

# COUNTRY HOME+ LAND - MITCHELL, IN

*Online Auction:* **JUNE 18 - 6 PM**

**STOP BY TO TAKE A LOOK AT THE PROPERTY**

**PROPERTY LOCATION:**  
1199 BRYANTSVILLE RD.  
MITCHELL, INDIANA

**PREVIEW:**  
JUNE 2 @ 6 PM  
JUNE 8 @ 2 PM



**ROB MCCONNELL**  
**812.821.7883**

SELLER: JOHNNY E. TERRY ESTATE  
LIC. # - AU01049934



**Coffey Realty  
& Auction**

*for more information*

**UnitedCountryIN.com**

**812.822.3200**



# INDEX

LOCATION MAP

AERIAL MAP

TERMS & CONDITIONS

PROPERTY INFORMATION

MLS SHEET

COUNTY INFORMATION

SAMPLE PURCHASE CONTRACT

BID CERTIFICATION

**Auction  
Manager**

Jimmie Dean Coffey | 812.360.6005 | [jcoffey@unitedcountryin.com](mailto:jcoffey@unitedcountryin.com)

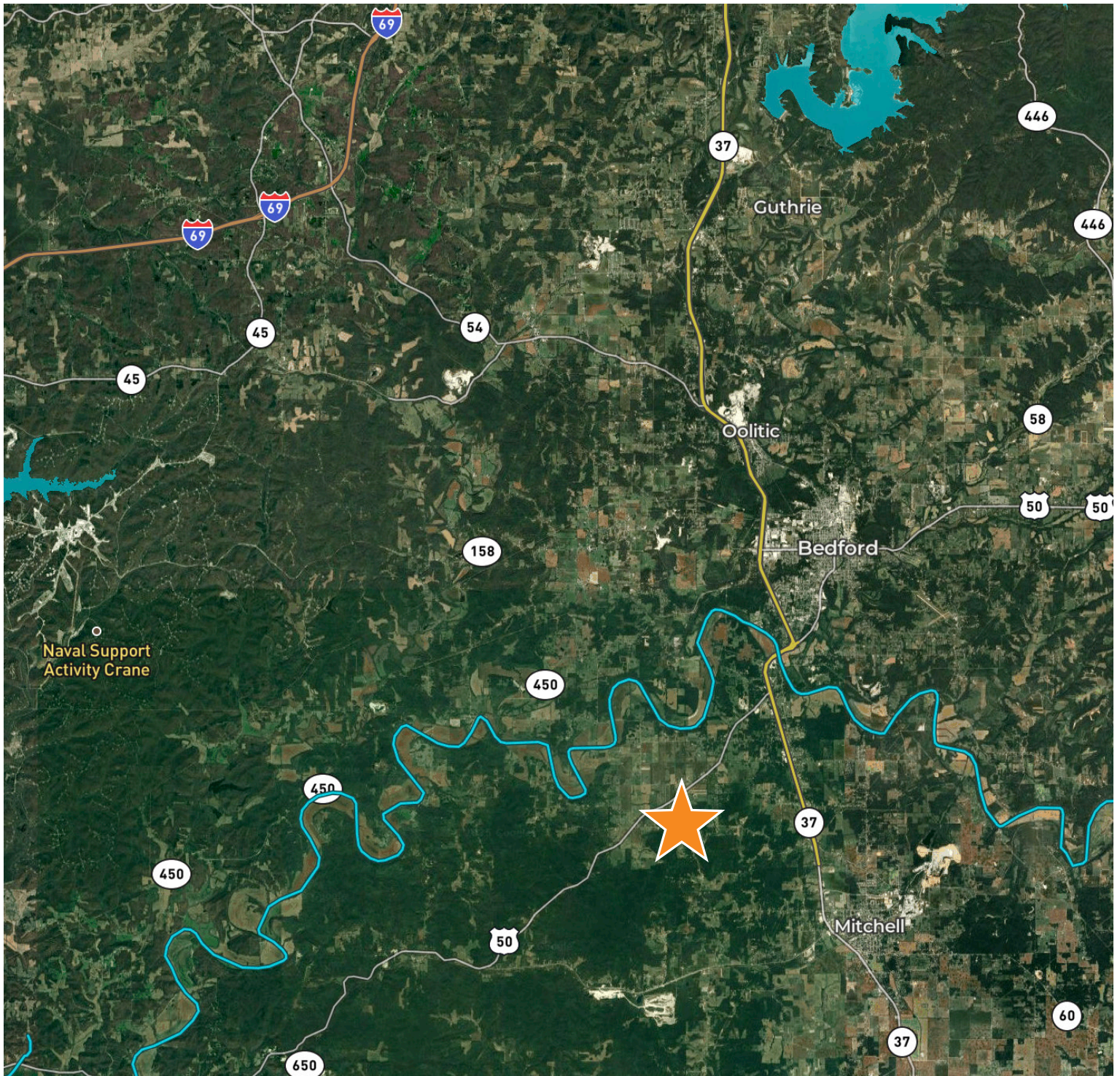
Gabrielle Getts | 812.340.3295 | [ggetts@unitedcountryin.com](mailto:ggetts@unitedcountryin.com)

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# LOCATION

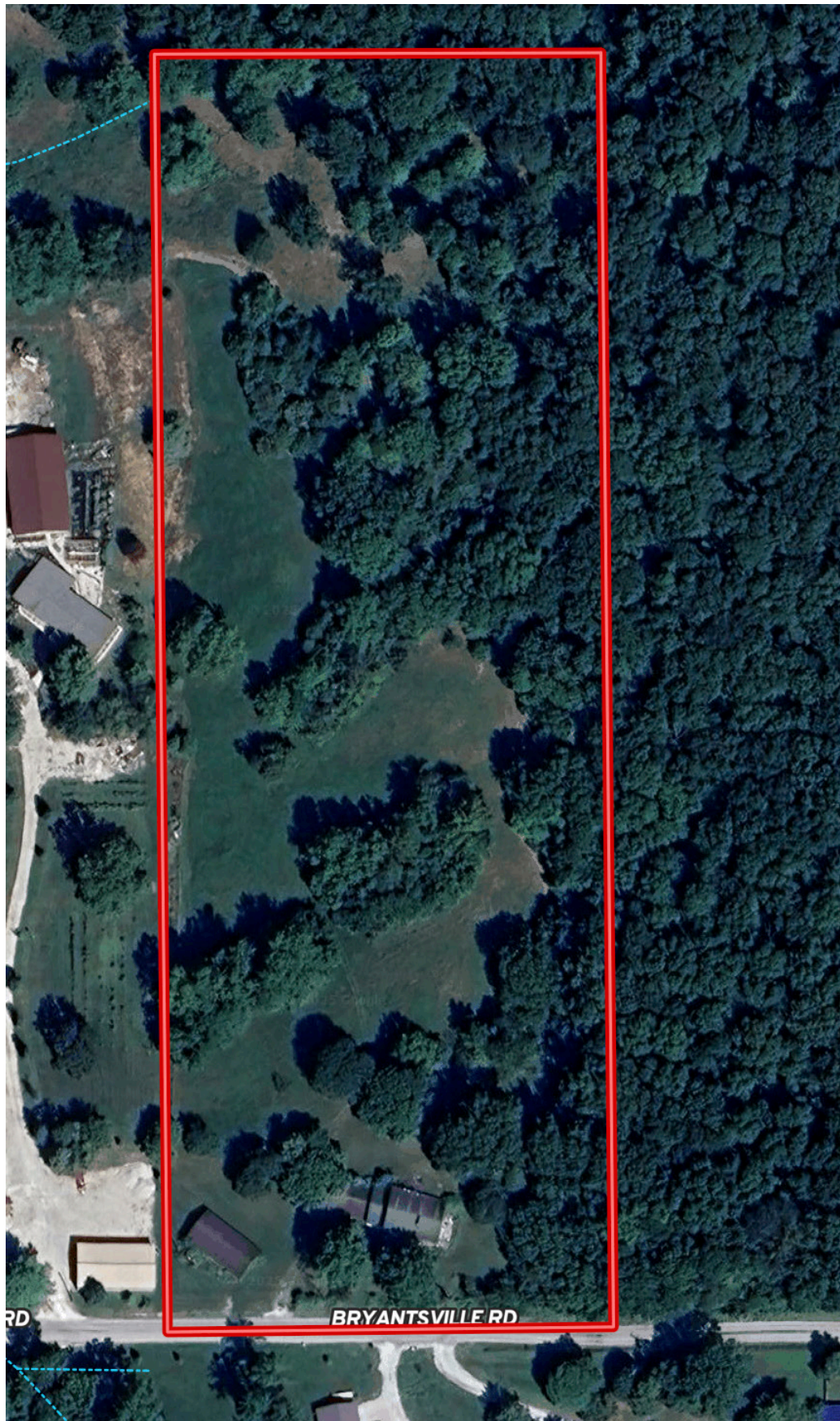
MAP





# AERIAL

MAP



# TERMS & CONDITIONS

## OF THE AUCTION

### TERMS & CONDITIONS

#### **Johnny E. Terry Estate – Real Estate Auction**

**1199 Bryantsville Road**

**Mitchell, IN. 47446**

#### **Legal Description:**

**SEC 19 TWP 4 R 1W 8A E SIDE NE**

- The property will be offered at Public “Online - Internet Auction”, ending June 18, 2025 @ 6:00pm EDT
- The property will be sold subject to seller’s confirmation (sells with a Non-Disclosed 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 **Classic Title**. 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 **August 1, 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: **Classic Title 1526 I Street Bedford, IN. 47421**
  - Closing fee will be paid by the buyer.
  - Closing will be held on or before **August 1, 2025**
  - Buyer will pay a \$250.00 transaction fee 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 as 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 – [www.UnitedCountryIN.com](http://www.UnitedCountryIN.com)

#### **VIEWING INSTRUCTIONS: Preview Dates:**

**Monday-June 2, 2025 @ 6:00 pm EDT and Sunday-June 8, 2025 2:00 pm 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.

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**Seller**

---

**Bidder**

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**Seller**

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**Bidder**

# PROPERTY

## INFORMATION

A Rare Opportunity in Southern Indiana – Charming Country Home on 8 Scenic Acres  
Welcome to 1199 Bryantsville Road, a timeless residence nestled in the tranquil rolling hills of Spice Valley Township, Lawrence County. Situated just outside Mitchell, Indiana, this 8-acre property offers a harmonious blend of classic charm, generous living space, and endless potential—ideal for families, hobby farmers, or anyone seeking a peaceful rural lifestyle with room to grow.

This 2,296 sq ft two-story home, built in 1983, exudes warmth and character. With 4 spacious bedrooms, 2 full baths, and 8 total rooms, it provides ample space for both relaxed family living and entertaining. A cozy fireplace and central warm air heating ensure year-round comfort, while large windows invite in natural light and panoramic views of the countryside. Step outside and discover inviting outdoor features that enhance the lifestyle this property offers: an open front porch for morning coffee, an upper enclosed porch perfect for year-round enjoyment, and a backwood deck that's ideal for sunset views or casual gatherings.

The unfinished garage provides substantial space to incorporate your ideas for vehicles, tools, or hobbies, while the sprawling 26' x 51' x 12' pole barn offers flexible use—whether you're dreaming of a workshop, storage for equipment, or even livestock. Set on 8 acres total, the property presents exceptional possibilities for gardening, small-scale farming, recreation, or future expansion. Whether you're seeking a private retreat, a place to build your homestead dreams, or a sound investment in the heart of southern Indiana, 1199 Bryantsville Road is a property where potential meets peace of mind.

### The Land & Outbuildings

8± acres of rolling pasture and partially wooded land

Plenty of space for gardening, animals, or outdoor recreation

Includes a 36x24 detached pole barn—ideal for storage, workshop, or hobby use

### Location Highlights

Located in Lawrence County, in the Mitchell Community School District

Easy access to Hwy 37 & Hwy 50

Nearby outdoor recreation at Spring Mill State Park, Hoosier National Forest, and Blue Springs Caverns

### Auction Details

Bidding Ends: Wednesday, June 18, 2025 @ 6:00 PM EDT (Soft Close)

Online Bidding Only – Register & bid at: [Insert Bidding Link]

List price of \$98,765 is for MLS purposes only. Final price will be determined by competitive bidding.

Terms: Buyer must review and sign the Terms & Conditions of the auction.

Possession: At closing

No Seller's Disclosure due to estate sale – buyer due diligence is encouraged.

For more information or to schedule a showing, contact:

Rob McConnell | United Country - Coffey Realty & Auction

812) 821-7883 | [rmcconnell@unitedcountryin.com](mailto:rmcconnell@unitedcountryin.com)

Directions: From Bloomington, take Hwy 37 South to Hwy 50, go west approx. 4.5 miles to Bryantsville Rd.



# MLS SHEET



## Residential Agent Full Detail Report

[Schedule a Showing](#)


Property Type RESIDENTIAL

Status Active

CDO 0

DOM 0

Auction Yes

MLS #	202518675	1199 Bryantsville Road	Mitchell	IN	47446	LP \$98,765
	Area	Lawrence County	Parcel ID	47-11-19-100-027.000-013	Type	Site-Built Home
	Sub	None	Cross Street		Bedrms	4
	Township	Spice Valley	Style	Two Story	F Baths	2
	School District	MITCH	Elem	Burris/Hatfield	H Baths	0
	Legal Description	SEC 19 TWP 4 R 1W 8A E SIDE NE				
	Directions	From Bloomington, IN. travel south on HWY. 37 to HWY. 50, then travel west on HWY. 50 for approx. 4.5 miles to Bryantsville				

Inside City

City Zoning

County Zoning

Zoning Description

**Remarks** Property being offered at online bidding/auction with bidding ending Wednesday, June 18, 2025 @ 6:00 PM EDT / IMPORTANT NOTICE: The list price of \$98,765 is provided solely for internet filtering purposes. All bids or offers must be submitted by 6:00 PM EDT on Wednesday, June 18, 2025. Interested buyers are required to review and sign the Terms & Conditions of the sale. Welcome to 1199 Bryantsville Road, a timeless residence nestled in the tranquil rolling hills of Spice Valley Township, Lawrence County. Situated just outside Mitchell, Indiana, this 8-acre property offers a harmonious blend of classic charm, generous living space, and endless potential—ideal for families, hobby farmers, or anyone seeking a peaceful rural lifestyle with room to grow. This 2,296 sq ft two-story home, built in 1983, exudes warmth and character. With 4 spacious bedrooms, 2 full baths, and 8 total rooms, it provides ample space for both relaxed family living and entertaining. A cozy fireplace and central warm air heating ensure year-round comfort, while large windows invite in

**Agent Remarks** Buyer broker participation is invited. Contact agent for more details. Due to the property being an estate, no seller's disclosure is provided. Terms and Conditions of auction included in attached documents. Interested buyers must verify and confirm all dimensions and room size dimensions.

Sec	Lot	Lot	8.0000 / 348,480 / 8				Lot Desc	Partially Wooded, Rolling, Slope, Pasture										
Above Gd Fin SqFt		2,296	Above Gd Unfin SqFt		420	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		2,296	Year Built	1983		
Age	42	New Const	No	Date Complete			Ext	Vinyl	Bsmt		Other	#				8		
<u>Room Dimensions</u>			Baths	Full	Hal	Water	PUBL											
RM DIM			LV	B-Main	1	0	Well Type		Basement Material									
LR	26 x 17			B-Upper	1	0	Sewer	Septic	Dryer Hookup	Gas	No	Fireplace	Yes					
DR	10 x 7			B-Blw G	0	0	Fuel /	Gas	Dryer Hookup Elec		Yes	Guest Qtrs	No					
FR	x			Laundry Rm	Main		Heating		Dryer Hookup G/E	No		Split Flrpin	No					
KT	20 x 16			Laundry L/W	x		Cooling	None	Disposal	No		Ceiling Fan	No					
BK	x			AMENITIES				Dryer Hook Up Electric, Washer Hook-Up		Water Soft-Owned	No	Skylight	No					
DN	x													Water Soft-Rented	No	ADA Features	No	
1B	15 x 13		U											Alarm Sys-Sec	No	Fence		
2B	13 x 11		U											Alarm Sys-Rent	No	Golf Course	No	
3B	11 x 11		U	Garage	2.0	/ Attached	/	36 x 24	/	864.00	Garden Tub	No	Nr Wilkg Trails	No				
4B	11 x 10		U	Outbuilding 1	Pole/Post Building		51 x 26	Jet Tub		No	Garage Y/N	Yes						
5B	x			Outbuilding 2			x	Pool	No	Off Street Pk								
RR	x			Assn Dues			Frequency	Not Applicable	Pool Type									
LF	x			Other Fees											FIREPLACE	Living/Great Rm		
EX	x			Restrictions														

Water Access

Wtr Name

Water Frontage

Channel

Water Features

Water Type

Lake Type

Auctioneer Name Jimmie Dean Coffey

Lic # AU01049934

Auction Date 5/20/2025 Time 6:00p

Location

Financing: Existing

Proposed Cash, Conventional

Excluded Party None

Annual Taxes \$1,138.80 Exemption

Year Taxes Payable 2025

Assessed Value

Possession At Closing

List Office United Country Coffey Realty & Auction - Offc:

List Agent Rob McConnell - cell: 812-821-7883

Agent E-mail rmccconnell@unitedcountryin.com

List Agent - User Code BL383091292

List Team

Co-List Office

Co-List Agent

Showing Instr

List Date 5/20/2025 Start Showing Date

Exp Date 5/9/2026

Owner/Seller a Real Estate Licensee No

Agent/Owner Related No

Seller Concessions Offer Y/N

Seller Concession Amount \$

Contract Type Exclusive Right to Sell

Special List Cond. None

Virtual Tours:

Lockbox Type Mechanical/Combo

Lockbox Location Front Door

Type of Sale

Pending Date

Closing Date

Selling Price

How Sold

Ttl Concessions Paid

Sold/Concession Remarks

Conc Paid By

Sell Office

Sell Agent

Co-Sell Office

Co-Sell Agent

Sell Team

Presented Rob McConnell - cell: 812-821-7883

United Country Coffey Realty & Auction - Offc: 812-822-3200

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# COUNTY + TAX

## INFORMATION

47-11-19-100-027.000-013

### General Information

**Parcel Number**  
47-11-19-100-027.000-013

**Local Parcel Number**  
10 000820 02 P49

**Tax ID:**

**Routing Number**  
27

**Property Class 101**  
Cash Grain/General Farm

**Year: 2024**

### Location Information

**County**  
Lawrence

**Township**  
SPICE VALLEY TOWNSHIP

**District 013 (Local 013)**  
SPICE VALLEY TOWNSHIP-SOUT

**School Corp 5085**  
MITCHELL COMMUNITY

**Neighborhood 1025-013**  
S. VALLEY SOUTH #1

**Section/Plat**  
49

**Location Address (1)**  
1199 BRYANTSVILLE RD  
MITCHELL, IN 47446

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
1025-013 - Residential

**Characteristics**

**Topography** ☐ **Flood Hazard**

**Rolling** ☐

**Public Utilities** ☐ **ERA**

**Water, Electricity** ☐

**Streets or Roads** ☐ **TIF**

**Paved** ☐

**Neighborhood Life Cycle Stage**

**Static**  
Printed Wednesday, September 11, 2024

**Review Group** 2023

Terry, Johnny E & Tricia R

### Ownership

Terry, Johnny E & Tricia R  
1199 Bryantsville Rd  
Mitchell, IN 47446

1199 BRYANTSVILLE RD

101, Cash Grain/General Farm

S. VALLEY SOUTH #1

1/2

### Legal

SEC 19 TWP 4 R 1W 8A E SIDE NE



### Agricultural

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

2024	Assessment Year	2024	2023	2022	2021	2020
W/P	Reason For Change	AA	AA	AA	AA	AA
07/02/2024	As Of Date	07/02/2024	08/07/2023	08/05/2022	07/22/2021	07/30/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1,0000	Equalization Factor	1,0000	1,0000	1,0000	1,0000	1,0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

\$19,200	Land	\$19,200	\$17,700	\$16,400	\$14,200	\$13,900
\$13,500	Land Res (1)	\$13,500	\$13,000	\$12,700	\$11,000	\$10,700
\$5,700	Land Non Res (2)	\$5,700	\$4,700	\$3,700	\$3,200	\$3,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$135,700	Improvement	\$135,700	\$144,300	\$137,100	\$117,700	\$112,100
\$129,300	Imp Res (1)	\$129,300	\$138,000	\$129,800	\$112,100	\$106,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,400	Imp Non Res (3)	\$6,400	\$6,300	\$7,300	\$5,600	\$5,300
\$154,900	Total	\$154,900	\$162,000	\$153,500	\$131,900	\$126,000
\$142,800	Total Res (1)	\$142,800	\$151,000	\$142,500	\$123,100	\$117,500
\$5,700	Total Non Res (2)	\$5,700	\$4,700	\$3,700	\$3,200	\$3,200
\$6,400	Total Non Res (3)	\$6,400	\$6,300	\$7,300	\$5,600	\$5,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Int. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	\$13,500	\$13,500	\$13,500	0%	1.0000	100.00	0.00	0.00	\$13,500
5	A	CRC	0	7.0000	\$2,280	\$2,029	\$14,203	-60%	1.0000	0.00	100.00	0.00	\$5,680

### Notes

9/26/2023 001: 2425 REASMT CHANGED BALC TO OFF CHANGED DWELLING COND FROM AV TO F. ADDED WDKA 9/28/23 EE

3/20/2020 004: 2021 REASMT CHGD GRADE OF POLE BARN. AV

1/29/2016 003: 16/17 REASSESSMENT NO CHANGES

3/26/2013 001: 133 07 PAY 08 THERE IS NO EXTRA PLUMBING FIXTURE

HSE HAS 2 FULL BATHS, KIT SINK & HW HEATER

3/26/2013 002: 12/13 REASSESSMENT HOUSE IS CURRENTLY UNDER CONSTRUCTION, REMODELING AFTER HOUSE FIRE

RECHECK AFTER 3-1-12 CAB

### Land Computations

Calculated Acreage	8.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	8.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homestead	1.00
91/92 Acres	0.00
Total Acres Farmland	7.00
Farmland Value	\$5,680
Measured Acreage	7.00
Avg Farmland Value/Acre	811
Value of Farmland	\$5,680
Classified Total	\$0
Farm / Classified Value	\$5,700
Homestead(s) Value	\$13,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$13,500
CAP 2 Value	\$5,700
CAP 3 Value	\$0
Total Value	\$19,200



# COUNTY + TAX

## INFORMATION

47-11-19-100-027.000-013

Terry, Johnny E & Tricia R

1199 BRYANTSVILLE RD

101, Cash Grain/General Farm

S. VALLEY SOUTH #1

2/2

### General Information

### Plumbing

Occupancy Single-Family

Description Single-Family R 01

# TF

Story Height 30 Older classical 2/2+

Half Bath 2

0 6

Style 2

Kitchen Sinks 0

0 0

Finished Area 2296 sqft

Water Heaters 1

1 1

Make

Add Fixtures 0

0 0

Floor Finish

Total 4

8

Earth Tile

Accommodations

Bedrooms 4

Slab Carpet

Living Rooms 1

0

Sub & Joist Unfinished

Dining Rooms 0

0

Wood Other

Family Rooms 0

0

Parquet

Total Rooms 8

Wall Finish

Plaster/Drywall Unfinished

Heat Type

Paneling Other

Central Warm Air

Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile

Wood Shingle Other

Exterior Features

Description

Area

Value

Porch, Open Frame 164

\$3,900

Porch, Enclosed Frame 420

\$16,300

Wood Deck 64

\$1,800

Summary of Improvements

Description

Count

Value

POLE BARR

26X51

Specialty Plumbing

Adjustments

Unfin Int (-)

EX Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+/-)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)

Garages (+) 864 sqft

Quality and Design Facor (Grade)

Location Multiplier

Replacement Cost

\$160,379

Remain. Value

Abn Obs

PC Nbrhd

Mkt

Cap 1

Cap 2

Cap 3

Improv Value

1: Single-Family R 01

2: Wood Fr

C-1 1983 1983

41 F

\$18.78

0.92

26' x 51' x 12'

\$15,931

60%

\$6,370

0%

100%

1,000

1,000

0.00

0.00

100.00

\$6,400

2: Barn, Pole (T3) R 01

1 T3AW

D 1987 1987

37 F

\$18.78

0.92

26' x 51' x 12'

\$15,931

60%

\$6,370

0%

100%

1,000

1,000

0.00

0.00

100.00

\$6,400

Total all pages

\$135,700

Total this page

\$135,700

# PURCHASE CONTRACT

## SAMPLE



**Coffey Realty  
& Auction**

### REAL ESTATE AUCTION PURCHASE CONTRACT

---

This Contract of sale made and entered this 18<sup>th</sup> day of June 2025, by and between

**Johnny E. Terry Estate by Tricia Fix and Kayla Wise 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: **1199 Bryantsville Road**  
in the City of Mitchell, County of Lawrence, and State of Indiana

Legally described as: **SEC 19 TWP 4 R 1W 8A E SIDE NE**

Buyer herewith agrees to deposit with **Classic Title**, \$ 5,000.00 dollars as non-refundable down payment 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 Owner's Policy of Title Insurance at closing.

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

Closing shall take place on or before **August 1, 2025** and shall take place at the office of: **Classic Title 1526 I Street Bedford, IN. 47421**

The buyer will pay the closing fee.

The buyer will pay a Transaction fee of \$250.00

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

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:

**Classic Title 1526 I Street Bedford, IN. 47421**

**High Bid Selling Price** \$ \_\_\_\_\_ .00

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

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

**Less Down Payment** \$ \_\_\_\_\_ 5,000.00

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

This offer will expire if not accepted on or before: June 19, 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 \_\_\_\_\_

Johnny E. Terry Estate by: Tricia Fix as personal representative Time: \_\_\_\_\_

*Printed*

\_\_\_\_\_  
*Seller* Date \_\_\_\_\_

Johnny E. Terry Estate by: Kayla Wise as personal representative Time: \_\_\_\_\_

4228 State Road 54 W - Springville, IN 47462

(812) 822-3200

UnitedCountryIN.com

# PURCHASE CONTRACT

## SAMPLE



Coffey Realty  
& Auction

### PROMISSORY NOTE

1199 Bryantsville Road  
Mitchell, Lawrence County, Indiana

\$ 5,000.00  
Amount

June 18, 2025  
Date

**FOR VALUE RECEIVED**, the undersigned promises to pay by wire transfer to the Order of:  
**Classic Title 1526 I Street Bedford, IN. 47421**

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

June 18, 2025  
Date

\_\_\_\_\_  
Signature

June 18, 2025  
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: 1199 Bryantsville Road Mitchell, IN. 47446

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)