

BLOOMINGTON HOME FOR SALE | WEST SIDE

Online Auction: **OCT. 9 - 6 PM**



STOP BY TO TAKE A LOOK AT THE PROPERTY

PROPERTY LOCATION:
4126 W. BELLE AVE. | BLOOMINGTON, IN



PREVIEW:
SEPTEMBER 23RD – 6:00 PM
SEPTEMBER 29TH – 12:00 PM



GABRIELLE GETTS
812.340.3295

812.822.3200



**Coffey Realty
& Auction**

for more information

UnitedCountryIN.com

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**Auction
Manager**

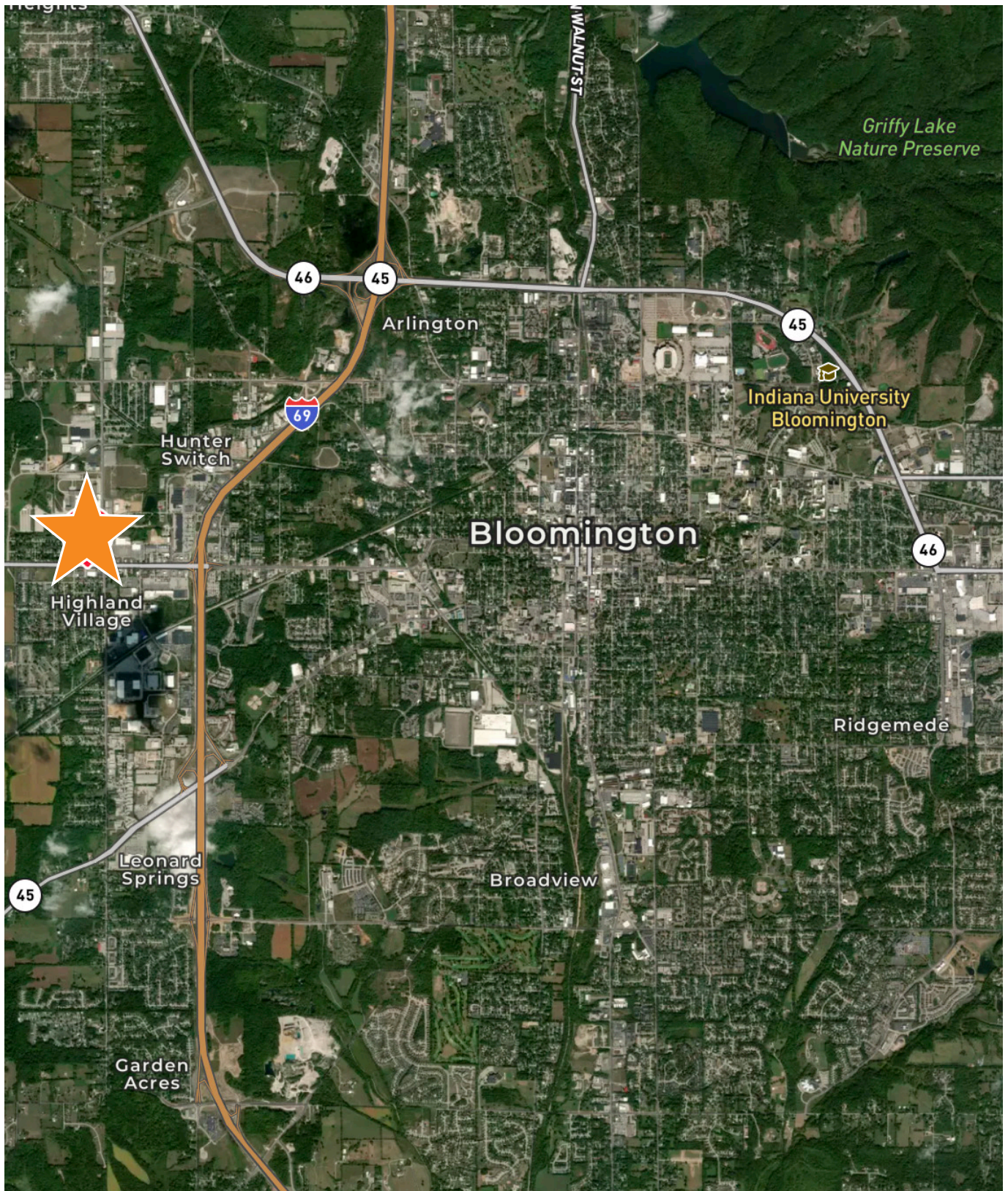
Jimmie Dean Coffey | 812.360.6005 | jcoffey@unitedcountryin.com

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



AERIAL

MAP



TERMS & CONDITIONS

OF THE AUCTION

TERMS & CONDITIONS

Estate of Joyce A. McConnell
REAL ESTATE AUCTION

4126 WEST BELLE AVE
BLOOMINGTON, IN 47403

Legal Description

016-10670-00 HIGHLAND VILLAGE 4TH LOT 138

- The property will be offered for sale via a Public “Online – Bidding Process” (Online Auction) with the bidding ending on Wednesday Oct 9, 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 bought prior to the end of the auction)
 - The list price of \$187,654 is provided solely for filtering purposes and is not intended as a “For Sale at or List Price”. Interested buyers are required to review and sign the Terms & Conditions of the sale and make offers of your Highest & Best.
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyer’s Premium
 - An **11%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 11% Buyer’s premium will establish the final sales price.
- **A down payment of \$5,000** 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 Company. 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 Nov 21, 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.** Address: 2626 S Walnut St, Bloomington, IN 47401
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before Nov 21, 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 website: www.UnitedCountryIN.com

VIEWING INSTRUCTIONS: Previews: Monday 9/23/24 - 6:00 pm EDT and Sunday 09/29/24 – 12:00 Noon EDT or By Appointment

The viewing of the property will be at the viewer’s own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

For questions call or text Gabrielle Getts (812) 340-3295 at United Country Coffey Realty & Auction (812) 822-3200 office.

I do hereby agree to these Auction Terms & Conditions.

Bidder

PROPERTY INFORMATION

Bloomington, IN Estate Auction – Highland Village Investment Opportunity

Online Bidding Ends:
October 9, 2024 @ 6 pm

Property Preview:
September 23rd @ 6 pm
September 29 @ 12 pm

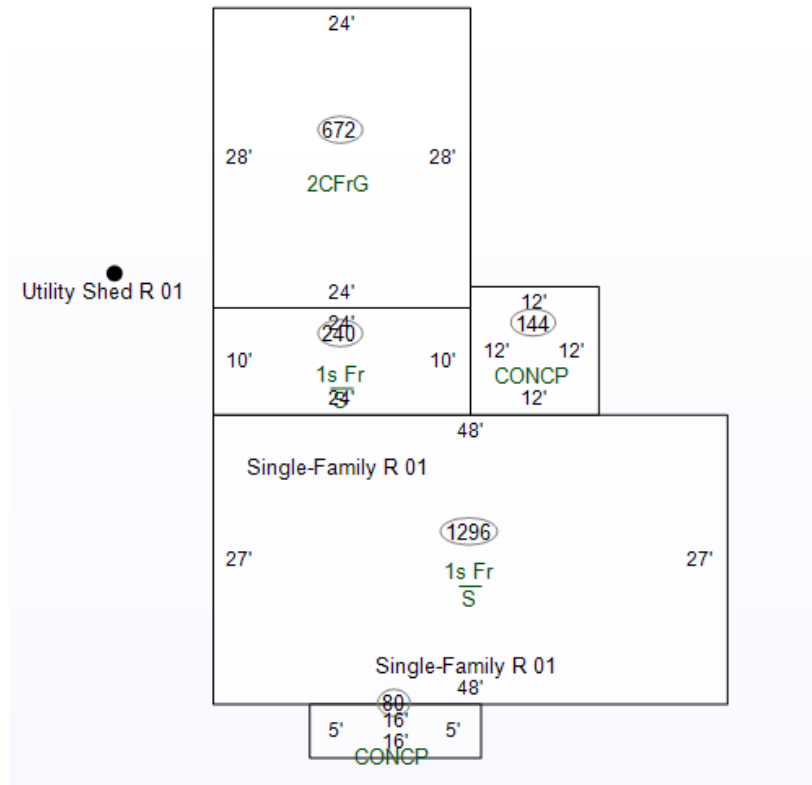
Welcome to 4126 W Belle Ave, a charming 1962 ranch-style home located on Bloomington's vibrant west side. This delightful residence features three bedrooms and one bathroom, offering 1,536 square feet of living space on a 0.22-acre lot. The kitchen seamlessly flows into the dining area, perfect for hosting meals and gatherings.

The home includes both a cozy living room and a separate family room, ideal for entertaining. Step outside to a fenced backyard with a storage shed. A convenient utility/laundry room off the kitchen leads to a spacious sunroom, which connects the house to a two-car garage. This home is ready for your personal touch and presents an incredible investment opportunity.

Its prime location is a major selling point, situated next to shopping and dining options on Bloomington's west side and just minutes from I-69, providing easy access to major cities.

COUNTY PROPERTY

INFORMATION



Parcel Information

Owner Name	Mcconnell, Joyce A
Owner Address	4126 W Belle Ave Bloomington, In 47403
Parcel Number	53-09-01-202-026.000-015
Alt Parcel Number	016-10670-00
Property Address	4126 W Belle Ave, Bloomington, In 47403-1802
Property Class Code	510
Property Class	1 Family Dwell - Platted Lot
Neighborhood	Highland Village - Vb - A, 53015035-015
Legal Description	016-10670-00 HIGHLAND VILLAGE 4TH LOT 138

Taxing District

Township	Van Buren Township
Corporation	Monroe County Community
Taxing District Name	Van Buren Township
Taxing District Number	015

Land Description

Land Type	Acreage	Dimensions
9	0.22	

COUNTY PROPERTY INFORMATION

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1978-03-01	Grubb, Kenneth D & Ruby		0	Mi	
1987-07-16	Benson, John & Hazel D		0	Mi	
2004-07-16	Mcconnell, Joyce A		0	Wd	

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2024-04-12	Annual Adjustment	\$57,700.00	\$152,200.00	\$209,900.00
2023-04-06	Annual Adjustment	\$57,700.00	\$158,500.00	\$216,200.00
2022-04-08	Annual Adjustment	\$50,100.00	\$142,200.00	\$192,300.00
2021-03-19	Annual Adjustment	\$43,300.00	\$128,200.00	\$171,500.00
2020-03-20	Annual Adjustment	\$34,200.00	\$119,900.00	\$154,100.00
2019-03-12	Annual Adjustment	\$31,000.00	\$115,400.00	\$146,400.00
2018-03-21	Annual Adjustment	\$30,000.00	\$108,200.00	\$138,200.00
2017-03-30	Annual Adjustment	\$30,000.00	\$102,500.00	\$132,500.00
2016-05-02	Annual Adjustment	\$30,000.00	\$95,400.00	\$125,400.00
2015-05-27	General Revaluation	\$30,000.00	\$92,700.00	\$122,700.00
2014-05-15	Annual Adjustment	\$30,000.00	\$79,100.00	\$109,100.00
2013-06-04	Annual Adjustment	\$30,000.00	\$74,100.00	\$104,100.00
2012-06-26	Annual Adjustment	\$30,000.00	\$80,600.00	\$110,600.00
2011-06-08	Annual Adjustment	\$37,400.00	\$76,500.00	\$113,900.00
2010-03-01	Annual Adjustment	\$37,400.00	\$80,100.00	\$117,500.00
2009-03-01	Miscellaneous	\$37,400.00	\$80,100.00	\$117,500.00
2008-03-01	Miscellaneous	\$37,400.00	\$80,100.00	\$117,500.00
2007-03-01	Miscellaneous	\$37,400.00	\$77,100.00	\$114,500.00
2006-03-01	General Revaluation	\$12,700.00	\$74,000.00	\$86,700.00
2006-03-01	Miscellaneous	\$22,800.00	\$85,600.00	\$108,400.00
2005-03-01	Homestead Change	\$12,700.00	\$63,900.00	\$76,600.00
2002-03-01	General Revaluation	\$12,700.00	\$63,900.00	\$76,600.00
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
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COUNTY PROPERTY

INFORMATION

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

Exterior Features

Exterior Feature	Size/Area
Patio, Concrete	80
Patio, Concrete	144

Special Features

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

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Utility Shed R 01	C	A	1980	1980	70
Single-family R 01	C-1	A	1962	1975	1,536

Single-Family R 01

Accommodations

Bed Rooms	3
Finished Rooms	5

Plumbing

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

Other Residential Dwelling

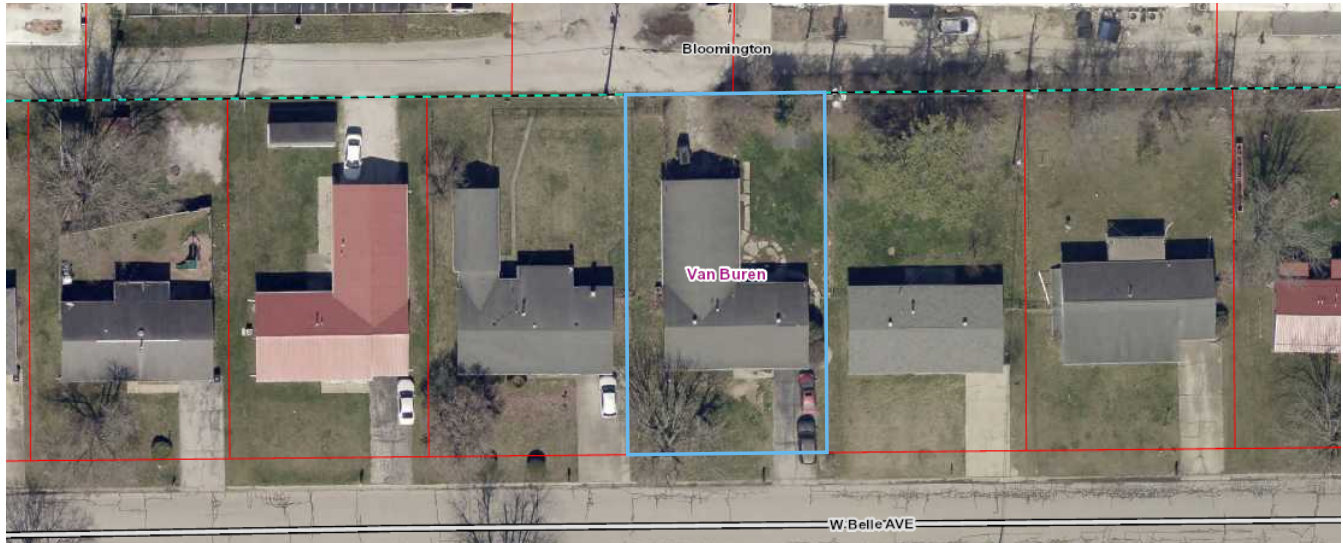
Heat Type	Central Warm Air
Fireplaces	
Attached Garages	672

COUNTY PROPERTY

INFORMATION

Floors

Floor	Construction	Base	Finished
1	Wood Frame	1,536	1,536
S		1,536	



Tax Bill

Parcel Information

Parcel Number	53-09-01-202-026.000-015
Tax ID	016-10670-00
Owner Name	Mcconnell, Joyce A
Owner Address	4126 W Belle Ave Bloomington, In 47403
Legal Description	016-10670-00 HIGHLAND VILLAGE 4TH LOT 138

2023 PAY 2024

Deductions

Type	Amount
Over 65	\$14,000.00
Standard Hmst	\$48,000.00
Supplemental Hsc	\$67,280.00

COUNTY PROPERTY

INFORMATION

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Van Buren Township	Spring Delinquent Penalty	\$19.89	\$0	\$0
Van Buren Township	Spring Delinquent Tax	\$198.88	\$0	\$0
Van Buren Township	Spring Installment	\$202.86	\$0	\$501.18
Van Buren Township	Spring Other Assessment Delinquent Penalty	\$3.79	\$0	\$0
Van Buren Township	Spring Other Assessment Delinquent Tax	\$37.88	\$0	\$0
Van Buren Township	Spring Other Assessment Tax	\$37.88	\$0	\$0
Van Buren Township	Fall Installment	\$202.86	\$0	\$240.74
Van Buren Township	Fall Other Assessment Tax	\$37.88	\$0	\$0
Van Buren Township	Year Total Delinquent Penalty	\$19.89	\$0	\$0
Van Buren Township	Year Total Other Assessment Tax	\$75.76	\$0	\$0

2022 PAY 2023

Deductions

Type	Amount
Mortgage	\$3,000.00
Over 65	\$14,000.00
Standard Hmst	\$45,000.00
Supplemental Hsc	\$51,555.00

PRELIMINARY TITLE COMMITMENT

Page 1 of 7



ALTA COMMITMENT

COMMITMENT NO. 53-06224-H-1

SCHEDULE A

Address Reference:

4126 W. Belle Ave.
Bloomington, IN 47403

1. Commitment Date: **September 3, 2024 at 12:00 AM**

2. Policy (or policies) to be issued:

a. ALTA Homeowners Policy One-to-Four Family (07/01/21)	Policy Amount To Be Determined
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For one-to-four family residential properties and lots in recorded subdivisions and titled in individuals an ALTA 2008 policy will be issued. For all other transactions an ALTA 2006 policy will be issued.

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

b.	Policy Amount \$
----	---------------------

Proposed Insured:

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

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

Heirs at Law of Joyce Ann McConnell, deceased

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

Lot Number One hundred Thirty-eight (138) in Highland Village Fourth Addition, being a part of the Northeast quarter of the Northwest quarter of Section One (1), Township Eight (8) North, Range Two (2) West, in Monroe County, Indiana, as shown by the plat thereof recorded at page 6 of Plat Book 5 (now Plat Cabinet B, Envelope 100), in the office of the Recorder of Monroe County, Indiana.

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

PRELIMINARY TITLE COMMITMENT

Page 2 of 7

SCHEDULE A **(Continued)**

TOGETHER WITH a twenty (20) foot Access and Utility Easement adjacent to the North side of the above described lot as shown on the recorded plat.

Authorized Signatory



Nathan Bethell
Title Examiner
John Bethell Title Company, Inc.

End of Schedule A
Doma Title Insurance Company, Inc.

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

PRELIMINARY TITLE COMMITMENT

Page 3 of 7

SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-06224-H-1

The following requirements must be met:

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

NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

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

- 1. We must be furnished with a fully executed copy of a Purchase Agreement for Lot 138, Highland Village Fourth Addition, Parcel ID(s): 53-09-01-202-026.000-015.
- 2. Execution and recordation of a Personal Representative's Deed from Robin W. McConnell, as Personal Representative of the Estate of Joyce Ann McConnell, appointed under Cause Number 53C01-2407-EU-000141 in the Monroe County Circuit Court, to A Legally Qualified Entity Yet To Be Determined.

The deed shall contain the following clause:

Grantor herein, Robin W. McConnell, as Personal Representative of the Estate of Joyce Ann McConnell, states that Joyce Ann McConnell is one and the same as Joyce A. McConnell who took title to the above described real estate as shown in a certain deed recorded July 19, 2004 as Instrument No. 2004015830 in the office of the Recorder of Monroe County, Indiana.

- 3. Vendor's Affidavit in satisfactory form executed by Robin W. McConnell, as Personal Representative of the Estate of Joyce Ann McConnell, should be furnished us at closing.
- 4. Release of Mortgage (Revolving Line of Credit) from Joyce A. McConnell to Reverse Mortgage Solutions, Inc., in the amount of \$153,000.00 and recorded July 29, 2015 as Instrument No. 2015010336, and last assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust HB4 by assignment recorded July 19, 2024 as Instrument No. 2024007486.

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

PRELIMINARY TITLE COMMITMENT

Page 4 of 7

SCHEDULE B - SECTION I (Continued)

5. Dismissal of Proceedings Pending in Cause Number 53C01-2407-MF-001918, filed July 30, 2024 by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust HB4, Plaintiff, against Joyce A. McConnell et al et al, Defendants, to foreclose the mortgage referred to in paragraph 4.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

**End of Schedule B - I
Doma Title Insurance Company, Inc.**

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

PRELIMINARY TITLE COMMITMENT

Page 5 of 7

SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-06224-H-1

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

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.
8. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
9. Terms and conditions of the easement(s) insured on Schedule A.
10. Building line or set back restriction as shown on the plat of subdivision along the south 30 feet.
11. Easements for public utilities and incidental purposes as shown on the plat of the subdivision over the north 6 feet.
12. Covenants, Conditions, Restrictions and Easements contained within the plat of Highland Village Fourth Addition.
13. Taxes for the year 2023 due and payable 2024 a lien now paid.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 4.
Taxing Authority: Van Buren Township.
Duplicate Number: 53-09-01-202-026.000-015.
Assessed Value - Land: \$57,700;
Improvements: \$158,500;
Exemptions: \$14,000-Over65, Credits: \$48,000-H; \$67,280-HSUPP
May installment in the amount of \$202.86 is PAID;
November Installment in the amount of \$202.86 is PAID;
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00

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

PRELIMINARY TITLE COMMITMENT

Page 6 of 7

SCHEDULE B - SECTION II (Continued)

STORM WATER FEES:

May Installment in the amount of \$37.88 is PAID. November Installment in the amount of \$37.88 is PAID.

Total amount due to pay all outstanding taxes, delinquencies and penalties \$0.00.

14. Taxes for the year 2024 payable 2025 and thereafter, a lien but not yet due or payable.

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

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

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

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

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

**End of Schedule B - II
Doma Title Insurance Company, Inc.**

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

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 9th day of October 2024, by and between Joyce A McConnell Estate, by Robin W McConnell as Personal Representative 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: 4126 West Belle Ave.
in the City of Bloomington, County of Monroe, and State of Indiana

Legally described as: 016-10670-00 HIGHLAND VILLAGE 4TH LOT 138

Buyer herewith agrees to deposit with John Bethel Title Co., \$ 5,000.00 dollars as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Personal Representative's 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 November 21, 2024 and shall take place at the office of John Bethel Title Co., 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.

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.

PURCHASE CONTRACT

SAMPLE

“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: October 10, 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 _____

Joyce A McConnell Estate, by Robin W McConnell as Personal Representative Time: _____
Printed

Seller Date _____

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

PROMISSORY NOTE

**4126 West Belle Ave.
Bloomington, Monroe County, Indiana**

\$ _____
Amount

10/9/24
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, Indiana 47403

The Sum of 5,000.00 -----dollars

(\$5,000.00), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

Signature

_____, 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: 4126 W. Belle Ave. | Bloomington, Indiana

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