

# LAND FOR SALE - BLOOMINGTON, IN

*Online Auction:* **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**

*for more information*

**812.822.3200**



**Coffey Realty  
& Auction**

**UnitedCountryIN.com**



# INDEX

LOCATION MAP

TRACT MAP

TERMS & CONDITIONS

PROPERTY INFORMATION

AUCTION BIDDING PROCESS

COUNTY PROPERTY INFORMATION

SAMPLE PURCHASE CONTRACT

BID CERTIFICATION

Auction  
Manager

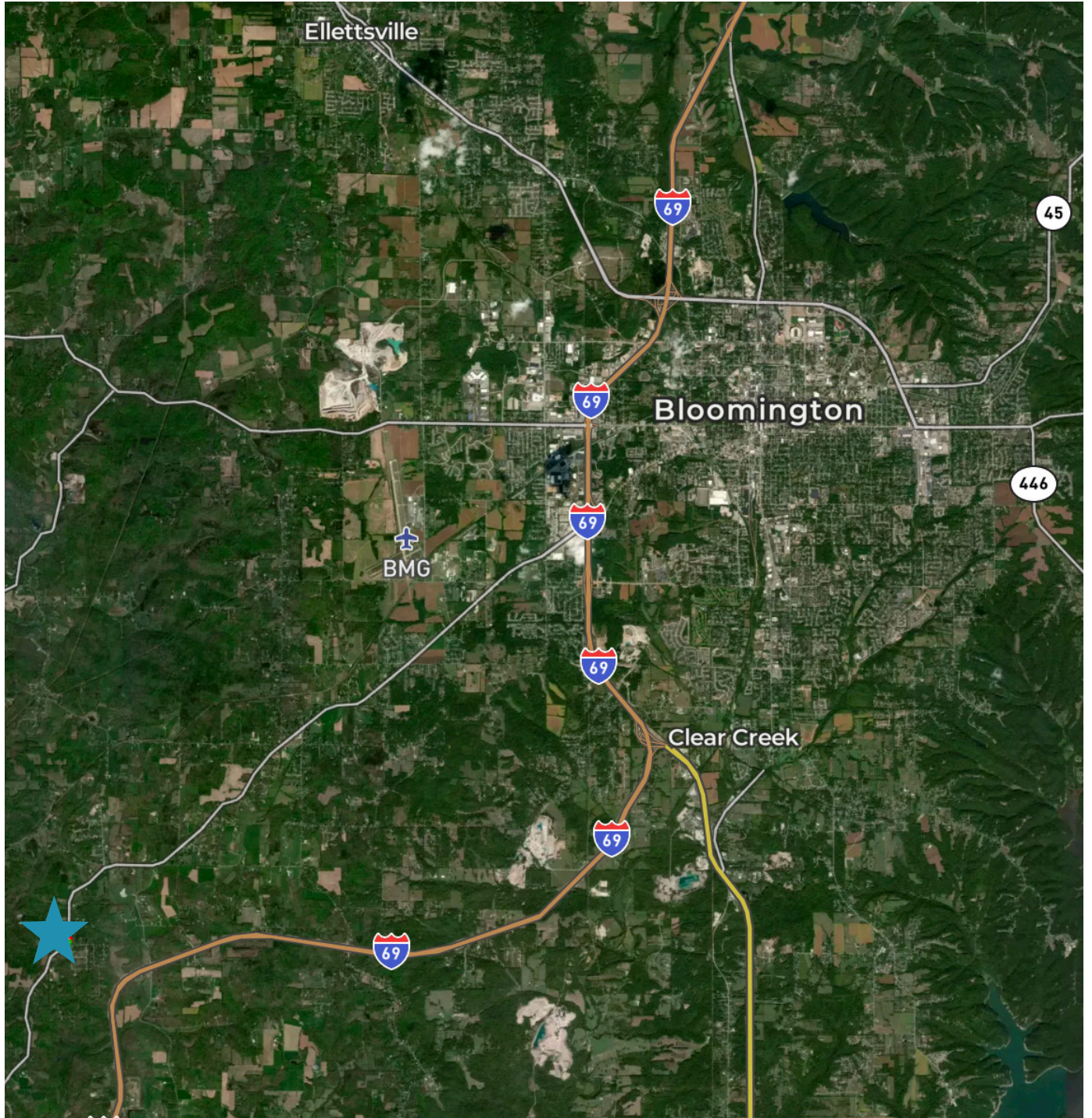
Rob McConnell | 812.821.7883 | [rmcconnell@unitedcountryin.com](mailto:rmcconnell@unitedcountryin.com)

Gabrielle Getts | 812.340.3295 | [ggetts@unitedcountryin.com](mailto: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





**TRACT**  
MAP



# 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 **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 (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:
  - Closing shall take place at the office of: **John Bethel 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.
- The successful Bidder shall execute electronically an “Auction Real Estate Sales Contract” for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
  - Further; Property sells as-is with no warranties expressed or implied
- JDC Group, INC dba United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

**SALE SITE: Internet Only 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.

# PROPERTY

## INFORMATION

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](http://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 be approved for bidding.

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

# COUNTY PROPERTY INFORMATION

28-10-01-000-035.004-004

**General Information**  
**Parcel Number**  
28-10-01-000-035.004-004

**Parent Parcel Number**  
0040205200

**Tax ID:**

**Routing Number**

**Property Class 511**

1 Family Dwell - Unplatted (0 to 9.99 Acres)

**Year:**

**Location Information**

**County**  
Greene

**Township**  
CENTER TOWNSHIP

**District 004 (Local )**

**School Corp**  
EASTERN CONSOLIDATED

**Neighborhood 4012-004**  
CENTER #1

**Section/Plat**

**Location Address**  
3487 N ST RD 45  
SOLSBERRY, IN 47459

**Zoning**

**Subdivision**

**Lot**

**AAMH Park**

**Characteristics**

**Topography**

**Public Utilities**

**Streets or Roads**

**Neighborhood Life Cycle Stage**  
NA

**Printed Thursday, April 25, 2024**

Harper, Kevin A

**Ownership**  
Harper, Kevin A  
3591 N St Rd 45  
SOLSBERRY, IN 47459

**Legal**  
004-02052-00 PT W2 1-7-3 .42A

3487 N ST RD 45

**Transfer Of Ownership**  

Date	Owner	Doc ID	Code	Book/Page	Sale Price
08/25/2022	Harper, Kevin A	2022/3791			\$00
01/10/2011	Harper, Kenneth Alan				\$00
01/25/2001	Harper, Keith & Kay			311/883	\$00
01/25/2001	HARPER, KEITH & KAY			311/885	\$00
01/01/1900	FIELDS, JODY J				\$00

511, 1 Family Dwell - Unplatted (0 to 9.99 Acres)

**CENTER #1/**  
4012-004

1/2

**Notes**

## RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)					
Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/30/2023	07/05/2022	06/30/2021	07/01/2020	06/28/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$13,600	\$13,600	\$13,600	\$13,600	\$13,600
Land Res(1)	\$13,600	\$13,600	\$13,600	\$13,600	\$13,600
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$43,800	\$45,200	\$40,300	\$40,300	\$40,300
Imp Res(1)	\$43,800	\$45,200	\$40,300	\$40,300	\$40,300
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$00	\$00	\$00	\$00	\$00
Total	\$57,400	\$58,800	\$53,900	\$53,900	\$53,900
Total Res(1)	\$57,400	\$58,800	\$53,900	\$53,900	\$53,900
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$00	\$00	\$00	\$00	\$00

Land Data										
Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Inf1%	Res Elig%
9			0	0.4200			\$32,400	\$13,608		

Land Computations	
Calculated Acreage	0.42
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.42
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	
CAP 3 Value	
Total Value	

Data Source

Collector

Appraiser



# COUNTY PROPERTY INFORMATION

Harper, Kevin A

**511. 1 Family Dwell - Unplatted (0 to 9.99 Acres)**

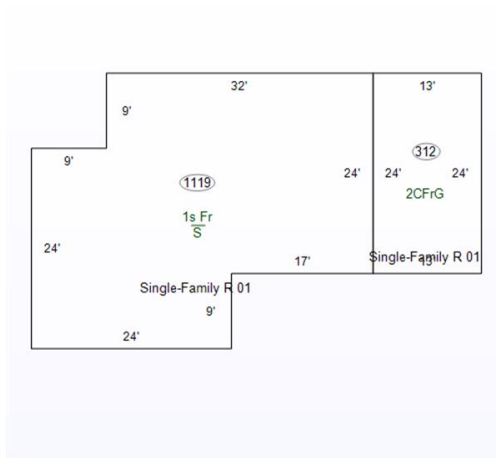
2/2

General Information		Plumbing	
Occupancy	Single-Family R 01	#	TF
Description	Single-Family R 01	Full Bath	1 3
Story Height	1.00	Half Bath	0 0
Style	40	Kitchen Sinks	1 1
Finished Area	1119 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Total	3 5

Floor Finish		Total	3	5
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	<b>Accommodations</b>		
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	<b>Bedrooms</b>	2	
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	<b>Living Rooms</b>	1	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	<b>Dining Rooms</b>	0	
<input type="checkbox"/> Parquet		<b>Family Rooms</b>	0	
		<b>Total Rooms</b>	4	

Wall Finish		Heat Type
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	
<input type="checkbox"/> Fiberboard		

Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	Wood Frame	1119	1119		
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base
Adjustments	1 Row Type Adj. x 1.00

[illegible]

# COUNTY PROPERTY INFORMATION

28-10-01-000-030.003-004		Harper, Kevin Andrew		HWY 45		511, 1 Family Dwell - Unplatted (0 to 9.99 Acres)		CENTER #2 - REAL PROPERTY M.H./ 4013-004		1/2			
General Information		Ownership		Transfer Of Ownership						Notes			
Parcel Number 28-10-01-000-030.003-004		Harper, Kevin Andrew 3591 N St Rd 45 SOLSBERRY, IN 47459		Date	Owner	Doc ID	Code	Book/Page	Sale Price				
Parent Parcel Number 0040178000				01/10/2011	Harper, Kevin Andrew				\$00				
				01/01/1900	Harper, Dallas K & A				\$00				
Tax ID:		Legal											
Routing Number		004-01780-00 PT S1/2 SE NW 1 7 3 .85A											
Property Class 511 1 Family Dwell - Unplatted (0 to 9.99 Acres)		RESIDENTIAL											
Year:		Valuation Records (work in progress values are not certified values and are subject to change)											
Location Information		Assessment Year		2023	2022	2021	2020	2019					
		Reason For Change		AA	AA	AA	AA	AA					
County Greene		As Of Date		06/30/2023	07/05/2022	06/30/2021	07/01/2020	06/28/2019					
Township CENTER TOWNSHIP		Valuation Method		Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod					
District 004 (Local )		Equalization Factor											
		Notice Required											
School Corp EASTERN CONSOLIDATED		Land		\$19,200	\$19,200	\$19,200	\$19,200	\$19,200					
		Land Res(1)		\$19,200	\$19,200	\$19,200	\$19,200	\$19,200					
		Land Non Res(2)		\$00	\$00	\$00	\$00	\$00					
		Land Non Res(3)		\$00	\$00	\$00	\$00	\$00					
Neighborhood 4013-004 CENTER #2 - REAL PROPERTY M.H.		Improvement		\$59,800	\$57,200	\$51,800	\$53,000	\$53,400					
		Imp Res(1)		\$59,800	\$57,200	\$51,800	\$53,000	\$53,400					
		Imp Non Res(2)		\$00	\$00	\$00	\$00	\$00					
		Imp Non Res(3)		\$00	\$00	\$00	\$00	\$00					
Section/Plat		Total		\$79,000	\$76,400	\$71,000	\$72,200	\$72,600					
Location Address HWY 45 SOLSBERRY, IN 47459		Total Res(1)		\$79,000	\$76,400	\$71,000	\$72,200	\$72,600					
		Total Non Res(2)		\$00	\$00	\$00	\$00	\$00					
		Total Non Res(3)		\$00	\$00	\$00	\$00	\$00					
Land Data													
Zoning	Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Infll%	Res Elig%	Market Factor	Value
	9			0	0.8500			\$22,600	\$19,210				\$19,210
Subdivision													
Lot													
AAMH Park													
Characteristics													
Topography													
Public Utilities													
Streets or Roads													
Neighborhood Life Cycle Stage NA													
Printed Thursday, April 25, 2024													
Data Source		Collector				Appraiser							
		Land Computations											
		Calculated Acreage 0.85											
		Actual Frontage											
		Developer Discount <input type="checkbox"/>											
		Parcel Acreage 0.85											
		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											
		CAP 3 Value											
		Total Value											



# COUNTY PROPERTY INFORMATION

28-10-01-000-030.003-004

Harper, Kevin Andrew

HWY 45

511, 1 Family Dwell - Unplatted (0 to 9.99 Acres)

CENTER #2 - REAL PROPERTY M.H./  
4013-004

2/2

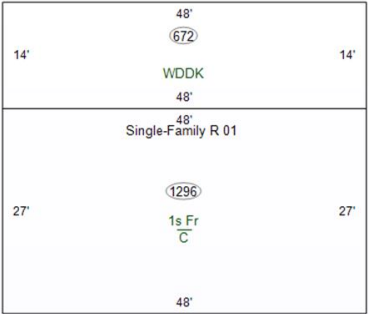
General Information		Plumbing	
Occupancy	Single-Family R 01		
Description	Single-Family R 01	Full Bath	2 6
Story Height	1.00	Half Bath	0 0
Style	40	Kitchen Sinks	1 1
Finished Area	1296 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	4 8

Floor Finish		Accomodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	0
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	1
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	2

Wall Finish		Heat Type	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other	<input type="checkbox"/> Tile	

Exterior Features		
Description	Area	Value
Wood Deck	672	



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Totals
1	Wood Frame	1296	1296	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1296	0	
Slab				

Total Base	
Adjustments	1 Row Type Adj. x 1.00
Unfin Int (1)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Firsplace (+)	
No Heating (1)	
A/C (+)	
No Elec (-)	
Plumbing (+/-)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit
Sub-Total
External Features (+)
Garages (+)
Quality and Design Factor (Grade)
Location Multiplier
Replacement Cost

Summary Of Improvements																
	Res	Story		Year	Eff	Eff	Co	Base	Adj		Norm	Remain	Abn		Improv	
Description	Eligibl	Height	Construction	Grade	Built	Year	Age	Rate	LCM	Rate	Size	RCN	Dep	Value	Obs	Value
Single-Family R 01				D-1	1995	1995	A									100%
Barn, Pole (T3) R 01				D+2	2013	2013	A				672 sqft					100%

# COUNTY PROPERTY INFORMATION

28-10-01-000-035.000-004

Harper, Kevin Andrew

ST RD 45

100, Vacant Land

CENTER #1/  
4012-004

1/1

**General Information**  
**Parcel Number**  
28-10-01-000-035.000-004  
**Parent Parcel Number**  
0040098200

**Ownership**  
Harper, Kevin Andrew  
3591 N St Rd 45  
SOLSBERRY, IN 47459

Transfer Of Ownership					
Date	Owner	Doc ID	Code	Book/Page	Sale Price
01/10/2011	Harper, Kevin Andrew				\$00
01/01/1900	Harper, Dallas K & A				\$00

**Notes**

Tax ID:

**Legal**  
004-00982-00 PT N1/2 1 7 3 12.89A  
Survey cobined and changed acreage.

Routing Number

**Property Class 100**  
Vacant Land

## AGRICULTURAL

Year:

**Location Information**  
**County**  
Greene  
**Township**  
CENTER TOWNSHIP  
**District 004 (Local )**

**School Corp**  
EASTERN CONSOLIDATED

**Neighborhood 4012-004**  
CENTER #1

Section/Plat

**Location Address**  
ST RD 45  
SOLSBERRY, IN 47459

Zoning

Subdivision

Lot

AAMH Park

**Characteristics**  
**Topography**  
Level  
**Public Utilities**  
Water, Electricity  
**Streets or Roads**  
Paved  
**Neighborhood Life Cycle Stage**  
NA  
**Printed Monday, January 8, 2024**

Valuation Records (work in progress values are not certified values and are subject to change)					
Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/30/2023	07/05/2022	06/30/2021	07/01/2020	06/28/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$4,800	\$3,800	\$3,200	\$3,200	\$3,900
Land Res(1)	\$00	\$00	\$00	\$00	\$00
Land Non Res(2)	\$4,800	\$3,800	\$3,200	\$3,200	\$3,900
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$00	\$00	\$00	\$00	\$00
Imp Res(1)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$00	\$00	\$00	\$00	\$00
Total	\$4,800	\$3,800	\$3,200	\$3,200	\$3,900
Total Res(1)	\$00	\$00	\$00	\$00	\$00
Total Non Res(2)	\$4,800	\$3,800	\$3,200	\$3,200	\$3,900
Total Non Res(3)	\$00	\$00	\$00	\$00	\$00

Land Data									
Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Value
6		WED2	0	3.2740			\$1,292	\$4,230	\$850
5		ZAC2	0	5.5240			\$1,216	\$6,717	\$2,690
6		ZAC2	0	3.4120			\$1,216	\$4,149	\$830
72		WED2	0	0.6800			\$950	\$646	\$390

Land Computations	
Calculated Acreage	12.89
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	12.89
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	
CAP 3 Value	
Total Value	

Data Source

Collector

Appraiser



# COUNTY PROPERTY INFORMATION

28-10-01-000-035.002-004

General Information

Parcel Number  
28-10-01-000-035.002-004  
Parent Parcel Number  
0040142800  
Tax ID:

Routing Number

Property Class 199  
Other Agricultural Use

Year:

Location Information

County  
Greene

Township  
CENTER TOWNSHIP

District 004 (Local )

School Corp  
EASTERN CONSOLIDATED

Neighborhood 4014-004  
CENTER COMMERCIAL ACREAGE 004

Section/Plat

Location Address  
ST RD 45  
SOLSBERRY, IN 47459

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage  
NA

Printed Monday, January 8, 2024

Harper, Kevin A

Ownership

Harper, Kevin A  
3591 N St Rd 45  
SOLSBERRY, IN 47459  
  
Legal  
004-01428-00 PT SENW & PT NESW  
1 7 3 12.89A Survey changed and  
combined acreag  
e

ST RD 45

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
08/25/2022	Harper, Kevin A	2022/3791			\$00
01/10/2011	Harper, Kenneth Alan				\$00
04/05/2010	Harper, Keith & Kay	1000001165			\$32,500
01/25/2001	SPLIT 1.63A TO PARKS			311/883	\$00
01/01/1900	HARPER, KEITH & KAY				\$00

199, Other Agricultural Use

CENTER COMMERCIAL ACREAGE 004/  
4014-004 1/1

Notes

## AGRICULTURAL

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/30/2023	07/05/2022	06/30/2021	07/01/2020	06/28/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$5,000	\$3,900	\$3,400	\$3,400	\$4,100
Land Res(1)	\$00	\$00	\$00	\$00	\$00
Land Non Res(2)	\$5,000	\$3,900	\$3,400	\$3,400	\$4,100
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$2,200	\$2,300	\$1,800	\$1,800	\$1,800
Imp Res(1)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$2,200	\$2,300	\$1,800	\$1,800	\$1,800
Total	\$7,200	\$6,200	\$5,200	\$5,200	\$5,900
Total Res(1)	\$00	\$00	\$00	\$00	\$00
Total Non Res(2)	\$5,000	\$3,900	\$3,400	\$3,400	\$4,100
Total Non Res(3)	\$2,200	\$2,300	\$1,800	\$1,800	\$1,800

Land Data

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Infri%	Res Elig%	Market Factor	Value
5		AVB2	0	3.3700			\$1,539	\$5,186				\$2,070
6		AVB2	0	9.5200			\$1,539	\$14,651				\$2,930

Land Computations

Calculated Acreage 12.89

Actual Frontage

Developer Discount ☐

Parcel Acreage 12.89

81 Legal Drain NV

82 Public Roads NV

83 UT Towers NV

9 Homesite

91/92 Acres

Total Acres Farmland

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

CAP 3 Value

Total Value

Data Source

Collector

Appraiser

# PURCHASE CONTRACT

## SAMPLE



Coffey Realty  
& Auction

### REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by and between  
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: 3591 N. St. Rd. 45 and 3487 N. St. Rd. 45  
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 July 8, 2024 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



# 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** \$ \_\_\_\_\_ .00

**Plus 11% Buyer's Premium** \$ \_\_\_\_\_ .00

**Total Purchase Price** \$ \_\_\_\_\_ .00

**Less Down Payment** \$ \_\_\_\_\_

**Total Due at Closing** \$ \_\_\_\_\_ .00

This offer will expire if not accepted on or before: June 7, 2024 at 5:00pm

### 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 \_\_\_\_\_

The Estate of Kevin A. Harper Time: \_\_\_\_\_

*Printed*

# PURCHASE CONTRACT

## SAMPLE



Coffey Realty  
& Auction

### 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.

\_\_\_\_\_  
Signature

\_\_\_\_\_, 2024  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_, 2024  
Date

# BID CERTIFICATION

## DOCUMENT

Internal Office Use

Received

Date

Time

By

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, **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 3591 N. St. Rd. 45 and 3485 N. St. Rd. 45 | Solsberry, IN 47459

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Return to: 4228 State Road 54 W - Springville, IN 47462  
(812) 822-3200 | [UnitedCountryIN.com](http://UnitedCountryIN.com)

E-mail: [jcoffey@UnitedCountryIN.com](mailto:jcoffey@UnitedCountryIN.com) cc: [pcoffey@UnitedCountryIN.com](mailto:pcoffey@UnitedCountryIN.com)