

Terms & Conditions of Sale

Sue Ann Sinn Trust – Real Estate Simulcast Auction

Bloomington, Indiana 47401 – Monroe County

Auction Date: Thursday, September 3, 2026 – 1:00 PM EDT

Bloomington Convention Center, Bloomington, Indiana

Properties:

326 S. Eagleson Ave – 333 S. Eagleson Ave – 401 S. Highland Ave – 409 S. Swain Ave – 1314 E. Atwater Ave –
1331 E. Atwater Ave – 2557 S. Smith Road

- The properties will be offered via a Simulcast Auction: Live Onsite Bidding and Simultaneous Online Bidding via the HiBid platform at www.unitedcountryin.com.
- The Auction will be held on Thursday, September 3, 2026, at 1:00 PM EDT at the Bloomington Convention Center, Bloomington, Indiana. Online bidding closes simultaneously.
- The properties will be offered as 7 separate parcels and bid upon individually. No parcel combinations or groupings will be offered. To purchase more than one parcel, a bidder must be the successful high bidder on each parcel separately.
- 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.
- Properties will be sold subject to Seller's approval.
- Properties sell AS-IS with no warranties expressed or implied. Bidders may perform their own independent inspections prior to bidding.
- These properties are subject to prior sale; properties may be purchased prior to the close of the auction.
- There are 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.
- A 10% Buyer's Premium will be added to the final bid and charged to the buyer at closing. The final bid plus the 10% 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 \$40,000 per property 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 Company.
- 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 October 16, 2026, at 4:00 PM EDT.
- Properties 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.
- Buyer shall pay a Broker Transaction Fee of \$300.00 per property at closing. Seller shall also pay a Broker Transaction Fee of \$300.00 per property 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 John Bethell Title Co., 2626 S. Walnut St., Bloomington, IN 47401. Closing fee will be paid by the buyer. Closing will be held on or before October 16, 2026, at 4:00 PM EDT.
- Possession will be granted day of final closing, subject to tenants' rights.
- All tenant security deposits will be transferred to the buyer at closing.
- Seller will retain the applicable month's rent at closing. Buyers will have rights to future rent payments after 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

LIVE AUCTION SITE: Bloomington Convention Center, Bloomington, Indiana

VIEWING INSTRUCTIONS: Preview dates & times: August 14, 2026 9:00am-5:00pm