

COUNTRY HOME ON 1± ACRE

BIDDING ENDS: AUGUST 19 - 2PM

805 Judah Logan Rd.

PREVIEW DATES :
TBD



**Coffey Realty
& Auction**

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

INDEX

LOCATION MAP

TRACT MAP

TERMS & CONDITIONS

PROPERTY INFORMATION

MLS SHEET

COUNTY PROPERTY INFORMATION

BID CERTIFICATION

SAMPLE CONTRACT

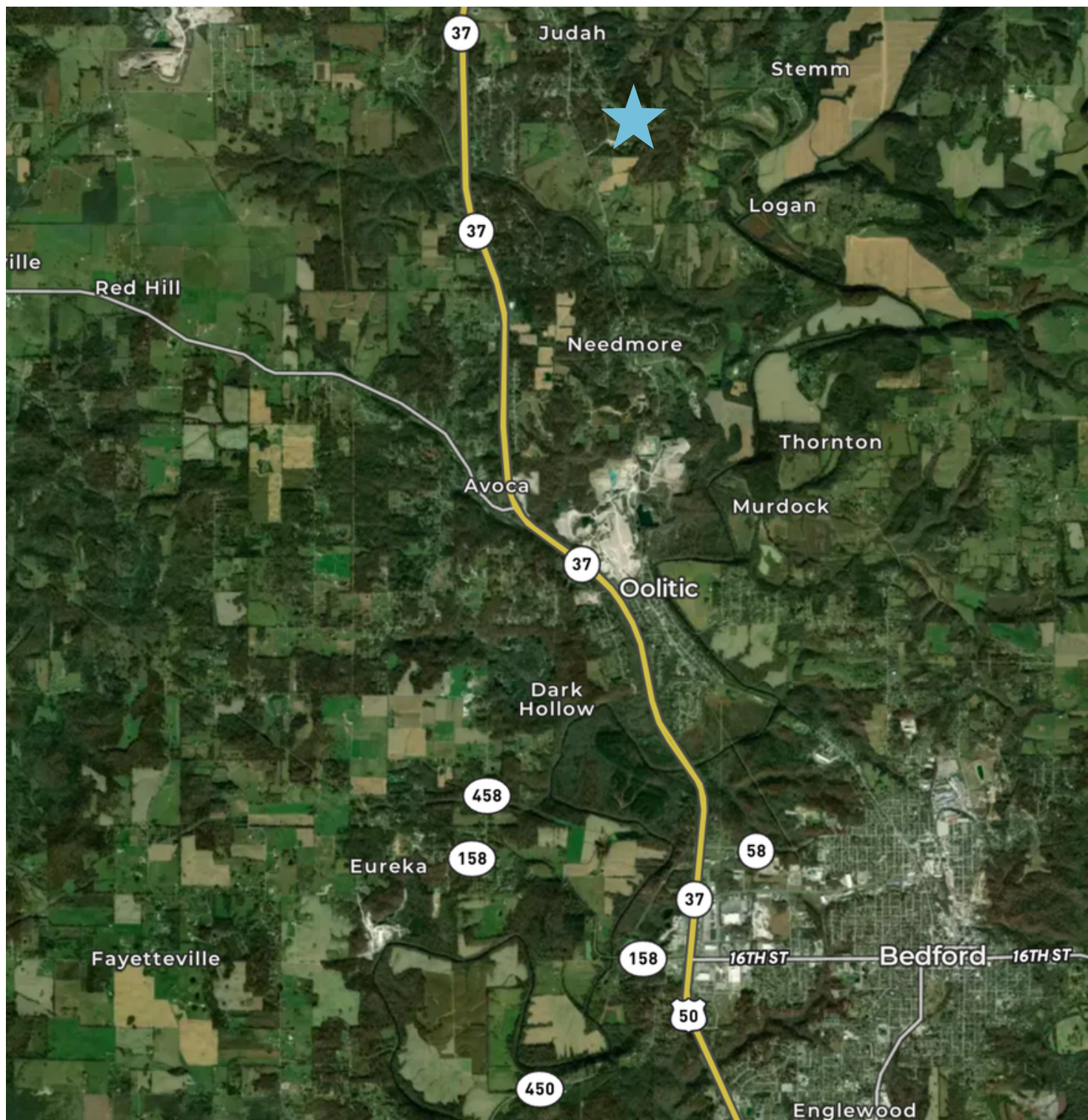


**Auction
Manager**

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

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.



**Coffey Realty
& Auction**

TERMS & CONDITIONS OF THE AUCTION

- 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.
-
- **AUCTION SITE:** Internet: UnitedCountryIN.com | HiBid Platform
 - **VIEWING INSTRUCTIONS:** Preview dates & times: TBD – contact auction office for details

PROPERTY INFORMATION

Looking for a home with room to make it your own? This Bedford / Bloomington area property offers a peaceful setting, privacy and convenience on nearly an acre of land and includes a spacious detached garage, and plenty of potential. Located at 805 Judah Logan Road in North Lawrence County, this Southern-facing country property is surrounded by the natural beauty of Southern Indiana and features a 3-bedroom, 2-bath home with approximately 1,056 square feet of living space.

Inside, you'll find a functional floor plan with a comfortable living room, eat-in kitchen, three bedrooms and two full baths. The home is ready for its next owner to bring their own style and updates, making it a great opportunity for a homeowner, investor or buyer looking for an affordable property with added outdoor space. Outside is where this property really stands out.

The nearly one-acre lot includes a large lawn, mature trees, including black walnut trees, and a wooded backdrop creating a setting that feels surprisingly private and produces excellent fall scenery while still offering convenient road access. A covered front porch and back deck provide spots to sit outside and enjoy the property and the wildlife that frequent it. The spacious 30' x 30' two door detached garage with automatic garage doors offers substantial additional space for vehicles, a workshop, storage, hobbies or equipment and has a floored attic for additional storage purposes—which is an increasingly hard-to-find feature at an affordable residential property.

Roof was replaced on 6/13/2019 and a new furnace was installed on 7/5/2018. Additional features include county water service, septic system and the home and garage are all electric.

The property offers easy access to I-69. It is conveniently located approximately 15 minutes north of Bedford. It is approximately 25 minutes south from Bloomington shopping, dining, Indiana University, and downtown amenities. It is approximately 20 minutes East from the Naval Surface Warfare Center Crane. Lake Monroe, the East Fork of the White River and the Hoosier National Forest are all also conveniently located approximately 15 minutes away as well as other numerous recreational opportunities being located nearby.

Whether you're searching for your next home, an investment opportunity or simply a property with a little more land with privacy and room to work with the added bonus of being able to enjoy the beauty of Southern Indiana, this North Lawrence County property deserves your attention.

MLS SHEET

AGENT FULL DETAIL REPORT

Page 1 of 2

Listings as of: 07/17/2026

Start Showing Date

Status	Active			CDOM	2	DOM	2	Auction	Yes
MLS #	202628290	805 Judah Logan Road	Bedford	IN	47421	LP	\$123,456		
	List Agent/Office	Cody Coffey			/United CountryCoffeyRealty & Auction - Offc:812-822-3200				
	List Agent - E-mail	cody.coffey@homefinder.org							
	Co-List Agent / Office	/							
	Parcel# ID	47-03-16-300-059.000-006					Platted Y/N	Yes	
	Parcel ID 2	Prop. SubType	Manuf.Home/Mobile Home						
	St...	One Story	Area	Lawrence County				Towns...	Marshall
			Planned Unit Dvlpmt	N					
	Subdivision	None							

Cross Stree

Original Price \$123,456

Auct... Yes

Auction Reserve Price

Auction ... 8/19/2026

Auction Time 2:00pm

Auctioneer Name Cody Coffey

Auctioneer Licens... AU12500011

Auction Comme...

Publish to Internet Yes

Show Addr to Public

Yes

Show Comments on InternetYes

Allow AVM on Internet Yes

IDX Include Y

Seller Concessions Offer Y/N

Seller Concession Amount \$

List Date 7/15/2026

Exp Date 8/19/2027

Contract Type Exclusive Right to ...

Special Listing Cond. None

REO N

Short SaleN

School Distric North Lawrence Com...

Elementary Needmore

Middle Sch... Bedford

High School Bedford-North Lawrence

Remarks LISTPRICEIS A SUGGESTED OPENING BID OR PLACEHOLDER VALUEONLY FOR SEARCH PURPOSES.

Agent Remarks

Directions to Property driving on old state rd 37. turn left onto Judah Logan Rd. property is on the left.

Unbranded Virtual Tour

Unbranded Virtual Tour

Additional MLS Numbers

Section Number			Lot Num...		
City Zoning			Zoning Desc		
Lot Dimensions	.99	County Zoning	Approx. Lot Size Acres	0.9900	Approx. Lot Size SqFt 43,124
Above Grade Fin SqFt	1,056	Below Grade Fin SqFt	0	Below Grade Unfin. SqFt	0
Main Level SqFt		Upper Level SqFt		Total SqFt	1,056
Year B...	Age 48	New Construction	NO	Date Completed	
Water Utility	Public	Well Type		Well Size	
Legal Description	SEC16 TWP 6 R1W .99A PT S 1/2 NE SW			Sewer	Septic

# Above Grade Bedrooms3	# Below Grade Bedrooms	0	Total # Rms Below Grade	0	
Total # Bedrooms3	Total # Full Baths	2	Total # Half Baths	0	# Total Roo... 6
	Length x Width	Level	Length x Width	Level	# Full Baths Main 2
Living/Great Rm	21 x 11	Main	1st Bdrm	9 x 13	Main
Dining Rm	11 x 10	Main	2nd Bdrm	8 x 10	Main
Family Rm	x		3rd Bdrm	9 x 11	Main
Kitchen	11 x 9	Main	4th Bdrm	x	
Breakfast Rm	x		5th Bdrm	x	
Den	x		Laundry Rm	3 x 6	Main
Rec Rm	x			x	
Loft	x			x	
	x			x	

Presented by

Cody Coffey

/

United Country Coffey Realty & Auction - Offc: 812-822-3200

Informationisdeemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Reportmaynotcontainallavailabledata. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

COUNTY PROPERTY INFORMATION

47-03-16-300-059.000-006

General Information

Parcel Number
47-03-16-300-059.000-006

Local Parcel Number
05 001951 00 P16

Tax ID:

Routing Number
59

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County
Lawrence

Township
MARSHALL TOWNSHIP

District 006 (Local 006)
MARSHALL TOWNSHIP

School Corp 5075
NORTH LAWRENCE COMMUNITY

Neighborhood 9501-006
MARSHALL #1

Section/Plat
16

Location Address (1)
805 JUDAH LOGAN Rd
BEDFORD, IN 47421

Zoning

Subdivision

Lot

Market Model
9501-006 - Residential

Characteristics

Topography
Level

Flood Hazard
ERA

Public Utilities
Water, Electricity

TIF

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static Friday, October3, 2025

Printed Review Group 2022

Ownership

Utlely, Kenneth M & Robert C
Utlely, Kenneth M & Robert C
3290 Warren Rd
Oakland, TN 38060

Legal
SEC 16 TWP 6 R1W.99APTS 1/2 NE SW

805 JUDAH LOGAN Rd

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	Vol
01/01/2024	Utlely, Kenneth M &Ro	2024000146	Af	/			
09/21/2018	Fleming, Cheryl S	18005342	Tr	/			
01/01/1900	Utlely, Cheryl S		WD	/			

Notes

2/3/2023 001: 23/24REASMT CHANGED DWELLIGN COND FROM F TO AV AND REMOVED OBS 2/3/23 EE

12/11/2018 003: 19/20 REASMT NO CHANGES 12-11-18 CW

9/19/2014 002: 15/16 REASMT DWELL E+1 TO E+2 & GAVE 5% OBS 09-19-14 CW

6/11/2012 001: 12/13 12X12 TO 12X16 WDDK, ADDED 1 FULL BATH, 30X30 DETGAR, PER REASMT, 06-11-2012, AH

11/15/2010 MH: 2008 TO STICK BUILT OVER CRAWL PER DLGF 01-09-08

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
08/15/2025	As Of Date	08/15/2025	07/02/2024	08/08/2023	08/05/2022	07/22/2021
Indiana CostMod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☒	☒	☒	☒
\$15,500	Land Land Res (1)	\$15,500	\$14,900	\$14,300	\$13,900	\$13,500
\$15,500	Land Non Res (2)	\$15,500	\$14,900	\$14,300	\$13,900	\$13,500
\$0	Land Non Res (3)	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0
\$0	Improvement				\$0	\$0
\$87,100	Imp Res (1)	\$87,100	\$82,600	\$76,300	\$64,500	\$55,900
\$87,100	Imp Non Res (2)	\$87,100	\$82,600	\$76,300	\$64,500	\$55,900
\$0	Imp Non Res (3)	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0
\$0	Total				\$0	\$0
\$102,600	Total Res (1)	\$102,600	\$97,500	\$90,600	\$78,400	\$69,400
\$102,600	Total Non Res (2)	\$102,600	\$97,500	\$90,600	\$78,400	\$69,400
\$0	Total Non Res (3)	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200'

Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	0.9900	1.01	\$11,800	\$11,918	\$11,799	0%			0.00	\$15,460

Land Computations

Calculated Acreage	0.99
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.99
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	0.99
91/92 Acres	0.00
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	\$15,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$15,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$15,500

Data Source

Owner

Collector

08/26/2022

LB/PB

Appraiser

09/22/2022

KR

COUNTY PROPERTY INFORMATION

47-03-16-300-059.000-006

Utley, Kenneth M & Robert C

805 JUDAH LOGAN Rd

511, 1 Family Dwell - Unplatted (0 to 9.9

MARSHALL #1

/

2/2

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1

Style11 Older convent'l 1/1

Finished Area1056 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

132

\$7,500

Wood Deck

192

\$4,600

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

3

Living Rooms

1

Dining Rooms

0

Family Rooms

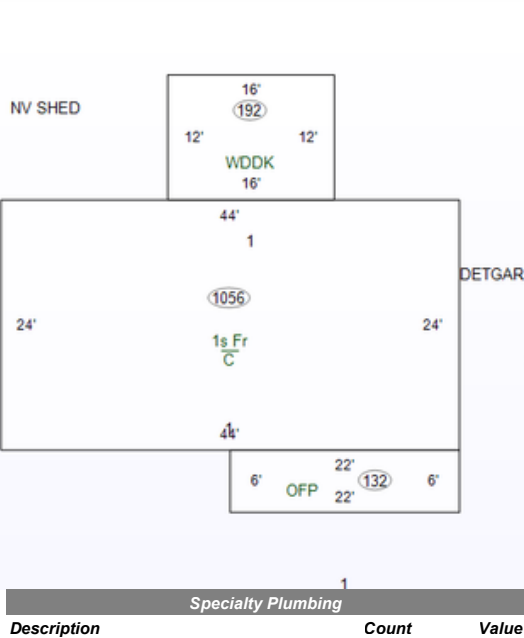
0

Total Rooms

5

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1056	1056	\$108,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1056	0	\$7,800
Slab				
Total Base				\$116,200
Adjustments	1 Row Type Adj. x 1.00			\$116,200
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)		1:1056		\$4,000
No Elec (-)				\$0
Plumbing (+ / -)		8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$122,600
Sub-Total, 1 Units				
Exterior Features (+)		\$12,100		\$134,700
Garages (+) 0 sqft		\$0		\$134,700
Quality and Design Factor (Grade)				0.60
Location Multiplier				0.91
Replacement Cost				\$73,546

Summary of Improvements																	
Description	Story	Constr	Grade	Year Eff	Eff Co	Base	LCM	Adj	Size	RCN	Norm	Remain.	Abn	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	1	Wood Fr	E+2	1978 1978	47A		0.91		1,056 sqft	\$73,546	40%	\$44,130	0%	100%	1.000	1.270	\$56,000
2: Detached Garage R 01	1	Wood Fr	C	2007 2007	18A	\$36.00	0.91	\$32.76	30'x30'	\$29,484	17%	\$24,470	0%	100%	1.000	1.270	\$31,100

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: 805 Judah Logan Rd., Bedford, IN 47462

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 19th day of August 2026, by and between
Kenneth M. Utley & Robert C. Utley 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: 805 Judah Logan Rd. in the City of Bedford, County of
Lawrence, and State of Indiana

Legally described as: SEC 16 TWP 6 R1W .99A PT S 1/2 NE SW

Buyer herewith agrees to deposit with John Bethel Title Co., \$ ~~5,000.00~~ 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 September 30, 2026

Bethel Title Co., Bloomington, Indiana _____ and shall take place at the office of John

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 \$.00

Plus 11% Buyer's Premium	\$	.00
---------------------------------	----	-----

Total Purchase Price \$_____.

Less **Down Payment** \$

Total Due at Closing \$.00

This offer will expire if not accepted on or before: August 20, 2026 at 5:00pm

Purchased By:

Buyer

Date _____

Phone _____

<i>Printed</i>			
Buyer Address:	City	State	Zip

_____ Date _____

Buyer

Phone _____

Printed _____ Phone _____

Buyer Address: _____ City _____ State _____ Zip _____

_____ Date_____

Buyer's Agent

Phone _____

Printed _____

Agent Address: _____ City _____ State _____ Zip _____

Accepted By: _____

Accepted By: _____

Seller

KennethM. Utley

Printed on acid-free paper. Printed in the United States of America. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without permission in writing from the publisher.

Printed _____ Date _____

_____ Time: _____

Seller
Robertv C.Utley

Date _____

Printed _____ Date _____

_____ Time: _____

4228 State Road 54 W - Springville, IN 47462

(812) 822-3200

UnitedCountryIN.com

SAMPLE CONTRACT



PROMISSORY NOTE
805 Springville Judah Rd.
Bedford, Lawrence County, Indiana

\$ _____
Amount

August 19, 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

(\$ _____), 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