

INVESTMENT HOME BLOOMINGTON, IN

Online Auction: MAY 21 · 6 PM

BE SURE TO STOP BY TO TAKE A LOOK AT THE PROPERTY

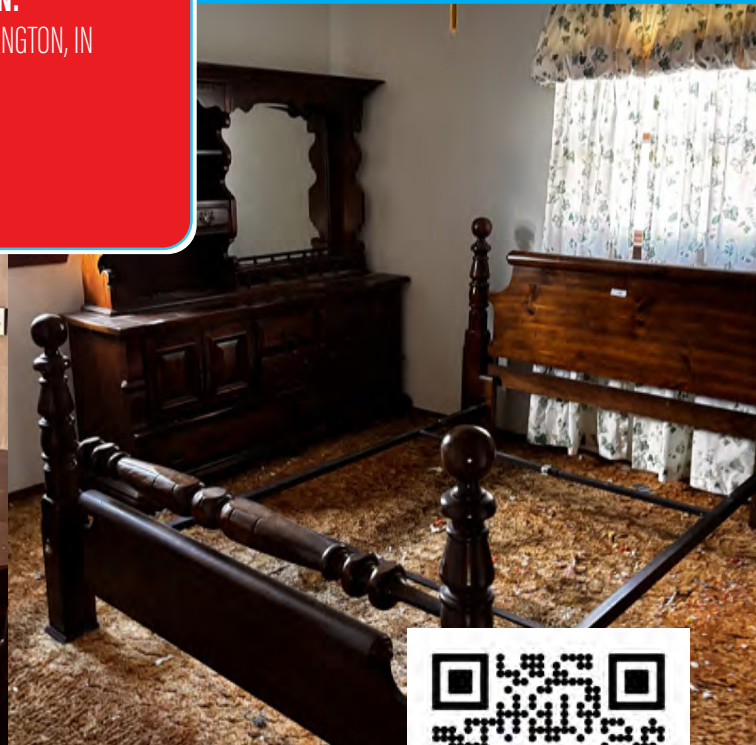
PROPERTY LOCATION:

7047 S HARMONY RD. | BLOOMINGTON, IN

PREVIEW DATES

MAY 5 – 6:00 PM

MAY 11 – 2:00 PM



ROB MCCONNELL

812.821.7883



**Coffey Realty
& Auction**

for more information

UnitedCountryIN.com

812.822.3200

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**Auction
Manager**

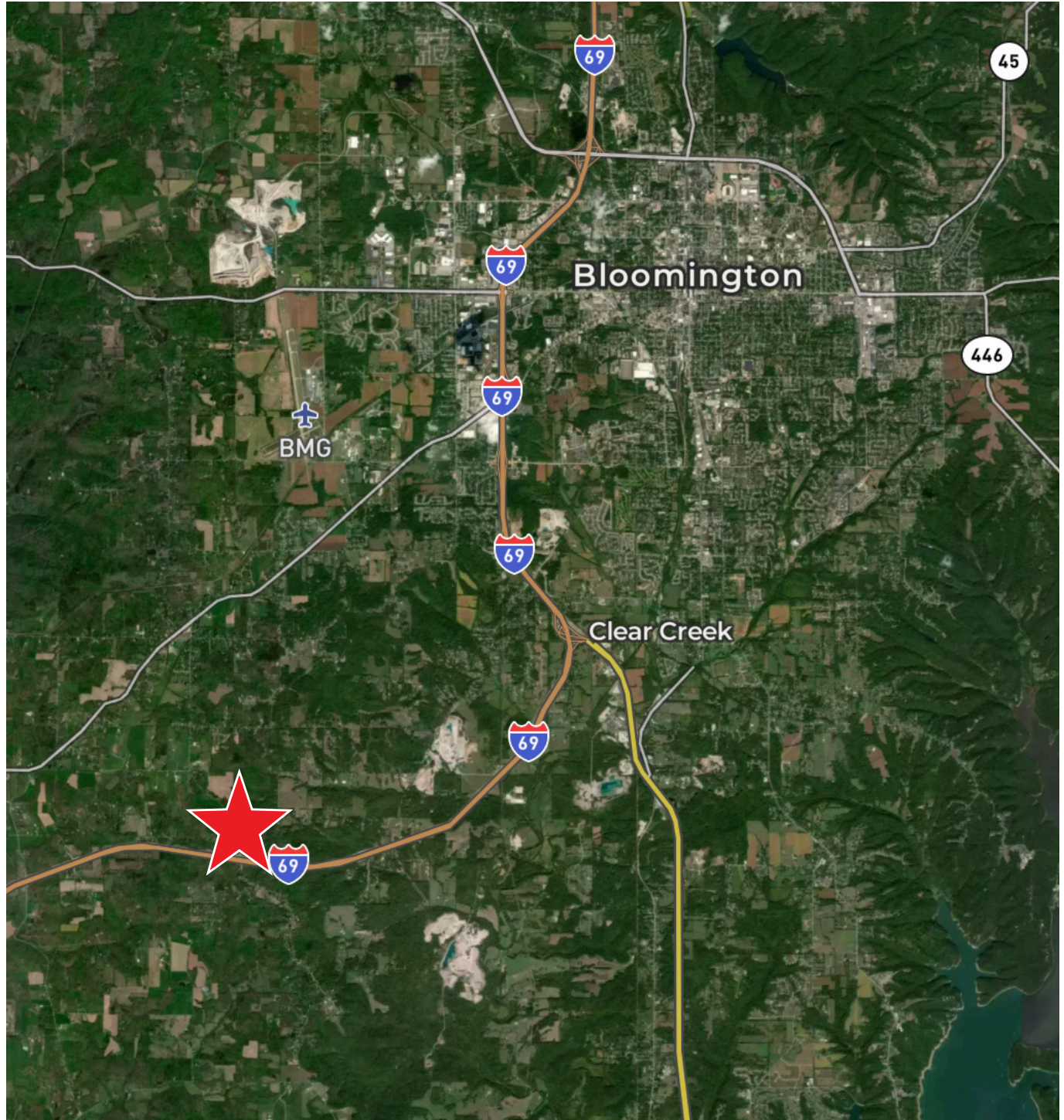
Jimmie Dean Coffey | 812.360.6005 | jcoffey@unitedcountryin.com

Cody Coffey | 812.360.8383 | ccoffey@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.

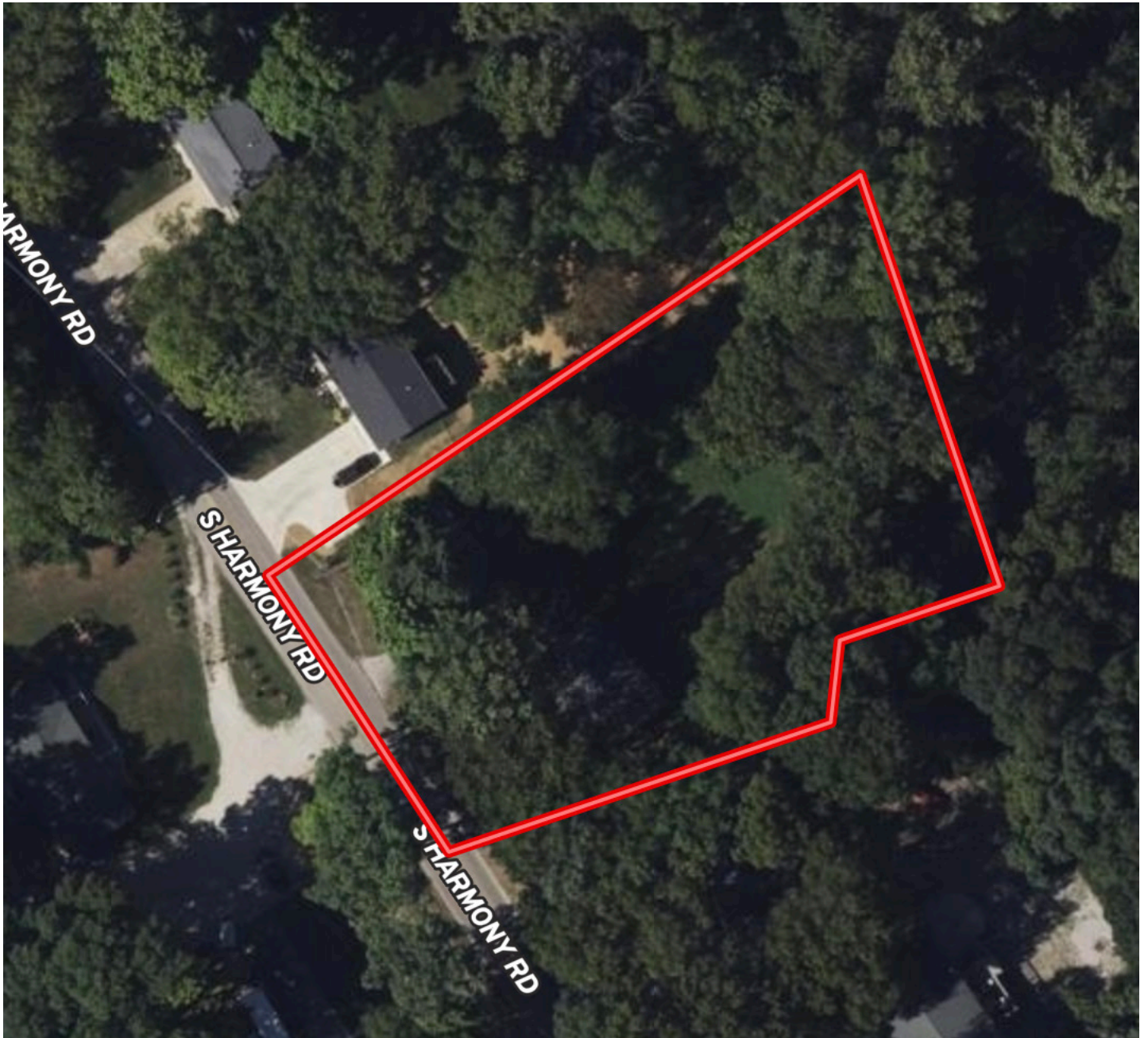
LOCATION

MAP



AERIAL

MAP



TERMS & CONDITIONS

OF THE AUCTION

TERMS & CONDITIONS

Shelby Jean Durnal Estate – Real Estate Auction
7047 S. harmony Road
Bloomington, IN. 47403
Legal Description
005-04505-00 PT NW NW 3-7-2W .70A

- The property will be offered at Public “Online - Internet Auction”, ending May 21, 2025 @ 6:00pm EDT
- The property will be sold subject to seller’s confirmation (sells with Non-Published 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
- 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 \$5,000.00** 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 3, 2025**
 - 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 Bethell Title Co. 2626S. Walnut Street Bloomington, IN. 47401**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before **July 3, 2025**
 - Buyer will be responsible for a \$250.00 Broker Transaction fee to be paid at closing.
- 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

VIEWING INSTRUCTIONS: Monday 05/05/2025 – 6:00pm EDT and Sunday 05/11/2025 – 2:00pm 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 Rob McConnell 812-821-7883 or at United Country Coffey Realty & Auction (812) 822-3200 office.

I do hereby agree to these Auction Terms & Conditions.

Seller

Buyer

Seller

Buyer

PROPERTY

INFORMATION

Auction Opportunity: 7047 S Harmony Rd, Bloomington, IN 47403
3 Beds | 1.5 Baths | 1,040 Sq Ft | 0.7 Acres | Built in 1971

Discover the potential of this charming countryside retreat, perfectly situated just minutes from Bloomington's westside shopping, Indiana University, and major highways. This 3-bedroom, 1.5-bathroom home offers a unique blend of rural tranquility and urban convenience.

Nestled on a spacious 0.7-acre lot, the property features a full basement, providing ample space for storage or future expansion. While the home requires some TLC, it presents an excellent opportunity for investors, DIY enthusiasts, or anyone looking to customize their dream home in a serene setting.

Auction Details:

Bidding Ends: Wednesday, May 21, 2025, at 6:00 PM EDT (Soft Close)

Starting Bid: \$56,789 (Note: This is for internet filtering purposes only)

Auction Type: Online Bidding

Terms: All interested buyers must review and sign the Terms & Conditions of the sale.

Property Highlights:

Location: Conveniently close to Bloomington's amenities, IU Campus, and major highways

Lot Size: 0.7 Acres

Year Built: 1971

Basement: Full

Interior Features: 3 Bedrooms, 1 Full Bath, 1 Half Bath

COUNTY PROPERTY INFORMATION

53-10-03-200-003-000-007

General Information

Parcel Number

53-10-03-200-003-000-007

Local Parcel Number

005-04505-00

Tax ID:

Routing Number

03.02 -0007.000

Property Class 511

1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County
Monroe

Township

INDIAN CREEK TOWNSHIP

District 007 (Local 007)

INDIAN CREEK TOWNSHIP

School Corp 5740

MONROE COUNTY COMMUNITY

Neighborhood 53007008-007

Harmony Road - IC - A

Section/Plat

03

Location Address (1)

7047 S Harmony RD
Bloomington, IN 47403-9567

Durnal, James W & Shelby Jean

7047 S Harmony RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Ownership

Durnal, James W & Shelby Jean
335 Sycamore Drive
Ellettsville, IN 47429

Date

06/13/1990

Owner

Durnal, James W & Sh

Doc ID Code

0 MI

Book/Page

1990/754

Adj Sale Price

Val

01/01/1900

PING, FRANKLIN & J

0 MI

1900/7918

01/01/1900

UNKNOWN

WD

/

Legal

PT NW NW 3-7-2W-70A

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2024

2024

2024

2023

2022

2021

2020

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

Land

Land Res (1)

Land Non Res (2)

Land Non Res (3)

Improvement

Imp Res (1)

Imp Non Res (2)

Imp Non Res (3)

Total

Total Res (1)

Total Non Res (2)

Total Non Res (3)

WIP

04/11/2024

04/12/2024

Indiana Cost Mod

1.0000

☐

\$46,200

\$46,200

\$0

\$0

\$114,600

\$114,600

\$0

\$0

\$160,800

\$160,800

\$0

\$0

\$37,000

\$32,300

\$0

\$0

\$113,400

\$101,600

\$0

\$500

\$150,400

\$133,900

\$126,800

\$116,700

AA

04/06/2023

Indiana Cost Mod

1.0000

☐

\$46,200

\$37,000

\$0

\$0

\$112,900

\$101,100

\$0

\$0

\$149,900

\$133,400

\$126,300

\$116,200

AA

04/08/2022

Indiana Cost Mod

1.0000

☐

\$32,300

\$32,300

\$0

\$0

\$99,100

\$98,600

\$0

\$0

\$126,800

\$126,800

\$0

\$0

AA

03/19/2021

Indiana Cost Mod

1.0000

☐

\$27,700

\$27,700

\$0

\$0

\$89,000

\$88,500

\$0

\$0

\$116,200

\$116,200

\$0

\$0

AA

03/20/2020

Indiana Cost Mod

1.0000

☐

\$27,700

\$27,700

\$0

\$0

\$89,000

\$88,500

\$0

\$0

\$116,200

\$116,200

\$0

\$0

Land Data (Standard Depth: Res 100', C1 100' Base Lot: Res 10' X 20', C1 10' X 20')

Pricing Metho

Soil ID

Act Front.

Size Factor

Rate

Adj. Rate

Ext. Value

Int'l. %

Market Factor

Cap 1

Cap 2

Cap 3

Value

9

A

0

0.7000

1.32

\$50,000

\$66,000

\$46,200

0%

1.0000

100.00

0.00

0.00

\$46,200

Lot

Market Model

N/A

Characteristics

Topography

Flood Hazard

Level

Public Utilities

Water, Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Other

Printed

Monday, April 15, 2024

Review Group

2021

Data Source

N/A

Collector

Appraiser

03/08/2017

JF

Harmony Road - IC - A/530

1/2

Notes

2/6/2024 2024--REVAL: 24/25 CHANGED LAND RATE IN NBHD. 2/6/2024, AG

2/23/2023 2023--TRENDING: 23/24 CHANGES TO NBHD DUE TO TRENDING. 2/23/23, LB/CM

2/8/2022 2022--TRENDING: 22/23--CHANGES TO NBHD DUE TO TRENDING. 02/08/22 KS/SJ

7/29/2021 ADDRESS CHANGE: CHGD MAILING ADDRESS PER INTEGRATION. JH 7/29/21

1/27/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 01/27/21 KS/SJ

8/27/2020 2021--FIELD REVIEW: 21/22 CHANGED SINGLE SHED CONDITION FROM AVERAGE TO FAIR. CHANGED SV OF SHED TO \$500. 3/8/17, JF/CM

2/4/2020 2020--TRENDING: 2021--CHANGES TO NBHD DUE TO TRENDING. 02/04/20 KS/SJ

8/28/2017 2018 FIELD REVIEW: 18/19 CHANGED UTILITY SHED CONDITION FROM AVERAGE TO FAIR. CHANGED SV OF SHED TO \$500. 3/8/17, JF/CM

1/9/2017 2017--TRENDING: 2017 changed NBHD factor due to trending 1/9/2017 cm/sj

2/4/2016 2016--TRENDING: 2016/2017---CHANGED NBHD FACTOR. 02/12/16 KS/SJ

4/28/2015 2015--TRENDING: 2015/2016---CHANGED NBHD FACTOR DUE TO TRENDING. 04/28/15 KS/SJ

Land Computations

Calculated Acreage

Actual Frontage

Parcel Acreage

81 Legal Drain NV

82 Public Roads NV

83 UT Towers NV

9 Homeste

91/92 Acres

Total Acres Farmland

Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Value of Farmland

Classified Total

Farm / Classified Value

Homeste(s) Value

91/92 Value

Supp. Page Land Value

CAP 1 Value

CAP 2 Value

CAP 3 Value

Total Value

0.70

0.70

0.00

0.00

0.00

0.70

0.00

0.00

0.00

0.00

0.0

\$0

\$0

\$0

\$46,200

\$0

\$46,200

\$0

\$46,200

\$0

\$0

\$0

\$46,200

COUNTY PROPERTY INFORMATION

53-10-03-200-003,000-007

Durnal, James W & Shelby Jean

7047 S Harmony RD

511, 1 Family Dwell - Unplatted (0 to 9.9

2/2

General Information

Plumbing

Occupancy Single-Family

TF

Description Single-Family R 01

1 3

Story Height 1

Half Bath 1 2

Style N/A

Kitchen Sinks 1 1

Finished Area 1040 sqft

Water Heaters 1 1

Make

Add Fixtures 0 0

Floor Finish

Total 4 7

Earth Tile

Slab Carpet

Sub & Joist Unfinished

Wood Other

Parquet

Wall Finish

Plaster/Drywall Unfinished

Paneling Other

Fiberboard

Heat Type

Central Warm Air

Built-Up Metal Asphalt Slate Tile

Wood Shingle Other

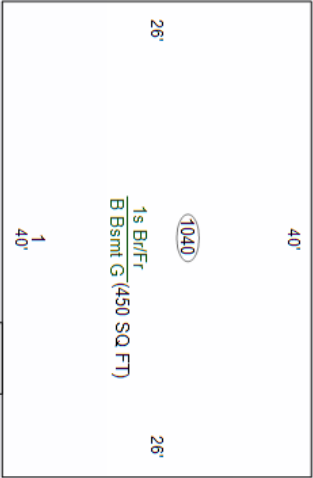
Exterior Features

Description

Sloop, Masonry

Area 36

Value \$1,500



Cost Ladder

Floor Constr Base Finish Value Totals

1 92 1040 1040 \$85,600

2 2

3 4

4 1/4

1/2 3/4

Attic Bsmt 1040 0 \$27,400

Crawl Slab

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (-) \$0

Ex Liv Units (+) \$0

Rec Room (+) 2-260 \$3,000

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+/-) 7 - 5 = 2 x \$800 \$1,600

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$117,600

Sub-Total, 1 Units \$119,100

Exterior Features (+) \$1,500

Garages (+) 450 sqft \$3,700

Quality and Design Factor (Grade) \$122,800

Location Multiplier 0.90

Replacement Cost \$101,678

Summary of Improvements

Description	Story	Constr	Grade	Year	Eff	Eff Co	Base	LCM	Adj	Size	RCN	Norm	Remain.	Abn	PC	Nbhd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	2/6 Maso	D+2	1971	1981	43 A	0.92	0.92		2,080 sqft	\$101,678	38%	\$63,040	0%	100%	1.810	1.000	100.00	0.00	0.00	\$114,100
2: Utility Shed	1	SV	D	1980	1980	44 F	0.92			12x27		70%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$500

Total all pages

\$114,600

Total this page

\$114,600

COUNTY PROPERTY INFORMATION

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	1	3
Story Height	1	1	2
Style	N/A	1	2
Finished Area	1040 sqft	1	1
Make		1	1
		0	0
		4	7
Floor Finish		Total	

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Accommodations	
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

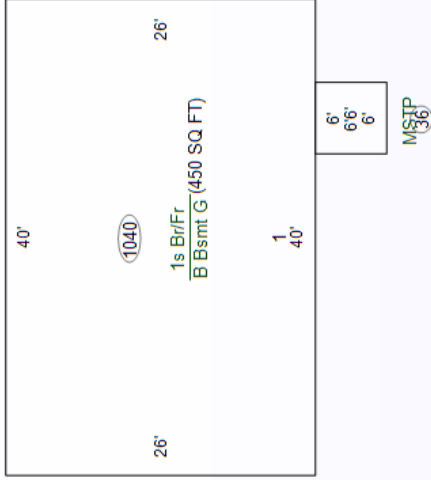
Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Heat Type
Central Warm Air

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

☐ Slate ☐ Tile

Exterior Features		
Description	Area	Value
Stoop, Masonry	36	\$1,500



Specialty Plumbing		
Description	Count	Value

Sub-Total, One Unit	\$117,600
Sub-Total, 1 Units	
Exterior Features (+)	\$1,500
Garages (+) 450 sqft	\$119,100
Quality and Design Factor (Grade)	\$122,800
Location Multiplier	0.90
	0.92
Replacement Cost	\$101,678

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01		1 2/6 Maso	D+2	1971	1981	43 A		0.92		2,080 sqft	\$101,678	38%	\$63,040	0%	100%	1,810	1,000	100.00	0.00	0.00	\$114,100
2: Utility Shed	1	SV	D	1980	1980	44 F		0.92		12'x27'		70%		0%	100%	1,000	1,000	100.00	0.00	0.00	\$500

TITLE COMMITMENT

Page 1 of 7



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 53-07065-H-1

SCHEDULE A

Address Reference:

7047 S. Harmony Rd.
Bloomington, IN 47403

1. Commitment Date: **April 10, 2025 at 12:00 AM**

2. Policy (or policies) to be issued:

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

Policy Amount
To Be Determined

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

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

b.

Policy Amount
\$

Proposed Insured:

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

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

Heirs at Law of Shelby Jean Durnal

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

A part of the Northwest quarter of the Northwest quarter of Section Three (3), Township Seven (7) North, Range Two (2) West, Monroe County, Indiana, bounded and described as follows: Beginning at a point in the centerline of the Harmony Road, said point being Eight Hundred Forty and Seventeen Hundredths (840.17) feet South and One Hundred Sixty-eight and Eighty-six Hundredths (168.86) feet East of the Northwest corner of said Northwest quarter of the Northwest quarter; thence with the centerline of said road and running South Thirty-four (34) degrees, Fifty-four (54) minutes East for One Hundred Thirty-seven (137.00) feet and to the Northwesterly corner of a tract of land described in a Deed to Leonard Boswell from Frank Ping and recorded

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

TITLE COMMITMENT

Page 2 of 7

SCHEDULE A **(Continued)**

January 5, 1968, in Deed Record 181, page 499, in the Office of the Recorder of Monroe County, Indiana; thence leaving the centerline of said road and with the Northerly boundary line of said Boswell tract and running North Sixty-eight (68) degrees, Forty-six (46) minutes East for One Hundred Twelve (112.00) feet, thence North Three (03) degrees, Forty-six (46) minutes East for Twenty-nine and Fifty Hundredths (29.50) feet; thence North Sixty-eight (68) degrees, Forty-six (46) minutes East for Sixty and Fifty Hundredths (60.50) feet and to the Northeasterly corner of said Boswell tract; thence leaving said Boswell tract and running North Twenty-one (21) degrees, Eighteen (18) minutes West for One Hundred Fifty-five and Sixteen Hundredths (155.16) feet; thence South Fifty-six (56) degrees, Eleven (11) minutes West for Two Hundred Twenty-five (225.00) feet and to the place of beginning. Containing Seventy Hundredths (0.70) of an acre, more or less.

Authorized Signatory



Nathan Bethell
Title Examiner
John Bethell Title Company, Inc.

End of Schedule A
Chicago Title Insurance Company

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

TITLE COMMITMENT

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SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-07065-H-1

The following requirements must be met:

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

NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

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

- 1. We must be furnished with a fully executed copy of the Purchase Agreement for PT NW NW 3-7-2W .70A, Parcel ID(s): 53-10-03-200-003.000-007.
- 2. Execution and recordation of a Personal Representative's Deed from Lacie Axsom, as Personal Representative of the Estate of Shelby Jean Durnal, appointed under Cause Number 53C01-2503-EU-000055 in the Monroe County Circuit Court, to A Legally Qualified Entity Yet To Be Determined.

The deed shall contain the following clause:

Grantor herein, Lacie Axsom, as Personal Representative of the Estate of Shelby Jean Durnal hereby represents that Shelby Jean Durnal and James W. Durnal, as husband and wife, were the grantees in a certain deed for the above described real estate, recorded June 13, 1990, in Deed Record 374, page 418, in the office of the Recorder of Monroe County, Indiana; and that they continued living together in the relationship as husband and wife until the date of death of said James W. Durnal, on December 5, 2016.

- 3. Vendor's Affidavit in satisfactory form executed by Lacie Axsom, as Personal Representative of the Estate of Shelby Jean Durnal, should be furnished us at closing.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

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

TITLE

COMMITTMENT

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SCHEDULE B - SECTION I (Continued)

End of Schedule B - I
Chicago Title Insurance Company

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

TITLE COMMITMENT

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SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-07065-H-1

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

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.
8. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
9. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.
10. Rights of the Public and the State of Indiana and to that part of the premises taken or used for alley or road purposes, including utility rights of way.
11. Taxes for the year 2024 due and payable 2025 a lien now payable.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 4.
Taxing Authority: Indian Creek Township.
Duplicate Number: 53-10-03-200-003.000-007.
Assessed Value - Land: \$46,200;
Improvements: \$114,600;
Exemptions: \$0, Credits: \$48,000-H; \$42,300-HSUPP
May installment in the amount of \$495.40 is UNPAID;
November Installment in the amount of \$495.40 is UNPAID;
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00
STORM WATER FEES:
May Installment in the amount of \$37.88 is UNPAID. November Installment in the amount of \$37.88 is UNPAID.
Total amount due to pay all outstanding taxes, delinquencies and penalties \$1,066.56.

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

TITLE COMMITMENT

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SCHEDULE B - SECTION II (Continued)

12. Taxes for the year 2025 payable 2026 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
Chicago Title Insurance Company**

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

MONROE COUNTY

INFORMATION

Welcome to Monroe County, Indiana
Scenic Beauty. Economic Opportunity. Vibrant Community.

Located in the heart of south-central Indiana, Monroe County blends natural beauty, academic excellence, and a strong sense of community. Known for its rolling hills, diverse economy, and dynamic arts and culture scene, Monroe County offers the best of both small-town charm and big-city resources.

Quick Facts

County Seat: Bloomington

Population: ~140,000

Area: 411 square miles

Founded: 1818

Home to: Indiana University Bloomington

Economy & Job Market

Monroe County boasts a diverse economy anchored by education, technology, manufacturing, and healthcare. Major employers include:

Indiana University – A top research institution and the county's largest employer

Cook Group – A global medical device manufacturer headquartered in Bloomington

Catalent Pharma Solutions – A major pharmaceutical and biotech company

IU Health Bloomington Hospital – A hub for regional healthcare services

The county supports a growing small business scene and a vibrant entrepreneurial community, thanks in part to support from Indiana University's innovation initiatives.

Education

Monroe County is a regional hub for education:

Indiana University Bloomington – A Big Ten university with over 40,000 students, offering world-class academic and cultural resources

Monroe County Community School Corporation (MCCSC) – Serves the public K–12 population with multiple elementary, middle, and high schools

Richland-Bean Blossom Community School Corporation – A well-regarded school system

MONROE COUNTY

INFORMATION

serving the northern part of the county

Access to career & technical education through Hoosier Hills Career Center

Natural Resources & Recreation

Monroe County is home to some of Indiana's most beautiful and accessible outdoor attractions:

Lake Monroe – The largest lake in Indiana, offering boating, fishing, and lakeside recreation

Hoosier National Forest – A vast natural area for hiking, horseback riding, and camping

Griffy Lake, Cascades Park, and Karst Farm Park – Popular local destinations for outdoor fun

Clear Creek Trail & B-Line Trail – Community trails that connect residents and promote healthy living

Community Amenities & Services

Robust Public Services: Excellent emergency services, utilities, and infrastructure

Public Transportation: Bloomington Transit offers reliable local bus service

Health & Wellness: Access to high-quality care from IU Health and numerous specialty clinics

Arts & Culture: Bloomington is nationally recognized for its music scene, arts festivals, and diverse culinary options

Housing: A mix of rural acreage, suburban neighborhoods, and urban living, with strong demand and steady appreciation

Why Monroe County?

Whether you're relocating, investing, or selling, Monroe County offers:

- A stable real estate market
- Access to higher education and a skilled workforce
- Strong rental demand and student housing opportunities
- Natural beauty and a high quality of life
- Cultural vibrancy with a small-town feel

For more information, visit www.co.monroe.in.us or contact the Monroe County Visitor Center.

BID CERTIFICATION

DOCUMENT

Internal Office Use

Received

Date

Time

By

Approved By



**Coffey Realty
& Auction**

BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (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: 7047 South Harmony Rd. Bloomington, IN 47403

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

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 21 day of May 2025, by and between
_____ 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: 7047 S. Harmony Road
in the City of Bloomington, County of Monroe, and State of Indiana

Legally described as: **005-04505-00 PT NW NW 3-7-2W .70A**

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 July 03, 2025 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.

4228 State Road 54 W - Springville, IN 47462

(812) 822-3200

UnitedCountryIN.com

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: May 22, 2025 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 _____

Shelby Jean Durnal Estate by Lacie Axsom as Personal Representative
Printed Time: _____

Seller Date _____

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

PROMISSORY NOTE

**7047 S. Harmony Road
Bloomington, Monroe County, Indiana**

\$5,000.00
Amount

5/21/2025
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 Five thousand ----- 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

_____, 2025
Date

Signature

_____, 2025
Date

REALTOR CLIENT REGISTRATION



**Coffey Realty
& Auction**

REALTOR CLIENT REGISTRATION

**7047 S. Harmony Road Bloomington, Indiana
Monroe County – Indian Creek Township**

REAL ESTATE AUCTION

**AUCTION: Internet Bidding/Offer period will end Wednesday May 21, 2025 @
6:00pm EDT**

CLIENT REGISTRATION DEADLINE: Tuesday May 20, 2025 @ 6:00pm EDT

SALE LOCATION: Internet ONLY

Broker Participation is Invited & Encouraged: A commission will be paid to the properly licensed broker whose prospective buyer purchases and closes on the real estate. The commission will be two (2%) percent of the winning high bid price.

- To qualify for a cooperating broker commission, the Broker must register by mail, fax or hand delivery of this form, signed by the prospective buyer and the Broker, and must be received at the office of JDC Group, Inc. no later than 24 hours prior bid ending, one (1) business day prior to auction – **Tuesday May 20, 2025 @ 6:00pm EDT**. Broker must also show the property to the bidder; attend pre-auction inspection with bidder; attend to the bidder's pre-auction needs; post auction needs as well as attend the auction and sign the Auction Real Estate Sales Contract if their client is the winning bidder. A co-op commission will be paid only upon closing of the transaction. Commission will be based on the final bid amount before the inclusion of the buyer's premium commissions will be paid by JDC Group, Inc. to a qualified licensed Real Estate Broker on this property.
- Broker / Agent is required to assist the buyer throughout the entire transaction (i.e. attend open house, show property to prospect prior to auction, handle necessary buyers paperwork) Broker / Agent **MUST** attend the Auction with the prospect
- Prospects/Bidders who have dealt with the United Country Coffey Realty & Auction throughout the marketing process will not be eligible for Broker registration.

COMPANY _____

AGENT _____ Lic.# _____

CLIENT _____

Client Signature

Date

Return to: 4228 State Road 54 W - Springville, IN 47462

E-mail: jcoffey@UnitedCountryIN.com cc: pcoffey@UnitedCountryIN.com

Internal Office Use

Received _____

Date

Time

By

Approved By