

SPRINGVILLE, IN MULTI-TRACT REAL ESTATE ONLINE AUCTION: SEPTEMBER 23 - 2PM

379 Spencer Pike Rd. Springville, Indiana, 47462

PREVIEW DATES :

Monday, August 31 at 4:00 PM ET

Sunday September 13 at 3:00 PM ET



 **United
Country
Real Estate**

**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

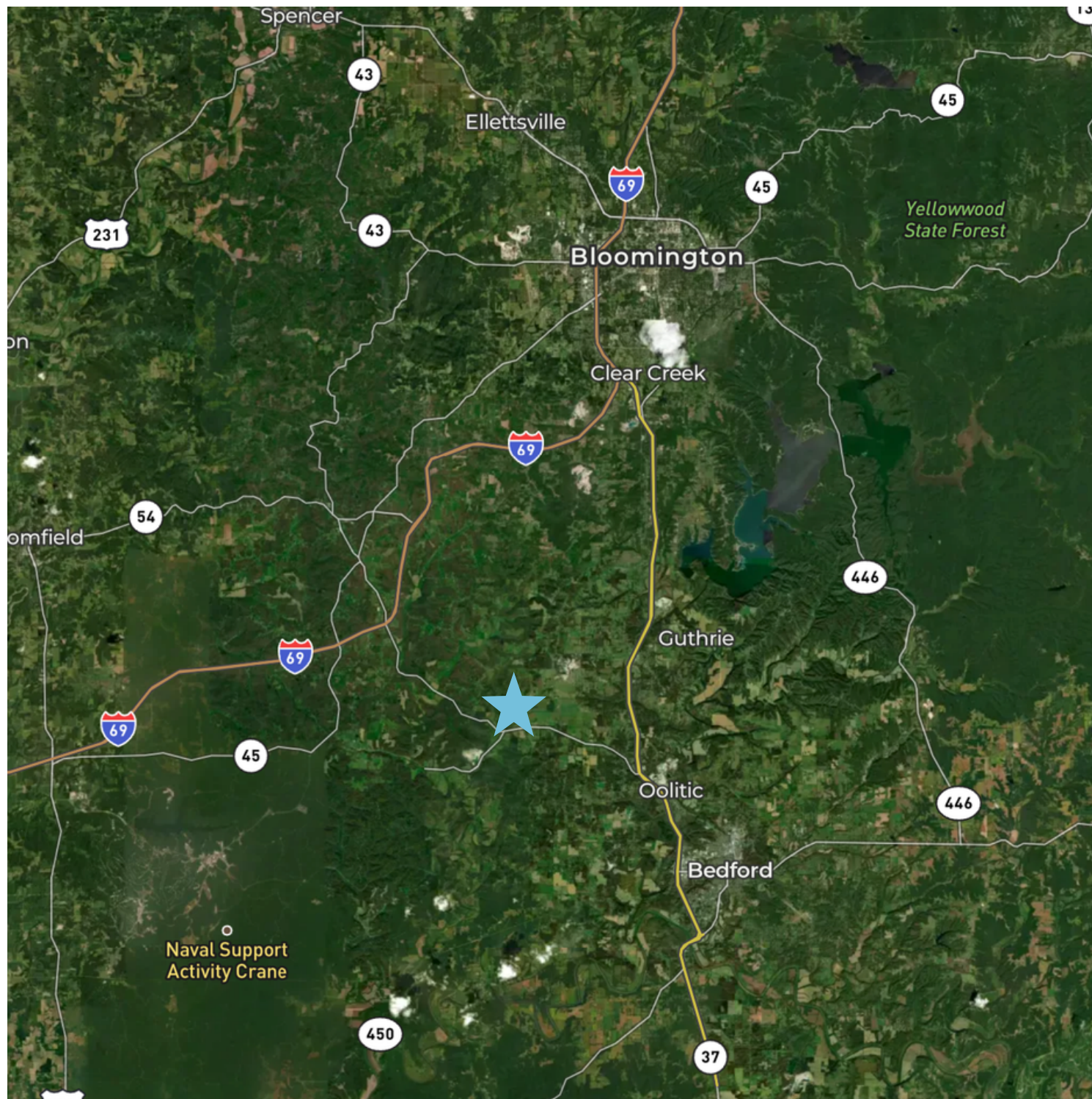


**Auction
Manager**

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

Property Address: 379 Spencer Pike Rd, Springville, IN 47462

County & Township: Lawrence County – Perry Township

Legal Description: SEC 22 TWP 6 R2W 37.31A NE NESW

Sellers: Baumeister

Bidding Ends: September 23, 2026 @ 2:00pm

Closing On or Before: October 23, 2026

Closing Company: John Bethell Title Co.

1. BIDDING METHOD

This property is offered via Online Only bidding. The Sellers reserve the right to accept, reject, or negotiate any bid.

2. SOFT-CLOSE EXTENDED BIDDING

This auction features a Soft-Close. If a bid is placed within the final three (3) minutes of the scheduled closing time, the bidding period will automatically extend an additional three (3) minutes. This process will continue until no bids are received during an extension period. The Auction Company's determination of the winning bid shall be final.

3. PROPERTY OFFERING

The Property is currently described by the legal description contained in the existing deed and public record (see above). Individual Tract legal descriptions will be established by survey following the Auction. Survey of the individual Tracts shall be completed after bids have been accepted and contracts executed, and once survey needs are determined; the Buyer of each Tract shall be responsible for a survey fee of \$1,500.00 at closing.

4. BUYER'S PREMIUM

A Buyer's Premium of Eleven Percent (11%) will be added to the final accepted bid on a per-tract basis to determine the final Contract Purchase Price.

5. CONTRACT EXECUTION

The successful bidder shall execute the Real Estate Purchase Agreement immediately upon acceptance and deliver a non-refundable down payment deposit of: Tract 1 (\$5,000), Tract 2 (\$5,000), Tract 3 (\$2,000), Tract 4 (\$5,000) within twenty-four (24) hours of Seller acceptance.

6. DOWN PAYMENT

The down payment deposit shall be held by John Bethell Title Company and applied toward the purchase price at closing. If Buyer defaults, down payment money shall be retained by Seller as liquidated damages.

7. CLOSING

Closing shall occur on or before October 23, 2026. Seller shall convey marketable title by General Warranty Deed unless otherwise agreed in writing.

Real Estate Taxes: seller will pay 2025 taxes due and payable 2026. Seller will also pay an equal amount of 2025 taxes to be escrowed for 2026 taxes and payable to the Lawrence County



**Coffey Realty
& Auction**

TERMS & CONDITIONS OF THE AUCTION

treasurer for the 2026 taxes to be paid in 2027. Buyer's will be responsible for all taxes after 2026 taxes.

8. BROKER TRANSACTION FEE

In addition to the Buyer's Premium, a \$300 Broker Transaction Fee per tract shall be paid by Buyer at closing and a \$300 Broker Transaction Fee per tract shall be paid by Seller at closing. This fee is separate from and in addition to any commissions or Buyer's Premium and shall be reflected on the Closing Disclosure.

9. PROPERTY CONDITION

The property is sold AS-IS, WHERE-IS, WITH ALL FAULTS. No warranties or representations are made by Seller or Real Estate / Auction Company.

10. INSPECTIONS

Buyers are encouraged to conduct any desired inspections prior to bidding. By bidding, Buyer acknowledges adequate opportunity to inspect.

11. AGENCY DISCLOSURE

United Country Coffey Realty & Auction represents the Seller in this transaction pursuant to Indiana Code 25-34.1.

12. DEFAULT

If Buyer fails to close, earnest money shall be forfeited and Seller may pursue all legal remedies available under Indiana law.

13. LEGAL DISCLAIMER

All information provided is believed accurate but is not guaranteed. Announcements made prior to the bidding closing take precedence over printed materials.

BIDDER ACKNOWLEDGMENT AND ACCEPTANCE

By signing below, Bidder acknowledges that they have read, understand, and agree to all Terms & Conditions of this bidding process.

Signature: _____

PROPERTY INFORMATION

A unique opportunity is coming to Springville, Indiana! This versatile Southern Indiana property offers a combination of country living, established equine facilities, barns, arenas, fenced pasture and additional acreage—all being offered through a multi-tract online real estate auction. Previously utilized as an equine boarding and training facility and as a seasonal training base for a rodeo family, the property offers substantial infrastructure already in place for horse owners, trainers, livestock enthusiasts and agricultural buyers. Improvements include a residence, multiple barns, an indoor riding and training arena, an outdoor roping arena, fenced and cross-fenced pastures, and additional land.

But you don't have to be a horse owner to see the possibilities here.

The multi-tract auction format creates opportunities for a variety of buyers. Whether you're searching for a country home with acreage, an established horse property, barns and buildings for equipment or storage, additional farmland, recreational acreage, or simply an opportunity to expand your existing property, buyers can pursue the tract—or combination of tracts—that best fits their plans.

Buy One Tract. Buy Multiple Tracts. Buy It All.

That's what makes this auction unique. Rather than requiring one buyer to purchase the property as a whole, the multi-tract format allows bidders to compete for individual tracts, combinations of tracts, or the entire property.

Potential opportunities include:

- Country home with acreage
- Private equestrian property
- Horse boarding or training facility
- Rodeo, roping or performance-horse property
- Hobby farm or livestock operation
- Barns and agricultural buildings
- Equipment or storage space
- Additional acreage
- Recreational or agricultural land
- Expansion opportunities for neighboring property owners

With existing improvements, multiple land configurations and a convenient Southern Indiana location, this property offers buyers the chance to purchase an established property and make it their own.

PROPERTY INFORMATION

TRACT 1 – 4.8± ACRES | COUNTRY HOME & OUTBUILDINGS

Tract 1 offers 4.8± acres with a country home and outbuildings along Spencer Pike Road in Springville, Indiana.

This tract provides an opportunity for buyers looking for a rural residence with room for animals, hobbies, equipment and outdoor living. Existing improvements and acreage give the property versatility for country living, hobby-farm use or those simply wanting more space outside of town. The tract's location within the larger property also makes it an attractive opportunity for buyers interested in purchasing additional adjoining tracts.

Tract 1 sells individually. Buyers may also bid on any of the other tracts being offered and must be the successful high bidder on each individual tract they wish to purchase.

TRACT 2 – 3.4± ACRES | BARN & EQUINE FACILITIES

Tract 2 features 3.4± acres and a large barn/equine facility with frontage along Spencer Pike Road in Springville, Indiana.

Previously part of an established equine boarding and training property, this tract offers existing infrastructure that may appeal to horse owners, trainers, livestock enthusiasts or buyers looking for a substantial building with acreage. Its manageable acreage and existing improvements create an opportunity to acquire an established facility without purchasing the entire property. For buyers wanting additional pasture, land or residential improvements, adjoining tracts are also being offered separately at auction.

Tract 2 sells individually. Buyers may bid on one, multiple or all four tracts and must be the successful high bidder on each individual tract they wish to purchase.

TRACT 3 – 4± ACRES | SOUTHERN INDIANA LAND

Tract 3 offers 4± acres along Spencer Pike Road in Springville, Indiana.

With a combination of open ground and mature trees, this smaller acreage tract provides an opportunity for buyers looking for additional land, agricultural use or a potential future homesite, subject to applicable zoning and approvals.

Its size makes it especially appealing to buyers who want a manageable piece of Southern Indiana acreage, while its location may also make it attractive to neighboring property owners or buyers pursuing adjoining tracts in the auction.

Tract 3 sells individually. Buyers may also bid on any of the other available tracts and must be the successful high bidder on each individual tract they wish to purchase.

PROPERTY INFORMATION

TRACT 4 – 24.5± ACRES | PASTURE, ARENA & POND

Tract 4 offers 24.5± acres of Southern Indiana land with established equine improvements, open pasture and a pond in Springville, Indiana.

As the largest tract in the auction, this property has been part of an established equine boarding and training operation and offers significant space for horses, livestock, recreation and agricultural use.

One of the tract's standout features is the outdoor roping/riding arena, providing existing infrastructure for equestrian and performance-horse enthusiasts. The surrounding acreage provides substantial open ground and pasture, while the pond adds another desirable feature to the property.

Whether you're looking for horse property, pasture, livestock acreage, or simply a larger tract of Southern Indiana land, Tract 4 offers considerable versatility.

Additional adjoining tracts featuring the residence and other equine improvements are being offered separately, allowing buyers interested in a larger portion of the property to bid on multiple tracts.

Tract 4 sells individually. Buyers may bid on one, multiple or all four tracts and must be the successful high bidder on each individual tract they wish to purchase.

Online bidding opens Wednesday, August 19, 2026.

Bidding ends Wednesday, September 23, 2026.

Explore the property, review the individual tracts and determine which combination works for you. One Property. Multiple Tracts. Countless Possibilities.

All potential uses are subject to applicable zoning, restrictions and governmental approvals. Buyers should independently verify suitability for their intended use.

MLS SHEET



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL
Property Site-Built Home Status Active CDOM 11 DOM 11 Auction Yes

MLS 202633994 379 Spencer Pike Road Springville IN 47462 LP \$1



Area LawrenceCounty Parcel ID 47-04-22-200-044.000-00 Type Site-Built Home Waterfront No
Sub None Cross Street Bedrms 2 F Baths 2 H 1
Township Perry Style TwoStory REO No Short Sale No
School District NorthLawrence CommunitySchools Elem Needmore
Intermediate JrH Bedford SRH Bedford-NorthLawrence
Legal Description Sec 22 TWP 6 R2W37.63ANENESW
Directions to Property FromHwy54inSpringvilltakeBrickStreethnorthtoSpencerPike Rd. Go approx 0.6 mile property on the left

In s i d e _ C i t y C i t y _ Z o n i n g C o u n t y Z o n i n g

RemarksLIST PRICE IS A PLACEHOLDER ONLY AND DOES NOT REFLECT THE SELLER'S ASKING PRICE OR PROPERTY VALUE. PROPERTY WILL SELL VIA ONLINE AUCTION, WITH THE FINAL PRICE DETERMINED BY COMPETITIVE BIDDING. Springville, IN Multi-Tract Real Estate Auction! A unique opportunity to purchase a versatile Southern Indiana property featuring a country home, multiple barns, indoor riding/training arena, outdoor roping arena, fenced and cross-fenced pastures, and additional acreage. Previously utilized as an equine boarding and training facility and seasonal base for a rodeo family, the property offers established infrastructure for horses, livestock, farming and country living. Offered in multiple tracts, buyers have the flexibility to purchase an individual tract, multiple tracts, or bid on the property as a whole. Opportunities may include a country home with acreage, private equestrian property, horse boarding or training facility, hobby farm, agricultural land, barns and equipment storage, or additional acreage. Online bidding is now open and ends September 23, 2026. Property sells via online auction subject to auction terms and conditions. Final purchase price will be determined by competitive bidding.

Buyers should independently verify acreage, zoning, property suitability and all information deemed important to their intended use.

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	37.6300 / 1,639,163 / 37.63	Lot Desc	15+
Above Gd Fin SqFt	2,963	Above Gd Unfin SqFt	0	Ttl Below Gd Fin SqFt	0
Age10	New Const	No	Date Complete	Ext Vinyl	0
Room Dimensions			Baths	B Ful	Hal
RM DIM	LV	Main	B4 1	1 0	Well
LR 15 x 15	M	Upper	B0	0	Sewer
DR 12 x 12	M	Blw	G		Fuel / Electric
FR 29x19	U	Laundry Rm	Main		Heating
KT 20x14	M	Laundry	x		Cooling
BK	x				Central Air
DN	x				
1B 14 x 18	M				
2B 25 x 16	U				
3B	x	Garage	2.0 / Attache	/ 33 x 29 / 957.0	
4B	x	Outbuilding	1Horse	154x10215708	
5B	x	Facilities	Outbuilding	80x96 7680	
RR	x	2Outbuilding	Assn Dues	Frequenc	Not Applicable
LF	x	Other Fees			
EX	x	Restrictions			
Water		Wtr Name		Water Frontage	
Water				Water Type	
Auctioneer	Cody Coffey	Lic	AU12500011	Auction	9/23/2026 Tim 2:0
Financing Existing			Proposed		
Annual	\$7,217.90	Exemptions		Year Taxes Payable	2026
Possessio	At closing				
List Office	United Country Coffey Realty & Auction - Offc:			List Agent	Cody Coffey
Agent	cody.coffey@homefinder.org			List Agent - User	BL383060700
Co-List	Office			Co-List Agent	
Showing					
List Date	8/20/2026	Start Showing		Exp Date	9/23/2027
Seller Concessions	Offer Y/N			Owner/Seller a Real Estate	No
Contract Type	Exclusive Right to Sell			Seller Concession Amount \$	
Virtual	Unbranded Virtual Tour	Lockbox	Mechanical/Combo	Lockbox Location	Front door
Pending Date		Closing Date		Selling Price	
Ttl Concessions		Sold/Concession			
Sell Office		Sell Agent			
Co-Sell		Co-Sell Agent			
Presented by:	Cody Coffey				
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.					
Page Number: Page 1 of 1 08/31/2026 08:35 AM					

COUNTY PROPERTY INFORMATION

47-04-22-200-044.000-007

General Information
Parcel Number 47-04-22-200-044.000-007
Local Parcel Number 06 000854 00 P22
Tax ID:

Routing Number
44

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information
County Lawrence
Township PERRY TOWNSHIP

District 007 (Local 007)
PERRY TOWNSHIP

School Corp 5075
NORTH LAWRENCE COMMUNITY

Neighborhood 9601-007
PERRY #1

Section/Plat
22

Location Address (1)
379 SPENCER PIKE Rd
SPRINGVILLE, IN 47462

Subdivision

Lot

Market Model
9601-007 - Residential

Characteristics
Topography Rolling
Public Utilities Electricity
Streets or Roads Paved

Neighborhood Life Cycle Stage
Static Friday, October3, 2025
Printed **Review Group** 2024

4XB LLC

Ownership
4XB LLC P.O. Box 1493 Goldthwaite, TX 76844
Legal
SEC 22 TWP 6 R2W37.31ANE NE SW



Valuation Records (Work In Progress values are not certified values and are subject to change)									
2025	Assessment Year	2025	2024	2023	2022	2022			
WIP	Reason For Change	AA	AA	AA	Det/115	AA			
08/15/2025	As Of Date	08/15/2025	07/02/2024	08/07/2023	03/02/2023	04/29/2022			
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	☒	☐	☒	☒	☐			
\$61,600	Land Land Res (1)	\$61,600	\$64,400	\$56,000	\$46,900	\$46,900			
\$15,900	Land Non Res (2)	\$15,900	\$15,300	\$14,800	\$14,400	\$14,400			
\$45,700	Land Non Res (3)	\$45,700	\$49,100	\$41,200	\$32,500	\$32,500			
\$0	Improvement	\$0	\$0	\$0	\$0	\$0			
\$465,600	Imp Res (1)	\$465,600	\$443,000	\$419,000	\$443,100	\$473,300			
\$311,700	Imp Non Res (2)	\$311,700	\$287,500	\$260,500	\$233,000	\$270,600			
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0			
\$527,200	Total	\$527,200	\$507,400	\$475,000	\$490,000	\$520,200			
\$327,600	Total Res (1)	\$327,600	\$302,800	\$275,300	\$247,400	\$285,000			
\$45,700	Total Non Res (2)	\$45,700	\$49,100	\$41,200	\$32,500	\$32,500			
\$153,900	Total Non Res (3)	\$153,900	\$155,500	\$158,500	\$210,100	\$202,700			

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. Infl. %	Market Factor	Value
9	A		0	1.00	1.00	\$13,100	\$13,100	\$13,100	0%
4	4	A	BDB2	0	.18	0.68	\$2,120	\$1,442	\$260
4	A		EKB2	0	4.58	0.72	\$2,120	\$1,526	\$6,989
4	5	A	HO	0	3.2	1.06	\$2,120	\$2,247	\$7,190
5	A		PEB	0	8.41	0.89	\$2,120	\$1,887	\$15,870
5	A		EKB2	0	4.58	0.72	\$2,120	\$1,526	\$6,989
82	A		HO	0	8.03	1.06	\$2,120	\$2,247	\$18,043
	A		PEB	0	7.1	0.89	\$2,120	\$1,887	\$13,398
	A		CCD	0	.23	0.50	\$2,120	\$1,060	\$244

Data Source External Only

Collector 08/06/2024 JVDO

Appraiser 08/22/2024 KR

379 SPENCER PIKE Rd

Transfer of Ownership				
Date	Owner	Doc ID	CodeBook/PageAdj	Sale PriceV/I
06/13/2024	4XBLLC	2024003246	WD / /	\$985,000
03/30/2021	Thompson, Ronald E	2021002214	Af /	
01/01/1900	Thompson, Ronald E		WD	

101, Cash Grain/General Farm

PERRY #1

Notes
9/25/2024 001: 25/26REASMT CHANGED DWELLING COND FROM AV TO G. CHANGED 48X18 T3 GRADE FROM C-1 TO C AND 1536 SOFT GRADE FROM C-1 TO C 9/25/24 EE
8/12/2024 001: F11 1/1/2024 MAILED 8/23/24 DEADLINE TO APPEAL 6/15/2025
6/22/2023 SPLIT: 24/25 2/1/23 2023-683 .32A TO TR 57 THOMPSON, KEVIN 47-04-22-204-057.003-007

2/27/2023 001: 22/23 Chg'd Grade and Cond of House Added 10% Functional Obsol for water issues in the angle of the house/garage. Changed Years on Barns and Corrected sizes. Added Stalls in 3 of the barns. Added 24x24 PFB attached to the older Horse Barn. CAB

4/29/2022 001: 2022 F11 MAILED 4/29/22 DEADLINE TO APPEAL JUNE 15, 2022

5/5/2021 001: 03/31/2021 2021/2215 TOD

1/24/2021 SAL: 21/22 REASMT CHGD COND OF DWELLING & POLE BARN. CHGD SIZE, GRADE & YR OF LEANTO. ADDED NEW LEANTO, SHED, & 2 POLE BARN. AW

7/15/2019 SAL: 2019 FORM 11 8/1/19 DEADLINE TO APPEAL 6/15/20

7/31/2018 001: 18-19 F11 MAILED 8/24/18 DEADLINE TO APPEAL 10/9/18

9/21/2017 MEMO: 17-18 F11 MAILED 10/13/17 DEADLINE TO APPEAL 11/27/17

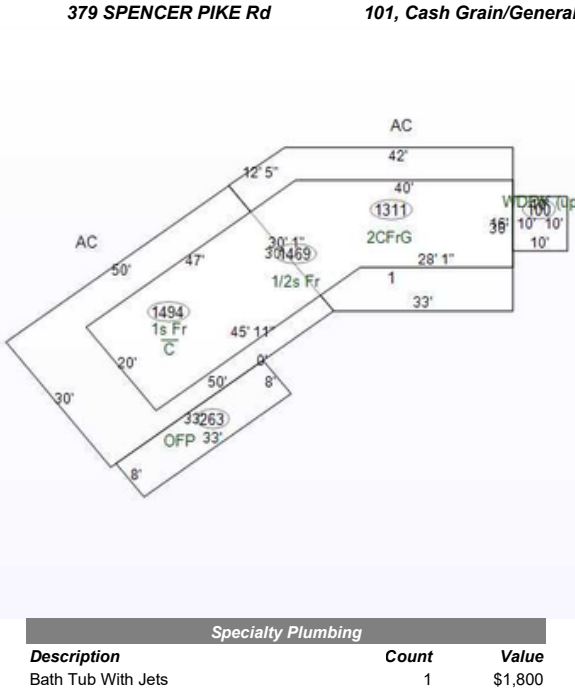
Land Computations	
Calculated Acreage	37.31
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	37.31
81 Legal Drain NV	0.00
82 Public Roads NV	0.23
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	36.08
Farmland Value	\$45,690
Measured Acreage	36.08
Avg Farmland Value/Acre	1266
Value of Farmland	\$45,680
Classified Total	\$0
Farm / Classified Value	\$45,700
Homesite(s) Value	\$15,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$15,900
CAP 2 Value	\$45,700
CAP 3 Value	\$0
Total Value	\$61,600

COUNTY PROPERTY INFORMATION

47-04-22-200-044.000-007

4XB LLC

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	2 6
Story Height	1 1/2	Half Bath	1 2
Style	50 Newer conventional	Kitchen Sinks	1 1
Finished Area	2963 sqft	Water Heaters	1 1
Make		Add Fixtures	3 3
Floor Finish		Total	8 13
☐ Earth	☐ Tile	Accommodations	
☐ Slab	☒ Carpet	Bedrooms	
☐ Sub & Joist	☐ Unfinished	Living Rooms	
☒ Wood	☐ Other	Dining Rooms	
☐ Parquet		Family Rooms	
Wall Finish		Total Rooms	
☒ Plaster/Drywall	☐ Unfinished	Heat Type	
☐ Paneling	☐ Other	Central Warm Air	
☐ Fiberboard		Roofing	
☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate
☐ Wood Shingle	☐ Other	Exterior Features	
Description	Area	Value	
Porch, Open Frame	263	\$13,200	
Wood Deck	100	\$2,800	



PERRY #1				/960	2/8
Cost Ladder					
Floor Constr	Base	Finish	Value	Totals	
1 1Fr	1494	1494	\$134,500		
2					
3					
4					
1/4					
1/2 1Fr	1469	1469	\$51,700		
3/4					
Attic					
Bsmt					
Crawl	1494	0	\$9,300		
Slab					
			Total Base	\$195,500	
Adjustments			1 Row Type Adj. x 1.00	\$195,500	
Unfin Int (-)				\$0	
Ex Liv Units (+)				\$0	
Rec Room (+)				\$0	
Loft (+)				\$0	
Fireplace (+)				\$0	
No Heating (-)				\$0	
A/C (+)			1:1494 1/2:1469	\$6,600	
No Elec (-)				\$0	
Plumbing (+ / -)			13 - 5 = 8 x \$800	\$6,400	
Spec Plumb (+)				\$1,800	
Elevator (+)				\$0	
			Sub-Total, One Unit	\$210,300	
			Sub-Total, 1 Units		
Exterior Features (+)			\$16,000	\$226,300	
Garages (+) 1311 sqft			\$45,600	\$271,900	
Quality and Design Factor (Grade)				1.15	
Location Multiplier				0.91	
Replacement Cost				\$284,543	

Summary of Improvements																	
Description	Story Constr Height Type	Grade	Year Eff Built Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1 1/2Wood Fr	B-1	2016 2016	9 A		0.91		2,963 sqft	\$284,543	7%	\$264,630	5%	100% 1.000 1.240	100.00	0.00	0.00	\$311,700

COUNTY PROPERTY INFORMATION

47-04-22-200-044.000-007

4XB LLC

General Information

Plumbing

Occupancy

Barn, Pole (T3)

#

TF

Description

Barn, Pole (T3) 03

Full Bath

Story Height

0

Half Bath

Style

N/A

Kitchen Sinks

Finished Area

Water Heaters

Make

Add Fixtures

Total

Floor Finish

Accommodations

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

☐ Parquet

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Wall Finish

Roofing

☐ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

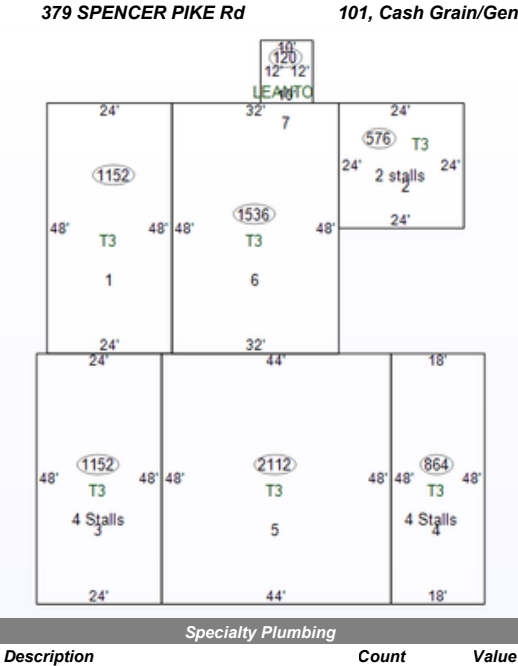
☐ Other

Exterior Features

Description

Area

Value



Cost Ladder				
Floor	Constr	Base Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
Total Base				
Row Type Adj.				
Adjustments				
Unfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
Sub-Total, One Unit				\$0
Sub-Total, 1 Units				
Exterior Features (+)			\$0	\$0
Garages (+) 0 sqft			\$0	\$0
Quality and Design Factor (Grade)				
Location Multiplier			0.91	
Replacement Cost				\$12,797

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	Cap 3	Improv Value
Height	Type			Built	Age	Rate		Rate			Dep	Value	Obs							
1: Barn, Pole (T3) 03	1	T31SO	C-1	1981 1981	44F	\$16.62	0.91		48' x 24' x 12'	\$12,797	65%	\$4,480	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,500
2: Barn, Pole (T3) 06	1	T31SO	C	2004 2004	21A	\$19.39	0.91		24' x 24' x 12'	\$11,271	40%	\$6,760	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,800
3: Barn, Pole (T3) 07	1	T31SO	C	2004 2004	21A	\$16.62	0.91		48' x 24' x 12'	\$13,481	40%	\$8,090	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,100
4: Barn, Pole (T3) 08	1	T31SO	C	2004 2004	21A	\$17.72	0.91		48' x 18' x 12'	\$10,920	40%	\$6,550	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,600
5: Barn, Pole (T3) R 01	1	T3AW	C	2004 2004	21A	\$16.67	0.91		48' x 44' x 12'	\$25,180	40%	\$15,110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$15,100
6: Barn, Pole (T3) R 01	1	T3AW	C	1981 1981	44A	\$18.09	0.91		1,536 sqft x 12'	\$19,891	60%	\$7,960	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,000
7: Lean-To R 01	Flo		D	2002 2002	23A	\$4.25	0.91		120 sqft x 7'	\$371	45%	\$200	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200

COUNTY PROPERTY INFORMATION

47-04-22-200-044.000-007

4XB LLC

379 SPENCER PIKE Rd

101, Cash Grain/General Farm

PERRY #1

/960

4/8

General Information

OccupancyBarn, Pole (T3)

DescriptionBarn, Pole (T3)

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

Earth☐

Slab☐

Sub & Joist☐

Wood☐

Parquet☐

Tile☐

Carpet☐

Unfinished☐

Other☐

Wall Finish

Plaster/Drywall☐

Paneling☐

Fiberboard☐

Unfinished☐

Other☐

Roofing

Built-Up☐

Metal☐

Wood Shingle☐

Asphalt☐

Slate☐

Tile☐

Other☐

Exterior Features

Description

Area

Value

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Cost Ladder

Floor

Constr

Base Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)

Garages (+) 0 sqft

Quality and Design Factor (Grade)

Location Multiplier

Replacement Cost

152'

102'

152'

102'

15504

T3

1

Specialty Plumbing

Description

Count

Value

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	Cap 3	Improv Value	
1: Barn, Pole (T3)	1	T3AW	C+1	2016	2016	9	A	\$9.99	0.91	102' x 152' x 10'	\$94,222	20%	\$75,380	0%	100%	1.000	1.000	0.00	0.00	100.00	\$75,400

Total all pages

\$465,600

Total this page

\$75,400

COUNTY PROPERTY INFORMATION

47-04-22-200-044.000-007

4XB LLC

General Information

Occupancy

Barn, Pole (T3)

Description

Barn, Pole (T3) R 01

Story Height

0

Style

N/A

Finished Area

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

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

379 SPENCER PIKE Rd

101, Cash Grain/General Farm

PERRY #1

/960

5/8

64"

32'

32'

64"

2048

T3

1

64"

64"

32'

32'

64"

LEANTO

2

64"

Specialty Plumbing

Description

Count

Value

Cost Ladder

Floor

Constr

Base Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

Location Multiplier

0.91

Replacement Cost

\$20,176

Summary of Improvements

Description

Story

Constr

Height

Type

Grade

Year Eff

Built

Year

Eff Co

Age

nd

Base

Rate

LCM

Adj

Rate

Size

RCN

Norm

Dep

Remain.

Value

Abn

Obs

PC

Nbhd

Mrkt

Cap 1

Cap 2

Cap 3

Improv

Value

1: Barn, Pole (T3) R 01

1

T31SO

C

1992

1992

33A

\$14.63

0.91

32' x -64' x 12'

\$20,176

55%

\$9,080

0%

100%

1.000

1.000

0.00

0.00

100.00

\$9,100

2: Lean-To

1

Earth Flo

C

2012

2012

13A

\$6.39

0.91

32'x-64' x 12'

\$11,909

25%

\$8,930

0%

100%

1.000

1.000

0.00

0.00

100.00

\$8,900

Total all pages\$465,600

Total this page\$18,000

COUNTY PROPERTY INFORMATION

47-04-22-200-044.000-007

4XB LLC

General Information

OccupancyBarn, Pole (T3)
DescriptionBarn, Pole (T3) 04
Story Height0
StyleN/A
Finished Area
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

☐ Wood Shingle☐ Tile

☐ Other

Exterior Features

Description

Area

Value

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

379 SPENCER PIKE Rd

101, Cash Grain/General Farm

PERRY #1

/960

6/8

Cost Ladder

Floor

Constr

Base Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)

Garages (+) 0 sqft

Quality and Design Factor (Grade)

Location Multiplier

Replacement Cost

Description

Count

Value

Summary of Improvements

Description

Story

Constr

Height Type

Grade

Year Eff

Built Year

Eff Co

Age nd

Base Rate

LCM

Adj Rate

Size

RCN

Norm Dep

Remain. Value

Abn Obs

PC

Nbhd

Mrkt

Cap 1

Cap 2

Cap 3

Improv Value

1: Barn, Pole (T3) 04

1

T3AW

C

1982

1982

43A

\$21.61

0.91

768 sqft x 10'

\$13,916

60%

\$5,570

0%

100%

1.000

1.000

0.00

0.00

100.00

\$5,600

2: Barn, Pole (T3) 05

1

T31SO

C

1982

1982

43A

\$16.24

0.91

1,280 sqft x 10'

\$13,933

60%

\$5,570

0%

100%

1.000

1.000

0.00

0.00

100.00

\$5,600

COUNTY PROPERTY INFORMATION

47-04-22-200-044.000-007

4XB LLC

General Information

OccupancyBarn, Pole (T3)
DescriptionBarn, Pole (T3) 02
Story Height0
StyleN/A
Finished Area
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

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Description

Area

Value

379 SPENCER PIKE Rd

101, Cash Grain/General Farm

PERRY #1

/960

7/8

48'

24'

24'

48'

1152

T3

Specialty Plumbing

Description

Count

Value

Farm		PERRY #1		/960	7/8
Cost Ladder					
Floor	Constr	Base Finish	Value	Totals	
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
			Total Base		
Adjustments		Row Type Adj.			
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					
No Elec (-)					
Plumbing (+ / -)					
Spec Plumb (+)					
Elevator (+)					
Sub-Total, One Unit				\$0	
Sub-Total, 1 Units					
Exterior Features (+)			\$0	\$0	
Garages (+) 0 sqft			\$0	\$0	
Quality and Design Factor (Grade)					
Location Multiplier				0.91	
Replacement Cost				\$13,471	

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	Cap 3	Improv Value
	Height	Type		Built	Age	Rate		Rate			Dep	Value	Obs							
1: Barn, Pole (T3) 02	1	SV	C	2006	2006	19VP	0.91		1,152 sqft x 12'		50%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0

BID CERTIFICATION



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: 379 Spencer Pike Rd. Springville, 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

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 23 day of September 2026, by and between
4XB, LLC 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: 379 Spencer Pike Rd., Springville, IN 47462
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., ~~\$ 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 _____ and shall take place at the office of John Bethel Title Co., Bloomington, Indiana

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 \$.00

Less Down Payment \$ _____

Total Due at Closing \$.00

This offer will expire if not accepted on or before: September 24, 2026 at 5:00pm

Purchased By:

Buyer

Date_____

Phone _____

Printed _____
 Buyer Address: _____ City _____ State _____ Zip _____

_____ Date _____

<i>Buyer</i>	
--------------	--

Printed _____ Phone _____

Buyer Address: _____ City _____ State _____ Zip _____

_____ Date _____

Buyer's Agent

Printed _____ Phone _____

Agent Address:	City	State	Zip
----------------	------	-------	-----

Names for Deed:

Accepted By: _____

Seller

4XB, LLC _____ Date _____

Printed _____

_____ Date _____

<i>Seller</i>	<i>Time</i>
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

Printed _____
Time: _____

4228 State Road 54 W - Springville, IN 47462
(812) 822-3200
UnitedCountryIN.com

SAMPLE CONTRACT



PROMISSORY NOTE
379 Spencer Pike Rd.
Springville, Lawrence County, Indiana

\$ 5,000.00
Amount

September 23, 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