and extremely channery silt loams. They have a moderate available water capacity with more than 80 inches to the water table. Slope: 6 to 18 percent

Site Index: 80 Woodland Suitability Group: 4e Management Concerns: Soil Rutting, erosion, Available water capacity, early spring wetness, and lack of moisture in mid to late summer.

Forest Management History

The Noel's had a selective cut done in the mid 70's

The next harvest was done on most all the timberland in Feb 2001. This select cut removed 183 trees totaling approx. 50,040 bf

Post-harvest TSI was done later fall and the winter of 2001-2002

Stand Descriptions

STAND A 19.18 acres North end along road

This forest region consists of the land joining Lampkins Ridge Rd. It is all southern sloping ground. Conditions are dry and warmer soils. Slopes are moderate to steep, with drainages running south that have very steep side slopes. This area had a very light harvest in 2001. It is an open understory due to the heavy oak canopy and the fact that an intense fire occurred at least 60 years ago, this mostly cleared the forest floor of vulnerable sapling/shrub vegetation. The prevalent timber species present is White oak. These are good to higher quality. Veneer and stave grade logs are present in much of the volume. Other species found are Red oak, Hickory, and Sugar maple. These are moderate to good quality.

STAND B 20.76 acres Mid region including valeey

This forest stand lies within the mid region of the property. It includes the large valley that runs SE through the tract. The lower, cooler slopes are included here. These are moderate, then turn steep in areas, mostly where they meet the level valley floor. Conditions are more mesic or damp and cool which better supports the species found. These include Poplar, Cherry, Red oak, Beech (mostly cull), Hickory, Sugar maple, Black oak, and a few Sycamore. Overall quality is good. This stand has a more diverse

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understory of herbaceous and woody vegetation. More downed woody debris is laying here in various states of decay. We located a few Privet and rose plants in this region.

STAND C 30.9 acres South region

This forested region consists of the larger sothern portion of the property. It is characterized as dissected ridges with steep, narrow ravines. The slopes are predominantly southern and western. The balance is ridgetop and gently northern slopes that tie in to Stand B. Upland Oak and Hickory are the primary species groups found. White and Red Oak, plus Black oak. Shagbark and Pignut hickory. Also present are Sugar maple and Poplar. Many of the White oaks are veneer and stave quality. Overall, the other species are good to better quality. This region has a couple of small patch openings that were created in the 2001 harvest. These are now dominated by mostly 4-6" diameter poplar. There are invasive species located in these areas. We found Tree of Heaven saplings up to pole size. Also there are Autumn olive, multi-flora rose and a few bush honeysuckle and Autumn olive.

Valuation

Refer to Excel data of each stand found at the back

Estimated August 2023 Fair Market Values for the Noel Brothers Trust standing timber:
Stand A \$189,019
Stand B \$29,558
Stand C \$213,103
Total estimated standing timber value on the Noel Brothers Trust property:
\$431,680
Sources utilized for determining current standing timber values included the following:

1. A review of the sealed bid timber sale data reported by Indiana Consulting Foresters Sealed Bid Price Report published in the WSI Newsletter, which includes sales of similar tree species and quality.
2. Comparison to recent bid sales of similar standing timber in the subject area.
3. Reference is sometimes taken from the IN Dept. Of Natural Resources DoF delivered log price report (formerly the Purdue Delivered Log Price Report) derived from querying active Indiana sawmills and delivery points.

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4. Making contact with active standing timber buyers and Stave & Veneer purchasing agents, querying them for current pricing on standing timber and delivered log prices.

To determine a more certain value of the standing timber, it would be necessary to conduct a 100% inventory of all merchantable trees across the entire property.

Where value is derived from data taken by a sampling inventory, such as this, a 15 % - 18% margin of error is often possible.

This estimate includes trees 15" dbh and above, therefore, harvesting all the existing merchantable trees considered in this appraisal at one time is not recommended; it would be fiscally short-sighted due to the fact that too many of the potentially valuable trees would be cut before they could reach economic maturity. Second, a cut this heavy would leave the property looking decimated, and very likely would result in a significantly lowered overall, underlying real estate value. Many of today's rural land buyers care more about the aesthetics & recreational opportunity of woodlands, as such, these buyers are quite sensitive to appearance. Therefore they often seek and pay a premium for an "unspoiled" landscape.

Deciduous forests of our Central Hardwood Region should be viewed as a viable investment. These forest lands are capable of high returns over the long term when managed sustainably by a professional forester

Disclaimer

The enclosed report offers an estimate of the November 2020 fair market value (FMV) of the timber growing on land belonging to Hillary A. Beall located in Ripley Co. Indiana. Upon your request, I have appraised the standing timber and prepared this report regarding the FMV of the standing timber depicted on the map(s) within this report. The appraised values as shown in this report are based on facts and opinions presented in this report.

The term "Fair Market Value" (FMV) as used herein is defined as the highest cash price which the specified timber in the report would bring if offered on the open market with a reasonable amount of time allowed for prospective buyers to inspect the timber and submit a sealed bid offer to purchase. It is assumed that the purchaser would be buying with the knowledge of the highest paying markets to which logs from this timber could be sent.

No responsibility has been assumed for legal matters, nor title opinion rendered on this property or its timber in this appraisal.

Although all information contained in this report is believed to be correct, no guarantee or assumption of liability regarding the information within the appraisal is intended.

Estimates of volume and value made by Stambaugh Forestry in the course of performance under the terms of this agreement are the result of statistical samplings made in accordance with the industry standards and a variety of confidence levels depending upon what is agreed to between Owner and Stambaugh Forestry. Due to the variances and accuracy level inherent in sampling techniques, any volumes or values stated by Stambaugh Forestry are intended to be only estimates, based upon Stambaugh Forestry's sampling, and are expressly declared by Stambaugh Forestry not to be precise statements and expected outcomes. Therefore, OWNER expressly agrees and understands that any volumes or values stated by Stambaugh Forestry may or may not be the volumes or values actually obtained through the performance of this agreement by the

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parties hereto. A 100% inventory of all merchantable timber is required if higher confidence levels are desired.

Delivery of this report concludes this specific work assignment from the client requesting the appraisal. My fee for providing this appraisal is not contingent on the value reported.

Sincerely,

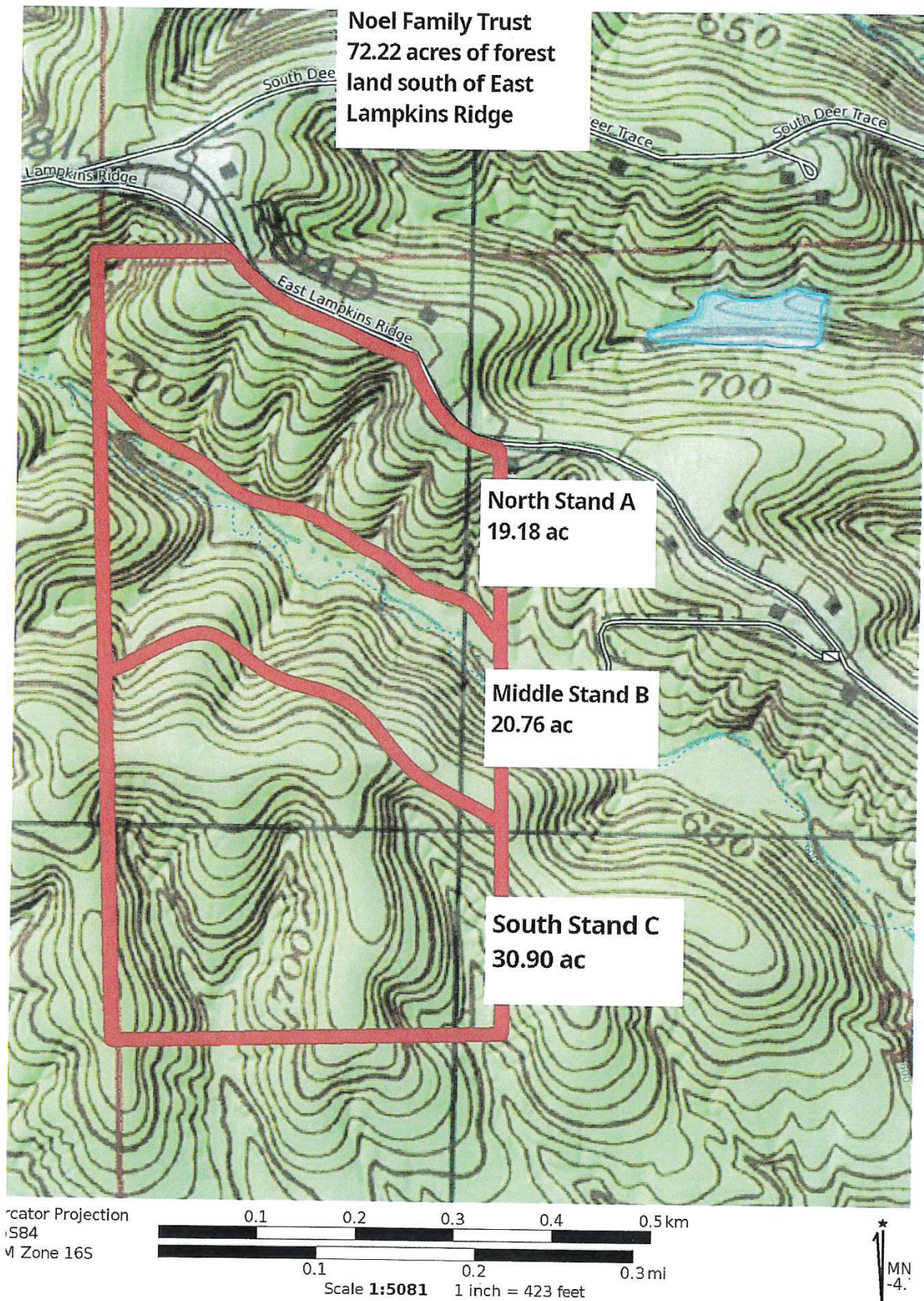
John P. Stambaugh ACF

Consulting Forester

Bedford, IN

TIMBER

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TIMBER

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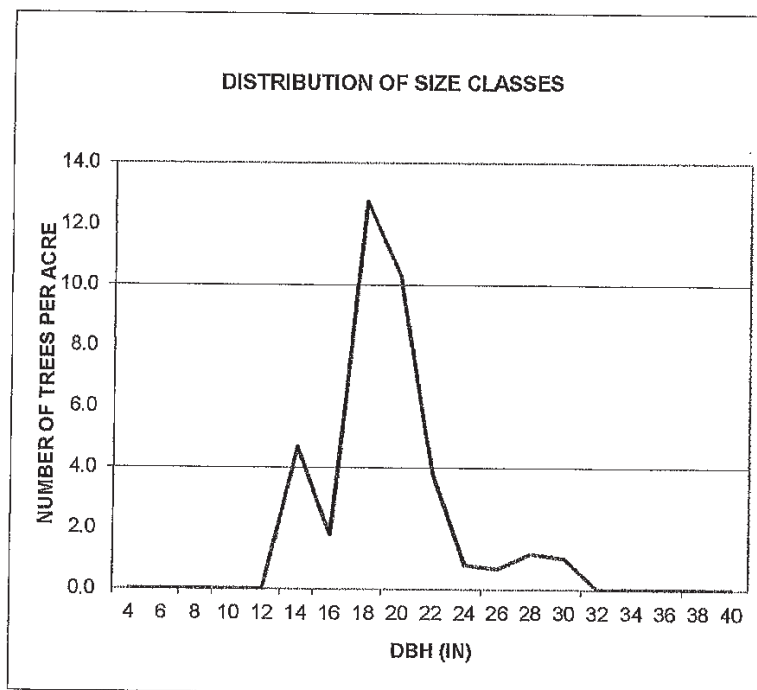
Summary of Stand Composition

OWNER: Noel Brothers Trust Appraisal
TRACT: Stand A, North End
ACRES: 19.18

DATE:
FORESTER: Stambaugh Forestry (JS)

This inventory was accomplished using a wedge prism or angle gauge with a basal area factor of **10** over **4** sample points. All figures for volume are in board-feet (bd-ft) Doyle, all figures for basal area (BA) are in feet², and all figures for diameter at breast height (dbh) are in inches.

SUMMARY BY SIZE CLASS			
DBH	VOL. PER ACRE	TREES PER ACRE	BASAL AREA / ACRE
4			
6			
8			
10			
12			
14	288	4.7	5.0
16	208	1.8	2.5
18	2088	12.7	22.5
20	2321	10.3	22.5
22	1118	3.8	10.0
24	294	0.8	2.5
26	311	0.7	2.5
28	644	1.2	5.0
30	670	1.0	5.0
32			
34			
36			
38			
40			
TOTAL	7942	37.0	77.5



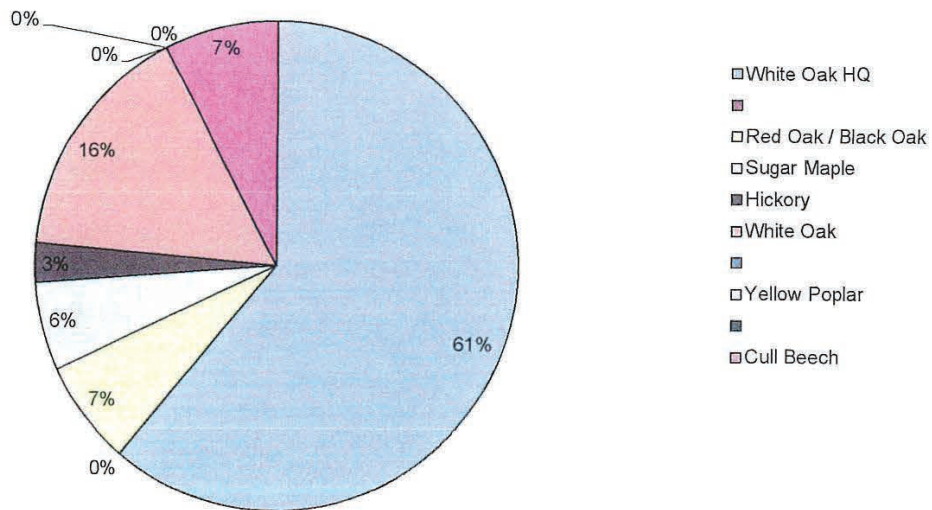
SUMMARY BY SPECIES								
SPECIES	VOL. PER ACRE	PCT. OF PER ACRE VOL.	TREES PER ACRE	PCT. OF PER ACRE TREES	BASAL AREA/ ACRE	PCT. OF PER ACRE BA	AVG. DBH	TOTAL STAND VOLUME
White Oak HQ	4849	61.1%	19.1	51.6%	45.0	58.1%	20.8	93,002
Red Oak / Black Oak	552	7.0%	1.9	5.3%	5.0	6.5%	21.7	-
Sugar Maple	464	5.8%	2.8	7.7%	5.0	6.5%	18.0	10,593
Hickory	208	2.6%	1.8	4.8%	2.5	3.2%	16.0	8,900
White Oak	1267	16.0%	9.8	26.5%	15.0	19.4%	16.8	3,984
Yellow Poplar								24,308
								-
								-
Cull Beech	602	7.6%	1.5	4.1%	5.0	6.5%	24.5	-
PER ACRE TOTALS	7942	100.0%	37.0	100.0%	77.5	100.0%	19.6	11,537
								152,325

OWNER: Noel Brothers Trust Appraisal
 TRACT: Stand A, North End
 ACRES: 19.18

DATE: 8/1/2023
 FORESTER: Stambaugh Forestry (JS)

SUMMARY OF VOLUME PER ACRE BY SPECIES AND SIZE CLASS											
DBH	*** SPECIES LISTING ***										VOL. PER ACRE
	White Oak HQ		Red Oak / Black Oak	Sugar Maple	Hickory	White Oak		Yellow Poplar		Cull Beech	
12											
14						288					288
16					208						208
18	1160			464		464					2088
20	1547		258			516					2321
22	838									279	1118
24			294								294
26	311										311
28	322									322	644
30	670										670
32											
34											
36											
38											
40											
VOL./ACRE	4849		552	464	208	1267				602	7942

DISTRIBUTION OF VOLUME PER ACRE



TIMBER

APPRAISAL

Estimated Value of Stand

OWNER: Noel Brothers Trust Appraisal
TRACT: Stand A, North End
ACRES: 19.18

DATE: 8/1/2023
FORESTER: Stambaugh Forestry (JS)

This inventory was accomplished using a wedge prism or angle gauge with a basal area factor of 10 over 4 sample points. All figures for volume are in board-feet (bd-ft) Doyle, all figures for basal area (BA) are in feet², and all figures for diameter at breast height (dbh) are in inches.

VALUATION

WORKSPACE FOR VALUATION OF ALL STANDING TREES											
PER ACRE VALUATION						TOTAL TRACT VALUATION					
SPECIES	VOLUME PER ACRE		VALUE PER BD.-FT.		VALUE PER ACRE	TOTAL TRACT VOLUME		VALUE PER BD.-FT.		TOTAL TRACT VALUE	PCT. OF TOTAL VALUE
White Oak HQ	4,849	x	1.59	=	\$7,709.78	93,002	x	1.59	=	\$147,873.57	78%
		x		=			x		=		
Red Oak / Black Oak	552	x	0.30	=	\$165.68	10,593	x	0.30	=	\$3,177.84	2%
Sugar Maple	464	x	0.40	=	\$185.62	8,900	x	0.40	=	\$3,560.10	2%
Hickory	208	x	0.20	=	\$41.54	3,984	x	0.20	=	\$796.75	0%
White Oak	1	x	1.34	=	\$1.78	24,308	x	1.34	=	\$32,572.96	17%
		x		=			x		=		
Yellow Poplar		x		=			x		=		
		x		=			x		=		
Cull Beech	602	x	0.09	=	\$54.14	11,537	x	0.09	=	\$1,038.37	1%
TOTAL VOLUME PER ACRE	6,676	AVG. VALUE / BD.-FT.		TOTAL VALUE / ACRE	\$8,158.54	TOTAL TRACT VOLUME	152,325	AVG. VALUE / BD.-FT.		TOTAL TRACT VALUE	##### 100%

Note: This valuation is an estimate only. It is based on a random sample of the forest and estimated average prices per board-foot for given species. It should not be interpreted as a definitive valuation of all standing timber.

\$189,019

TIMBER

APPRAISAL

Summary of Stand Composition

OWNER: Noel Brothers Trust Appraisal

TRACT: Stand B Middle region

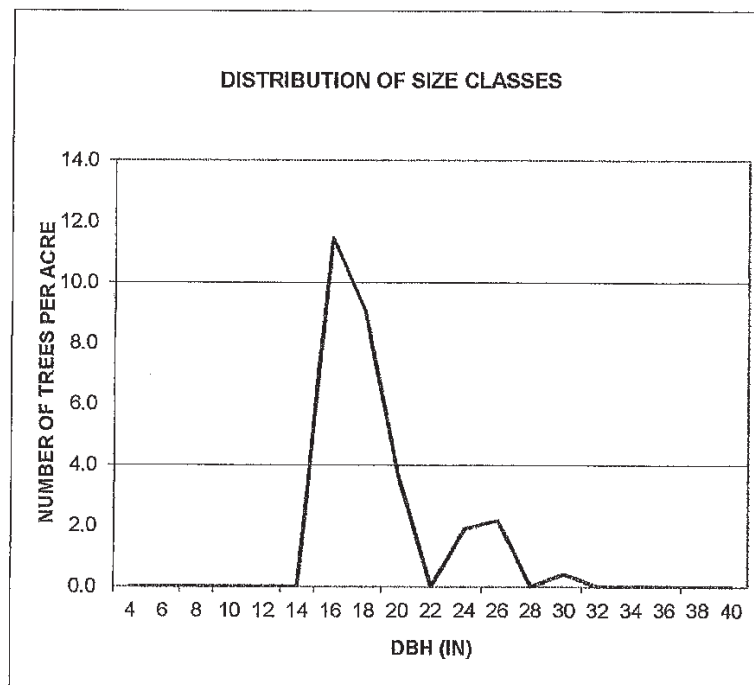
ACRES: 20.76

DATE:

FORESTER: Stambaugh Forestry (JS)

This inventory was accomplished using a wedge prism or angle gauge with a basal area factor of 10 over 5 sample points. All figures for volume are in board-feet (bd-ft) Doyle, all figures for basal area (BA) are in feet², and all figures for diameter at breast height (dbh) are in inches.

SUMMARY BY SIZE CLASS			
DBH	VOL. PER ACRE	TREES PER ACRE	BASAL AREA / ACRE
4			
6			
8			
10			
12			
14			
16	1329	11.5	18.0
18	1485	9.1	16.0
20	825	3.7	8.0
22			
24	707	1.9	6.0
26	996	2.2	8.0
28			
30	268	0.4	2.0
32			
34			
36			
38			
40			
TOTAL	5610	28.7	56.0



SUMMARY BY SPECIES								
SPECIES	VOL. PER ACRE	PCT. OF PER ACRE VOL.	TREES PER ACRE	PCT. OF PER ACRE TREES	BASAL AREA / ACRE	PCT. OF PER ACRE BA	AVG. DBH	TOTAL STAND VOLUME
Red Oak	1118	19.9%	4.1	14.2%	10.0	17.9%	21.3	23,207
Hickory	1385	24.7%	7.2	25.1%	14.0	25.0%	18.9	28,743
Sugar Maple	352	6.3%	2.6	8.9%	4.0	7.1%	16.9	7,303
Beech Cull	994	17.7%	5.2	18.3%	10.0	17.9%	18.7	20,632
Yellow Poplar	1175	20.9%	6.4	22.3%	12.0	21.4%	18.5	24,386
Sycamore	186	3.3%	1.1	3.9%	2.0	3.6%	18.0	3,853
Misc. Black Gum	236	4.2%	0.6	2.2%	2.0	3.6%	24.0	4,890
Black Cherry	166	3.0%	1.4	5.0%	2.0	3.6%	16.0	3,450
PER ACRE TOTALS	5610	100.0%	28.7	100.0%	56.0	100.0%	18.9	116,464

TIMBER

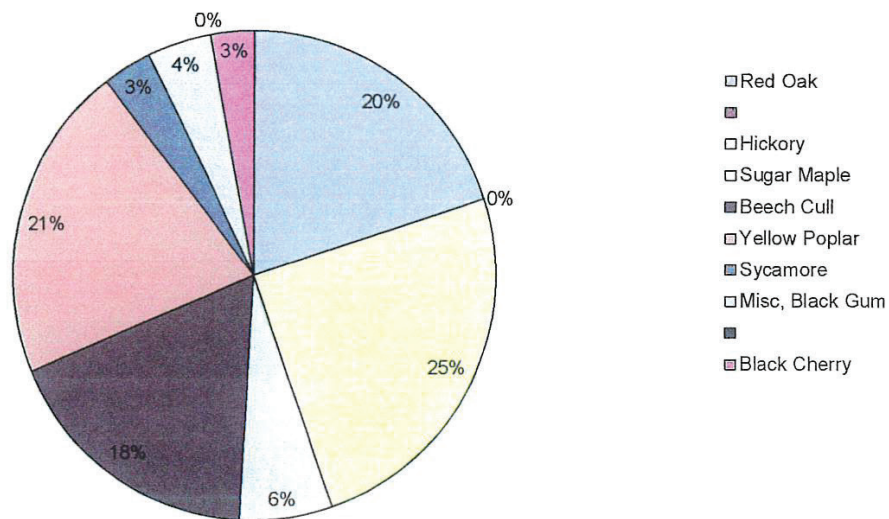
APPRAISAL

OWNER: Noel Brothers Trust Appraisal
 TRACT: Stand B Middle region
 ACRES: 20.76

DATE: 8/1/2023
 FORESTER: Stambaugh Forestry (JS)

SUMMARY OF VOLUME PER ACRE BY SPECIES AND SIZE CLASS											
DBH	*** SPECIES LISTING ***										VOL. PER ACRE
	Red Oak		Hickory	Sugar Maple	Beech Cull	Yellow Poplar	Sycamore	Misc, Black Gum		Black Cherry	
12											
14											
16	166		166	166	332	332				166	1329
18	186		557	186		371	186				1485
20			413		413						825
22											
24						471		236			707
26	498		249		249						996
28											
30	268										268
32											
34											
36											
38											
40											
VOL./ACRE	1118		1385	352	994	1175	186	236		166	5610

DISTRIBUTION OF VOLUME PER ACRE



TIMBER APPRAISAL

Estimated Value of Stand

OWNER: Noel Brothers Trust Appraisal
TRACT: Stand B Middle region
ACRES: 20.76

DATE: 8/1/2023
FORESTER: Stambaugh Forestry (JS)

This inventory was accomplished using a wedge prism or angle gauge with a basal area factor of 10 over 5 sample points. All figures for volume are in board-feet (bd-ft) Doyle, all figures for basal area (BA) are in feet², and all figures for diameter at breast height (dbh) are in inches.

VALUATION

WORKSPACE FOR VALUATION OF ALL STANDING TREES												
PER ACRE VALUATION							TOTAL TRACT VALUATION					
SPECIES	VOLUME PER ACRE		VALUE PER BD.-FT.		VALUE PER ACRE		TOTAL TRACT VOLUME		VALUE PER BD.-FT.		TOTAL TRACT VALUE	PCT. OF TOTAL VALUE
Red Oak	1,118	x	0.33	=	\$368.89		23,207	x	0.33	=	\$7,658.22	26%
		x		=				x		=		
Hickory	1,385	x	0.20	=	\$276.91		28,743	x	0.20	=	\$5,748.61	19%
Sugar Maple	352	x	0.45	=	\$158.30		7,303	x	0.45	=	\$3,286.31	11%
Beech Cull	994	x	0.09	=	\$89.45		20,632	x	0.09	=	\$1,856.92	6%
Yellow Poplar	1,175	x	0.30	=	\$352.40		24,386	x	0.30	=	\$7,315.83	25%
Sycamore	186	x	0.13	=	\$24.13		3,853	x	0.13	=	\$500.94	2%
Misc, Black Gum	236	x	0.30	=	\$70.67		4,890	x	0.30	=	\$1,467.04	5%
		x		=			x		=			
Black Cherry	166	x	0.50	=	\$83.08	3,450	x	0.50	=	\$1,724.77	6%	
TOTAL VOLUME PER ACRE	5,610	AVG. VALUE / BD.-FT.		TOTAL VALUE / ACRE	\$1,423.83	TOTAL TRACT VOLUME	116,464	AVG. VALUE / BD.-FT.		TOTAL TRACT VALUE	\$29,558.63	100%

Note: This valuation is an estimate only. It is based on a random sample of the forest and estimated average prices per board-foot for given species. It should not be interpreted as a definitive valuation of all standing timber.

TIMBER

APPRAISAL

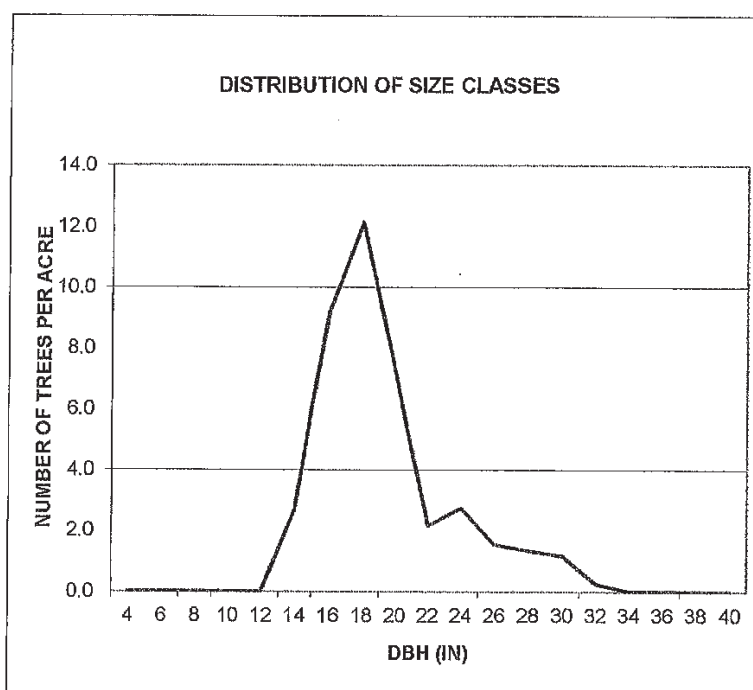
Summary of Stand Composition

OWNER: Noel Brothers Trust Appraisal
TRACT: Stand C South
ACRES: 30.90

DATE:
FORESTER: Stambaugh Forestry (JS)

This inventory was accomplished using a wedge prism or angle gauge with a basal area factor of 10 over 7 sample points. All figures for volume are in board-feet (bd-ft) Doyle, all figures for basal area (BA) are in feet², and all figures for diameter at breast height (dbh) are in inches.

SUMMARY BY SIZE CLASS			
DBH	VOL. PER ACRE	TREES PER ACRE	BASAL AREA / ACRE
4			
6			
8			
10			
12			
14	128	2.7	2.9
16	1088	9.2	12.9
18	1989	12.1	21.4
20	1621	7.2	15.7
22	639	2.2	5.7
24	1010	2.7	8.6
26	711	1.5	5.7
28	736	1.3	5.7
30	766	1.2	5.7
32	198	0.3	1.4
34			
36			
38			
40			
TOTAL	8866	40.4	85.7



SUMMARY BY SPECIES								
SPECIES	VOL. PER ACRE	PCT. OF PER ACRE VOL.	TREES PER ACRE	PCT. OF PER ACRE TREES	BASAL AREA / ACRE	PCT. OF PER ACRE BA	AVG. DBH	TOTAL STAND VOLUME
White Oak HQ	2558	28.8%	6.9	17.0%	21.4	25.0%	23.9	79,035
Black Oak	316	3.6%	1.1	2.7%	2.9	3.3%	21.7	-
Sugar Maple	1062	12.0%	6.6	16.3%	11.4	13.3%	17.8	9,752
Yellow Poplar	645	7.3%	2.1	5.3%	5.7	6.7%	22.1	32,827
White Oak	1017	11.5%	6.7	16.5%	11.4	13.3%	17.7	19,917
Hickory	1335	15.1%	8.3	20.5%	14.3	16.7%	17.8	31,422
Red Oak	1934	21.8%	8.8	21.7%	18.6	21.7%	19.7	-
PER ACRE TOTALS	8866	100.0%	40.4	100.0%	85.7	100.0%	19.7	41,265
								59,750
								273,968

TIMBER

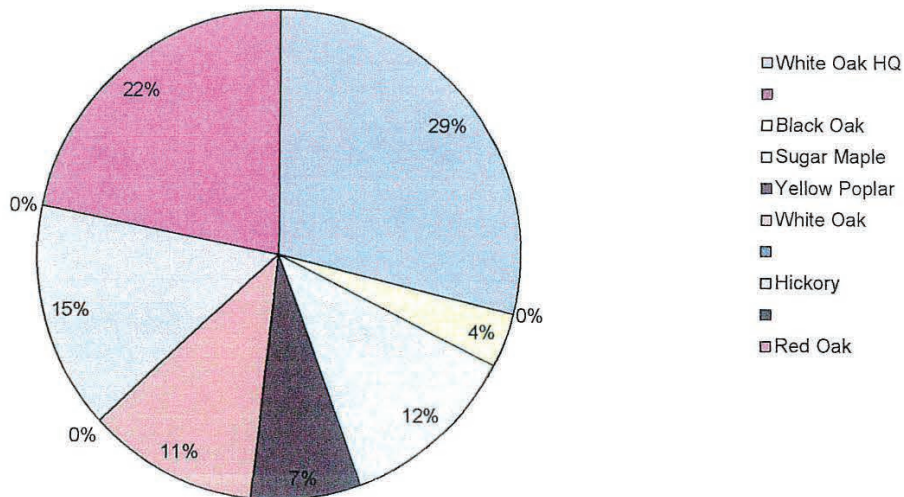
APPRAISAL

OWNER: Noel Brothers Trust Appraisal
 TRACT: Stand C South
 ACRES: 30.90

DATE: 8/1/2023
 FORESTER: Stambaugh Forestry (JS)

SUMMARY OF VOLUME PER ACRE BY SPECIES AND SIZE CLASS											
DBH	*** SPECIES LISTING ***										VOL. PER ACRE
	White Oak HQ		Black Oak	Sugar Maple	Yellow Poplar	White Oak		Hickory		Red Oak	
12											
14						128					128
16				237		119		475		237	1068
18	265			530	133			398		663	1989
20	147		147	295		442		295		295	1621
22	319				160	160					639
24	337		168		168	168		168			1010
26	356									356	711
28	552				184						736
30	383									383	766
32	198										198
34											
36											
38											
40											
VOL./ACRE	2558		316	1062	645	1017		1335		1934	8866

DISTRIBUTION OF VOLUME PER ACRE



TIMBER

APPRAISAL

Estimated Value of Stand

OWNER: Noel Brothers Trust Appraisal
TRACT: Stand C South
ACRES: 30.9

DATE: 8/1/2023
FORESTER: Stambaugh Forestry (JS)

This inventory was accomplished using a wedge prism or angle gauge with a basal area factor of 10 over 7 sample points. All figures for volume are in board-feet (bd-ft) Doyle, all figures for basal area (BA) are in feet², and all figures for diameter at breast height (dbh) are in inches.

VALUATION

WORKSPACE FOR VALUATION OF ALL STANDING TREES											
PER ACRE VALUATION						TOTAL TRACT VALUATION					
SPECIES	VOLUME PER ACRE		VALUE PER BD.-FT.		VALUE PER ACRE	TOTAL TRACT VOLUME		VALUE PER BD.-FT.		TOTAL TRACT VALUE	PCT. OF TOTAL VALUE
White Oak HQ	2,558	x	1.70	=	\$4,348.19	79,035	x	1.70	=	\$134,359.15	63%
		x		=			x		=		
Black Oak	316	x	0.30	=	\$94.68	9,752	x	0.30	=	\$2,925.52	1%
Sugar Maple	1,062	x	0.45	=	\$478.07	32,827	x	0.45	=	\$14,772.35	7%
Yellow Poplar	645	x	0.30	=	\$193.37	19,917	x	0.30	=	\$5,975.18	3%
White Oak	1,017	x	1.49	=	\$1,515.17	31,422	x	1.49	=	\$46,818.67	22%
		x		=			x		=		
Hickory	1,335	x	0.20	=	\$267.08	41,265	x	0.20	=	\$8,252.92	4%
		x		=			x		=		
Red Oak	1,934	x		=		59,750	x		=		
TOTAL VOLUME PER ACRE	8,866	AVG. VALUE / BD.-FT.		TOTAL VALUE / ACRE	\$6,896.56	TOTAL TRACT VOLUME	273,968	AVG. VALUE / BD.-FT.		TOTAL TRACT VALUE	##### 100%

Note: This valuation is an estimate only. It is based on a random sample of the forest and estimated average prices per board-foot for given species. It should not be interpreted as a definitive valuation of all standing timber.

\$213,103

TIMBER

APPRAISAL

Soil Map—Monroe County, Indiana



TIMBER





APPRAISAL

Soil Map—Monroe County, Indiana

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BkF	Brownstown-Gilwood silt loams, 25 to 75 percent slopes	45.9	71.5%
GpD	Gilpin silt loam, 12 to 18 percent slopes	3.5	5.4%
WyqD	Wrays-Gilwood silt loams, 6 to 20 percent slopes	14.8	23.1%
Totals for Area of Interest		64.2	100.0%

MAP LEGEND

	Area of Interest (AOI)		Spill Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monroe County, Indiana
Survey Area Data: Version 29, Sep 2, 2022

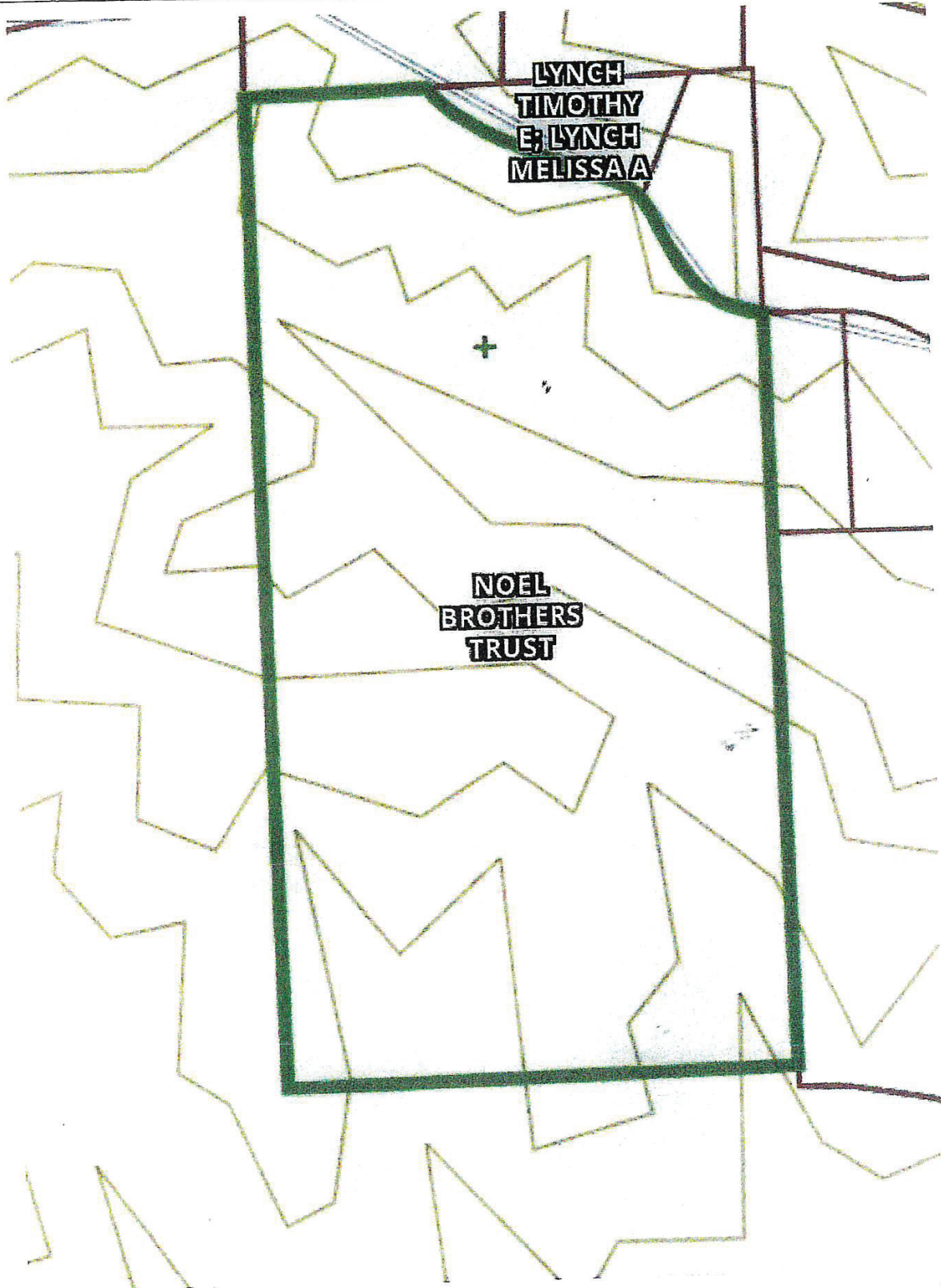
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 15, 2022—Jun 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

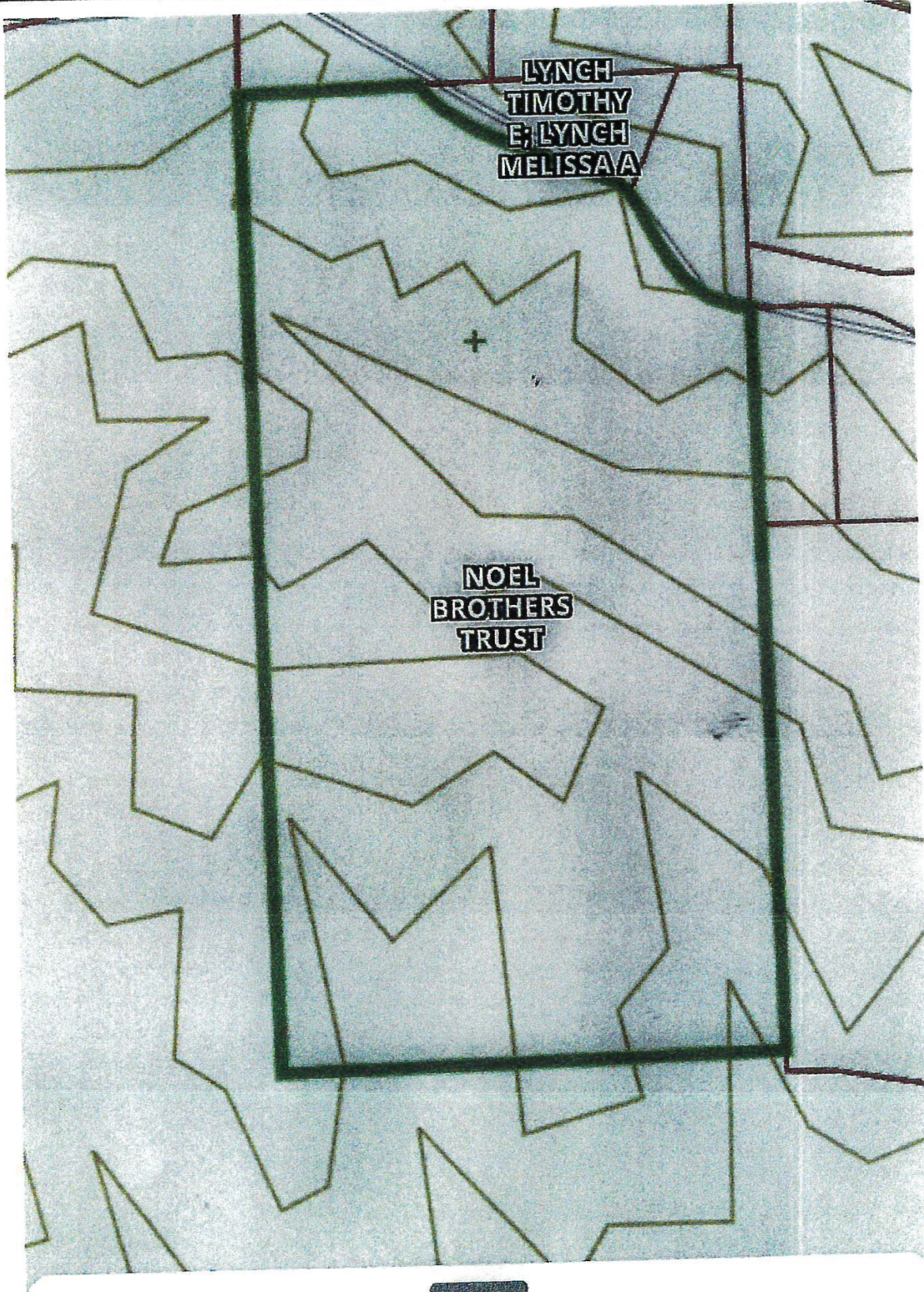
TIMBER

APPRAISAL



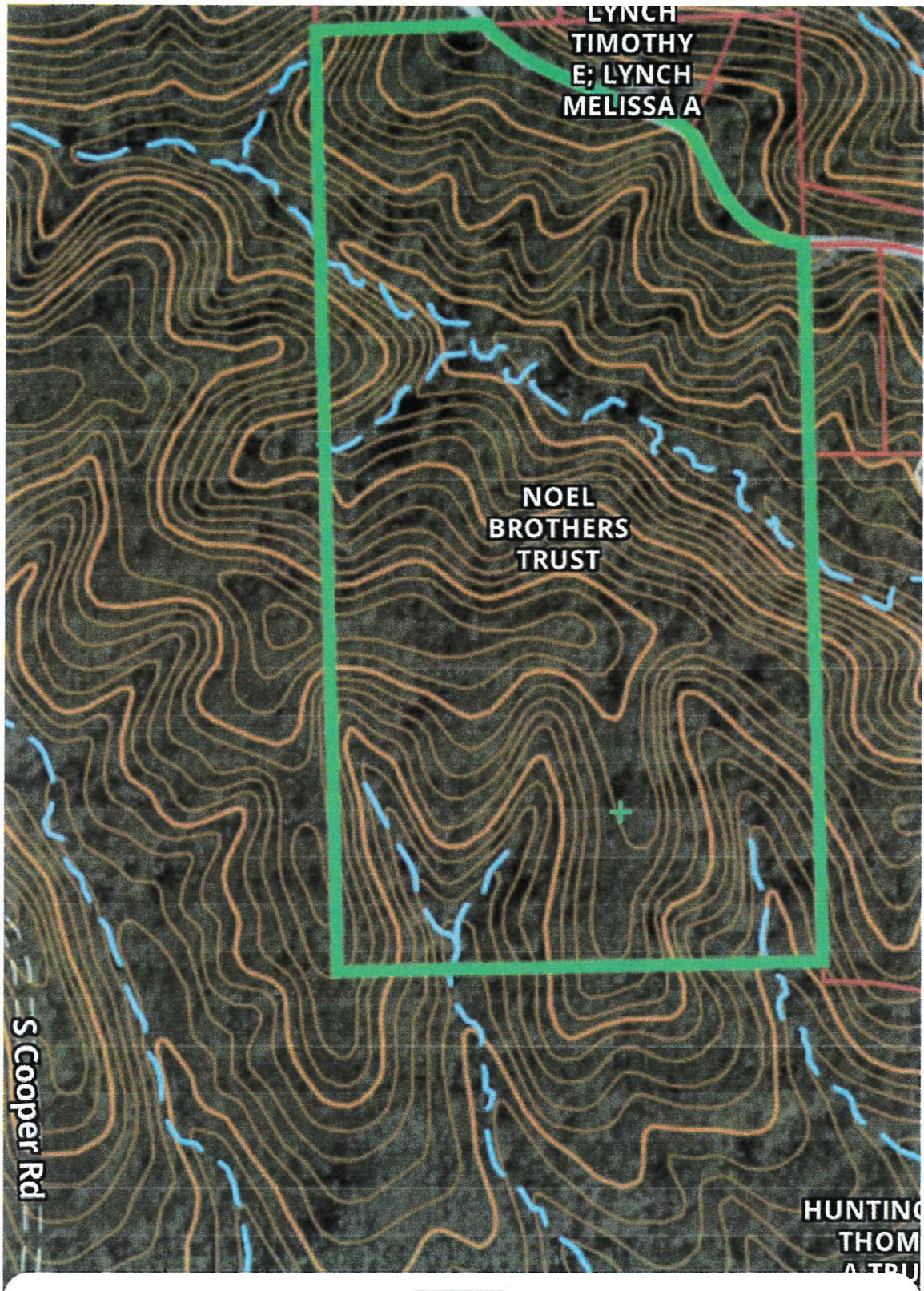
TIMBER

APPRAISAL



TIMBER

APPRAISAL



TIMBER

APPRAISAL

STAMBAUGH FORESTRY

RR 1 Box 1756 Springville, IN 47462

W:Ph/Fax (812) 863-7272 H: 812-863 7271 e-mail: forester@custom.net

Specializing in:

Timber Sales & Marketing

Timber Stand Improvement (TSI)

Woodland Appraisals & Management Plans

Tree Planting

Band-milled/kiln dried Wood Products

Landscape & Christmas Trees

"Your Complete Woodland Management Company"

January 22, 2001

County: Monroe

Date: Tuesday, February 20, 2001 at 1:30 pm. @ the woodlot

Type of Sale: Sealed Bid

Owner: Noel

Location: Section 9, Salt Creek Twp. From the intersection of Hwy 46 and 446 on the east side of Bloomington, go south on 446 about 1 mile, turn left at the flasher onto Lampkin Ridge Rd. go about 2.5 miles, look for ribbons on right marking the landing site.

Contact: John P. Stambaugh, Consultant Forester, RR 1 Box 1756 Springville, IN 47462

Ph: 812-863-7272 or try 812-384-5887 the day of the sale.

Remarks: Only those trees marked by John P. Stambaugh with Glo-Blue numbers # 1-183, banded, with dot at the base are for sale. Landing is marked with ribbons. Main and secondary skid roads already present. Last cut about 21 years ago. Driveway permit already approved.

Terms: 20% deposit required within 10 days of bid opening. The balance is due September 30th, 2001, or before logging begins, whichever occurs first. Buyer has 18 months to remove timber.

Species	# Trees	Estimated Volume (Bd. Ft. Doyle)
White oak	88* See note below	25,790
Tulip poplar	22	7,260
Black oak	26	6,730
Sugar maple	23	5,060
Red oak	5	1,770
Bitternut hickory	6	1,070
Shagbark hickory	4	700
Black cherry	2	640
Scarlet oak	3	630
Pignut hickory	4	390
Totals	183	50,040
X'd culls	40	----

* 51 of these White oak trees appear to contain veneer or would yield a high quality butt log.

TITLE COMMITMENT

Page 1 of 6



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 53-05506-H-1

SCHEDULE A

Address Reference:

E. Lampkins Ridge Road
Bloomington, IN 47401

1. Commitment Date: **April 4, 2024 at 12:00 AM**

2. Policy (or policies) to be issued:

a. ALTA Owners Policy (07/01/21)

Policy Amount
To Be Determined

For one-to-four family residential properties and lots in recorded subdivisions and titled in individuals an ALTA 2008 policy will be issued. For all other transactions an ALTA 2006 policy will be issued.

Proposed Insured: **A Legally Qualified Entity Yet To Be Determined**

b.

Policy Amount
\$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is *Fee Simple*.

4. Title to the *Fee Simple* interest in the land described or referred to in this Commitment is, at the Commitment Date, vested in:

John Richard Noel and James Andrew Noel and William George Noel and Robert Edward Noel, as tenants in common

5. The land referred to in this Commitment, situated in the County of **Monroe**, State of Indiana, is described as follows:

The West one-half (1/2) of the Northwest Quarter of Section Nine (9), Township Eight (8) North, Range One (1) East, Monroe County, Indiana, containing Eighty (80) acres, more or less. EXCEPTING therefrom the following described real estate located in Monroe County, Indiana, to-wit: A part of the Northwest Quarter of the Northwest Quarter of Section Nine (9), Township Eight (8) North, Range One (1) East, Monroe County, Indiana bounded and described as follows, to wit: Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section Nine (9), thence North eighty-seven (87) degrees thirty-five (35)

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401

Phone: (812)339-8434 Fax: (812)333-5063

Email: customerservice@johnbtitle.com

TITLE COMMITMENT

Page 2 of 6

SCHEDULE A (Continued)

minutes five (05) seconds West along North line of said section for nine hundred eighty and ninety-nine hundredths (980.99) feet to the center of a county road, thence along the center line of the county road the following distances and bearings South fifty-two (52) degrees twenty-two (22) minutes East for one hundred nine and ninety hundredths (109.90) feet; South forty-three (43) degrees eighteen (18) minutes East for one hundred thirty-one and eighty-nine hundredths (131.89) feet; South fifty-three (53) degrees eight (08) minutes thirty (30) second East for seventy-six and thirty hundredths (76.30) feet; South sixty-six (66) degrees fifty-five (55) minutes East for two hundred fifty (250.00) feet; South seventy (70) degrees twenty-five (25) minutes thirty (30) second East for two hundred (200.00) feet South forty-eight (48) degrees thirty-eight (38) minutes thirty (30) second East for one hundred (100.00) feet; South twenty-eight (28) degrees seven (07) minutes thirty (30) seconds East for one hundred fifty-five (155) feet; South forty-two (42) degrees fifty-three (53) minutes thirty (30) seconds East for One Hundred (100) feet; South sixty-six (66) degrees forty-two (42) minutes East for one hundred twenty-eight and fourteen hundredths (128.14) feet; thence leaving center of the county road and running North one (1) degree thirty-three (33) minutes thirty (30) seconds West for six hundred sixty and forty-seven hundredths (660.47) feet and to the point of beginning, containing in said exception, seven and seventeen hundredths (7.17) acres, more or less, and the real estate conveyed herein containing Seventy-two and Eighty-three Hundredths (72.83) acres, more or less.

Authorized Signatory



Nathan Bethell
Title Examiner
John Bethell Title Company, Inc.

End of Schedule A
Chicago Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@JohnBTtitle.com

TITLE COMMITMENT

Page 3 of 6

SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-05506-H-1

The following requirements must be met:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- C. Pay us the premiums, fees and charges for the policy.
- D. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.

NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

Effective July 1, 2009 Indiana law prohibits disbursement of closings unless all necessary funds required are wire transferred to the settlement agent's escrow account. (see I.C. 27-7-3.7) The law applies to all parties including lenders, buyers, sellers and real estate professionals. If the total of funds required from any single party to the transaction is less than \$10,000 a cashiers or certified check may be substituted. Corporate checks from licensed real estate brokerage companies specifically for earnest money and less than \$10,000 are also acceptable.

- 1. We must be furnished with a fully executed copy of the Purchase Agreement for PT W1/2 NW 9-8-1E 72.83A, Parcel ID(s): 53-07-09-200-008.000-014.
 - 2. Execution and recordation of a Warranty Deed from John Richard Noel and James Andrew Noel and William George Noel and Robert Edward Noel, as tenants in common, to A Legally Qualified Entity Yet To Be Determined.
 - 3. Vendor's Affidavit in satisfactory form executed by John Richard Noel and James Andrew Noel and William George Noel and Robert Edward Noel, as tenants in common, should be furnished us at closing.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

**End of Schedule B - I
Chicago Title Insurance Company**

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbttitle.com

TITLE COMMITMENT

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SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-05506-H-1

The policy will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.
8. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
9. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.
10. Rights of the Public and the State of Indiana and to that part of the premises taken or used for alley or road purposes, including utility rights of way.
11. Taxes for the year 2023 due and payable 2024 a lien now payable.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 4.
Taxing Authority: Salt Creek Township.
Duplicate Number: 53-07-09-200-008.000-014.
Assessed Value - Land: \$14,700;
Improvements: \$0;
Exemptions: \$0, Credits: \$0
May installment in the amount of \$98.01 is UNPAID;
November Installment in the amount of \$98.01 is UNPAID;
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00
STORM WATER FEES:
May Installment in the amount of \$0.00 is N/A. November Installment in the amount of \$0.00 is N/A.
Total amount due to pay all outstanding taxes, delinquencies and penalties \$196.02.
12. Taxes for the year 2024 payable 2025 and thereafter, a lien but not yet due or payable.

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TITLE COMMITMENT

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SCHEDULE B - SECTION II (Continued)

NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

The company does not insure that the land described in paragraph 4 of schedule A accurately comprises any acreage or area referred to therein.

This commitment is furnished by the company or its policy issuing agent solely for the issuance of a policy or policies of title insurance of the company. This commitment is not an abstract or an opinion of title. Liability under this commitment is defined by and limited to the terms and conditions of this commitment and the title insurance policy to be issued. This commitment is not binding on the company until such time as the proposed insured and policy amounts are specifically identified in Schedule A, Paragraph 2. Persons and entities not listed as proposed insured's are not entitled to rely upon this commitment for any purpose.

Note: Unless otherwise shown above, there are no recorded judgments against any parties having an interest in the land described in Schedule A that have priority over the interests to be insured.

Note: Exceptions 1 through 4, above, will be deleted for any loan policy committed to be issued. All applicable ALTA Endorsement forms including 4, 5, 6, 6.2, 8.1 and 9 will be issued with the loan policy.

**End of Schedule B - II
Chicago Title Insurance Company**

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TITLE

COMMITTMENT

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 22nd day of May 2024, by and between John Richard Noel, James Andrew Noel, William George Noel, Robert Edward Noel 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: E. Lampkins Ridge Rd. in the
City of Bloomington, County of Monroe, and State of Indiana.

Legally described as: 010-05770-00 PT W1/2 NW 9-8-1E 72.83A; PLAT 1

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ 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 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 8, 2024 and shall take place at the office of John Bethell Title Company, Inc., 2626 S. Walnut Street, Bloomington, Indiana.

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.

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 \$ 5,000.00 _____

Total Due at Closing \$ _____ .00

This offer will expire if not accepted on or before: May 23 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 _____

Printed Time: _____

Seller Date _____

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

PROMISSORY NOTE

**E. Lampkins Ridge Rd., Bloomington, Indiana
Salt Creek Township - Monroe County**

\$ 5,000.00
Amount

May 22, 2024
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, Indiana 47403

The Sum of Five Thousand dollars and no/100 ----- (\$ 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

May 22, 2024
Date

Signature

May 22, 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 approval, the property sells with a non-disclosed reserve.

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 BIP (Bidder's 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 BIP 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: E. Lampkins Ridge Rd., Bloomington, IN 47401

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