

CABIN, BARN, 14 ACRES - SPRINGVILLE, IN

Online Auction: **AUG 13 - 6 PM**



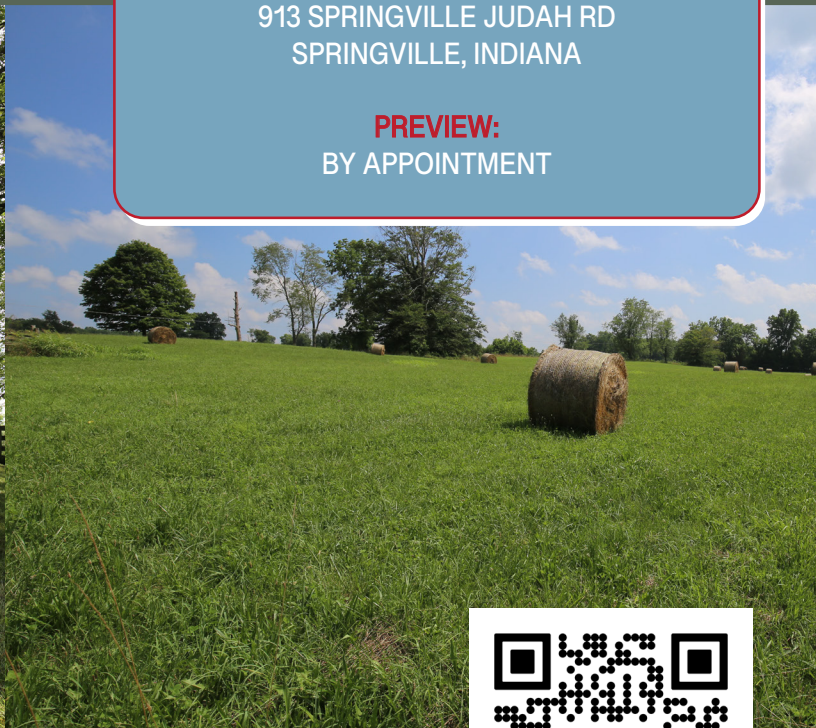
STOP BY TO TAKE A LOOK AT THE PROPERTY

PROPERTY LOCATION:

913 SPRINGVILLE JUDAH RD
SPRINGVILLE, INDIANA

PREVIEW:

BY APPOINTMENT



JIMMIE DEAN + CODY COFFEY
812.360.6005 812.360.8383

SELLER: ESTATE OF JACK
ARMSTRONG | LIC. # - AU01049934



812.822.3200



**Coffey Realty
& Auction**

for more information

UnitedCountryIN.com

INDEX

LOCATION MAP

AERIAL MAP

TERMS & CONDITIONS

PROPERTY INFORMATION

COUNTY PROPERTY INFORMATION

LAWRENCE COUNTY INFORMATION

SAMPLE PURCHASE CONTRACT

BID CERTIFICATION

**Auction
Manager**

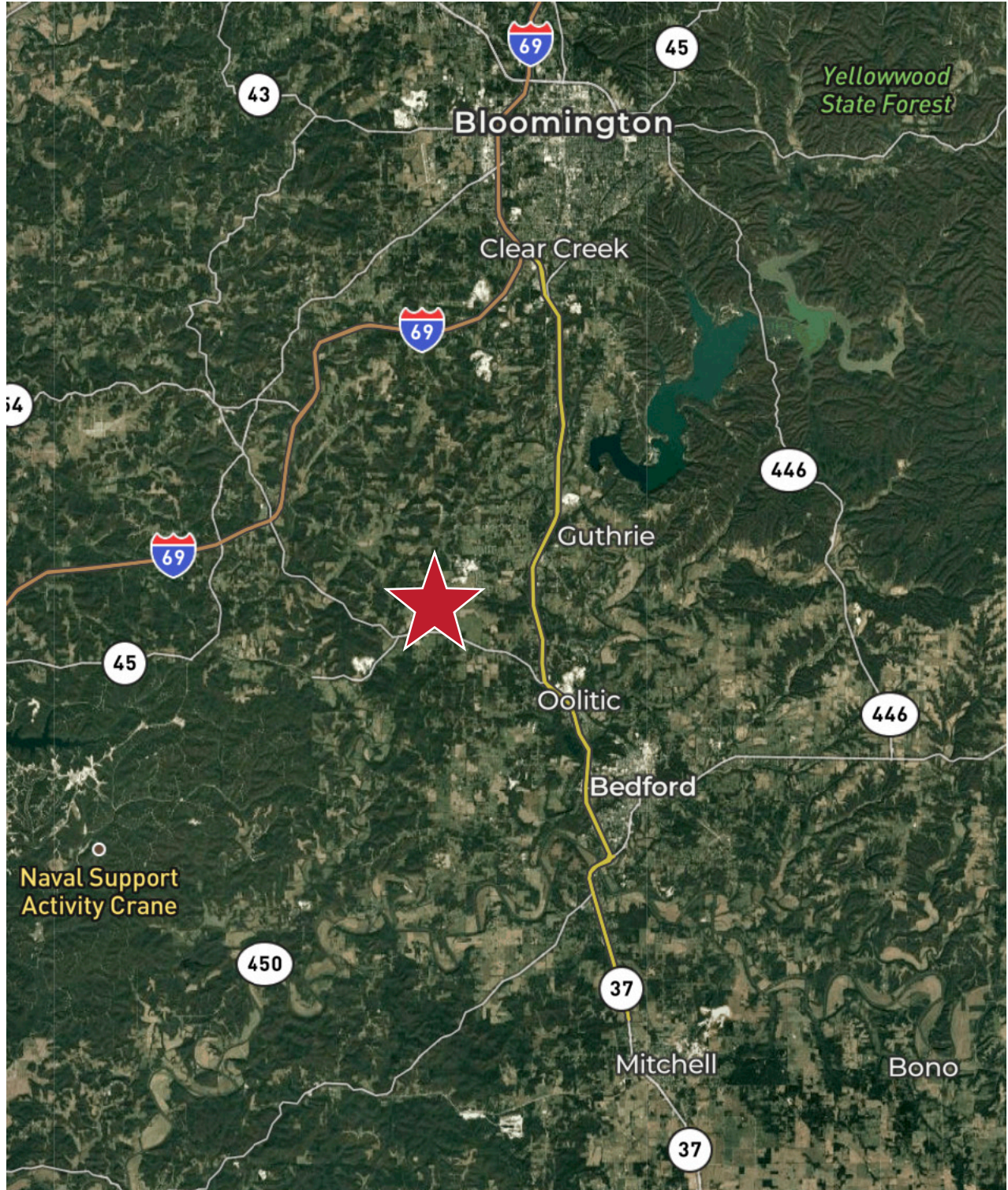
Jimmie Dean Coffey | 812.360.6005 | jcoffey@unitedcountryin.com

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

Estate of Jack Armstrong
913 Springville Judah Rd.
Springville, In 47462
Legal Description

Sec 22 Twp 6 R2 W 11.58 A Ne Cor Ne Ne, Sec 23 Twp 6 R2 W 1.32 A Nw Nw, Sec 14 Twp 6 R2 W .50 A S Cent Pt, Sec 15 Twp 6 R 2 W .30 A Se Cor Se Se

- The property will be offered at Public "Online - Internet Auction", ending August 13, 2025 @ 6 pm ET
- The property will be sold subject to seller's confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **11%** buyer's premium will be added to the final bid and charged to the buyer, the final bid plus the 11% Buyer's premium will establish the final sales price.
- **A down payment of \$5,000.00** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to **John Bethell Title Co.** The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before **September 15, 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. 2626S. Walnut Street Bloomington, IN. 47401**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before **September 15, 2025**
- 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 are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only

VIEWING INSTRUCTIONS: By Appointment

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

For questions call or text Cody Coffey (812) 360-8383 or at United Country Coffey Realty & Auction (812) 822-3200 office.

I do hereby agree to these Auction Terms & Conditions.

Bidder

Bidder

PROPERTY

INFORMATION

Peaceful Country Living on 14± Acres – Springville, IN Auction

Escape to the rolling hills of Lawrence County with this charming 14± acre farmstead located in Perry Township, just minutes from Springville, Indiana. This serene property offers a 1-bedroom, 1-bath site-built home, multiple outbuildings including a barn, and gently rolling terrain—ideal for a hobby farm, homestead, or weekend getaway.

Enjoy the quiet of a rural setting while staying close to amenities in Bedford and Bloomington. With frontage on a peaceful country road and proximity to Spring Mill State Park and Lake Monroe, this property combines privacy, potential, and convenience.

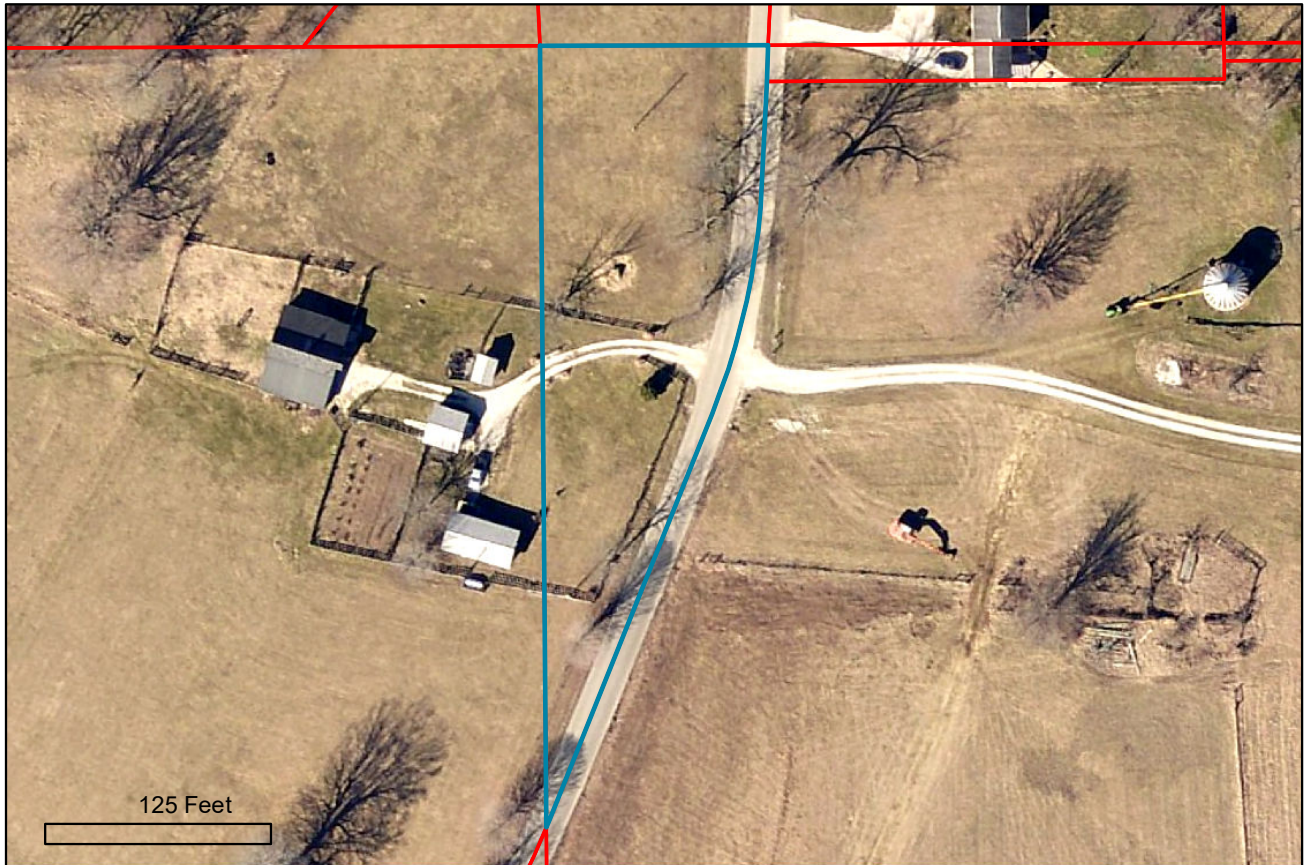
Property Features:

- 14± scenic acres in Perry Township
- One-story home with 1 bed, 1 bath
- Barn and functional outbuildings
- Country road frontage near Springville
- Room for livestock, gardening, or recreation
- Located within the Needmore and Bedford-North Lawrence school districts and just a short drive to local parks, this is your chance to create your dream rural lifestyle.

COUNTY PROPERTY INFORMATION

Lawrence County, IN

SPRINGVILLE JUDAH RD, SPRINGVILLE, IN 47462
47-04-23-200-001.000-007



Parcel Information

Parcel Number: 47-04-23-200-001.000-007

Alt Parcel Number: 06 000083 00 P23

Property Address: SPRINGVILLE JUDAH RD
SPRINGVILLE, IN 47462

Neighborhood: PERRY #1

Property Class: Vacant Land

Owner Name: Armstrong, Jack & Alice

Owner Address: 913 Springville Judah RD
SPRINGVILLE, IN 47462

Legal Description: SEC 23 TWP 6 R2W 1.32A NW NW

Taxing District

Township: PERRY TOWNSHIP

Corporation: North Lawrence Community Schools

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
6	1.32	

COUNTY PROPERTY INFORMATION

47-04-14-300-024.000-007

General Information

Parcel Number
47-04-14-300-024.000-007
Local Parcel Number
06 000084 00 P14

Tax ID:

Routing Number
24

Property Class 100
Vacant Land

Year: 2024

Location Information

County
Lawrence

Township
PERRY TOWNSHIP

District 007 (Local 007)
PERRY TOWNSHIP

School Corp 5075
NORTH LAWRENCE COMMUNITY

Neighborhood 9601-007
PERRY #1

Section/Plat
14

Location Address (1)
SPRINGVILLE JUDAH RD
SPRINGVILLE, IN 47462

Zoning

Subdivision

Lot

Market Model
9601-007 - Vacant

Characteristics

Topography
Flood Hazard
Level ☐

Public Utilities
Water, Electricity ☐ ERA

Streets or Roads
Paved ☐ TIF

Neighborhood Life Cycle Stage
Static
Wednesday, September 11, 2024
Printed

Review Group 2023

Armstrong, Jack & Alice

Ownership

Armstrong, Jack & Alice
913 Springville Judah RD
SPRINGVILLE, IN 47462

SPRINGVILLE JUDAH RD
100, Vacant Land
Date
01/01/1900
Owner
Armstrong, Jack & Alic

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price VI
WD
/

Legal

SEC 14 TWP 6 R2W .50A S CENT PT

Agricultural

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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
07/02/2024	As Of Date	07/02/2024	08/08/2023	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"/>
\$200	Land	\$200	\$200	\$200	\$100	\$100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$200	Land Non Res (2)	\$200	\$200	\$200	\$100	\$100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$200	Total	\$200	\$200	\$200	\$100	\$100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$200	Total Non Res (2)	\$200	\$200	\$200	\$100	\$100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Method	Soil ID	Act. Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value		
6	A	HO	0	0.5000	1.06	\$2,280	\$2,417	\$1,209	-80%	1.0000	0.00	100.00	0.00	\$240

PERRY #1 /960 1/2

Notes

5/30/2024 001: 24/25 REASMT NO CHANGES
5/30/24 EE
3/23/2020 002: 2021 REASMT NO CHG. AW
1/1/1900 001: 16/17 REASSESSMENT NO
CHANGES 10/14/15 AAC

Land Computations

Calculated Acreage	0.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	0.50
Farmland Value	\$240
Measured Acreage	0.50
Avg Farmland Value/Acre	480
Value of Farmland	\$240
Classified Total	\$0
Farm / Classified Value	\$200
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$200
CAP 2 Value	\$200
CAP 3 Value	\$0
Total Value	\$200

COUNTY PROPERTY INFORMATION

47-04-15-400-030.000-007

General Information

Parcel Number
47-04-15-400-030.000-007
Local Parcel Number
06 000082 00 P15

Tax ID:

Routing Number
30

Property Class 100
Vacant Land

Year: 2024

Location Information

County
Lawrence

Township
PERRY TOWNSHIP

District 007 (Local 007)
PERRY TOWNSHIP

School Corp 5075
NORTH LAWRENCE COMMUNITY

Neighborhood 9601-007
PERRY #1

Section/Plat
15

Location Address (1)
SPENCER PIKE RD
SPRINGVILLE, IN 47462

Zoning

Subdivision

Lot

Market Model
9601-007 - Vacant

Characteristics

Topography
Flood Hazard
Level ☐

Public Utilities
Water, Electricity ☐ ERA

Streets or Roads
Paved ☐ TIF

Neighborhood Life Cycle Stage
Static
Wednesday, September 11, 2024
Printed

Review Group 2023

Armstrong, Jack & Alice

Ownership

Armstrong, Jack & Alice
913 Springville Judah RD
SPRINGVILLE, IN 47462

Date
01/01/1900
Owner
Armstrong, Jack & Alic

SPENCER PIKE RD

100, Vacant Land

PERRY #1 /960 1/2

Notes

6/7/2024 001: 24/25 REASMT NO CHANGES 6/7/24 EE
3/23/2020 002: 2021 REASMT NO CHG, AW
1/1/1900 001: 16/17 REASMT NO CHANGES 11-10-15 CW

Legal

SEC 15 TWP 6 R 2W .30A SE COR SE SE

Agricultural

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

2024	2024	2024	2023	2022	2021	2020
Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year
Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change
As Of Date	As Of Date	As Of Date	As Of Date	As Of Date	As Of Date	As Of Date
Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method
Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor
Notice Required	Notice Required	Notice Required	Notice Required	Notice Required	Notice Required	Notice Required
Land	Land	Land	Land	Land	Land	Land
Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)
Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)
Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
Improvement	Improvement	Improvement	Improvement	Improvement	Improvement	Improvement
Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)
Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)
Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)
Total	Total	Total	Total	Total	Total	Total
Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)
Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)
Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Type d	Soil ID	Act. Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value		
6	A	HO	0	0.3000	1.06	\$2,280	\$2,417	\$725	-80%	1.0000	0.00	100.00	0.00	\$150

Land Computations

Calculated Acreage	0.30
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.30
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	0.30
Farmland Value	\$150
Measured Acreage	0.30
Avg Farmland Value/Acre	500
Value of Farmland	\$150
Classified Total	\$0
Farm / Classified Value	\$200
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$200
CAP 2 Value	\$200
CAP 3 Value	\$0
Total Value	\$200

Data Source External Only

Collector 03/29/2024

KMJV

Appraiser 04/22/2024

KR

LAWRENCE COUNTY

INFORMATION

Location & Accessibility

Lawrence County is located in south-central Indiana, approximately:

- 75 miles south of Indianapolis
- 35 miles south of Bloomington (Indiana University)

Key highways: US-50, State Road 37, and State Road 58, providing strong regional access to I-69 and I-65 corridors.

Character & Setting

Known as the "Limestone Capital of the World," Lawrence County is rich in history and natural beauty, featuring:

- Rolling hills, hardwood forests, and scenic byways
- Limestone quarries and architectural landmarks
- Outdoor recreation, farmland, and rural charm

Primary cities and towns include:

- Bedford (county seat)
- Mitchell
- Oolitic
- Numerous rural communities and homesteads

Demographics & Economy

Population (2023 est.)

Approx. 45,000 residents

Stable rural population with modest growth and increasing interest in lifestyle and recreational properties

Economy

Historically rooted in limestone and manufacturing

Growing sectors: healthcare, education, government, tourism, and small business

Proximity to Bloomington offers access to major employers like IU Health, NSWC Crane, and Cook Medical

Employment

Median household income: \$56,000+

Cost of living below national average

Active workforce across trades, services, and agriculture

Real Estate Market Overview

Mix of historic homes, updated ranch-style, modular/manufactured homes, and new construction

Desirable areas: rural acreage near Springville, Indian Creek Township, and Bedford outskirts

LAWRENCE COUNTY

INFORMATION

Land & Rural Property

Strong interest in:

- Small farms & hobby farms
- Recreational tracts (hunting, ATV, camping)
- Buildable lots with utilities
- Timberland and pasture ground

Investment

Bedford and Mitchell offer small multifamily and commercial opportunities

Short-term and long-term rentals are increasingly popular due to proximity to IU and tourist destinations

Education

Served by three public school districts:

- North Lawrence Community Schools
- Mitchell Community Schools
- Springville Community Academy (charter)
- Multiple early childhood programs and private school options

Nearby higher education:

Indiana University – Bloomington

Ivy Tech – Bedford/Bloomington campus

Recreation & Attractions

- Hoosier National Forest access
- Spring Mill State Park: caves, hiking, gristmill, Pioneer Village
- Blue Springs Caverns: underground boat tours
- Lawrence County Recreational Park: ATV & off-road trails
- Scenic roads ideal for cycling and nature lovers

County Services & Governance

County seat: Bedford, IN

Governed by a Board of Commissioners and County Council

Local services: Sheriff's Department, EMS, fire & rescue, solid waste district, local planning & zoning board

Infrastructure & Utilities

- Rural properties typically served by:
- Eastern Heights or South Lawrence Water Corp.
- Jackson County REMC or Duke Energy
- Septic systems and propane
- Fiber internet is expanding via providers like Smithville and RTC

LAWRENCE COUNTY

INFORMATION

Shopping, Dining & Healthcare

Major retailers: Walmart, Rural King, Tractor Supply

Healthcare:

IU Health Bedford Hospital

Urgent care, dental, and specialty providers

Local shops, farmers markets, and seasonal events throughout the year

Why Buyers Choose Lawrence County

Affordable acreage and homes

Proximity to urban conveniences without the congestion

Tight-knit community with small-town values

Variety of property types: recreational, investment, family, and retirement

Ideal for buyers seeking lifestyle change, weekend retreat, or long-term investment

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
Estate of Jack Armstrong 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: 913 Springville Judah Rd.
in the City of Springville, County of Lawrence, and State of Indiana

Legally described as: Sec 22 Twp 6 R2 W 11.58 A Ne Cor Ne Ne, Sec 23 Twp 6 R2 W 1.32 A Nw
Nw, Sec 14 Twp 6 R2 W .50 A S Cent Pt, Sec 15 Twp 6 R 2 W .30 A Se Cor Se Se

Buyer herewith agrees to deposit with John Bethell 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 _____ and shall take place at the office of John Bethell
Title Co., Bloomington, Indiana

The buyer will pay the closing fee.

The byer 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 _____

Printed Time: _____

Seller Date _____

Printed Time: _____

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

PROMISSORY NOTE

**913 Springville Judah Rd.
Springville, Lawrence County, Indiana**

\$ 5,000.00
Amount

Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
John Bethell Title Company, Inc.
2626 S. Walnut St.
Bloomington, Indiana 47403

The Sum of Five Thousand and 00/100 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.

_____, 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: 913 Springville Judah Rd. Springville, IN 47462

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