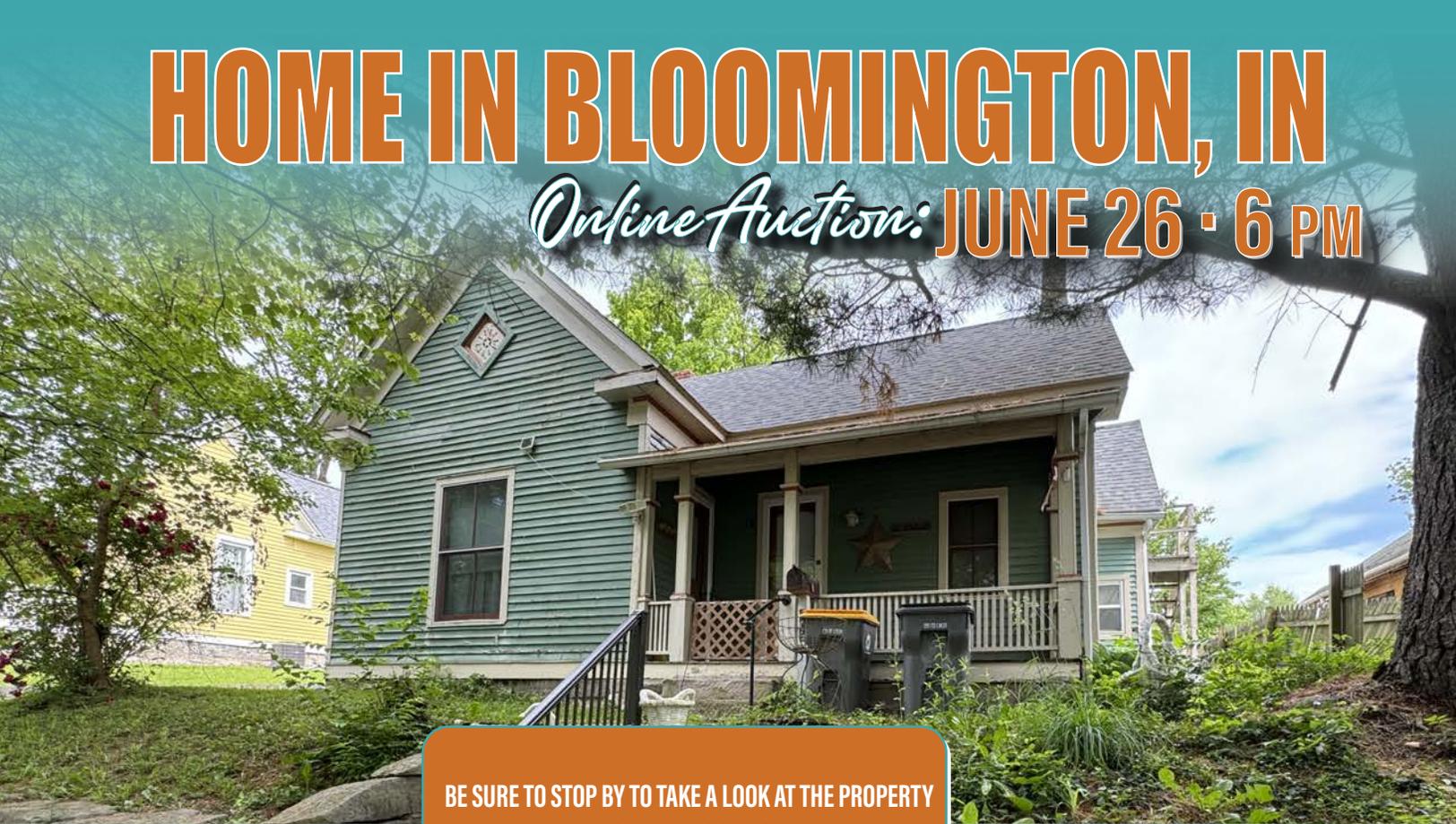


HOME IN BLOOMINGTON, IN

Online Auction: **JUNE 26 - 6 PM**



BE SURE TO STOP BY TO TAKE A LOOK AT THE PROPERTY
PROPERTY LOCATION:
906 W. 6TH STREET | BLOOMINGTON, IN

PREVIEW:
BY APPOINTMENT



JIMMIE DEAN COFFEY + CODY COFFEY
812.360.6005 812.360.8383

for more information

812.822.3200



**Coffey Realty
& Auction**

UnitedCountryIN.com

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Auction
Manager

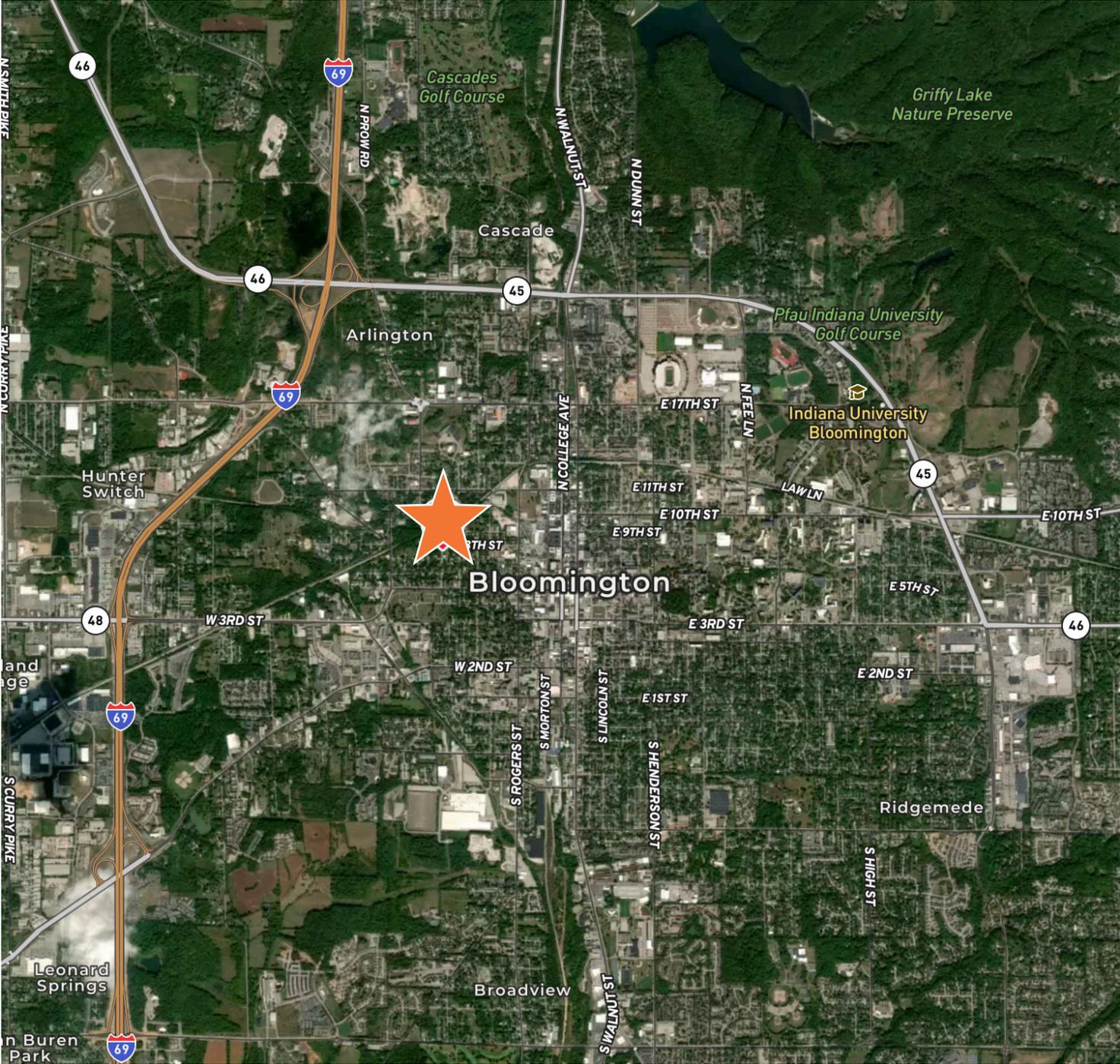
Rob McConnell | 812.821.7883 | rmcconnell@unitedcountryin.com

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

Hawkins Estate - Real Estate Auction

906 W 6th St.
Bloomington, IN 47404

Legal Description

013-05060-00 FULLER & WALDRONS LOT 19

- The property will be sold at Public "Online - Internet Auction", ending June 26, 2024 @ 6:00PM ET.
- The property will be sold subject to seller's confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- 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 26, 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's 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 Co.** 2626 S Walnut St. Bloomington, IN 47401
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before July 26, 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

COUNTY PROPERTY INFORMATION

5/10/24, 9:47 AM

Elevate
Monroe County, IN
906 W 6th ST
39 DEGREES NORTH (855) GIS-3939

Parcel Information

Owner Name	Hawkins, Earl J & Janet E
Owner Address	906 W 6th St Bloomington, In 47404
Parcel Number	53-05-32-409-004.000-005
Alt Parcel Number	013-05060-00
Property Address	906 W 6th St, Bloomington, In 47404-3636
Property Class Code	510
Property Class	1 Family Dwell - Platted Lot
Neighborhood	1313 Trending 2006 - A, 53005062-005
Legal Description	013-05060-00 FULLER & WALDRONS LOT 19

Taxing District

Township	Bloomington Township
Corporation	Monroe County Community
Taxing District Name	Bloomington City-bloomington T
Taxing District Number	005

Land Description

Land Type	Acreage	Dimensions
9	0.16	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Kinser, Jackie Dale & Mary Margaret		0	Mi	
1977-07-25	Brinegar, Gerald & Betty		0	Mi	
1991-02-01	Hawkins, Earl J & Janet E		0	Mi	

COUNTY PROPERTY INFORMATION

5/10/24, 9:47 AM

Elevate

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2024-04-12	Annual Adjustment	\$101,000.00	\$145,600.00	\$246,600.00
2023-04-06	Annual Adjustment	\$95,200.00	\$136,800.00	\$232,000.00
2022-04-08	Annual Adjustment	\$82,800.00	\$131,300.00	\$214,100.00
2021-03-19	Annual Adjustment	\$46,000.00	\$146,200.00	\$192,200.00
2020-03-20	Annual Adjustment	\$36,800.00	\$151,900.00	\$188,700.00
2019-03-12	Annual Adjustment	\$33,100.00	\$141,400.00	\$174,500.00
2018-03-21	Annual Adjustment	\$38,600.00	\$134,200.00	\$172,800.00
2017-03-30	Annual Adjustment	\$33,800.00	\$131,400.00	\$165,200.00
2016-05-02	Annual Adjustment	\$33,800.00	\$124,200.00	\$158,000.00
2016-04-13	Error Correction	\$33,800.00	\$124,600.00	\$158,400.00
2015-05-27	General Revaluation	\$33,800.00	\$129,100.00	\$162,900.00
2014-05-15	Annual Adjustment	\$33,800.00	\$124,000.00	\$157,800.00
2013-06-03	Annual Adjustment	\$33,800.00	\$117,800.00	\$151,600.00
2013-04-23	Reevaluation (Form 134)	\$33,800.00	\$114,900.00	\$148,700.00
2012-06-27	Annual Adjustment	\$33,800.00	\$119,700.00	\$153,500.00
2011-06-08	Annual Adjustment	\$33,800.00	\$95,200.00	\$129,000.00
2010-03-01	Annual Adjustment	\$36,300.00	\$93,200.00	\$129,500.00
2009-03-01	Miscellaneous	\$36,300.00	\$88,200.00	\$124,500.00
2008-03-01	Miscellaneous	\$33,800.00	\$86,700.00	\$120,500.00
2007-03-01	Miscellaneous	\$29,000.00	\$86,200.00	\$115,200.00
2006-03-01	Miscellaneous	\$24,200.00	\$90,700.00	\$114,900.00
2005-03-01	Miscellaneous	\$4,800.00	\$75,600.00	\$80,400.00
2002-03-01	General Revaluation	\$4,800.00	\$75,600.00	\$80,400.00
1995-03-01	General Revaluation	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
-----------	------------	------------	-------------

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

COUNTY PROPERTY INFORMATION

5/10/24, 9:47 AM

Elevate

Exterior Features

Exterior Feature	Size/Area
Porch, Enclosed Frame	60
Porch, Enclosed Frame	84
Porch, Open Frame	84

Special Features

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

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Detached Garage R 01	D-1	A	1980	1980	720
Single-family R 01	D+2	A	1899	1970	1,706

Single-Family R 01

Accommodations

Bed Rooms	2
Finished Rooms	7

Plumbing

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

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	
Attached Garages	

Floors

Floor	Construction	Base	Finished
1	Wood Frame	1,126	1,126
1/2	Wood Frame	580	580
C		1,126	

Tax Bill

COUNTY PROPERTY INFORMATION

5/10/24, 9:47 AM

Elevate

Parcel Information

Parcel Number	53-05-32-409-004.000-005
Tax ID	013-05060-00
Owner Name	Hawkins, Earl J & Janet E
Owner Address	906 W 6th St Bloomington, In 47404
Legal Description	013-05060-00 FULLER & WALDRONS LOT 19

2023 PAY 2024

Deductions

Type	Amount
Over 65 Trending	\$14,000.00
Standard Hmst	\$48,000.00
Supplemental Hsc	\$73,600.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$791.01	\$0	\$791.01
Bloomington City Bloomington Twp	Fall Installment	\$791.01	\$0	\$791.01

2022 PAY 2023

Deductions

Type	Amount
Over 65 Trending	\$14,000.00
Standard Hmst	\$45,000.00
Supplemental Hsc	\$59,185.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$775.50	\$1,551.00	\$-775.50
Bloomington City Bloomington Twp	Fall Installment	\$775.50	\$0	\$0
Bloomington City Bloomington Twp	Year Total	\$1,551.00	\$1,551.00	\$0

2021 PAY 2022

Deductions

Type	Amount
Over 65	\$14,000.00
Standard Hmst	\$45,000.00
Supplemental Hsc	\$51,520.00

COUNTY PROPERTY INFORMATION

5/10/24, 9:47 AM

Elevate

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$760.30	\$1,520.60	\$-760.30
Bloomington City Bloomington Twp	Fall Installment	\$760.30	\$0	\$0
Bloomington City Bloomington Twp	Year Total	\$1,520.60	\$1,520.60	\$0

2019 PAY 2020

Deductions

Type	Amount
Over 65	\$12,480.00
Standard Hmst	\$45,000.00
Supplemental Hsc	\$45,325.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$730.77	\$1,461.54	\$-730.77
Bloomington City Bloomington Twp	Fall Installment	\$730.77	\$0	\$0
Bloomington City Bloomington Twp	Year Total	\$1,461.54	\$1,461.54	\$0

2018 PAY 2019

Deductions

Type	Amount
Over 65	\$12,480.00
Supplemental Hsc	\$44,730.00
Standard Hmst	\$45,000.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$724.62	\$724.62	\$0
Bloomington City Bloomington Twp	Fall Installment	\$724.62	\$724.62	\$0
Bloomington City Bloomington Twp	Year Total	\$1,449.24	\$1,449.24	\$0

Overlay Report

COUNTY PROPERTY INFORMATION

5/10/24, 9:47 AM

Elevate

Overlay by Landuse and Soil

PIN 18 53-05-32-409-004.000-005
Total Acreage 0.156
Total Adj. Acreage 0.160

Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Ctb	5	Non-tillable Land	0.091	0.093
Ctc	5	Non-tillable Land	0.065	0.067
Ctb	82	Agric Support-public Road	0.000	0.000
Ctc	82	Agric Support-public Road	0.000	0.000

Overlay by Landuse

PIN 18 53-05-32-409-004.000-005
Total Acreage 0.156
Total Adj. Acreage 0.160

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.156	0.160
82	Agric Support-public Road	0.000	0.000
Unk		0.000	0.000

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this _____ day of _____ 2024, by and between
Estate of Earl J. Hawkins, Cynthia Thomas, PR 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: 906 W. 6th St,
in the City of Bloomington, County of Monroe, and State of Indiana.

Legally described as: 013-05060-00 FULLER & WALDRONS LOT 19

Buyer herewith agrees to deposit with John Bethel Title Company, Inc., \$ 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 Representatives 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 26, 2024 and shall take place at the office of
John Bethel Title Company, Inc., 2626 S. Walnut, 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



Coffey Realty
& Auction

PROMISSORY NOTE

**906 W. 6th St., Bloomington Township
Monroe County, Bloomington Indiana**

\$ _____
Amount

6/27/2024
Date

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

John Bethel Title Company, Inc.
2626 S. Walnut St.
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: _____

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