

INVESTMENT PROPERTY BLOOMFIELD, IN

Online Auction: **OCT 15 - 6 PM**

STOP BY TO TAKE A LOOK AT THE PROPERTY

PROPERTY LOCATION:
148 N SEMINARY STREET
BLOOMFIELD, INDIANA

PREVIEW:
OCTOBER 4 | 10:00 AM

ROB MCCONNELL
812-821-7883

SELLER: SUITER
LIC. # - AU01049934



**Coffey Realty
& Auction**

for more information

UnitedCountryIN.com

812.822.3200

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**Auction
Manager**

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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

David Val Suiter Real Estate Auction
148 N. Seminary Street
Bloomfield, Indiana 47424
Legal Description
025-00204-00 G.H. HENDRENS LOT 9

- The property will be offered at Public "Online - Internet Auction", ending October 15, 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)
 - All pre-auction offers must comply with the Auction Terms and Conditions
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyer's Premium:
 - A 12% Buyers Premium will be added to the high bid to determine the total contract price, with a minimum of \$5,000, whichever is greater.
- A \$5,000 non-refundable down payment is required from the winning bidder via wire transfer within 24 hours of acceptance. Funds will be paid to and held by John Bethell Title Company.
- **The down payment described above** 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 **November 25, 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.
 - Buyer will pay a \$300.00 Broker Transaction fee at closing.
 - Closing will be held on or before **November 25, 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 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: UnitedCountryIN.com - Internet **Only**

VIEWING INSTRUCTIONS: Monday, September 29, 2025 – 6:00pm EDT and Saturday, October 4 – 10:00am EDT and 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

Bidder

PROPERTY

INFORMATION

Bloomfield, IN Real Estate Auction – Two Homes & Contents on One Lot

This unique property in Bloomfield, Indiana offers two dwellings on a quiet dead-end street with rolling topography and paved access. All public utilities are available, making it an excellent investment or renovation opportunity.

Main Home: Built in 1927, this one-story frame home offers 974 sq. ft. with 3 bedrooms, 1 full bath, and a cozy living room.

Secondary Dwelling: Built in 1945, this 360 sq. ft. structure includes a full bathroom, bed area, living/living space, and kitchenette — perfect as a guest house, in-law suite, or rental potential.

Lot Size: 0.18± acres with city utilities.

Additional Structures: Garage/shed included.

Contents Included: All personal property remaining inside both houses, garage/shed, apartment, and porches/decks will sell with the real estate as a complete package. This property provides endless possibilities for a homeowner, investor, or renovator looking to maximize value in a charming small-town setting.

COUNTY PROPERTY INFORMATION

28-08-23-332-018.000-025

General Information

Parcel Number
28-08-23-332-018.000-025
Parent Parcel Number
0250020400

Tax ID:

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year:

Location Information

County
Greene

Township
RICHLAND TOWNSHIP

District 025 (Local)

School Corp
BLOOMFIELD SCHOOL DISTRICT
Neighborhood 2516-025
GENERAL ADDITION

Section/Plat

Location Address
148 N SEMINARY ST
BLOOMFIELD, IN 47424

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography
Rolling

Public Utilities

All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
NA

Printed Wednesday, July 23, 2025

Suiter, David rem int & Charles Roger Co

Ownership

Suiter, David rem int & Charles Roger Cowell LE
1306 Eaglewood Dr
VIRGINIA BEACH, VA 23454

148 N SEMINARY ST

510, 1 Family Dwell - Platted Lot

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
04/29/2008	Suiter, David rem in	0800001830			\$00
01/01/1900	COWELL, CHARLES ROGE				\$00

Legal

025-00204-00 G.H. HENDRENS LOT
9

RESIDENTIAL

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

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/27/2025	07/01/2024	06/30/2023	07/05/2022	06/30/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					

Land	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400
Land Res(1)	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$65,200	\$51,200	\$51,200	\$52,800	\$48,600
Imp Res(1)	\$64,700	\$51,200	\$50,700	\$32,700	\$29,900
Imp Non Res(2)	\$500	\$500	\$500	\$18,300	\$16,900
Imp Non Res(3)	\$00	\$00	\$00	\$1,800	\$1,800
Total	\$69,600	\$56,100	\$55,600	\$57,200	\$53,000
Total Res(1)	\$69,100	\$55,600	\$55,100	\$37,100	\$34,300
Total Non Res(2)	\$500	\$500	\$500	\$18,300	\$16,900
Total Non Res(3)	\$00	\$00	\$00	\$1,800	\$1,800

Land Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Intfl%	Res Markt	Value
F		50	50X155			\$87	\$4,350		Factor	\$4,350

Land Computations	0.18
Calculated Acreage	0.18
Actual Frontage	

Developer Discount	☐
Parcel Acreage	0.18

81 Legal Drain NV

82 Public Roads NV

83 UT Towers NV

9 Homeste

91/92 Acres

Total Acres Framland

Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Value Of Farmland

Calssified 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

GENERAL ADDITION/

2516-025

1/3

Notes

Data Source

Collector

Appraiser

LAWRENCE COUNTY

INFORMATION

Location & Accessibility

Greene County is located in southwestern Indiana, approximately:

- 70 miles southwest of Indianapolis
- 30 miles west of Bloomington (Indiana University)
- 20 miles east of Terre Haute

Key highways: I-69 runs along the eastern portion of the county, connecting to Bloomington and Indianapolis. US-231 and State Roads 45, 54, and 67 provide strong regional access.

Character & Setting

Greene County is known for its rural landscapes, small-town communities, and connection to NSWC Crane Naval Base, one of the largest employers in southern Indiana.

Features include:

Rolling farmland, forests, and reclaimed coal mining land
Abundant wildlife, hunting, and outdoor recreation
Small, close-knit towns and family farms

Primary cities and towns include:

- Bloomfield (county seat)
- Linton
- Jasonville
- Worthington
- Numerous rural communities and homesteads

Demographics & Economy

Population (2023 est.): Approx. 30,000 residents

A predominantly rural population with stable demographics and appeal to those seeking affordable acreage or recreational properties.

Economy:

- Historically rooted in coal mining and agriculture
- Today, NSWC Crane drives defense and technology-related employment
- Healthcare, small business, manufacturing, and logistics are additional sectors
- Commuter access to Bloomington provides opportunities in education, healthcare, and advanced manufacturing

LAWRENCE COUNTY

INFORMATION

Employment & Income:

- Median household income: ~\$55,000
- Cost of living remains below national average
- Workforce engaged in trades, healthcare, agriculture, and federal/defense jobs

Real Estate Market Overview

- Greene County offers a diverse mix of real estate:
- Ranch-style and modular homes
- Historic homes in towns such as Bloomfield and Linton
- New construction tied to I-69 growth corridor

Desirable areas:

- Acreage near Solsberry and Bloomfield
- Recreational land near Crane and along White River
- Properties with easy access to I-69 for commuters

Land & Rural Property

Strong demand for:

- Hunting & recreational tracts (timber, camping, ATV)
- Hobby farms & small agricultural operations
- Timberland and pasture ground
- Buildable lots with utilities, especially near I-69 interchanges

Investment

Affordable housing and land create opportunity for long-term investment

Linton and Bloomfield support small multifamily and commercial opportunities

Rentals benefit from demand from Crane contractors, commuters to Bloomington, and traveling professionals

Education

Public School Districts:

- Eastern Greene Schools
- Bloomfield School District
- White River Valley Schools
- Linton-Stockton Schools
- Shakamak Schools

Nearby higher education:

- Indiana University – Bloomington
- Ivy Tech – Bloomington & Terre Haute campuses

LAWRENCE COUNTY

INFORMATION

Recreation & Attractions

- Goose Pond Fish & Wildlife Area – 9,000+ acres of wetlands, birdwatching, hunting, and fishing
- Greene-Sullivan State Forest – lakes, camping, hiking, and hunting
- Shakamak State Park – three lakes, camping, trails, and family recreation
- Sculpture Trails Outdoor Museum in Solsberry
- White River access for canoeing, kayaking, and fishing

County Services & Governance

- County seat: Bloomfield, IN
- Governed by a Board of Commissioners and County Council
- Local services include Sheriff's Department, EMS, volunteer fire departments, planning & zoning board, and solid waste district
- Infrastructure & Utilities
- Rural properties typically served by:
 - Eastern Heights, Utilities District of Western Indiana REMC, or regional water companies
 - Utilities: Duke Energy, UDWI REMC, propane, and septic
 - Broadband internet is expanding with Smithville Fiber and RTC Communications
- Shopping, Dining & Healthcare
- Local shops, grocery stores, and restaurants in Bloomfield, Linton, and Worthington
- Major retailers available in nearby Bloomington and Terre Haute
- Healthcare: Greene County General Hospital (Linton) and nearby IU Health (Bloomington) and Union Hospital (Terre Haute)

Why Buyers Choose Greene County

- Affordable land and homes compared to neighboring Monroe County
- Proximity to Crane Naval Base and Bloomington/Indiana University
- Recreational opportunities (hunting, fishing, state parks, wetlands)
- Quiet rural lifestyle with strong community values
- Suitable for buyers seeking acreage, investment, or second homes

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 15 day of October 2025, by and between
David Val Suiter 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: 148 N. Seminary Street Bloomfield, In. 47424
in the City of Bloomfield, County of Greene, and State of Indiana

Legally described as: **025-00204-00 G.H. HENDRENS LOT 9**

Buyer herewith agrees to deposit with John Bethel Title Co., \$5,000. 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 November 25, 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 \$300.00 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 12% Buyer's Premium \$ _____ .00 (See Addendum per Calculation)
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: October 16, 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 _____
David Val Suiter Time: _____
Printed

Seller Date _____

Printed Time: _____

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

PROMISSORY NOTE

**148 N.Seminary St.
Bloomfield, 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

(\$5,000.), 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



**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: 148 N. Seminary Street Bloomfield, In. 47424

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