

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; PT S1/2 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 HiBid 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 (sells 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 fees shall be paid to United Country Coffey Realty & Auction and are separate from the Buyer's Premium.
- **Closing:** Closing 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 Bidder 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.

- 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