



INVESTMENT OPPORTUNITY - OWENSBURG

Online Auction: **JULY 23 - 6 PM**

STOP BY TO TAKE A LOOK AT THE PROPERTY

PROPERTY LOCATION:

11592 E. MAIN ST
OWENSBURG, INDIANA

PREVIEW:

JULY 7 @ 6 PM
JULY 12 @ 10 AM

ROB MCCONNELL
812.821.7883

SELLER: TAYLOR
LIC. # - AU01049934



**Coffey Realty
& Auction**

for more information

UnitedCountryIN.com

812.822.3200

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AERIAL MAP

TERMS & CONDITIONS

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MLS SHEET

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SAMPLE PURCHASE CONTRACT

BID CERTIFICATION

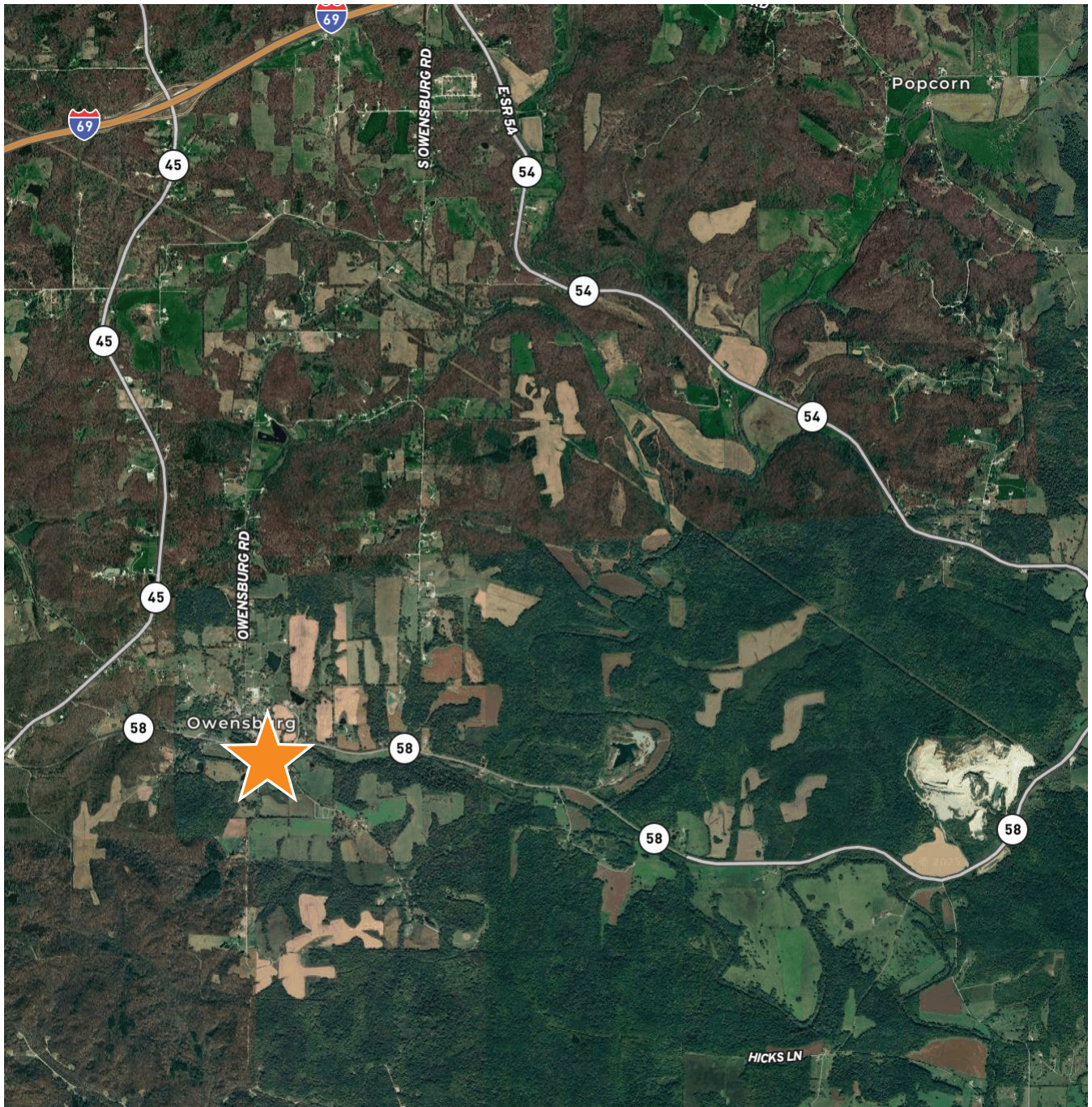
**Auction
Manager**

Rob McConnell | 812.821.7883 | rmcconnell@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

Brian Keith & Jennifer Joy Taylor Real Estate Auction

11592 East Main Street

Owensburg, Indiana 47453

Legal Description

010-00464-00 GEO 1ST ADD OWENS 15 & 16

010-00465-00 GEO ADD 13 & 14

- The property will be offered at Public "Online - Internet Auction", ending **July 23, 2025 @ 6:00 pm EDT**
- The property will be sold subject to seller's confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **11%** buyer's premium will be added to the final bid and charged to the buyer, the final bid plus the 11% Buyer's premium will establish the final sales price.
- **A down payment of \$5,000.00** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to **John Bethell Title Co.** The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before **September 5, 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 **Warranty Deed**
- The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: **John Bethell Title Co. 2626 S. Walnut Street Bloomington, IN. 47401**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before **September 5, 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, July 7, 2025 – 6:00 pm EDT and Saturday, July 12, 2025 @ 10:00 am EDT 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 Date

Buyer Date

Seller Date

Buyer Date

PROPERTY

INFORMATION

Investors Dream: 3-Bedroom Home with Expansive Garage, Workshop & Bonus Lot Near Crane

Welcome to 11592 E. Main St. Owensburg, IN., located just 1.7 miles from the Crane Naval Support Activity North Gate, this 3-bedroom, 1-bathroom home in Owensburg, IN offers the perfect blend of small-town serenity and strategic convenience. With 1,472 sq. ft. of finished living space, a 368 sq. ft. basement, and an expansive 1,104 sq. ft. crawl space, this 1937-built home is ideal for comfortable living with plenty of room to expand, store, and create.

Situated on a generous 0.80 acres (two lots totaling 0.41 + 0.39 acres), the property includes a variety of versatile outbuildings:

- Additional 2-car garage – great for projects or extra storage
- 170 sq. ft. shed with lean-to – perfect for equipment, gardening, or hobbies.

The home offers quick access to key roads and amenities:

- 0.1 mile to Hwy 58
- 4.4 miles to I 69
- 1.0 mile to Hwy 45
- 6.0 miles to Hwy 54
- 6.4 miles to Springville, IN. Dollar General and Springville Market
- Eastern Heights Utilities (Water), Smithville Owensburg DSL, UDWI REMC Bloomfield (Electric), Center Point Energy (Gas).

Nestled in Jackson Township and served by Eastern - Greene Consolidated Schools, this property is ideal for families, commuters, or investors looking for proximity to Crane, room to grow, and peaceful surroundings.

Whether you're seeking a primary residence with functional space or a conveniently located home base with outbuildings and acreage, this property offers incredible value and opportunity.

COUNTY + TAX

INFORMATION

28-11-27-443-012.000-010

General Information

Parcel Number
28-11-27-443-012.000-010
Parent Parcel Number
0100046400

Tax ID:

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year:

Location Information

County
Greene

Township
JACKSON TOWNSHIP

District 010 (Local)

School Corp
EASTERN CONSOLIDATED
Neighborhood 1051-010
GEORGE'S ADDITION

Section/Plat

Location Address
MAIN ST
SPRINGVILLE, IN 47462

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
N/A

Printed Thursday, March 20, 2025

Taylor, Brian K & Jennifer

Ownership

Taylor, Brian K & Jennifer
11592 E Main St
OWENSBURG, IN 47453

Legal

010-00464-00 GEO 1ST ADD OWENS
15 & 16

MAIN ST

Transfer Of Ownership

Date **Owner**
12/10/2010 Taylor, Brian K & Je
01/01/1900 Bought, Linda ETAL

510, 1 Family Dwell - Platted Lot

Notes

GEORGE'S ADDITION/
1051-010

1/2

RESIDENTIAL

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

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	07/01/2024	06/30/2023	07/05/2022	06/30/2021	07/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700
Land Res(1)	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$42,700	\$42,300	\$43,600	\$39,900	\$39,900
Imp Res(1)	\$42,700	\$42,300	\$43,000	\$39,300	\$39,300
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$00	\$00	\$600	\$600	\$600
Total	\$53,400	\$53,000	\$54,300	\$50,600	\$50,600
Total Res(1)	\$53,400	\$53,000	\$53,700	\$50,000	\$50,000
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$00	\$00	\$600	\$600	\$600

Land Computations

Calculated Acreage 0.41

Actual Frontage

Developer Discount ☐

Parcel Acreage 0.41

81 Legal Drain NV

82 Public Roads NV

83 UT Towers NV

9 Homeste

91/92 Acres

Total Acres Framiland

Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Value Of Farmland

Classified Total

Farm / Classified Value

Homeste(s) Value

91/92 Values

Supp. Page Land Value

CAP 1 Value

CAP 2 Value

CAP 3 Value

Total Value

Data Source

Collector

Appraiser

COUNTY + TAX

INFORMATION

28-11-27-443-012.000-010

Taylor, Brian K & Jennifer

MAIN ST

510, 1 Family Dwell - Platted Lot

GEORGE'S ADDITION/

1051-010

2/2

General Information

Plumbing

Occupancy	Single-Family R 01	Full Bath	#	TF
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Description	Single-Family R 01	1	3
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Story Height	1.00	Half Bath	0	0
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Style	11	Kitchen Sinks	1	1
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Finished Area	1472 sqft	Water Heaters	1	1
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Make		Add Fixtures	0	0
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Floor Finish		Total	3	5
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Earth	<input type="checkbox"/> Tile	Accommodations		
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Slab	<input type="checkbox"/> Carpet	Bedrooms	3	
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Sub & Joint	<input type="checkbox"/> Unfinished	Living Rooms	0	
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Wood	<input type="checkbox"/> Other	Dining Rooms	0	
------	--------------------------------	--------------	---	--

Parquet		Family Rooms	0	
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		Total Rooms	5	
--	--	-------------	---	--

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

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

510, 1 Family Dwell - Platted Lot

GEORGE'S ADDITION/

1051-010

2/2

General Information

Plumbing

Occupancy	Single-Family R 01	Full Bath	#	TF
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Description	Single-Family R 01	1	3
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Story Height	1.00	Half Bath	0	0
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Style	11	Kitchen Sinks	1	1
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Finished Area	1472 sqft	Water Heaters	1	1
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Make		Add Fixtures	0	0
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Floor Finish		Total	3	5
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Earth	<input type="checkbox"/> Tile	Accommodations		
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Slab	<input type="checkbox"/> Carpet	Bedrooms	3	
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Sub & Joint	<input type="checkbox"/> Unfinished	Living Rooms	0	
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Wood	<input type="checkbox"/> Other	Dining Rooms	0	
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Parquet		Family Rooms	0	
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		Total Rooms	5	
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Wall Finish		Heat Type		
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Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air		
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Paneling	<input type="checkbox"/> Other			
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Fiberboard				
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Built-Up	<input type="checkbox"/> Metal	Roofing		
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Wood Shingle	<input type="checkbox"/> Asphalt			
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	<input type="checkbox"/> Slate			
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	<input type="checkbox"/> Tile			
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MAIN ST

510, 1 Family Dwell - Platted Lot

GEORGE'S ADDITION/

1051-010

2/2

General Information

Plumbing

Occupancy	Single-Family R 01	Full Bath	#	TF
-----------	--------------------	-----------	---	----

Description	Single-Family R 01	1	3
-------------	--------------------	---	---

Story Height	1.00	Half Bath	0	0
--------------	------	-----------	---	---

Style	11	Kitchen Sinks	1	1
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Finished Area	1472 sqft	Water Heaters	1	1
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Make		Add Fixtures	0	0
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Floor Finish		Total	3	5
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Earth	<input type="checkbox"/> Tile	Accommodations		
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Slab	<input type="checkbox"/> Carpet	Bedrooms	3	
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Sub & Joint	<input type="checkbox"/> Unfinished	Living Rooms	0	
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Wood	<input type="checkbox"/> Other	Dining Rooms	0	
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Parquet		Family Rooms	0	
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		Total Rooms	5	
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Wall Finish		Heat Type		
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Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air		
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Paneling	<input type="checkbox"/> Other			
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Fiberboard				
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Built-Up	<input type="checkbox"/> Metal	Roofing		
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Wood Shingle	<input type="checkbox"/> Asphalt			
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	<input type="checkbox"/> Slate			
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	<input type="checkbox"/> Tile			
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MAIN ST

510, 1 Family Dwell - Platted Lot

GEORGE'S ADDITION/

1051-010

2/2

General Information

Plumbing

Occupancy	Single-Family R 01	Full Bath	#	TF
-----------	--------------------	-----------	---	----

Description	Single-Family R 01	1	3
-------------	--------------------	---	---

Story Height	1.00	Half Bath	0	0
--------------	------	-----------	---	---

Style	11	Kitchen Sinks	1	1
-------	----	---------------	---	---

Finished Area	1472 sqft	Water Heaters	1	1
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Make		Add Fixtures	0	0
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Floor Finish		Total	3	5
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Earth	<input type="checkbox"/> Tile	Accommodations		
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Slab	<input type="checkbox"/> Carpet	Bedrooms	3	
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Sub & Joint	<input type="checkbox"/> Unfinished	Living Rooms	0	
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Wood	<input type="checkbox"/> Other	Dining Rooms	0	
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Parquet		Family Rooms	0	
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		Total Rooms	5	
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Wall Finish		Heat Type		
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Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air		
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Paneling	<input type="checkbox"/> Other			
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Fiberboard				
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Built-Up	<input type="checkbox"/> Metal	Roofing		
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Wood Shingle	<input type="checkbox"/> Asphalt			
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	<input type="checkbox"/> Slate			
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	<input type="checkbox"/> Tile			
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MAIN ST

510, 1 Family Dwell - Platted Lot

TITLE COMMITMENT

PRELIMINARY

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CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 28-07339-H-1

SCHEDULE A

Address Reference:

11592 E. Main St.
Owensburg, IN 47453

1. Commitment Date: **June 6, 2025 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
---	-----------------------------------

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:

Brian K. Taylor and Jennifer J. Taylor, as husband and wife

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

Lots Numbered Fifteen (15) and Sixteen (16) in George's First Addition to the Town of Owensburg, Indiana, according to the plat of said addition recorded in Plat Book 1 at page 37 in the Office of the County Recorder of Greene County, Indiana.

Also, Lots Numbered Thirteen (13) and Fourteen (14) in John George's First Addition to the Town of Owensburg, Indiana, according to the Plat of said Addition recorded in Plat Book 1 at page 37 in the Office of the County Recorder of Greene County, Indiana, EXCEPTING that portion of said lots which lie South of the

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

PRELIMINARY

Page 2 of 7

SCHEDULE A (Continued)

sandstone fence.

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

PRELIMINARY

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SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 28-07339-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. Execution and recordation of a Warranty Deed from Brian K. Taylor and Jennifer J. Taylor, as husband and wife, to A Legally Qualified Entity Yet To Be Determined.
 - 2. Vendor's Affidavit in satisfactory form executed by Brian K. Taylor and Jennifer J. Taylor, as husband and wife, should be furnished us at closing.
 - 3. Release of Mortgage from Brian K. Taylor and Jennifer J. Taylor to Linda Bough, Brenda Lou Arvin, Steven Lee Jackson and Mickey Leon Jackson, in the amount of \$50,000.00 and recorded December 10, 2010 as Instrument No. 201000004703.
 - 4. Release of Mortgage (Revolving Line of Credit) from Brian Taylor and Jennifer Taylor to DART Collateral Manager LLC, as nominee for CMG Mortgage, Inc. dba CMG Home Loans, in the amount of \$64,477.56 and recorded April 15, 2025 as Instrument No. 202500001314.
 - 5. The following is provided as an accommodation, is for information purposes only and is not a part of the commitment or policy: 24-Month Chain of Title: Brian K. Taylor and Jennifer J. Taylor: December 10, 2010 to present.
- 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
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@johnbtittle.com

TITLE COMMITMENT

PRELIMINARY

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SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 28-07339-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. Covenants, Conditions, Restrictions and Easements contained within the plat of John George's First Addition.
12. Easement in favor of Eastern Heights Utilities, Inc. for water line and incidental purposes recorded February 26, 1974 in Deed Record 211, page 527.
13. 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: Jackson Township.
Duplicate Number: 28-11-27-443-012.000-010. **(GEORGE ADD LOTS 15 & 16)**
Assessed Value - Land: \$10,700;
Improvements: \$42,700;
Exemptions: \$0, Credits: \$32,040 HMST, \$8,010 SUPPL
May installment in the amount of \$153.10 is PAID;
November Installment in the amount of \$153.10 is UNPAID;

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

PRELIMINARY

Page 6 of 7

SCHEDULE B - SECTION II (Continued)

Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00

STORM WATER FEES:

May Installment in the amount of \$6.00 is PAID. November Installment in the amount of \$6.00 is PAID.

Total amount due to pay all outstanding taxes, delinquencies and penalties \$159.10.

14. 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: Jackson Township.

Duplicate Number: 28-11-27-443-011.000-010. **(GEORGE ADD LOTS 13 & 14)**

Assessed Value - Land: \$2,100;

Improvements: \$0;

Exemptions: \$0, Credits: \$0

May installment in the amount of \$21.00 is PAID;

November Installment in the amount of \$21.00 is UNPAID;

Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00

STORM WATER FEES:

May Installment in the amount of \$0.00 is N/A. November Installment in the amount of \$0.00 is N/A.

Total amount due to pay all outstanding taxes, delinquencies and penalties \$21.00.

15. 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

PURCHASE CONTRACT

SAMPLE



**Coffey Realty
& Auction**

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this _____ day of _____ 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: _____ 11592 E. Main Street
in the City of Owensburg, County of Greene, and State of Indiana

Legally described as: **010-00464-00GEO1STADDOWENS 15&16**
010-00465-00GEOADD13&14

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 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 **Friday, September 05, 2025** and shall take place at the office of John Bethel Title Co., Bloomington, Indiana

The buyer will pay the closing fee.

The buyer will pay a **\$250.00** Broker Transaction fee to United Country Coffey Realty & Auction at closing.

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: **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: ?? 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 _____

Brian K. Taylor Time: _____
Printed

Seller Date _____

Jennifer Joy Taylor Time: _____
Printed

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

PROMISSORY NOTE

11592 E. Main Street
Owensburg, Greene County, Indiana

\$ _____
Amount

???
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

(\$5000.00), 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.

_____, 2025
Signature Date

_____, 2025
Signature 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: 11592 E. Main St. Owensburg, IN. 47453

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