

COUNTRY HOME ON 7± ACRES BIDDING ENDS: AUGUST 5 - 2PM

5800 W. May Rd., Bloomington, Indiana, 47403

PREVIEW DATES :

Sunday, July 12 at 3:00 PM ET

Monday, July 20 at 4:00 PM ET



 **United
Country
Real Estate**

**Coffey Realty
& Auction**

For More Information
812-822-3200 • UnitedCountryIN.com

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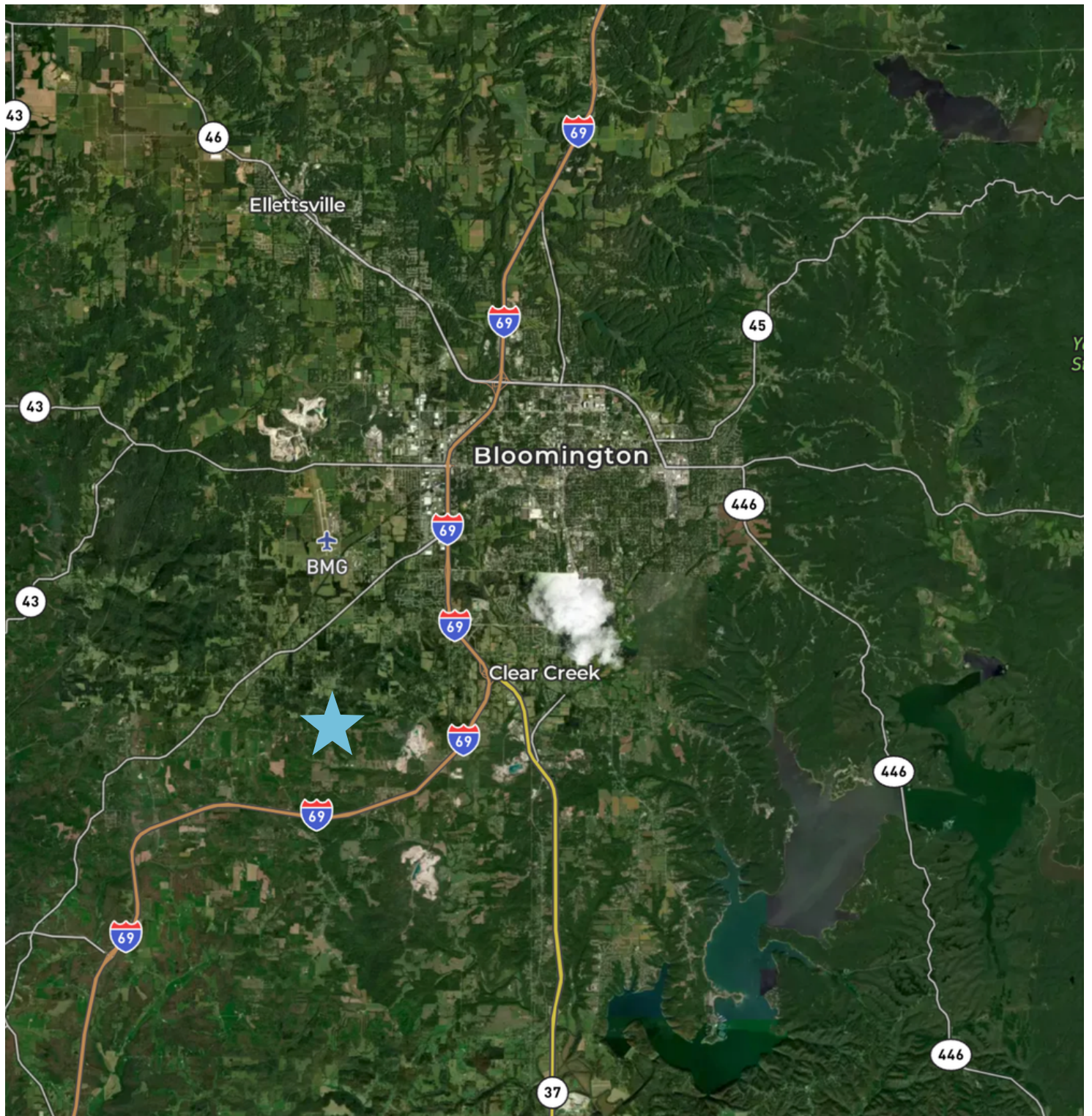


**Auction
Manager**

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



TRACT MAP





**Coffey Realty
& Auction**

TERMS & CONDITIONS OF THE AUCTION

Property Address

Monroe County & Van Buren Township:

Legal Description: 5800 W. May Rd. Bloomington, IN 47401

Sellers

Pt Sw Sw 26 8 2 W 7.00 A

Bidding Ends Before Estate of Fisher Simpson

Closing Company August 5, 2026

: August 28, 2026

: John Bethell Title

1. BIDDING METHOD

This property is offered via Online Only bidding. The Sellers reserve the right to accept, reject, or

2. SOFT-CLOSE EXTENDED BIDDING

This auction features a Soft-Close. If a bid is placed within the final three (3) minutes of the scheduled closing time, the bidding period will automatically extend an additional three (3) minutes. This process will continue until no bids are received during an extension period. The Auction Company's

3. PROPERTY OFFERING

determination of the winning bid shall be final.

"The property will be conveyed pursuant to the existing legal descriptions as contained in the current deed and public record, and no survey shall be provided by Seller. Buyer acknowledges that any survey

4. BUYER'S PREMIUM

desired shall be at Buyer's sole expense."

A Buyer's Premium of Eleven Percent (11%) will be added to the final accepted bid to determine the

5. CONTRACT EXECUTION

Contract Purchase Price.

The successful bidder shall execute the Real Estate Purchase Agreement immediately upon acceptance and deliver a non-refundable down payment deposit of \$15,000 within twenty-four (24) hours of Seller

6. DOWN PAYMENT

acceptance. The down payment deposit shall be held by John Bethell Title Company and applied toward the purchase

7. CLOSING

price at closing. If Buyer defaults, earnest money shall be retained by Seller as liquidated damages.

Closing shall occur on or before August 28, 2026. Seller shall convey marketable title by General Warranty Deed unless otherwise agreed in writing. Taxes shall be prorated to date of closing pursuant to Indiana

8. BROKER TRANSACTION FEE

~~Condition~~ In addition to the Buyer's Premium, a \$300 Broker Transaction Fee shall be paid by Buyer at closing and a \$300 Broker Transaction Fee shall be paid by Seller at closing. This fee is separate from and in addition to any commissions or Buyer's Premium and shall be reflected on the Closing Disclosure.



**Coffey Realty
& Auction**

TERMS & CONDITIONS OF THE AUCTION

9. PROPERTY CONDITION

The property is sold AS-IS, WHERE-IS, WITH ALL FAULTS. No warranties or representations are made by

10. INSPECTIONS

Seller or Real Estate / Auction Company.

Buyers are encouraged to conduct any desired inspections prior to bidding. By bidding, Buyer

11. AGENCY DISCLOSURE

acknowledges adequate opportunity to inspect.

United Country Coffey Realty & Auction represents the Seller in this transaction pursuant to Indiana Code

12. DEFAULT

If Buyer fails to close, earnest money shall be forfeited and Seller may pursue all legal remedies available 25-34.1.

13. LEGAL DISCLAIMER

All information presented herein is not guaranteed. Announcements made prior to the bidding process take precedence over printed materials.

By signing below, Bidder acknowledges that they have read, understand, and agree to all Terms & Conditions of this bidding process.

Bidder Signature: _____

PROPERTY INFORMATION

Bloomington-area acreage properties with this combination of views, privacy, recreation, and convenience are increasingly difficult to find. Situated on approximately 7 acres just west of Bloomington, this Southern-facing country property offers scenic vista views, wooded acreage, fenced pasture, a barn, and a spacious home surrounded by the natural beauty of Southern Indiana. Perched on one of the higher elevations in Monroe County, the property provides beautiful long-range views and stunning seasonal scenery, especially during the fall and winter months. Nature lovers will appreciate the diverse landscape featuring hardwoods, cedar trees, fruit and nut trees, flowering trees, brambles, wildlife habitat, and excellent opportunities for outdoor recreation. Established trails traverse portions of the property, creating easy access for hiking, exploring, hunting, and enjoying the outdoors.

The property includes a 4-bedroom, 2-bath home with over 2,100 square feet of finished living space plus a full walkout basement. Large front windows capture the surrounding views, while abundant storage space throughout the home provides practical everyday living. The spacious attached two-car garage includes additional workspace and a floored attic for storage.

The main level offers two bedrooms, a full bath, hardwood flooring in the entry and kitchen, wood cabinetry, and a comfortable eat-in kitchen. Upstairs features two additional bedrooms, a second full bath, and extensive closet and storage space. The lower level includes a wood-burning stove, walkout access, laundry area, and substantial unfinished space ready for storage, workshop use, or future customization.

Outdoor improvements make this property particularly appealing for hobby farming, livestock, horses, 4-H projects, or self-sufficient country living. The barn features a tack room, hay loft, stall area, baby pen, chicken coop, and additional holding areas. A multi-acre fenced pasture offers ample room for animals and agricultural pursuits.

Important updates include a newer asphalt roof, metal barn roof, chimney rebuild, updated water service line from the road, and tear out and waterproof of basement, all completed approximately in 2018 and HVAC system with heat pump updated in 2021. Additional features include city water service, septic system, water service to the barn, ceiling fans throughout, Smithville fiber optic internet availability, and paved road access. Home is all electric.

Conveniently located approximately 15 minutes from Bloomington shopping, dining, Indiana University, and downtown amenities, the property also offers easy access to I-69 and is approximately 35 minutes from Naval Surface Warfare Center Crane. Leonard Springs Park, the Bloomington Rail Trail system, and numerous recreational opportunities are all nearby. Whether you're searching for a country home, hobby farm, recreational property, homestead opportunity, or simply a private place to enjoy the beauty of Southern Indiana, this unique Monroe County property deserves your attention.

PROPERTY INFORMATION

Open Houses:

- July 12, 2026 at 3:00 PM ET
- July 20, 2026 at 4:00 PM ET

Competitive online bidding closes August 5, 2026 at 2:00 PM Eastern Time.
Property sells As-Is. See complete terms and conditions for details.

 Private tours available by calling (812) 822-3200

PROPERTY HIGHLIGHTS

- Approximately 7 Acres
- 4 Bedrooms | 2 Bathrooms
- Over 2,100 Finished Sq. Ft.
- Full Walkout Basement
- Attached 2-Car Garage
- Barn with Tack Room & Hay Loft
- Fenced Pasture
- Established Trails Through Property
- Scenic Vista Views
- Hardwoods, Cedar, Fruit & Nut Trees
- Hunting & Wildlife Opportunities
- Natural Shooting Berm
- Smithville Fiber Optic Internet
- City Water & Septic
- Water Service to Barn
- Newer Roofs, HVAC & Water Line (circa 2018)
- Approximately 15 Minutes to Bloomington
- Approximately 35 Minutes to Crane
- Near Leonard Springs Park & Rail Trail Access

UTILITIES:

UDWI/REMC Electric

Van Buren Water + Firestation nearby

Smithville Fiber Optic - Phone + Internet

MLS SHEET



Residential Agent Full Detail Report



Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 8

DOM 8

Auction Yes

MLS #	202624708	5800 W May Road	Bloomington	IN 47403	LP \$256,789
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Area	MonroeCounty	Parcel ID	53-09-26-300-002.000-015	Type	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrms	4	F Baths	2
Township	Van Buren	Style	One and Half Story	REO	No	Short Sale	No
School District	Monroe County CommunitySchoolCorp.			Elem	Clear Creek		
Intermediate		JrH	Batchelor	SrH	Bloomington South		
Legal Description	PT SW SW 26-8-2W7.00A						
Directions to Property	FromRockportRd.turnontoMayRd.Propertyisontherightside of the road.						

In s i d e C i t y L i m i t s C i t y Z o n i n g C o u n t y Z o n i n g Z o n i n g D e s

RemarksBloomington-area country property on approximately 7 acres featuring a 4-bedroom, 2-bath home, attached 2-car garage, full walkout basement, fenced pasture, barn, and scenic vista views. Property offers established trails, mature hardwoods, fruit and nut trees, wildlife habitat, and excellent recreational opportunities. Smithville Fiber Internet available. Conveniently located approximately 15 minutes from Bloomington and 35 minutes from Crane. Open Houses June 29 at 4 PM and July 12 at 3 PM. Competitive online bidding ends August 5, 2026 at 2:00 PM ET. Property sells As-Is. See auction website for complete terms and details LIST PRICE IS A SUGGESTED OPENING BID OR PLACEHOLDER VALUE ONLY FOR SEARCH PURPOSES. THE FINAL SALES PRICE WILL BE DETERMINED BY ONLINE BIDS. LIST PRICE IS NOT THE SELLER'S ASKING PRICE, RESERVE PRICE, OR AN INDICATION OF MARKET VALUE. PROPERTY SELLS SUBJECT TO SELLER CONFIRMATION AND TERMS OF THE BIDDING.

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	7.0000 / 304,920 / 7a	Lot Desc	6-9.999
Above Gd Fin SqFt	2,128	Above Gd Unfin SqFt	0	Ttl Below Gd SqFt	1,064
Age40	New Const	No	Date Complete	Ext	Brick,Vinyl
Room Dimensions		Baths	Full Half 0	Water	Public
RM DIM	LVL	Main	Bl- 0	Well	
LR	15x16	M	Upper B-Bldg	Sewer	Septic
DR	11x9	M	G Laundry	Fuel /	Gas
FR	x		Rm Laundry	Heating	
KT	11x9	M	L/W	Cooling	CentralAir
BK	x				
DN	x				
1B	11x13	M			
2B	11x11	M			
3B	15 x 13	U	Garage	2.0 / Attached	/ 24x26 / 624.00 Pool
4B	15x12	U	Outbuilding	1None	x
5B	x		Outbuilding 2		x
RR	x		Assn Dues	Frequency	Not Applicable
LF	x		Other	Fees	
EX	x		Restrictions		

Water	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake Type
Auctioneer Name	Cody Coffey	Lic	AU12500011
Financing: Existing		Auction Date	8/5/2026
Annual	\$4,011.70	Exemptions	
Possession	at closing	Year Taxes Payable	2026
List Office	United Country Coffey Realty & Auction - Offc:	List Agent	Cody Coffey
Agent E-mail	cody.coffey@homefinder.org	List Agent - User Code	BL383060700
Co-List Office		Co-List Agent	
Showing			
List Date	6/23/2026	Start Showing Date	
Seller Concessions Offer Y/N		Exp Date	9/4/2026
Contract Type	Exclusive Right to Sell	Owner/Seller a Real Estate	No
Virtual	Unbranded Virtual Tour	Lockbox	Mechanical/Combo
Pending Date		Lockbox Location	Front
Ttl Concessions Paid		Selling Price	
Sell Office		Sold/Concession	
Co-Sell	Office	Sell Agent	
Presented by:	CodyCoffey	Co-Sell Agent	
/ UnitedCountryCoffey Realty & Auction - Offc: 812-822-3200			
Informationisdeemedreliablebutnotguaranteed.PropertiesmaynotbelistedbytheAgent/Officepresenting this report. Report may not contain all available data.			

COUNTY PROPERTY INFORMATION

53-09-26-300-002.000-015

General Information

Parcel Number
53-09-26-300-002.000-015

Local Parcel Number
016-15880-01

Tax ID:

Routing Number
26.01 -0011.000

Property Class 419
Other Commercial Housing

Year: 2026

Location Information

County
Monroe

Township
VAN BUREN TOWNSHIP

District 015 (Local 015)
VAN BUREN TOWNSHIP

School Corp 5740
MONROE COUNTY COMMUNITY

Neighborhood 53015018-015
May Road - A

Section/Plat
Location Address (1)
5800 W May RD
Bloomington, IN 47403-8841

Zoning

Subdivision

Lot

Market Model
419 - Other Commercial Housing

Characteristics

Topography
Level

Flood Hazard
ERA

Public Utilities
Water, Electricity

TIF

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Other
Wednesday, April22, 2026

Printed
Review Group 2024

SIMPSON, CEBER T

Ownership

SIMPSON, CEBER T
PO BOX 33
STANFORD, IN 47463

Legal

PT SW SW 26-8-2W7.00A

5800 W May RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	Vol
05/02/2007	SIMPSON, CEBERT	WD		/			
01/01/1900	HUESTON, WOODRO	0	MI	1900/34607			
01/01/1900	UNKNOWN	WD		/			

419, Other Commercial Housing

Commercial

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

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/08/2026	04/12/2025	04/12/2024	04/06/2023	04/08/2022
Valuation Method	Indiana Cost Mod	Other (external)	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land Land Res (1)	\$80,000	\$64,000	\$64,000	\$64,000	\$70,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$80,000	\$64,000	\$64,000	\$40,000	\$40,000
Improvement	\$0	\$0	\$0	\$24,000	\$30,000
Imp Res (1)	\$251,600	\$206,600	\$206,600	\$204,500	\$185,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$249,800	\$205,600	\$205,600	\$199,500	\$178,700
Total	\$1,800	\$1,000	\$1,000	\$5,000	\$6,400
Total Res (1)	\$331,600	\$270,600	\$270,600	\$268,500	\$255,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$329,800	\$269,600	\$269,600	\$239,500	\$218,700
	\$1,800	\$1,000	\$1,000	\$29,000	\$36,400

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

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Market Factor	Infl. %	Cap 1	Cap 2	Cap 3	Value	
9	A		0	1.0000	1.00	\$50,000	\$50,000	\$90,000	0%	0.0	100.0	0.0	\$50,000
91	A		0	6.0000	1.00	\$5,000	\$5,000	\$30,000	0%	0	0	0	\$30,000

May Road - A/53015018-015

Notes

3/31/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ

2/10/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SJL

10/22/2024 2025-REVAL: 25/26 - CHANGED NBHD LAND RATE. 10/22/24. MM

10/31/2023 2024--FIELD REVIEW: 2024/2025- CHNGD DIMENSIONS OF CONCP, POLE BARN FROM 12X20 TO 12X24, LEANTO 15X20 TO 15X24. 8/16/2023 JTF/ND 10/31/2023

2/22/2023 2023--TRENDING: 23/24 CHANGES IN NBHD DUE TO TRENDING. 2/22/2023, LBI/AG

2/10/2022 2022--TRENDING: 22/23---CHANGES TO NBHD DUE TO TRENDING. 02/10/22 KS/SJ

2/2/2021 2021--TRENDING: 21/PAY22 TRENDING - CHANGES IN NBHD DUE TO TRENDING. KS/JH 2/2/21

2/7/2020 2020---TRENDING: 2020 TRENDING - CHANGED LAND RATE AND NBHD FACTOR DUE TO TRENDING. ND/JH 2/7/20

9/10/2019 2020-- FIELD REVIEW: 20/PAY21 - CHG'D PCC FROM 511 TO 419. 6/10/19 JF/JH 9/10/19

2/20/2018 2018 TRENDING: 18/19---NBHD FACTOR CHANGE DUE TO TRENDING. 02/20/18 KS/SJ

11/5/2014 2015-REVAL: 15/16 applied mrkt factor on wdkd, changed pool to nv, changed label of detgar

Land Computations

Calculated Acreage 7.00

Actual Frontage 0

Developer Discount ☐

Parcel Acreage 7.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

84 Solar Energy Land 0.00

9 Homesite 1.00

91/92 Acres 6.00

Total Acres Farmland 0.00

Farmland Value \$0

Measured Acreage 0.00

Avg Farmland Value/Acre 0.0

Value of Farmland \$0

Classified Total \$0

Farm / Classified Value \$0

Homesite(s) Value \$50,000

91/92 Value \$30,000

Supp. Page Land Value

CAP 1 Value \$0

CAP 2 Value \$80,000

CAP 3 Value \$0

Total Value \$80,000

Data Source N/A

Collector 08/16/2023 JTF

Appraiser 10/31/2023 ND

COUNTY PROPERTY INFORMATION

53-09-26-300-002.000-015

SIMPSON, CEBER T

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1 1/2

StyleN/A

Finished Area2128 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Patio, Concrete

609

\$4,900

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

2

Living Rooms

0

Dining Rooms

1

Family Rooms

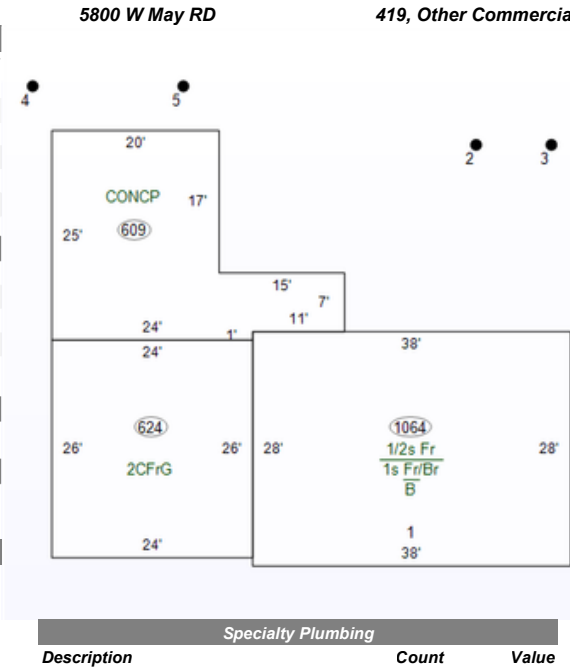
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					Totals
Floor Constr	Base	Finish	Value		
1 92	1064	1064	\$139,000		
2					
3					
4					
1/4					
1/2 1Fr	1064	1064	\$66,100		
3/4					
Attic					
Bsmt	1064	0	\$57,100		
Crawl					
Slab					
Total Base					\$262,200
Adjustments				1 Row Type Adj. x 1.00	\$262,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1064 1/2:1064	\$6,100
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$1,400	\$4,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$272,500
Sub-Total, 1 Units					
Exterior Features (+)				\$4,900	\$277,400
Garages (+) 624 sqft				\$26,800	\$304,200
Quality and Design Factor (Grade)				1.00	
Location Multiplier				0.92	
Replacement Cost					\$279,864

Summary of Improvements																
Description	Story Constr	Height Type	Grade	Year Eff	Eff Co	Base	LCM	Adj	Size	RCN	Norm	Remain.	Abn	PC	Nbhd	Mrkt
1: Single-Family R 01	1	1/21/6 Maso	C	1986 1986	40A		0.92		3,192 sqft	\$279,864	28%	\$201,500	0%	100%	1.2100	1.0000
2: Barn, Pole (T3)	1	T3AW	C	19801980	46F	\$40.75	0.92		12' x 24' x 14'	\$10,797	65%	\$3,780	0%	100%	1.0000	1.0000
3: Lean-To R 01	1	Concrete	C	1980 1980	46F	\$15.40	0.92		15'x24' x 8'	\$5,100	65%	\$1,790	0%	100%	1.0000	1.0000
4: Pool, Above Ground (circu	1	SV	C	1996 1996	30F		0.92		24' Circ		85%		0%	100%	1.0000	1.0000
5: Wood Deck (free standing	1		C	19961996	30A		0.92		144 sqft	\$2,944	24%	\$2,240	0%	100%	1.0000	1.0000

ENGINEER REPORT

POTTER ENGINEERING
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 325-8083
EMAIL- kevinbpotter@gmail.com

September 14, 2024

Tamara Ciszczon
The Estate of Ceber T. Simpson
P.O. Box 225
Granger, IN

Re: 5800 West May Road, Bloomington, IN

Per your request, we recently performed a structural inspection for the residence located at 5800 West May Road, Bloomington, IN. The results of this inspection are summarized as follows:

1. The basement walls are constructed with concrete block masonry bearing on poured concrete strip footings. All of the basement walls have been coated on the inside with a black waterproofing material. The basement walls were checked for vertical alignment. The rear wall was found to be bowing inward as much as 1 ½ inches. Areas where the wall had been patched were visible. The other three basement walls were found to have had minimal inward movement.

RECOMMENDATIONS

- a. Reinforce the entire rear basement wall with wall anchors placed 5 feet apart along the length of the wall. Each wall anchor would consist of a steel rod extended through the wall and 10 to 12 feet out into the yard. A steel plate is attached to the outside end of the rod below grade and another plate is attached to the inside end of the rod and tightened against the wall. (see attached wall anchor details)
2. Two beams exist in the basement ceiling for support of the floor framing on both levels above. An offset exists between the beams next to the stairs. Each section of the beam is supported by three adjustable steel posts. Each post is a two piece telescoping post with the screw adjustment at the top. The east post was found to be about 2 inches out of plumb. The two piece telescoping posts are not recommended for permanent structural support.

RECOMMENDATIONS

- a. All six of the existing basement posts should be removed and replaced with steel posts such as the 3 inch diameter AKRON brand "Mono-post" with the screw adjustment at the bottom. The base plates should be pinned to the

ENGINEER REPORT

concrete floor slab and the top plate should be attached to the existing wood beam.

3. Two dormers exist along the front of the house in the 2nd floor. Water damage has occurred under the east dormer where one of the 2 x 8 floor joists has rotted above the front wall on the 1st floor. Also, damage has occurred to the OSB sheathing on both sides of the damaged joist and adjacent to the front wall.

RECOMMENDATIONS

- a. Raise the damaged 2 x 8 joist to a level position and attach a 48" long 2 x 8 member to the side of the damaged member as shown on the attached detail.
 - b. Install $\frac{3}{4}$ " OSB under the damaged OSB and between the 2 x 8 joists as shown on the attached repair detail.
4. A 7 foot by 15 foot concrete patio slab exists behind the rear garage and basement walls. A crack extends through this concrete slab.

RECOMMENDATION

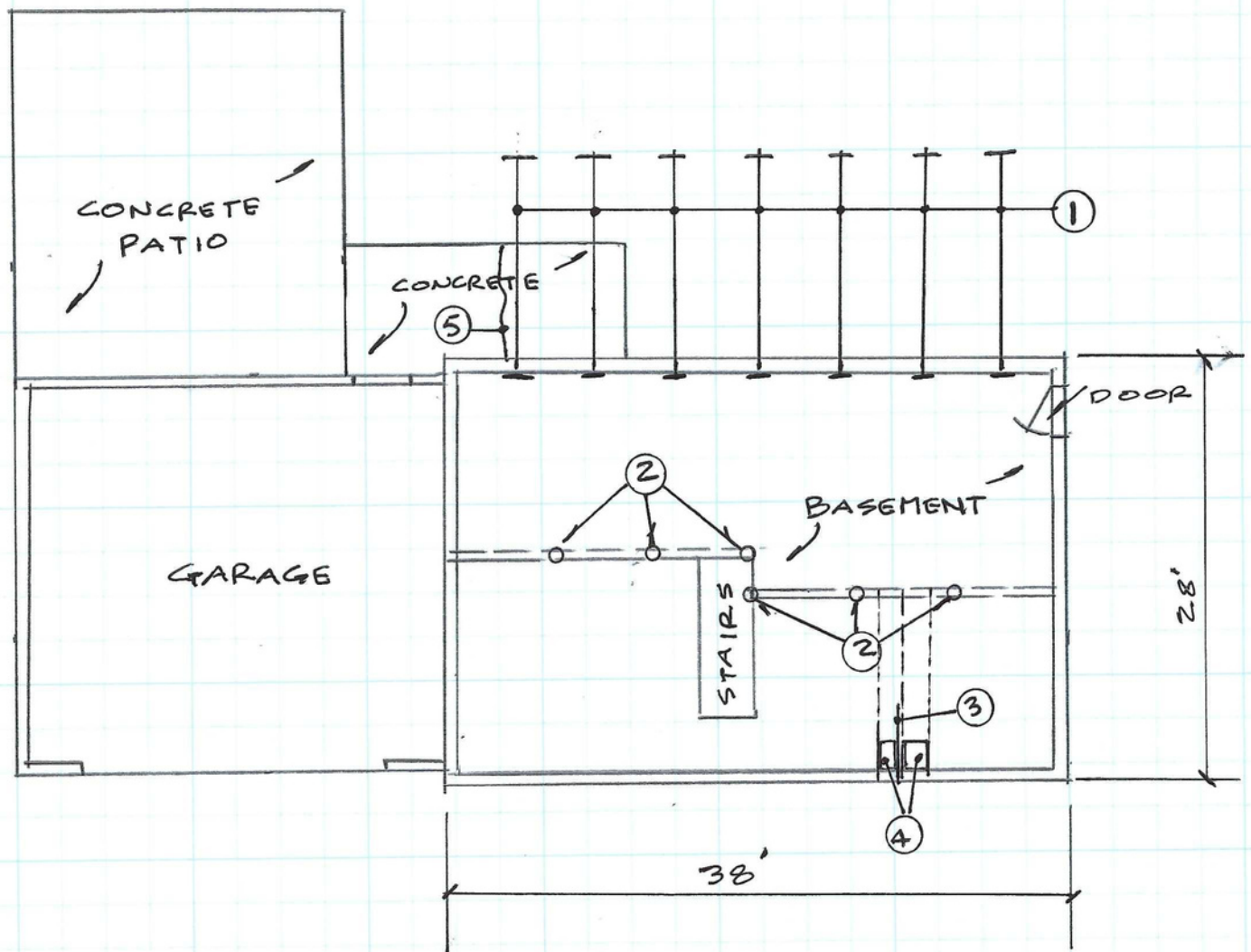
- a. Grind a bevel along both edges of the crack and then fill the crack with a non-shrink mortar finished even with the patio surface.

Please contact us if there are questions.



Kevin B. Potter
Potter Engineering

ENGINEER REPORT



- ① ADD WALL ANCHORS ALONG REAR WALL
- ② REPLACE EXISTING STEEL POSTS w/
3" ϕ AKRON BRAND "MONO-POSTS" w/
SCREW AT BOTTOM
- ③ ADD 48" LONG 2x8 TO DAMAGED 2x8 JOIST ON 2ND FLOOR
- ④ REINFORCE DAMAGED OSB SUBFLOOR ON 2ND FLOOR
- ⑤ SEAL CRACK IN CONCRETE PATIO

BID CERTIFICATION

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: 5800 W. May Rd. Bloomington, IN 47403

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

Return to: 4228 State Road 54 W - Springville, IN 47462
(812) 822-3200 | UnitedCountryIN.com

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

SAMPLE CONTRACT



**Coffey Realty
& Auction**

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 5 day of July 2026, 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: 5800 W. May Rd.
in the City of Bloomington, County of Monroe, and State of Indiana

Legally described as:

Buyer herewith agrees to deposit with John Bethel Title Co., ~~\$15,000.00~~ 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 August 28, 2026 and shall take place at the office of John Bethel Title Co., Bloomington, Indiana

The buyer will pay the closing fee.

The byer 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.

SAMPLE CONTRACT

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 \$_____.

Plus 11% Buyer's Premium	\$	.00
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Total Purchase Price \$.00

Less **Down Payment** \$

Total Due at Closing \$.00

This offer will expire if not accepted on or before: August 6, 2026 at 5:00pm

Purchased By:

Buyer

Date_____

Phone _____

Printed _____
 Buyer Address: _____ City _____ State _____ Zip _____

Buyer

Date _____

Printed _____ Phone _____

Printed _____

Buyer Address: _____ City _____ State _____ Zip _____

Person's Agent Date _____

Printed _____ Phone _____
 Agent Address: _____ City: _____ State: _____ Zip: _____

Agent Address: _____ City _____ State _____ Zip _____

Names for Dead:

Accepted By: _____

Seller _____ *Date* _____

Estate of Ceber Simpson _____ Date _____

Time: _____

Printed

Page 1 of 1

_____ Date _____

Seller

Printed
Time: _____

4228 State Road 54 W - Springville, IN 47462
(812) 822-3200
UnitedCountryIN.com

SAMPLE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

**5800 W. May Rd.
Bloomington, Monroe County, Indiana**

\$ _____
Amount

August 5, 2026
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 _____ dollars

(\$15,000.00), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

Signature

_____, 2025
Date

Signature

_____, 2025
Date