

Terms & Conditions of Sale
Kenneth M. Utley & Robert C. Utley – Real Estate Online Only Auction
Bedford, Indiana 47421 – Lawrence County
All Bids/Offers Due On or Before: August 12, 2026, at 2:00 PM EDT

Property:

805 Judah Logan Road, Bedford, IN 47421

- The property will be offered via an Online Only Auction via the HiBid platform at www.unitedcountryin.com. All bids and offers must be received on or before August 19, 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.
- 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.
- There is no Pre-Auction published reserve or minimum price.
- 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 non-refundable Down Payment of **\$5,000 (Five Thousand Dollars)** 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 **John Bethell Title**.
- 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 the Closing Deadline as set forth in the Purchase Agreement.
- Property will be conveyed by General Warranty 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.
- Buyer shall pay a Broker Transaction Fee of \$300.00 at closing. 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 through John Bethell Title, 2626 S. Walnut Street, Bloomington, IN 47401. Closing fee will be paid by the buyer. Closing will be held on or before September 30, 2026, at 4:00 PM EDT.
- 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.
 - Note: Personal Property is being sold alongside the Real Estate under a separate Personal Property Auction Agreement.
 - 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.
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- **AUCTION SITE:** Internet: UnitedCountryIN.com | HiBid Platform
 - **VIEWING INSTRUCTIONS:** Preview dates & times: TBD – contact auction office for details