

COUNTRY HOME ON 56.65± ACRES ONLINE AUCTION: JULY 29 - 2PM

2031 E. Doc Mitchell, Bloomington, Indiana, 47462

PREVIEW DATES :

Monday, July 6 at 4:00 PM ET

Sunday, July 19 at 3:00 PM ET



 **United
Country
Real Estate**

**Coffey Realty
& Auction**

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

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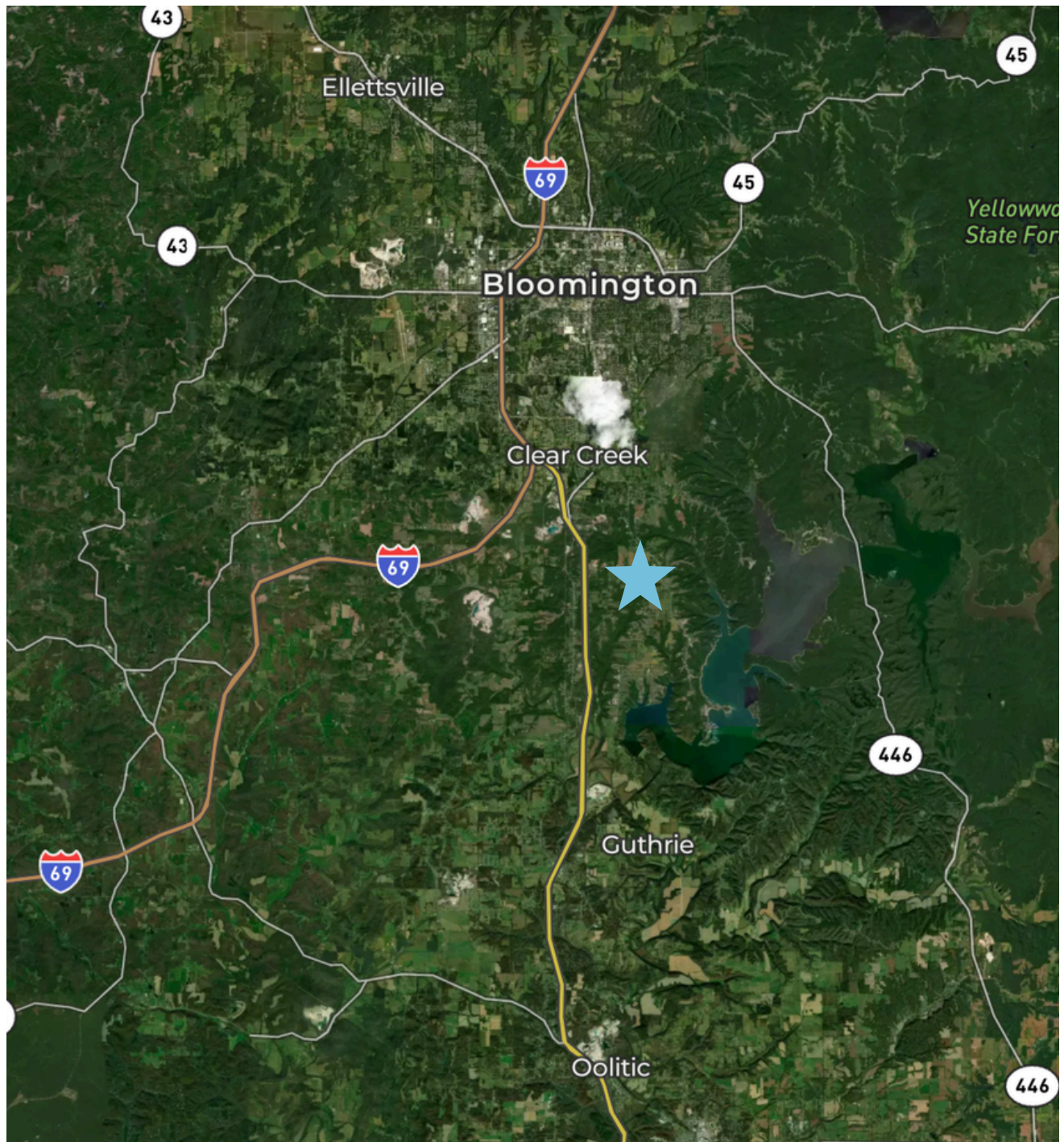


**Auction
Manager**

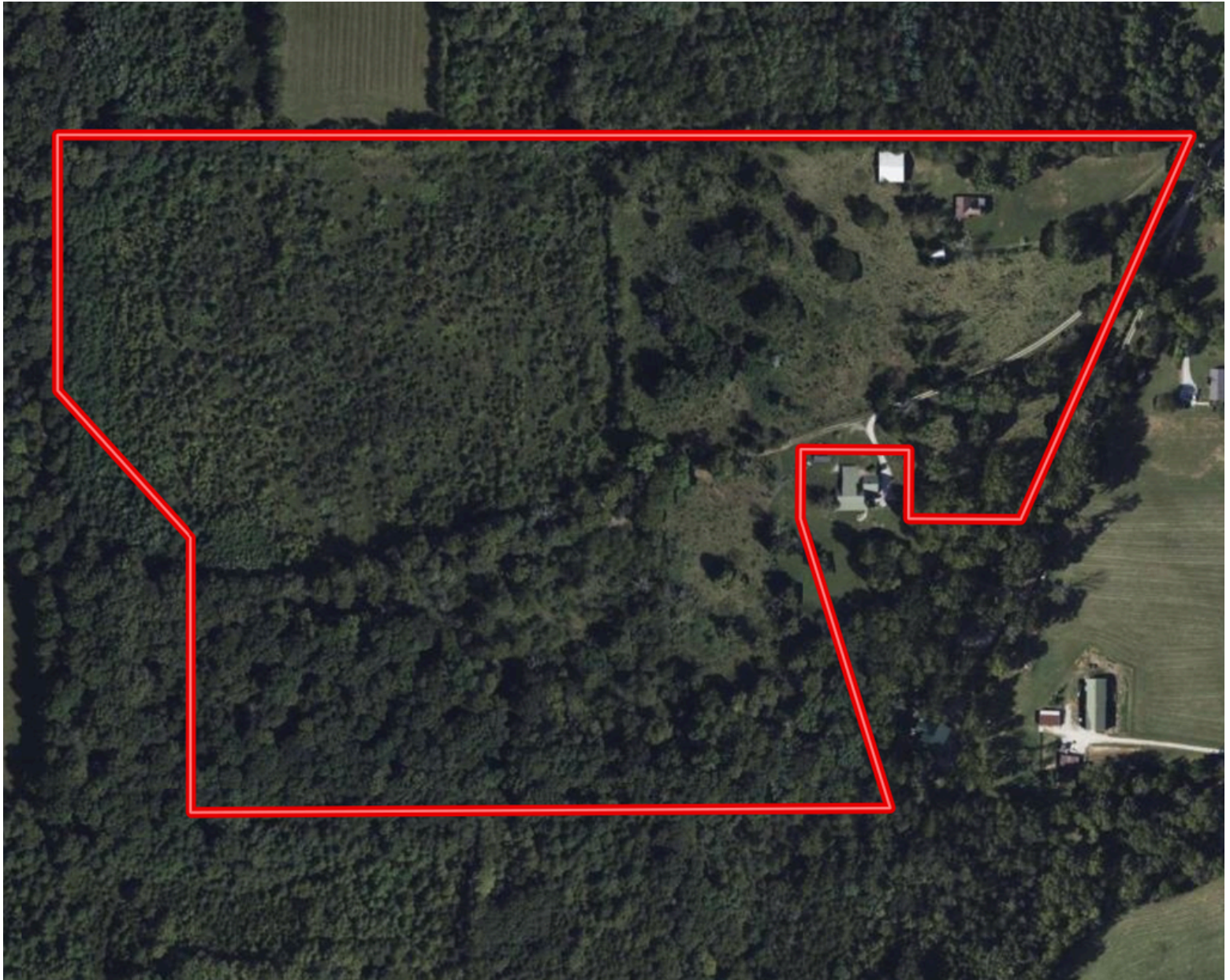
Cody Coffey | 812.360.8383 | ccoffey@unitedcountryin.com

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

Terms & Conditions of Sale

Mary E. Koontz Irrevocable Trust – Real Estate Online Auction **Bloomington, Indiana 47401 – Monroe County**

Property: 2031 E Doc Mitchell St., Bloomington, IN 47401
Legal Desc: PTS 1/2 SW 3-7-1W 56.65A - 53-11-03-300-012.000-006

- The Property will be offered via Online Only Auction: Online Bidding via the Hi Bid platform at www.unitedcountryin.com.
- The Auction will be held on Wednesday, July 29, 2026, at 2:00 PM EDT.
- To be approved as a bidder, a signed copy of the Terms & Conditions along with a signed Bidder's Certification must be received and approved by the auction office prior to bidding.
- Property will be sold subject to Seller's approval (sell with a non-published reserve).
- Property sells AS-IS with no warranties expressed or implied. Bidders may perform their own independent inspections prior to bidding.
- This Property is subject to prior sale; The property may be purchased prior to the close of the auction. Property will not have a posted "sale price" and any pre-auction offer must be written in compliance with "Terms & Conditions" of the Auction.
- There is no pre-auction published reserve or minimum prices.
- The Seller reserves the right to cancel the auction at any time prior to the final bid closing.
- An 11% Buyer's Premium will be added to the final bid and charged to the buyer at closing. The final bid plus the 11% Buyer's Premium establishes the Total Contract Price.
- Any pre-auction offer must be made and presented to the Listing Broker in compliance with these Terms & Conditions.
- A Down Payment of \$20,000 must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the Purchase Agreement. The down payment will be deposited with Bunger & Robertson Attorneys at Law.
- Upon acceptance of the Purchase Agreement, the down payment deposit is non-refundable. Bidding is not conditional upon financing. The balance of the purchase price, including the Buyer's Premium, will be due via wire transfer to the closing company upon delivery of insurable title on or before September 4, 2026, at 4:00 PM EDT.
- Property will be conveyed by General Warranty Deed, Personal Representative's Deed and/or Trustee's Deed.
- The Seller agrees to furnish the buyer with an Owner's Policy of Title Insurance at closing. A preliminary title search will be provided in the Bidder's Info Packet.
- Real Estate Taxes will be prorated to the day of closing.
- The Buyer shall pay a Broker Transaction Fee of \$300.00 at closing. The Seller shall also pay a Broker Transaction Fee of \$300.00 at closing. Said fee shall be paid to United Country Coffey Realty & Auction and are separate from the Buyer's Premium.
- **Closing:** Closings shall take place at the office of Bunger & Robertson Attorneys at Law, 211 S. College Ave., Bloomington, IN 47404. The "Closing fee" will be paid by the buyer. Closing will be held on or before September 4, 2026, at 4:00 PM ET.
- Possession will be granted on the day of final closing.
- Successful Bidders shall execute electronically a "Real Estate Purchase Agreement" immediately after being declared Successful Bidder.
- Each potential Bidder is responsible for conducting their own independent inspections, investigations, and due diligence at their own risk. Property sells as-is with no warranties expressed or implied.
- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.



**Coffey Realty
& Auction**

TERMS & CONDITIONS OF THE AUCTION

- All announcements made up to the final close of 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 publication is issued; however, the Seller and Auctioneer/Broker have not independently verified all information. Auction plats and drawings are not to be relied upon and are for representation purposes only. Accuracy is not warranted in any way. There is no obligation to update this information.

SALE SITE: Internet: UnitedCountryIN.com

VIEWING INSTRUCTIONS: Preview dates & times: TBD – contact auction office for details

PROPERTY INFORMATION

Discover a rare opportunity to own 56.65± acres of scenic Southern Indiana countryside featuring a country home, large pole barn, detached garage, wooded acreage, and exceptional recreational opportunities just minutes from Bloomington.

Situated in Clear Creek Township, this property offers a unique blend of privacy, natural beauty, and functionality. The home sits in a picturesque setting surrounded by mature trees and open lawn, creating the feeling of a private retreat while remaining conveniently located near Bloomington's amenities.

The land is the true highlight of this property. With approximately 56.65 acres of rolling terrain, mature woods, established trails, and abundant wildlife habitat, outdoor enthusiasts will appreciate the hunting, hiking, ATV riding, and recreational opportunities available right outside their door. The acreage provides excellent habitat for deer, turkey, and other wildlife while offering multiple locations for exploring, camping, and enjoying nature.

Improvements include a charming country home with approximately 1,743 square feet of living area, a large pole barn ideal for equipment, livestock, hobbies, or storage, a detached garage/workshop, and additional outbuildings.

Whether you're seeking a private residence, hunting retreat, hobby farm, recreational property, or investment in Southern Indiana land, this property offers endless possibilities.

Property Highlights

- 56.65± acres
- Country home
- Large pole barn
- Detached garage/workshop
- Mature woods and wildlife habitat
- Established trails throughout the property
- Hunting and recreational opportunities
- Private setting
- Convenient access to Bloomington
- Clear Creek Township location

MLS SHEET

Residential Agent Full Detail Report

Class RESIDENTIAL
Property Type Site-Built Home Status Active CDOM 8 DOM 8 Auction Yes

MLS # 202625593 2301 E Doc Mitchell Street Bloomington IN 47401 LP \$498,765



Area MonroeCounty Parcel ID 53-11-03-300-012.000-006 TypeSite-Built Home Waterfront No
Sub None Cross Street Bedrms2 F Baths2 H Baths 0
Township ClearCreek Style OneStory REO No Short Sale No
School District MonroeCounty CommunitySchoolCorp. Elem Lakeview
Intermediate JrH Jackson Creek SrH Bloomington South
Legal Description PTS1/2 SW 3-7-1W56.65A
Directions to Property AsyoucomeintoSmithville,DocMitchellSt.isrightacrossthestreet from the old Smithville school and the Smithville ball diamonds.

Inside City Limits City Zoning County Zoning Zoning Description

Reminiscent of a country estate, this property is a rare opportunity to own a large, open lot with a house and extensive wooded acreage offering privacy and outdoor enjoyment. Convenient location in Clear Creek Township with easy access to Bloomington. Online bidding ends July 29, 2026 at 2:00 PM EDT. Open houses July 6 and July 19. Property selling subject to seller confirmation. See website for complete terms and bidding information. ***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 & Conditions.***

AgentRemarks***LISTPRICE 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 & Conditions.

Sec	Lot	Lot Ac/SF/Dim		56.6500 / 2,467,674/ 56.65		Lot Desc		HeavilyWooded,PartiallyWooded,15+			
Above Gd Fin SqFt	1,743	Above Gd Unfin SqFt	0	Below Gd Fin SqFt 0		Ttl Below Gd SqFt 0		Ttl Fin SqFt 1,743		Year Built	1940
Age86	New Const	No	Date Complete		Ext Stone,Wood		Bsmt		# Rooms 6		
Room Dimensions							Basement Material				
RM DIM		LVL	Baths	Full	Half	Water	Public	Dryer Hookup Gas	No	Fireplace	Ye
LR	13x15	M	Main	B	0	Well		Dryer Hookup Elec	No	Guest Qtrs	s
DR	10x7	M	Upper B-Bldg	0	Typ	Septic		Dryer Hookup G/E	No	Split FlrPln	No
FR	11x15	M	G Laundry	0	Sewer	Gas		Disposal	No	Ceiling Fan	No
KT	11x15	M	Rm Laundry	Main	Fuel	/		Water Soft-Owned	No	Skylight	No
BK	11x8	M	L/W	6x14	Heating	CentralAir		Water Soft-Rented	No	ADA Features	No
DN	x				Cooling			Alarm Sys-Sec	No	Fence	No
1B	x							Alarm Sys-Rent	No	Golf Course	No
2B	15x13	M						Garden Tub	No	Nr Wlkg Trails	No
3B	9x11	M						Jet Tub	No	Garage Y/N	Ye
4B	x		Garage	2.0	/Detached	/	24x28 /672.00	Pool	No	Off Street Pk	s
5B	x		Outbuilding	1Pole/Post	Building	48x58		Pool Type			
RR	x		Outbuilding 2			x		FIREPLACE	Living/Great Rm		
LF	x		Assn Dues		Frequency	Not Applicable					
EX	x		Other Fees								
Water Access		Restrictions									
Water Features			Wtr Name				Water Frontage		Channel Frontage		
Auctioneer NameCody Coffey			Lic #AU12500011				Auction Date7/29/2026		Time2:00p		Location
Financing: Existing			Proposed						Excluded Party None		
Annual Taxes\$2,007.72			Exemptions				Year Taxes Payable2026		Assessed Value		
Possession at closing											
List Office United Country Coffey Realty & Auction - Offc: 812-822-3			List Agent Cody Coffey								
Agent E-mail cody.coffey@homefinder.org			List Agent - User CodeBL383060700			List Team					
Co-List Office			Co-List Agent								
Showing Inst											
List Date6/27/2026		Start Showing Date		Exp Date7/29/2027		Owner/Seller a Real Estate LicenseeNo		Agent/Owner Related No			
Seller Concessions Offer Y/N			Seller Concession Amount \$								
Contract Type Exclusive Right to Sell			Special List Cond. None								
Virtual Tours Unbranded Virtual Tour			Lockbox TypeMechanical/Combo			Lockbox Locationside door			Type of Sale		
Pending Date			Closing Date			Selling Price			How Sold		
Ttl Concessions Paid			Sold/Concession Remarks								
Sell Office			Conc Paid By								
Co-Sell Office			Sell Agent								
Presented by: CodyCoffey			Co-Sell Agent								
			Sell Team								
			/ UnitedCountryCoffey Realty&Auction - Offc: 812-822-3200								

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.

COUNTY PROPERTY INFORMATION

53-11-03-300-012.000-006

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1

StyleN/A

Finished Area1743 sqft

Make

Floor Finish

☐Earth

☐Tile

☐Slab

☐Carpet

☒Sub & Joist

☒Unfinished

☒Wood

☒Other

☐Parquet

Wall Finish

☒Plaster/Drywall

☒Unfinished

☐Paneling

☐Other

☐Fiberboard

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Porch, Open Frame

264

\$12,400

Koontz, Mary E Rev Trust

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms2

Living Rooms0

Dining Rooms0

Family Rooms1

Total Rooms5

Heat Type

Heat Pump

2031 E Doc Mitchell ST

102, Livestock Other Than Dairy and Po

Strain Ridge Road - A/5300

2/2

2

3

4

5

8'33'8'33'8'33'8'

192

24' 24'

1s Fr/Br

S

1287

A

1s Fr/Br

C

1

264

33' 1s Fr/Br

S

264

33' OFF

Specialty Plumbing

Description

Count

Value

Cost Ladder			
Floor Constr	Base	Finish	Value
1	92	1743	1743
2			
3			
4			
1/4			
1/2			
3/4			
Attic	1287	0	\$14,700
Bsmt			
Crawl	1287	0	\$8,000
Slab	456	0	\$0
Total Base			\$218,700
Adjustments			1 Row Type Adj. x 1.00
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			MS:1 MO:1
No Heating (-)			\$0
A/C (+)			1:1743 A:1287
No Elec (-)			\$0
Plumbing (+ / -)			5 - 5 = 0 x \$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$232,000
Sub-Total, 1 Units			
Exterior Features (+)			\$12,400
Garages (+) 0 sqft			\$0
Quality and Design Factor (Grade)			0.90
Location Multiplier			0.92
Replacement Cost			\$202,363

Summary of Improvements																		
Description	Story	Constr	Grade	Year Eff	Eff Co	Base	LCM	Adj	Size	RCN	Norm	Remain.	Abn	PC	Nbhd	Mrkt	Cap 1	Cap 2
1: Single-Family R 01	12/6	Maso	D+2	1940	1950	76A	0.92		3,030 sqft	\$202,363	50%	\$101,180	0%	100%	1.1200	1.000	0.00	100.00
2: Barn, Pole (T3) R 01	1	T31SO	D	1968	1968	58F	\$26.20	0.92	48' x 58' x 12'	\$52,703	70%	\$15,810	0%	100%	1.0000	1.000	0.00	100.00
3: Detached Garage R 01	1	Wood Fr	E	1976	1976	50A	\$46.70	0.92	24'x28'	\$11,549	40%	\$6,930	0%	100%	1.0000	1.000	0.00	100.00
4: Lean-To	1	SV	C	1968	1968	58A	0.92		18'x28' x 0'		65%		0%	100%	1.0000	1.000	0.00	0.00
5: MISC—LOG CABIN	1	SV	D	1899	1899	127A	0.92				65%		0%	100%	1.0000	1.000	0.00	100.00

Total all pages

\$141,000

Total this page

\$141,000

PRELIMINARY TITLE COMMITMENT

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE issued by WFG NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, WFG National Title Insurance Company, a(n) South Carolina corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured. If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by WFG National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



PRELIMINARY TITLE COMMITMENT

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- 2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I – Requirements;
 - f. Schedule B, Part II – Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
- 4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
- 5. **LIMITATIONS OF LIABILITY**
 - a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I – Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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PRELIMINARY TITLE COMMITMENT

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose. PRO-FORMA POLICY
8. The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- CLAIMS PROCEDURES
9. This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- CLASS ACTION
10. ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
- ARBITRATION
11. The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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PRELIMINARY TITLE COMMITMENT

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

WFG NATIONAL TITLE INSURANCE COMPANY
12909SW68thPkwy.Suite350,Portland,OR
97223



By: 
President

By: 
Secretary

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PRELIMINARY TITLE COMMITMENT

American Land Title Association

Commitment for Title Insurance
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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition

5.e.:

Issuing Agent: Bunger & Robertson
Issuing Office: 211 South College Avenue
Bloomington, IN 47404
Issuing Office's ALTA® Registry ID: 1075404
Loan ID Number:
Commitment Number: 23917-004
Issuing Office File Number: 23917-004
Property Address: 2031 Doc Mitchell Street, Bloomington, IN 47401
Revision Number:

SCHEDULE A

1. Commitment Date: May 11, 2026 at 8:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy

Proposed Insured:	TBD
Proposed Amount of Insurance:	\$10,000.00
The estate or interest to be insured:	fee simple
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
John W. Richards, Trustee of Mary E. Koontz Revocable Trust by deed from Mary E. Koontz dated 10/21/2008 and recorded with Monroe County Recording Office on 10/21/2008 as Instrument #2008017458.
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

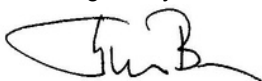
BUNGER & ROBERTSON

211 South College Avenue, Bloomington, IN 47404
Telephone: (812) 332-9292

WFG NATIONAL TITLE INSURANCE COMPANY

12909 SW 68th Pkwy. Suite 350, Portland, OR
97223

Countersigned by:



Thomas Bunger, License #1935140
Bunger & Robertson, License #654586



By: _____
President



By: _____
Secretary

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PRELIMINARY TITLE COMMITMENT

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Duly authorized and executed Trustee's Deed from John W. Richards, Trustee of Mary E. Koontz Revocable Trust, to TBD, to be executed and recorded at closing.

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SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. 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 thereon covered by this Commitment.
3. Rights or Claims of parties in possession not shown by the public records.
4. Easements, or claims or easements, not shown by the public records.
5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
6. Any liens or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes for the year 2025, due and payable 2026, are levied as follows: In the name of Mary E. Koontz Revocable Trust; Clear Creek Township; Parcel No. 53-11-03-300-012.000-006; Value of Land - \$147,700.00; Value of Improvements - \$124,100.00; 1st Installment - \$2,007.72 Paid; 2nd Installment - \$2,007.72 Unpaid.

Taxes for year 2026 and due and payable 2027, are a lien the amount of which is not yet ascertainable.

8. Driveway Easement to Arthur L. Sater and Sharron K. Sater, husband and wife, dated 7/30/2015, and Recorded 7/30/2015 as Instrument No. 2015010406, in the office of the Recorder of Monroe County, Indiana.
9. Utility and Access Easement to Kenneth E. Baker and Sharon K. Baker, dated 5/16/2000, and Recorded 5/17/2000, as Instrument No. 2000007957, in the office of the Recorder of Monroe County, Indiana.
10. Utility Easement to Kenneth E. Baker and Sharron K. Baker, husband and wife, dated 5/16/2000, and recorded 5/17/2000, as 2000007956, in the office of the Recorder of Monroe County, Indiana.
11. Note: IC 27-7-3.7 requires funds deposited into an escrow account of a closing agent in amounts of \$10,000.00 or more to be in the form of wired funds. Funds in amounts less than \$10,000.00 may be deposited in the form of cash, wired funds, cashier's check, certified check, check on the account of another closing agent, or check drawn on the account of a licensed real estate broker. Personal checks in excess of \$500.00 will not be accepted.
12. Note: Any documents that require a preparation statement and are executed or acknowledged in Indiana must

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contain the following affirmation statement required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (Name)"

- 13.Note: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closings occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
- 14.Note: The acreage indicated in the legal description is solely for the purpose of identification and should not be construed as insuring said quantity of land.

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PRELIMINARY TITLE COMMITMENT

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Monroe, State of Indiana and is described as follows:

All that part of the South half of the Southwest quarter of Section Three (3), Township Seven (7) North, Range One (1) West, that lies West of the Louisville, New Albany and Chicago Railway, now the Chicago, Indianapolis and Louisville Railway, supposed to contain Sixty (60) acres, more or less, excepting all legal highways and excepting also a tract of 4.3 acres, more or less, conveyed September 1927 to Sare-Hoadley Stone Company, for purpose of constructing a railway track thereon, recorded October 1, 1927, in Deed Record 78, page 431.

EXCEPTING THEREFROM: a part of the south half of the Southwest quarter of Section 3, Township 7 North, Range 1 West, Clear Creek Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 3, said corner being marked by a stone found; thence on the south line of said Southwest quarter North 90 degrees 00 minutes 00 seconds East 1642.73 feet to the point of beginning, said point being marked by a rebar with cap set; thence leaving said south line North 17 degrees 08 minutes 34 seconds West 577.52 feet to a rebar with cap set; thence North 00 degrees 00 minutes 00 seconds East 136.70 feet to a rebar with cap set; thence North 90 degrees 00 minutes 00 seconds East 216.00 feet to a rebar with cap set; thence South 00 degrees 00 minutes 00 seconds West 136.70 feet to a rebar with cap set; thence North 90 degrees 00 minutes 00 seconds East 335.53 feet to the east line of an abandoned railroad right-of-way, said point being marked by a rebar with cap set; thence on said east line South 24 degrees 16 minutes 46 seconds West 605.41 feet to the south line of said Southwest quarter, said point being marked by a rebar with cap set; thence on said South line South 90 degrees 00 minutes 00 seconds West 132.36 feet to the point of beginning. Containing 5.01 acres, more or less.

Together with in ingress and egress easement being a part of the south half of the Southwest quarter of Section 3, Township 7 North, Range 1 West commencing at the southwest corner of said Southwest quarter; thence on the south line of said Southwest quarter North 90 degrees 00 minutes 00 seconds East 1775.10 feet to the east line of an abandoned railroad right-of-way; thence on said east line North 24 degrees 16 minutes 46 seconds East 605.41 feet to the point of beginning of said easement; thence South 90 degrees 00 minutes 00 seconds West 54.85 feet; thence North 24 degrees 16 minutes 46 seconds East 839.14 feet to the north line of said south half of said Southwest quarter; thence on said north line South 89 degrees 55 minutes 06 seconds East 54.82 feet to the east line of said railroad; thence on said east line South 24 degrees 16 minutes 46 seconds West 839.05 feet to the point of beginning.

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CHAIN OF TITLE

The only conveyances affecting said land, which recorded within twenty-four (24) months of the date of this report, are as follows:

Property: 2031 Doc Mitchell Street, Bloomington, IN 47401

- James Martin and Mary Martin, husband and wife to Mary E. Koontz by deed dated 10/28/1981 and recorded on 10/28/1981 in Book 286 at Page 156 as Instrument Number 133139 in the Official Records of the Monroe County Recording Office.
- Mary E. Koontz to John W. Richards, Trustee of Mary E. Koontz Revocable Trust by deed dated 10/21/2008 and recorded on 10/21/2008 as Instrument Number 2008017458 in the Official Records of the Monroe County Recording Office.

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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: 2031 E Doc Mitchell St. Bloomington, IN 47401

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 29th day of July 2026, by and between
Estate of Mary Koontz 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: _____
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., \$ 20,000.00 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 Bunger & Robertson Attorneys at Law. 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: **Bunger & Robertson Attorneys at Law.**

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: July 30, 2026 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 _____
Estate of Mary Koontz _____

Printed _____ Time: _____

Seller _____ Date _____

Printed _____

SAMPLE CONTRACT



PROMISSORY NOTE
2031 E. Doc Mitchell st.
Bloomington, Monroe County, Indiana

\$ _____
Amount

July 29, 2026
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
Bunger & Robertson Attorneys at Law
211 S. College Ave.
Bloomington, Indiana 47401

The Sum of _____ ----- dollars

(\$ _____), 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