## LAND FOR SALE - BLOOMINGTON, IN Online Anction: JUNE 6 · 6 PM

BE SURE TO STOP BY TO TAKE A LOOK AT THE PROPERTY Property location: 3591 & 3487 N. St. Rd. 45 | Solsberry, Indiana

> SOLD IN 2 TRACTS: TRACT 1 - 13.74 ACRES TRACT 2 - 13.2 ACRES



### JIMMIE DEAN + CODY COFFEY 812.360.6005 812.360.8383



Coffey Realty & Auction for more information 812.822.3200 UnitedCountryN.com

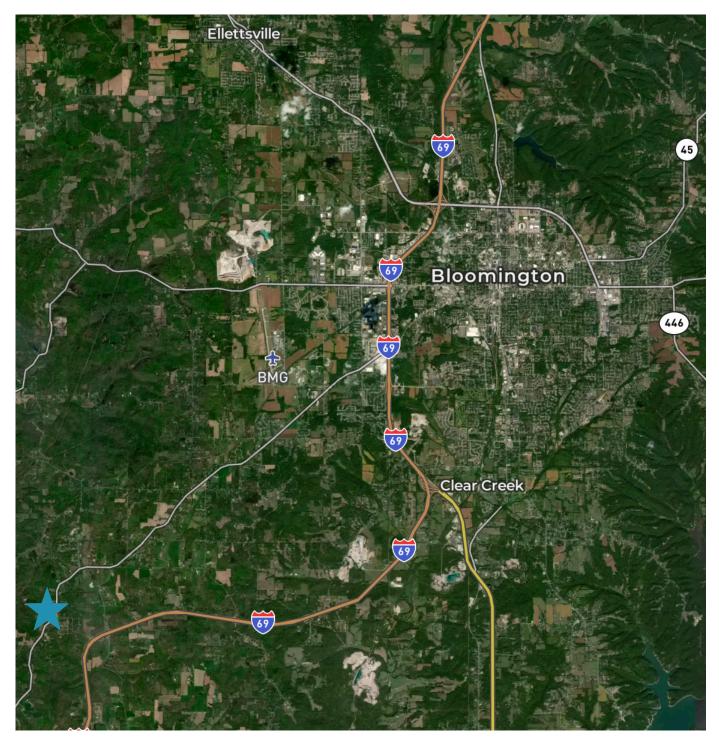


LOCATION MAP TRACT MAP TERMS & CONDITIONS PROPERTY INFORMATION AUCTION BIDDING PROCESS COUNTY PROPERTY INFORMATION SAMPLE PURCHASE CONTRACT BID CERTIFICATION

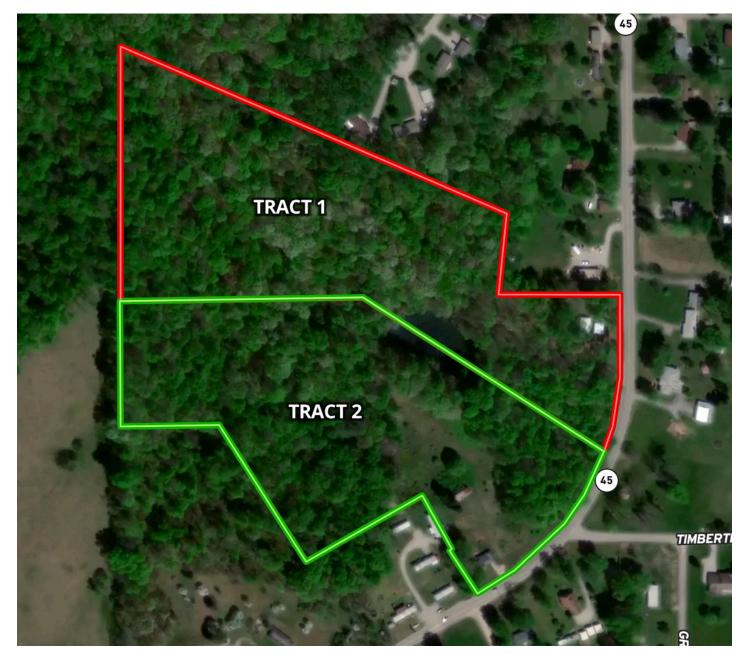
AuctionRob McConnell | 812.821.7883 | rmcconnell@unitedcountryin.comManagerGabrielle Getts | 812.340.3295 | ggetts@unitedcountryin.com

**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.









## TERMS & CONDITIONS OF THE AUCTION

#### **TERMS & CONDITIONS**

#### **Harper Real Estate Auction**

#### 3591 N. St. Rd. 45 and 3487 N. St. Rd. 45 Solsberry, IN 47459 Greene County – Center Township

#### Legal Description

**Tract 1** - 13.74 acres. parcel numbers: 28-10-01-000-035.000-004 & 28-10-01-000-030.003-004 (Legal: 004-01780-00 PT S1/2 SENW1 7 3 .85A and 004-00982-00 PT N1/2 1 7 3 12.89A) and **Tract 2** - 13.2 acres. Parcel numbers: 28-10-01-000-035.002-004 & 28-10-01-000-035.004-004 (Legal: 004-02052-00 PT W2 1-7-3 .42A AND 004-01428-00 PT SENW & PT NESW 1-7-3 12.89A)

- > The property will be sold at Public "Online Internet Auction", ending Thursday, June 6, 2024 @ 6:00pm EDT
- Tract 1 13.74 acres. parcel numbers: 28-10-01-000-035.000-004 & 28-10-01-000-030.003-004 and Tract 2 13.2 acres. Parcel
- numbers: 28-10-01-000-035.002-004 & 28-10-01-000-035.004-004
- > 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 <u>11%</u> 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 (Per Tract) 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 Bethel 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 Personal Representative 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:
  - o 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 8, 2024
- Possession will be granted at final closing.

to update this information.

- 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

#### SALE SITE: Internet Only Ending Thursday, June 6, 2024 @ 6:00pm EDT

#### **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.



Don't miss this exclusive opportunity to own premium land in Greene County, Indiana. Available at auction - two exceptional tracts of land, both offering unique features and utilities. This online-only auction promises to be the perfect chance to invest in valuable real estate with promising potential.

Auction Details:

Date: June 6, 2024 Time: 6 PM EDT Format: Online Only

Property Highlights:

Tract 1: 13.74 Acres Includes a shop building – ideal for storage or a workshop Partial ownership of a scenic pond that enhances the landscape and offers recreational opportunities

#### Tract 2: 13.2 Acres

Shares the picturesque pond, providing a tranquil setting and water source Both properties boast access to utilities, enhancing their development potential. Whether you're looking to build, simply enjoy nature, these tracts provide the flexibility to realize your dreams.

Preview the Property:

Available by appointment only. Please contact us to schedule your exclusive tour.

Seize this opportunity to bid on these beautiful tracts of land in a serene part of Indiana. Ideal for buyers looking for ample space, natural beauty, and practical amenities. Register now to participate in this exciting real estate auction!

## AUCTION BIDDING PROCESS

- Go to website: unitedcountryin.com
- Move down the page to "Exclusive Online Land Auction: Bid on Land in Solsberry, Indiana June 6, 2024"
- Click on "Bidding Open"
- A new page will open, and you will then see (to the right and down of the photo) "Register to Bid". Click on that. You will then be asked to create a login and password. (Note: Please keep this login and password information in a safe place so you can remember it for future login needs)
- Once you have created an account and successfully logged in and registered for the auction you will receive an email with Terms & Conditions and a bid certification form. (These forms will be sent electronically, and your bids will show pending until these forms are completed.)
- Once forms have been successfully signed and submitted you will approved for bidding.

For any bidding questions please contact: Rob McConnell 812-821-7883.

## COUNTY PROPERTY

00 40 04 000 005 004 004	Haman Kauda A		0.407 N OT 1		Edd. d Examilar		<b>00 A</b> and a)	CENTER #1/	410
28-10-01-000-035.004-004	Harper, Kevin A		3487 N ST			Dwell - Unplatted (0 to 9.	99 Acres)	4012-004	1/2
General Information Parcel Number		wnership			ansfer Of Owners	•		Notes	
28-10-01-000-035.004-004	Harper, Kevin A 3591 N St Rd 4		Date	Owner		Code Book/Page	Sale Price		
Parent Parcel Number	SOLSBERRY, I			Harper, Kevin A	2022/3791		\$00 \$00		
0040205200				Harper, Kenneth Alan Harper, Keith & Kay		311/883	\$00 \$00		
Tax ID:				HARPER, KEITH & KA	Y	311/885	\$00 \$00		
	004 02052 00 5	Legal 2T W2 1-7-3 .42A		FIELDS, JODY J		011/000	\$00		
Routing Number	004-02052-00 P	1 WZ 1-7-3 .42A							
Property Class 511 1 Family Dwell - Unplatted (0 to 9.99 Acres)				RESIDENTIAL					
Year:				s values are not certifi					
		Assessment Year		2022 2022	2021	2020	2019		
Location Information		Reason For Change	e	AA AA	AA	AA	AA		
County		As Of Date	06/30/20	023 07/05/2022	06/30/2021	07/01/2020	06/28/2019		
Greene		Valuation Method	Indiana Cost N	Indiana Cost Mod	Indiana Cost Mod I	Indiana Cost Mod India	ina Cost Mod		
Township		Equalization Factor	r						
CENTER TOWNSHIP		Notice Required							
District 004 (Local)		Land	\$13,6		\$13,600	\$13,600	\$13,600		
		Land Res(1)	\$13,6		\$13,600	\$13,600	\$13,600		
School Corp		Land Non Res(2) Land Non Res(3)		\$00 \$00 \$00 \$00	\$00 \$00	\$00 \$00	\$00 \$00		
EASTERN CONSOLIDATED		Improvement	\$43,8		\$40,300	\$40,300	\$40,300		
Neighborhood 4012-004		Imp Res(1)	\$43,8		\$40,300	\$40,300	\$40,300		
CENTER #1		Imp Non Res(2) Imp Non Res(3)		\$00 \$00 \$00 \$00	\$00 \$00	\$00 \$00	\$00 \$00		
Section/Plat		Total	\$57,4		\$53,900	\$53,900	\$53,900		
					\$53,900	\$53,900	\$53,900	Land Computations	
		Total Res(1)	\$57,4						
Location Address		Total Non Res(2)		\$00 \$00	\$00	\$00	\$00	Calculated Acreage	0.42
3487 N ST RD 45				\$00 \$00 \$00 \$00				Calculated Acreage Actual Frontage	0.42
	Land Briging	Total Non Res(2) Total Non Res(3)		\$00 \$00 \$00 \$00 Land Data	\$00 \$00	\$00 \$00	\$00 \$00	Calculated Acreage	0.42
3487 N ST RD 45	Land Pricing Type Method	Total Non Res(2) Total Non Res(3)		\$00 \$00 \$00 \$00 Land Data	\$00	\$00	\$00 \$00	Calculated Acreage Actual Frontage	0.42
3487 N ST RD 45 SOLSBERRY, IN 47459	Land Pricing Type Method 9	Total Non Res(2) Total Non Res(3)		\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage	
3487 N ST RD 45 SOLSBERRY, IN 47459	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV	
3487 N ST RD 45 SOLSBERRY, IN 47459 <b>Zoning</b> Subdivision	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV	
3487 N ST RD 45 SOLSBERRY, IN 47459 <b>Zoning</b> Subdivision	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite	
3487 N ST RD 45 SOLSBERRY, IN 47459 <b>Zoning</b> Subdivision	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres	
3487 N ST RD 45 SOLSBERRY, IN 47459 <b>Zoning</b> Subdivision	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park Characteristics	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Dran NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland Farmland Value	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland Farmland Value Measured Acreage	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park Characteristics	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland Farmland Value Measured Acreage Avg Farmland Value/Acre	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park Characteristics Topography	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland Farmland Value Measured Acreage Avg Farmland Value/Acre Value Of Farmland	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park Characteristics Topography	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland Farmland Value Measured Acreage Avg Farmland Value/Acre Value Of Farmland Calssified Total	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park Characteristics Topography Public Utilities Streets or Roads	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland Farmland Value Measured Acreage Avg Farmland Value/Acre Value Of Farmland Calssified Total Farm / Classified Value	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park Characteristics Topography Public Utilities Streets or Roads Neighborhood Life Cycle Stage	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland Farmland Value Measured Acreage Avg Farmland Value/Acre Value Of Farmland Calssified Total Farm / Classified Value Homesite(s) Value	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park Characteristics Topography Public Utilities Streets or Roads Neighborhood Life Cycle Stage	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland Farmland Value Measured Acreage Avg Farmland Value/Acre Value Of Farmland Calssified Total Farm / Classified Value Homesite(s) Value 91/92 Values	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park Characteristics Topography Public Utilities Streets or Roads Neighborhood Life Cycle Stage	9	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00 Res Marke Infl% Elig% Facto	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 9 Homesite 91/92 Acres Total Acres Framland Farmland Value Measured Acreage Avg Farmland Value/Acre Value Of Farmland Calssified Total Farm / Classified Value Homesite(s) Value 91/92 Values Supp. Page Land Value	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park Characteristics Topography Public Utilities Streets or Roads Neighborhood Life Cycle Stage	•••	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Dran NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland Farmland Value Measured Acreage Avg Farmland Value/Acre Value Of Farmland Calssified Total Farm / Classified Value Homesite(s) Value 91/92 Values Supp. Page Land Value CAP 1 Value	
3487 N ST RD 45 SOLSBERRY, IN 47459 Zoning Subdivision Lot AAMH Park Characteristics Topography Public Utilities Streets or Roads Neighborhood Life Cycle Stage	9	Total Non Res(2)       Total Non Res(3)       Soil     Act       ID     Front	Size Fact	\$00 \$00 \$00 \$00 Land Data	\$00 \$00 Adj Ext tte Value	\$00 \$00 Res Marke Infl% Elig% Facto	\$00 \$00	Calculated Acreage Actual Frontage Developer Discount Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Framland Farmland Value Measured Acreage Avg Farmland Value/Acre Value Of Farmland Calssified Total Farm / Classified Value Homesite(s) Value 91/92 Values Supp. Page Land Value CAP 1 Value CAP 2 Value	

## **COUNTY PROPERTY** INFORMATION

8-10-01-000-035.004-00	04	Harper, Kevin A			3487 N	I ST RD 45			511, 1 Fai	nily Dwell - Unp	atted (0 to	9.99 Acres)	4012-	ER #1/ 004		2
General Infor	mation	Plumbin	g										Co	st Ladder		
	gle-Family R 01		#								Floo	Constr	Base	Finish	Value	Tot
•	gle-Family R 01		1	3							1	Wood Frame	1119	1119		
tory Height		Half Bath	0	0							2					
tyle		Kitchen Sinks	1	1							3					
nished Area	1119 sqft	Water Heaters Add Fixtures	1 0	1 0							4					
ake		Total	3	5							1/4 1/2					
Floor Fin	ish	TOLAI	3	5			32'			13'	3/4					
Earth		Accomodat	ions			9'	32			15	Attic					
Slab	Carpet	Bedrooms		2		3					Bsmt					
Sub & Joint	Unfinished	Living Rooms		1	9'					312	Craw					
Wood	Other	Dining Rooms		0	3		(1119)		24' 24		Slab					
Parquet		Family Rooms		0			-			2CFrG				To		
_ i di quot		Total Rooms		4			1s Fr S				A	- 4	4.0.			
Wall Fini	ish			_	24'			17'	\$ingl	e-Family R 01	-	stments	1 R0	ow Type Ad	aj. x 1.00	
Plaster/Drywall	Unfinished	Heat Typ	be			Single	-Family R 01									
Paneling	Other	Central Warm Air				oligi	9'					v Units (+)				
Fiberboard						24'						Room (+)				
_				_		2011A					Loft (					
	Roofin		_									lace (+) eating (1)				
Built-Up Met		Slate	Tile								A/C (					
Wood Shingle	Other										No E					
												Plumb (+)				
											Eleva	ntor (+)				
													S	Sub-Total,	One Unit	
				Dee	cription		Specialty	Plumbing		t Value					ub-Total	
				Des	cription				Coun	t value						
												nal Features (				
												ges (+)				
												Qualit	/ and De	sign Facto		
														Replacem	ent Cost	
							ary Of Impi									
41		tory			r Eff	Eff Co	Base		Adj	0		rm Remain A		DO NIL -		Impr
escription ngle-Family R 01	Eligibl He	ight Construction	1 (	Grade Buil D 1953		Age nd A	Rate	LCM R	kate	Size	RCN E	ep Value C		PC Nbhc 0%	d Mrkt	Val

## **COUNTY PROPERTY** INFORMATION

Control Information         Control Information <thcontrol information<="" th="">         Control Information</thcontrol>	28-10-01-000-030.003-004	Harper, Kevin And	Irew	HWY 45		511, 1 Family D	Owell - Unplatted (0 to 9.	99 Acres)	CENTER #2 - REAL PROPERTY M. 4013-004	H./ 1/2
Parton Number 20:001000000000000000000000000000000000					Tran			,		
	Parcel Number 28-10-01-000-030.003-004 Parent Parcel Number	Harper, Kevin Ar 3591 N St Rd 45	drew	01/10/2011	<b>Owner</b> Harper, Kevin Andrew		•	\$00		
Automa water     Definition of the size Set With 13 definiti	Tax ID:			1						
Land conjunction of part of the part of th	Routing Number	004-01780-00 PT	0							
Year:         Valuation Methods         Valua	1 Family Dwell - Unplatted (0 to				RESIDENTIAL					
Location Information         Assessment Ver         2023         2022         2021         2020         2029           County         Reson For Change         AA         AA         AA         AA         AA           County         Reson For Change         AA         FA         County         00/00/2023         07/05/2022         06/03/2021         07/05/2020         06/03/2021         07/05/2020         06/03/2021         07/05/2020         06/03/2021         07/05/2020         06/03/2021         07/05/2020         06/03/2021         07/05/2020         06/03/2021         07/05/2020         06/03/2021         07/05/2020         06/03/2021         07/05/2020         06/03/2021         07/05/2020         06/03/2020         05/03/2021         07/05/2020         06/03/2020         05/03/2020 <td></td> <td>V</td> <td>aluation Records (wo</td> <td>ork in progress</td> <td>values are not certified</td> <td>values and are</td> <td>subject to change)</td> <td></td> <td></td> <td></td>		V	aluation Records (wo	ork in progress	values are not certified	values and are	subject to change)			
Control         Ac         O Date         0030/2021         07/01/2020         06/28/2019           Correnting Centrel C	Year:							2019		
Greenic Township CENTER TOWNSHIP         Valuation Method Indiana Cost Mod Indiana Cost Mod I	Location Information		Reason For Change	а – А	AA AA	AA	AA	AA		
Consisting Centrels 7: 00/08.11/P         Consisting Equilization Factor         Signature Signature Neighborhood 4013.004 Land Res(1)         Signature Sig			As Of Date	06/30/202	23 07/05/2022	06/30/2021	07/01/2020	06/28/2019		
CENTER TOWNSHIP         Notice Required           District 004 (Local)         Iand Res(1)         \$19,200         \$10,200         \$10,200         \$10,200         \$10,200	Greene		Valuation Method	Indiana Cost Mo	od Indiana Cost Mod Ind	liana Cost Mod Ii	ndiana Cost Mod India	na Cost Mod		
District 004 (Local)         Induce required         \$19,200         \$10,200         \$1			Equalization Factor							
School Corp EASTERN CONSOLIDATED         Land Res(1)         \$19,200         \$10			Notice Required							
School Corp EASTERN CONSULDATED         Land Non Res(2)         Soo0         Soo0<	District 004 (Local)									
School Corp EASTERN CONSOLIDATED         Land Non Res(3)         Soo         Soo <td></td>										
Neighborhood 4013-004 CENTER #2 - REAL PROPERTY M.H.         Improvement mask         \$59,800         \$57,200         \$51,800         \$53,400         \$53,400         \$53,400           Section/Plat         mp Non Res(2)         \$00         \$000			Land Non Res(3)	\$0	\$00	\$00	\$00	\$00		
CENTER #2 - REAL PROPERTY M.H.         Imp Non Res(2)         Soo										
Section/Plat         Imp Non Res(3)         Sooo         Soo		н								
Location Address HWY 45 SOLSBERRY, IN 47459         Image: Control of the contr			Imp Non Res(3)	\$0	\$00	\$00	\$00			
Location Address HWY 45 SOLSBERRY, IN 47459         Total Non Res(2) Total Non Res(2)         S00	Section/Plat								Land Computations	
Total Non Res(3)       S00       S00 <td>Logation Address</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.85</td>	Logation Address									0.85
SOLSBERRY, IN 47459       Image Price       Soli       Action       Action       Ext       Action       Resemanted       Parcel       Parcel       B       Developer Discount       Parcel       0.8500       \$22,600       \$19,210       S19,210       S19,					00 \$00					0.00
Zoning         Land         Pricing         Soil         Active         Size         Factor         Rate         Active         Value         Parcel Acreage         0.000           9         0         0.8500         \$19,210         \$11.6gal Drain NV         82 PUblic Roads NV         83 PUT now         91/92 Acres         70/91 Acres         Familind         91/92 Acres         Acres         Acres         91/92 Acres         Acres         91/92 Acres         70/91 Acres         70/91 Acres         70/91 Acres         70/91 Acres	SOLSBERRY, IN 47459									
g     0     0.8500     \$22,600     \$19,210     \$11.egal Drain NV       Subdivision     82 Public Reads NV     83 UTT overs NV     83 UTT overs NV       Lot     91/92 Acres     91/92 Acres       AAMH Park     Total Acres Framland       Characteristics     Farmland Value       Topography     Avg Farmland Value/Acre       Public Utilities     Value Of Farmland       Streets or Roads     Farmland Value       Neighborhood Life Cycle Stage Na     Farmland Stale       Data Source     Collector     Appraiser	Zoning	Land Pricing	Soil Act	Size Facto	Adj r Rate Rate	Ext Value	Res Marke	t Value		0.85
Subdivision Subdivision Subdivision B2 Public Roads NV B3 UT Towers NV 9 Homesite 91992 Acces 19192 Acces 19192 Acces 10192 Acces 10192 Acces 10192 Acces 1019 1019 1019 1019 1019 1019 1019 101	5									
Lot 9 Homesite 9 Homes	Subdivision	0	Ŭ	0.0000	\$22,000	φ10,210		ψ10,210		
Lot 9/92 Acres AAMH Park Familand Value Characteristics Measured Acreage Avg Familand Value/Acrea Measured Acreage Avg Familand Value/Acre Value Of Familand Value Of Familand V	Guburroloff								83 UT Towers NV	
AAMH Park  AAMH Park  AAMH Park  AAMH Park  AAMH Park  Ang Farmland Value  Ang Farmland Value  Ang Farmland Value Acreage  Ang Farmland Auge Acg	Let									
AAMH Park  Characteristics  Topography  Public Utilities  Streets or Roads  Neighborhood Life Cycle Stage NA  Public Quee Acreage  Collector  C	LOT								91/92 Acres	
Characteristics       Farmiand Value         Topography       Masgred Acreage         Public Utilities       Value Of Farmland Value/Acre         Streets or Roads       Calssified Total         Naighborhood Life Cycle Stage       Homesite(s) Value         NA       Supp. Page Land Value         Printed Thursday, April 25, 2024       Data Source         Collector       Appraiser	A A MUL Doork								Total Acres Framland	
Topography       Avg Farmland Value/Acre         Public Utilities       Value Of Farmland         Streets or Roads       Calssified Total         Neighborhood Life Cycle Stage       Homesite(s) Value         NA       Supp. Page Land Value/Acre         Printed Thursday, April 25, 2024       Data Source       Collector         Avg Farmland Value/Acre       Value Of Farmland         CAP 2 Value       Supp. Page Land Value         CAP 2 Value       CAP 2 Value         CAP 3 Value       CAP 3 Value	AAIVITI PAIK								Farmland Value	
Notposition     Value Of Farmland       Public Utilities     Calssified Total       Streets or Roads     Farm / Classified Value       Neighborhood Life Cycle Stage NA     Homesite (s) Value       Printed Thursday, April 25, 2024     Data Source     Collector       Appraiser     CAP 2 Value       CAP 3 Value     CAP 3 Value	Characteristics								Measured Acreage	
Public Utilities     Calssified Total       Form / Classified Value     Farm / Classified Value       Streets or Roads     Homesite(s) Value       Na     91/92 Values       Printed Thursday, April 25, 2024     Callector     Callector       Data Source     Collector     Appraiser	Topography								Avg Farmland Value/Acre	
Streets or Roads     Farm / Classified Value       Neighborhood Life Cycle Stage NA     91/92 Values       Printed Thursday, April 25, 2024     Callector     CAP 2 Value       Data Source     Collector     Appraiser     CAP 2 Value										
Streets or Roads     Homesite(s) Value       Neighborhood Life Cycle Stage NA     5 Upp. Page Land Value       Printed Thursday, April 25, 2024     Callector     CAP 2 Value       Data Source     Collector     Appraiser	Public Utilities									
Neighborhood Life Cycle Stage     91/92 Values       NA     Supp. Page Land Value       Printed Thursday, April 25, 2024     CAP 1 Value       Data Source     Collector   Appraiser CAP 2 Value CAP 3 Valu										
Neighborhood Life Cycle Stage NA     Supp. Page Land Value       Printed Thursday, April 25, 2024     Data Source     Collector     Appraiser     CAP 2 Value       CAP 3 Value     CAP 3 Value     CAP 3 Value	Streets or Roads									
NA     Collector     Appraiser     CAP 1 Value       Printed Thursday, April 25, 2024     Data Source     Collector     Appraiser     CAP 2 Value       CAP 3 Value     CAP 3 Value     CAP 3 Value     CAP 3 Value	Neighborhood Life Cycle Stage									
Printed Thursday, April 25, 2024     Data Source     Collector     Appraiser     CAP 2 Value       Data Source     Collector     CAP 3 Value     CAP 3 Value										
Data Source     Collector     Appraiser     CAP 2 Value       CAP 3 Value     CAP 3 Value     CAP 3 Value	Printed Thursday, April 25, 2024									
		Data Source		Collector			Appraiser			
Total Value										
									TUTAL VALUE	

## COUNTY PROPERTY INFORMATION

cupancy	formation Single-Family R 01	Plumbi	na									_	4 I		
scription ory Height /le													t Ladder		
ory Height /le				TF							Constr	Base	Finish	Value	Tot
rle	Single-Family R 01		2	6						1	Wood Frame	1296	1296		
		Half Bath	0	0						2					
ishod Aroa		Kitchen Sinks	1	1			48'			3					
ISHEG AIGU	1296 sqft	Water Heaters	1	1			672			4					
ke		Add Fixtures	0	0	14'		MODIA		14'	1/4					
Floor	Finish	Total	4	8			WDDK 48'			1/2					
Earth	Tile	A	41				111402			3/4					
		Accomoda Bedrooms	tions	0			Single-Family	R 01		Attic					
	Carpet			1						Bsmt					
Sub & Joint	Unfinished	Living Rooms Dining Rooms		0			1000			Crawl		1296	0		
Wood	Other	-		0	27'		(1296)		27'	Slab					
Parquet		Family Rooms		2			1s Fr		2.				То		
1		Total Rooms		2			C			Adius	tments	1 Por	w Type Ad		
Wall	Finish											TRO	и туре мо	.j. X 1.00	
	Unfinished	Heat Ty	pe				48'								
	Other	Central Warm Air									Units (+)				
											loom (+)				
liberbound										Loft (+					
	Roofing	g									ace (+)				
Built-Up	Vletal Asphalt	Slate	Tile								eating (1)				
Wood Shingle	Other									A/C (+					
Ŭ				_			•			No El					
	Exterior Fea														
scription		Area	Val								Plumb (+)				
od Deck		672									tor (+)				
								ma la ina ar				S	ub-Total, C	One Unit	
				Descri	tion		Specialty Plu		count Val				S	ub-Total	
				Desch				,	Jount Val						
											nal Features (+				
											Quality		sign Factor		
												1	Replaceme	ent Cost	
						Summai	y Of Improve	ments		_			_		
	Res St	tory		Year			Base	Adj		No	rm Remain Ab	n			Imp
scription	Eligibl Hei	ight Constructio	n	Grade Built Ye	ar Age	nd	Rate	LCM Rate	Size	RCN D	ep Value Ol	os F	C Nbhd	Mrkt	Va
gle-Family R 01				D-1 1995 19	95	А						100	%		

## COUNTY PROPERTY

28-10-01-000-035.000-004	Harper, Kevin Ar	ndrew		ST R	D 45			100, Vacant La	and			CENTER #1/ 4012-004	1/1
General Information	0	wnership	_		_	_	Trans	fer Of Owners	hip	_		Notes	
Parcel Number	Harper, Kevin A			Date	Ow	/ner		Doc ID		Book/Page	Sale Price		
28-10-01-000-035.000-004	3591 N St Rd 4			01/10/	/2011 Ha	rper, Kevin	Andrew			U U	\$00		
Parent Parcel Number 0040098200	SOLSBERRY, I	N 47459		01/01/	/1900 Ha	rper, Dallas	K & A				\$00		
Tax ID:				_									
		Legal											
Routing Number	004-00982-00 F Survey cobined												
Property Class 100 Vacant Land					AG	RICUL	TURAL						
		Valuation R	ecords (w	ork in pro	ogress va	lues are no	ot certified v	values and are	subject to	o change)			
Year:		Assessm			2023		2022	2021	,	2020	2019		
Location Information		Reason F	or Chang	е	AA		AA	AA		AA	AA		
County		As Of Da	te	06	6/30/2023	07/0	05/2022	06/30/2021	07/0	1/2020	06/28/2019		
Greene		Valuation	n Method	Indiana (	Cost Mod	Indiana Co	ost Mod Indi	ana Cost Mod I	Indiana Co	st Mod India	ina Cost Mod		
		Equalizat	tion Facto	r									
CENTER TOWNSHIP		Notice R	equired										
District 004 (Local)		Land			\$4,800		\$3,800	\$3,200		\$3,200	\$3,900		
		Land Re	es(1) on Res(2)		\$00 \$4,800		\$00 \$3,800	\$00 \$3,200		\$00 \$3,200	\$00 \$3,900		
School Corp EASTERN CONSOLIDATED			on Res(3)		\$00 \$00		\$00	\$00		\$00 \$00	\$00		
		Improver			\$00		\$00	\$00		\$00	\$00		
Neighborhood 4012-004 CENTER #1		Imp Res Imp Nor			\$00 \$00		\$00 \$00	\$00 \$00		\$00 \$00	\$00 \$00		
		Imp Nor			\$00		\$00	\$00		\$00	\$00		
Section/Plat		Total	- (4)		\$4,800		\$3,800	\$3,200		\$3,200	\$3,900	Land Computation	20
		Total Re	es(1) on Res(2)		\$00 \$4,800		\$00 \$3,800	\$00 \$3,200		\$00 \$3,200	\$00 \$3,900	Calculated Acreage	12.89
Location Address ST RD 45			on Res(3)		\$00		\$00	\$00		\$00	\$00	Actual Frontage	12.00
SOLSBERRY, IN 47459						Land Da	ita					Developer Discount	
Zoning	Land Pricing Type Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Infl% E	Res Marke lig% Facto	r Value	-	12.89
Lound	6	WED2	0	3.2740	1 actor	Nate	\$1,292	\$4,230	IIIII /0 L	ing /o Tacto	\$850		
Subdivision	5	ZAC2	0	5.5240			\$1,292	\$4,230 \$6,717			\$2,690		
Guburraion	6	ZAC2	0	3.4120			\$1,216	\$4,149			\$830		
Lot	72	WED2	0	0.6800			\$950	\$646					
LUL												91/92 Acres	
												Total Acres Framland	
AAMH Park												Farmland Value	
Characteristics												Measured Acreage	
Topography												Avg Farmland Value/Acre	
Level												Value Of Farmland	
Public Utilities												Calssified Total	
Water, Electricity												Farm / Classified Value	
Streets or Roads Paved												Homesite(s) Value	
Neighborhood Life Cycle Stage												Supp. Page Land Value	
Printed Monday, January 8, 2024													
	Data Source			Collect	tor				Appraise	er -		CAP 2 Value	
												Total Value	

CENTER #1/

# COUNTY PROPERTY

28-10-01-000-035.002-004	Harper	r, Kevin A			ST F	RD 45			199, Other Ag	nicultura	llise		CENTER COMMERCIAL ACREAG	GE 004/ 1/1
General Information		•	wnership					Trans	fer Of Owners	-			Notes	
Parcel Number	Harne	r, Kevin A	-		Date	0.4	ner	Trans		) Code	Book/Page	Sale Price	Hotes	
28-10-01-000-035.002-004		N St Rd 4				5/2022 Hai		А	2022/3791		DOONT age	\$00		
Parent Parcel Number	SOLS	BERRY, I	N 47459			)/2011 Hai	•		2022/01/01			\$00		
0040142800						5/2010 Hai	•		1000001165	5		\$32,500		
Tax ID:			Legal		01/25	5/2001 SP	LIT 1.63A	TO PARKS			311/883	\$00		
Routing Number	173	12.89A S	Survey char	PT NESW	01/01	/1900 HA	RPER, KE	TH & KAY				\$00		
Property Class 199 Other Agricultural Use	combi e	ned acrea	Ig			AG	RICUL	TURAL						
			Valuation	Records (w	ork in pr	ogress va	lues are n	ot certified v	values and are	e subiec	t to change)			
Year:				ment Year		2023		2022	2021		2020	2019		
Location Information			Reason	For Change	Ð	AA		AA	AA		AA	AA		
County			As Of D	ate	0	6/30/2023	07/	05/2022	06/30/2021	0	7/01/2020	06/28/2019		
Greene			Valuatio	on Method	Indiana	Cost Mod	Indiana C	ost Mod Indi	ana Cost Mod	Indiana	Cost Mod India	na Cost Mod		
Township			Equalization	ation Factor										
CENTER TOWNSHIP			Notice F	Required										
District 004 (Local)			Land	-		\$5,000	·	\$3,900	\$3,400		\$3,400	\$4,100		
			Land F			\$00		\$00	\$00		\$00	\$00		
School Corp				lon Res(2) lon Res(3)		\$5,000 \$00		\$3,900 \$00	\$3,400 \$00		\$3,400 \$00	\$4,100 \$00		
EASTERN CONSOLIDATED			Improve			\$2,200	·	\$2,300	\$1,800		\$1,800	\$1,800		
Neighborhood 4014-004			Imp Re			\$00		\$00	\$00		\$00	\$00		
CENTER COMMERCIAL ACREAGE	004			on Res(2) on Res(3)		\$00 \$2,200		\$00 \$2,300	\$00 \$1,800		\$00 \$1,800	\$00 \$1,800		
Section/Plat			Total	111(03(0)		\$7,200	·	\$6,200	\$5,200		\$5,200	\$5,900		
			Total F			\$00		\$00	\$00		\$00	\$00	Land Computations	
Location Address				lon Res(2) lon Res(3)		\$5,000 \$2,200		\$3,900 \$2,300	\$3,400 \$1,800		\$3,400 \$1,800	\$4,100 \$1,800	Calculated Acreage	12.89
ST RD 45 SOLSBERRY, IN 47459			Total I	10111(03(0)		ψ2,200	Land Da		\$1,000		ψ1,000	ψ1,000		
00E0DE10(1, 10 47433	Land	Pricing	Soil	Act				_Adj	Ext		Res Marke	ł	Developer Discount	
Zoning	Туре	Pricing Method	Soil ID	Front	Size	Factor	Rate	Rate	Value	Infl%	Res Marke Elig% Factor			12.89
	5		AVB2	0	3.3700			\$1,539	\$5,186			\$2,070		
Subdivision	6		AVB2	0	9.5200			\$1,539	\$14,651			\$2,930		
													83 UT Towers NV	
Lot														
													91/92 Acres	
AAMH Park														
													Farmland Value	
Characteristics													Measured Acreage	
Topography													Avg Farmland Value/Acre	
													Value Of Farmland	
Public Utilities													Calssified Total	
Oferente en Denede													Farm / Classified Value	
Streets or Roads													Homesite(s) Value	
Neighborhood Life Cycle Stage														
NA													Supp. Page Land Value	
Printed Monday, January 8, 2024													CAP 1 Value	
, , -,	Data S	Source			Collec	tor				Appra	iser		CAP 2 Value	
													CAP 3 Value	
													Total Value	

## **PURCHASE CONTRACT** SAMPLE



#### **REAL ESTATE AUCTION PURCHASE CONTRACT**

This Contract of sale made and entered this \_\_\_\_\_day of \_\_\_\_\_2024, by and between

The Estate of Kevin A. Harper 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: <u>3591 N. St. Rd. 45 and 3487 N. St. Rd. 45</u> in the City of Solsberry, County of Greene, and State of Indiana

Legally described as:

Tract 1 - 13.74 acres. parcel numbers: 28-10-01-000-035.000-004 & 28-10-01-000-030.003-004 (Legal: 004-01780-00 PT S1/2 SENW1 7 3 .85A and 004-00982-00 PT N1/2 1 7 3 12.89A) and Tract 2 - 13.2 acres. Parcel numbers: 28-10-01-000-035.002-004 & 28-10-01-000-035.004-004 (Legal: 004-02052-00 PT W2 1-7-3 .42A AND 004-01428-00 PT SENW & PT NESW 1-7-3 12.89A)

Buyer herewith agrees to deposit with John Bethell Title Co., \$5,000 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 Personal Representative Deed with insurable title. Free from all encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owners Policy of Title Insurance at closing.

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

Closing shall take place on or before <u>July 8, 2024</u> and shall take place at the office of John Bethell Title Co., 2626 S Walnut Street, Bloomington, IN 4740.

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

4228 State Road 54 W - Springville, IN 47462 (812) 822-3200 UnitedCountryIN.com

### **PURCHASE CONTRACT** SAMPLE

Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement. "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 <u>\$</u>		.00	
Plus 11% <b>Buyer's Premium</b> <u>\$</u>		.00	
	<b>Total Purc</b>	chase Price <u>\$</u>	.00
Less Down Payment <u>\$</u>			
	<b>Total Due</b>	at Closing <u>\$</u>	.00
This offer will expire if not accepted on	or before: Jun	e 7, 2024 at 5:00pm	
Purchased By:			
		Date	
Buyer		Phone	
Printed Buyer Address:			
		Date	
Buyer		Phone	
Printed Buyer Address:			
Buyer's Agent		Date	
buyer s Agent		Phone	
Printed Agent Address:	City		
Names for Deed:			
Accepted By:			
		Date	
Seller <u>The Estate of Kevin A. Harper</u> Printed		Time:	

4228 State Road 54 W - Springville, IN 47462 (812) 822-3200 UnitedCountryIN.com





#### **PROMISSORY NOTE**

3591 N. St. Rd. 45 and 3487 N. St. Rd. 45 Solsberry, IN 47459 Greene County – Center Township

\$\_\_\_\_\_

Amount

6/6/2024

Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of: John Bethel Title Company, Inc. 2626 S. Walnut Street

Bloomington, IN, 47401

The Sum of \_\_\_\_\_dollars

(\$\_\_\_\_\_), 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.

	, 2024
Signature	Date
Signature	Date
	4228 State Road 54 W - Springville, IN 47462

(812) 822-3200 UnitedCountryIN.com

## BID CERTIFICATION DOCUMENT

Bv

Internal Office Use Received Date Time

Approved By



#### **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. <u>I hereby certify</u> 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: 3591 N. St. Rd. 45 and 3485 N. St. Rd. 45 | Solsberry, IN 47459

Printed Name:

Bidder Address:

Phone:

Email Address:

Signature: