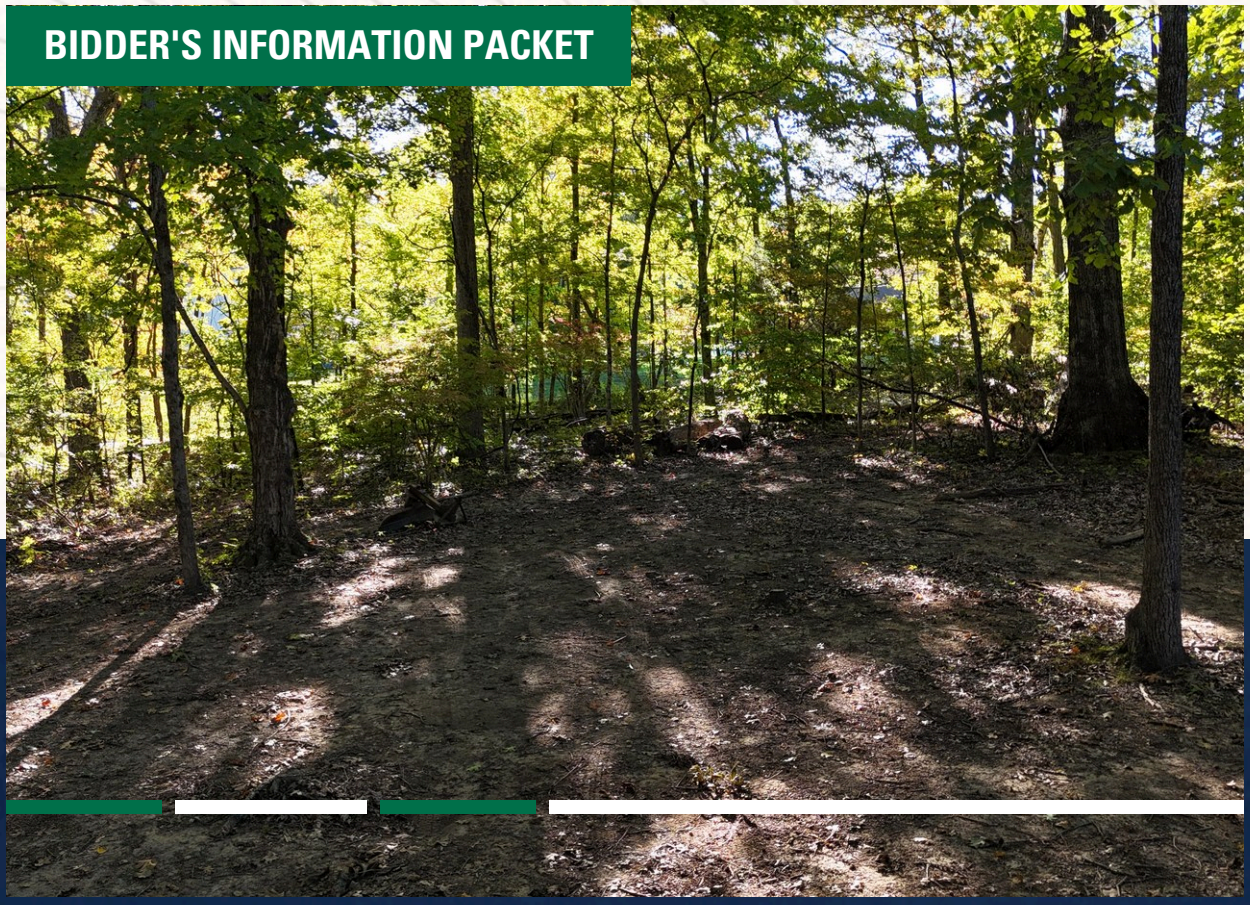
WOODED 2.5± ACRE HOMESITE

ONLINE AUCTION: NOV 11 - 2PM

3501 S Swartz Ridge Rd, Bloomington, IN 47401

BIDDER'S INFORMATION PACKET



United Country Real Estate | Coffey Realty & Auction

For More Information

812-822-3200 • UnitedCountryIN.com

INDEX

TRACT MAP
TERMS & CONDITIONS
PROPERTY INFORMATION
AUCTION DETAILS & HOW TO BID
MLS SHEET
COUNTY PROPERTY INFORMATION
TITLE COMMITMENT
ADDITIONAL INFORMATION
BID CERTIFICATION
SAMPLE CONTRACT













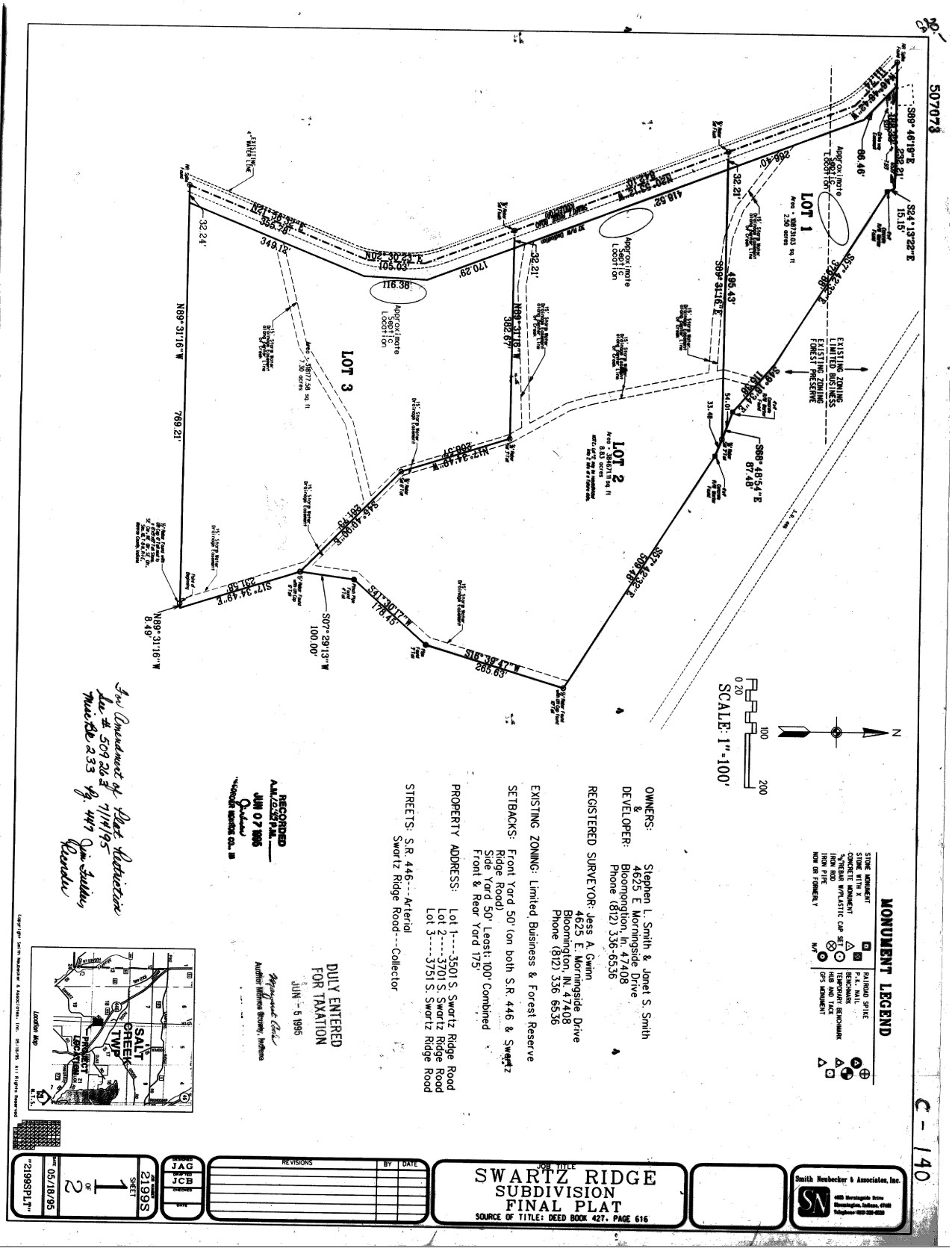
Auction Manager | Gabrielle Getts | 812-340-3295 | ggetts@unitedcountryin.com

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.

TRACT MAP


3464 S Swartz Ridge RD
3555 S Swartz Ridge RD
53-01-00-
350-000.
000-014
3500 S Swartz Ridge RD
3501 S Swartz Ridge RD
446
53-07-18-
400-003.
000-014
3680 S Swartz Ridge RD
3700 S Swartz Ridge RD
53-07-18-
400-004.
000-014
3720 S Swartz Ridge RD

TRACT MAP



507073
LOT 1
LOT 2
LOT 3
EXISTING ZONING LIMITED BUSINESS
EXISTING ZONING FOREST PRESERVE
Approximate Septic Location
SCALE: 1"=100'
MONUMENT LEGEND
OWNERS: Stephen L. Smith & Janet S. Smith
& 4625 E Morningside Drive
DEVELOPER: Bloomington, In. 47408
Phone (812) 336-6536
REGISTERED SURVEYOR: Jess A. Gwinn
4625 E. Morningside Drive
Bloomington, IN 47408
Phone (812) 336 6536
EXISTING ZONING: Limited Buisiness & Forest Reserve
SETBACKS: Front Yard 50' (on both S.R. 446 & Swartz Ridge Road)
Side Yard 50' Least; 100' Combined
Front & Rear Yard 175'
PROPERTY ADDRESS: Lot 1----3501 S. Swartz Ridge Road
Lot 2----3701 S. Swartz Ridge Road
Lot 3----3751 S. Swartz Ridge Road
STREETS: S.R. 446---Arterial
Swartz Ridge Road---Collector
DULY ENTERED FOR TAXATION
JUN - 5 1995
RECORDED
JUN 07 1995
SALT CREEK TWP
PROJECT LOCATION
Location Map
SWARTZ RIDGE
SUBDIVISION
FINAL PLAT
SOURCE OF TITLE: DEED BOOK 427, PAGE 616
Smith Neubecker & Associates, Inc.
2199S
05/18/95
"2199SPLT"
C - 140

TRACT MAP

5070?3

C-140

DESCRIPTION FOR
SWARTZ RIDGE ROAD SUBDIVISION
JOB NUMBER 2199S:

A part of the Northeast Quarter of the Southeast Quarter of Section 18 and a part of the Northwest Quarter of the Southwest Quarter of Section 17, all in Township 8 North, Range 1 East, Monroe County, Indiana:
BEGINNING at a ½" iron pin found at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence from said point of beginning and with the south line of said Northeast Quarter of the Southeast Quarter and running NORTH 89 degrees 31 minutes 16 seconds West for 769.21 feet and to a set railroad spike found in the centerline of Swartz Ridge Road; thence with the centerline of said Swartz Ridge Road the following four (4) courses: 1). NORTH 21 degrees 56 minutes 28 seconds for 355.78 feet; thence 2). NORTH 02 degrees 30 minutes 23 seconds East for 105.03 feet; thence 3). NORTH 20 degrees 53 minutes 12 seconds West for 842.10 feet; thence 4). NORTH 46 degrees 46 minutes 42 seconds West for 111.74 feet and to a set railroad spike found on the north line of said Northeast Quarter of the Southeast Quarter; thence leaving the centerline of Swartz Ridge Road and with the north line of said Northeast Quarter of the Southeast Quarter and running SOUTH 89 degrees 46 minutes 19 seconds East for 232.21 feet and to the southwesterly right-of-way line of State Road #446, passing a found ½" iron pin at 30 feet; thence with said right-of-way line the following five (5) courses: 1). SOUTH 24 degrees 13 minutes 22 seconds East for 15.15 feet and to a found right-of-way monument; thence 2). SOUTH 57 degrees 42 minutes 32 seconds East for 379.88 feet; thence 3). SOUTH 49 degrees 18 minutes 34 seconds East for 115.38 feet and to a found right-of-way monument; thence 4). SOUTH 68 degrees 48 minutes 54 seconds East for 87.48 feet and to a found right-of-way monument; thence 5). SOUTH 57 degrees 42 minutes 32 seconds East for 509.48 feet and to a ½" iron pin found at the northwesterly corner of a tract of land that is described in a deed from Bessie Henline to Larry D. and Judith A. Todd and recorded August 22, 1985 in Deed Record 317, Page 428, in the office of the Recorder of Monroe County, Indiana; thence leaving the right-of-way line of State Road #446 and down a hollow and with the westerly line of said Todd tract and running SOUTH 16 degrees 39 minutes 47 seconds West for 265.63 feet and to a found iron pipe; thence SOUTH 41 degrees 30 minutes 17 seconds West for 178.45 feet and to a found iron pipe; thence SOUTH 07 degrees 29 minutes 13 seconds West for 100.00 feet and to a found ½" iron pin; thence SOUTH 17 degrees 34 minutes 49 seconds East for 231.58 feet and to the south line of said Northwest Quarter of the Southwest Quarter of Section 17; thence with the south line of said quarter section and running NORTH 89 degrees 31 minutes 16 seconds West for 8.49 feet and to the POINT OF BEGINNING, containing 0.9698 acre in Section 17, and 17.6648 acres in Section 18, and containing in the total of the above described tract, 18.63 acres, more or less.

I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 22nd day of May, 1995.

Jess A. Gwinn
Registered Land Surveyor No. 9300019
State of Indiana

JESS A. GWINN — No. 9300019 — State of INDIANA — LAND SURVEYOR

COVENANTS AND RESTRICTIONS

The undersigned being owners of the previously described real estate, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat. The within plat shall be known and designated as Swartz Ridge Subdivision an addition in the County of Monroe, Indiana.

The streets shown and not heretofore dedicated are hereby dedicated to the public.

All lots in said Subdivision shall be subject to and impressed with the covenants, agreements, easements, restrictions, limitations and charges hereinafter set forth; and they shall be considered a part of the conveyance of any lot in said Subdivision without being written therein. The provisions herein contained are for the mutual benefit and protection of the owners, present or future, of any and all lots in said Subdivision; and they shall run with the land and shall insure to the benefit of and be enforceable by the owner, or owners, of any land or lots included in said Subdivision, their respective legal representatives, heirs, successors, grantees and assigns.

A. Setbacks. Between building setback lines and street right-of-way lines as shown on the plat, no building or buildings or parts thereof shall be erected or maintained.

B. Easements. There are strips of ground as shown on the within plat marked "Storm Water Drainage Easements". "Storm Water Drainage Easement" are created to provide paths and courses for area and local storm drainage over land to serve the needs of this and adjoining ground and/or the public drainage system. No structure, including fences, shall be built upon said easements which will obstruct flow from the area being served. The owners of the lots shall retain the right to alter the course of said storm water flow or build a lake or dam so long as the capacity of conveyance is not diminished. The owners of all lots in this addition shall take title subject to the rights of the public utilities, governmental agencies and the rights of the other lot owners in this addition, to said easement herein granted for the purposes therein stated.

C. Land Use. All lots in this addition are reserved for one-family residential use. No building or any part thereof erected on any lot shall be used for any commercial purpose whatsoever.

Mobile homes or manufactured housing are prohibited. No used residence shall be located on any lot.

D. Temporary Use. No residence shall be occupied prior to completion, and there shall be no temporary living quarters constructed on any lot. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot in this addition shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

E. Building Size Restrictions and Other:

1. Single family residences of one story in height shall have a ground floor area of not less than 1450 square feet.

2. Single family residences with one and one-half and/or two stories in height shall have a ground floor area of not less than 800 square feet and a total area above grade of not less than 1750 square feet.

3. Split level, bi-level, and walk out finished basement houses shall have no less than 1750 square feet of finished dwelling space and a ground floor area of not less than 1000 square feet.

4. The ground floor area for the purpose of these restrictions shall be determined from the area of the house measured from the outside of the building foundation exclusive of open porches, breezeways, garages, chimney and eaves except that garage areas may be counted in bi-level houses. Ground floor area shall be measured from the outside of the building foundation.

5. No residence, exclusive of chimney, shall exceed forty (40) feet in height measured from the lowest finished grade level at the house's foundation to the highest point of the structure's roof.

6. Restrictions set out under "E" entitled "Building Size Restrictions and Other" may be waived by Subdivider on application in writing by any lot owner. Said waiver shall be valid only when properly recorded in the office of the Recorder of Monroe County, Indiana.

8. No dwelling unit having wooden foundations shall be constructed upon the real estate. Foundations shall be of poured concrete or concrete block.

F. Nuisance Activity. No manufacturing, noxious, illegal or offensive trade or activity shall be carried on upon any lot in said Subdivision, nor shall anything be done thereof which may or become an annoyance or nuisance to the neighborhood.

G. Garage and Driveway. For every one-family unit located on any lot, there shall be an attached enclosed two-car garage for the off-street parking of a minimum of two automobiles, and every dwelling or structure shall have a driveway with a minimum width of 10' extending from the street line in the front of the lot back to a point at least as far as the closest point of the structure to the street.

H. Subdivision of a Lot Prohibited. There shall be no subdivision of any lot or lots, except that lot #2 can be subdivided into two lots, nor any sale thereof in parcels except a portion of a lot may be sold to an adjoining lot or parts thereof, owned by one person and used as a single building site shall be considered one lot and the boundaries so established by such common ownership shall be considered the only lot lines for the purposes of these conditions and restrictions.

I. Maintenance of Ditches, Culverts and Banks. Lot owners shall maintain the ditches and banks along the property lines and adjacent to any street. Lot owners shall not impede or interfere with drainage upon the real estate.

J. Signs. No sign of any kind shall be displayed on any lot except for one professional sign not larger than one square foot, or one sign of not more than five square feet advertising the property for sale or rent, or one sign of not more than thirty-two square feet used by a builder to advertise the property during construction or sale thereof. All signs must be of professional quality. Homes for which there is a valid home occupation permit shall be permitted to display a sign affixed to the exterior of the building on the primary entrance or on the wall in the vicinity of the primary entrance to the building.

Enforcement. The right to enforce the within provisions, restrictions and covenants by injunction, is hereby dedicated and reserved to the owners of the several lots in this Subdivision, their heirs or assigns who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect until January 1, 2005, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of a majority of the owners of the lots, it is agreed to change the covenants in whole or in part.

Invalidation of any one of the covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

These restrictions and reservations are made for the benefit of Swartz Ridge Subdivision and of any and all persons who may own any lot or lots in Swartz Ridge Subdivision. Any lot owner as above described shall specifically have the right to prevent or stop the violation of any restriction by injunction or other lawful remedy, to recover any damages resulting from such violation in addition to which they shall be entitled to reasonable attorney's fees incurred in obtaining such injunction or in pursuing any other lawful remedy to prevent or stop such violation.

The undersigned do hereby certify to the Monroe County Plan Commission that they have met all required specifications in accordance with this ordinance as to improvements and their installation.

The subject real estate does not lie within the 100 year flood plain according to the Federal Emergency Management Agency, flood hazard map Community Panel Number 180444 0004 A, dated March 6, 1981.

The undersigned, Stephen and Janet Smith, being the owners of the described real estate, do hereby lay-off, plat and subdivide the same into lots in accordance with the described plat. The within plat shall be known and designated as SWARTZ RIDGE SUBDIVISION.

IN WITNESS WHEREOF, Stephen and Janet Smith, have hereunto executed this 22nd day of May, 1995.

Stephen L. Smith

Janet S. Smith
2901 Somerset Place
Bloomington IN 47401

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Stephen and Janet Smith, personally known to me to be the owners of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as SWARTZ RIDGE ROAD SUBDIVISION, as their voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this 22nd day of May, 1995.

My Commission Expires: 10-7-97

Marlys E. Allen, NOTARY PUBLIC
a resident of Monroe County

NOTARY PUBLIC — SEAL — INDIANA

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held May 16, 1995.

MONROE COUNTY PLAN COMMISSION
PRESIDENT
SECRETARY

Smith Neubecker & Associates, Inc.
SN
4015 Kensington Drive
Bloomington, Indiana, 47404
Telephone (812) 336-6536

SWARTZ RIDGE
SUBDIVISION
FINAL PLAT
SOURCE OF TITLE: DEED BOOK 427, PAGE 616

REVISIONS: BY | DATE

DRAWING: JAG
CHECKED: JCB
APPROVED:

JOB NUMBER 2199S
SHEET 2 OF 2
DATE 05/18/95
"2199SPLT"

Copyright Smith Neubecker & Associates, Inc. 05/18/95 All Rights Reserved

w:\edsjobs\2199s\2199splt.dgn May. 18, 1995 15:18:41

EXHIBIT B - Terms & Conditions of Sale Crites Real Estate Online Auction

Property Address & Parcels (Selling Together as One Offering):

Address: 3501 S Swartz Ridge Rd. | Bloomington IN 47401
Legal Description: 010-03500-01 SWARTZ RIDGE LOT 1

PROPERTY OFFERING

- Seller reserves the right to accept or reject the final bid.
- Property sells subject to Seller's confirmation/approval.

AUCTION DETAILS

- Auction Method: Public Online–Internet Auction.
- Bidding Platform: UnitedCountryIN.com.
- Auction Close Date: To be established by Auctioneer/Broker in accordance with Article 8, currently anticipated approximately four (4) weeks following Marketing Launch; the platform will display the official closing date and time (soft close).
- Subject to Prior Sale: Pre-auction offers may be presented any time before scheduled bid close. All pre-auction offers must comply with these Terms & Conditions and be submitted on the Auction Real Estate Purchase Agreement provided by the Broker/Auctioneer with signed Terms & Conditions.

BUYER'S PREMIUM

A 11% Buyer's Premium will be added to the high bid to establish the Total Contract Purchase Price. Example: Bid $100,000 + $11,000 (11% BP) = $111,000 Final Sale Price.

DOWN PAYMENT & PAYMENT TERMS

- Down Payment: $5,000 non-refundable Down Payment, except if Seller cannot convey marketable and insurable title as required herein, required from Buyer following Seller's acceptance.
- Due by wire transfer within 24 hours of Seller's acceptance of the Purchase Agreement, payable to: John Bethell Title Company, Bloomington, IN.
- The Down Payment is refundable if Seller cannot convey marketable and insurable title as required herein.
- No financing contingencies — buyer must have funds available for cash closing.

SURVEY, ACREAGE & DESCRIPTIONS

- An updated survey is available and will be provided in the Bidder's Information Packet and may also be downloaded from UnitedCountryIN.com.
- All advertised acreages are approximate and based on the completed survey.
- Bidders acknowledge and accept that bids are final and binding and will not be adjusted after bidding closes.

TERMS & CONDITIONS

CLOSING

- Closing Company & Location: John Bethell Title Company, 2626 S. Walnut St., Bloomington, IN 47401.
- Closing Deadline: On or before forty-five (45) days after Auction End, unless otherwise agreed in writing.
- Buyer Costs:
  - Closing fee (paid by Buyer).
  - Broker Transaction Fee: $300 (paid by Buyer at closing).
- Seller Costs:
  - Owner's Title Insurance Policy.
  - Deed preparation and customary seller-side closing costs.
  - Deed & Title: Seller shall convey by Warranty Deed with clear, insurable title.
- Possession: Granted at closing.

TAXES & ASSESSMENTS

- Real estate taxes to be pro-rated to the date of closing based on the most recent tax bill available.

AS-IS, WHERE-IS, INSPECTIONS

- Property sells AS-IS, WHERE-IS, with no warranties expressed or implied.
- Buyers are encouraged to conduct all inspections and due diligence prior to bidding at their own expense.
- The high bidder shall electronically execute the Auction Real Estate Sales Contract immediately following the close of bidding. The contract remains subject to Seller's confirmation and acceptance as provided herein.

AGENCY DISCLOSURE

United Country Coffey Realty & Auction and its representatives are exclusive agents of the Seller.

ANNOUNCEMENTS & GENERAL

- Announcements made up to final close of bidding take precedence over any advertising, oral statements, or printed material.
- All information provided is believed accurate but not guaranteed. Buyers must rely on their own due diligence and verification.
- Sale site: Internet Only — UnitedCountryIN.com.
- Viewing and inspections are at bidder's own risk. Seller, Auctioneer, and Broker are not responsible for accidents.

_____

Ethan Crites

Bidder: _____ Bidder: _____

PROPERTY INFORMATION

WOODED 2.5± ACRE HOMESITE

2.5 Acres | Bloomington, IN | Bidding closes Wed, Nov 11 · 2:00 PM ET





ABOUT THE PROPERTY

Discover the perfect blend of privacy, nature, and convenience with this 2.5 acre wooded lot on Bloomington's east side. A driveway has already been installed, leading to a small clearing that provides a potential building site. Soil testing has been completed and is on file with the health department. The property offers road frontage but does include a driveway easement for easy access. Several areas have been selectively cleared to create trails throughout the woods, allowing you to explore and enjoy the natural setting. Mature hardwoods present the potential for a selective timber harvest while preserving the property's character. Located in Lot 1 of the Swartz Ridge Subdivision, this property combines a peaceful rural feel with convenience, just 6 minutes from Paynetown State Recreation Area and 7 minutes from Bloomington's eastside shopping, dining, and amenities.

HIGHLIGHTS

- 2.5± wooded acres on Bloomington's east side
- Driveway installed to a cleared building site
- Soil testing completed and on file
- Trails cleared through the woods
- Mature hardwoods with selective timber potential
- 6 min to Paynetown SRA, 7 min to eastside shopping

PROPERTY DETAILS

Address: 3501 S Swartz Ridge Rd, Bloomington, IN 47401

Location: Monroe County, Salt Creek Township

Parcel #: 53-07-18-401-003.000-014

Property type: Land

Details: 2.5 Acres

School district: Monroe County Community School Corp.

MLS #: 202641789

OPEN HOUSE PREVIEWS

Private showings by appointment: 812-340-3295

DIRECTIONS

Heading south from Bloomington on SR 446, turn right on S Swartz Ridge Rd. Property is on the left.

AUCTION DETAILS

Auction method: Online Only

Bidding: Online bidding closes Wednesday, November 11, 2026 at 2:00 PM ET

Auction type: Subject to Seller Confirmation

Buyer's premium: 11% added to the high bid. Example: $100,000 high bid + $11,000 buyer's premium = $111,000 total purchase price.

Down payment: $5,000 by wire within 24 hours of seller acceptance, to John Bethell Title Company

Closing: On or before Saturday, December 26, 2026 through John Bethell Title Company

Broker transaction fee: $300 paid by buyer at closing

Contingencies: None. Not contingent on financing, appraisal or inspection.

Condition: Sold as is, where is. Please inspect before you bid.

HOW TO **BID**

1. **Do your homework.** Read this packet, the Terms & Conditions and the Purchase Agreement. Attend an open house or schedule a showing.

2. **Arrange your financing.** Have a lender pre-approval letter or proof of funds ready. The purchase can't be contingent on financing.

3. **Register.** Create a free account at https://www.unitedcountryin.com/properties/in/25-acre-wooded-building-lot-for-auction-near-lake-monroe-bloom/1156672/ and submit the signed Terms, Bid Certification and proof of funds.

4. **Bid.** Bidding closes Wed, Nov 11 at 2:00 PM ET. A late bid extends the clock (soft close).

5. **Sign & close.** The high bidder signs the Purchase Agreement right after the auction and wires the down payment within 24 hours of seller acceptance.

QUESTIONS

Can I make an offer before the auction? The property is subject to prior sale. Pre-auction offers must be on our Purchase Agreement with signed Terms, Bid Certification and proof of funds; the buyer's premium applies.

Does the seller have to accept the high bid? This auction is subject to seller confirmation. The seller will accept or reject the high bid within 24 hours after bidding closes.

Can I use my own agent? Yes, if your agent registers you by the registration deadline.

MLS SHEET

Lots & Land Agent Full Detail Report

Class LOTS AND LAND
Property Type Residential Land **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641789 **3501 S Swartz Ridge** **Bloomington** **IN** 47401 **LP** $59,678



Area Monroe County **Parcel ID** 53-07-18-401-003.000-014 **Waterfront** No
Sub None **Cross Street** **Lot #**
Township SALT **REO** No **Short Sale** No
School District Monroe County Community School Corp. **Elem** Rogers/Binford
Intermediate **JrH** Tri-North **SrH** Bloomington North
Legal Description 010-03500-01 SWARTZ RIDGE LOT 1
Directions to Property Heading south from Bloomington on 446, turn right on S Swartz Ridge Rd. Property is on the left.

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Discover the perfect blend of privacy, nature, and convenience with this 2.5 acre wooded lot on Bloomington's East side. A driveway has already been installed, leading to a small clearing that provides a potential building site. Soil testing has been completed and is on file with the health department. The property offers road frontage but does include a driveway easement for easy access. Several areas have been selectively cleared to create trails throughout the woods, allowing you to explore and enjoy the natural setting. Mature hardwoods present the potential for a selective timber harvest while preserving the property's character. Located in Lot 1 of the Swartz Ridge Subdivision, this property combines a peaceful rural feel with convenience. Enjoy being just 6 minutes from Paynetown State Recreation Area and 7 minutes from Bloomington's eastside shopping, dining, and amenities.

Agent Remarks

Sec **Lot** **Lot Ac/SF/Dim** 2.5000 / 108,900 / 2.5 acres
Lot Desc Partially Wooded, 0-2.9999 **Platted Development** Yes **Platted** Yes
Date Lots Available **Price per Acre** $23,871.20
Type … Residential **Road Acc…** County **Road Surf…** Paved **Road Front…** County

Water Type City **Well Type** **Easements** Yes
SEWER TYPE Septic **Water Front…**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Plat Map, Building Restrictions, Easements

Strctr/Bldg Imprv No
Can Property Be Divid… No
Water Access
Water Name **Lake Type**
Water Featu…
Water Front… **Channel Fronta…** **Water Acc…**
Auct… Yes **Auctioneer Name** Jimmie Dean Coffey **Auctioneer License #** AU01049934
Auction Location Online - Internet Only **Auction Start Date** 10/8/2026
Financ… **Existing** **Prop…** **Excluded P…** None
Annual Ta… $830.... **Exempti…** **Year Taxes Payable** 2026 **Assessed V…**
Is Owner/Seller a Real Estate Licensee No **Possess…** At closing
List Of… United Country Coffey Realty & Auction - Offc: 812… **List Agent** Gabrielle Getts - cell: 812-340-3295
Agent ID RB23001891 **Agent E-…** ggetts@unitedcountryin.com
Co-List Of… **Co-List Agent**
Showing Instr
List Date 10/8/2… **Exp D…** 10/8/2…
Contract … Exclusive Right to Sell **Special Listing C…** None
Seller Concessions Off… No **Seller Concession Amo…**
Virtual To… **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions P… **Sold/Concession Rem…**
Sell **Sell** **Sell T…**
Co-Sell **Co-Sell Age**
Presente… Gabrielle Getts - cell: 812-340-3295 / United Country Coffey Realty & Auction - Offc: 812-822-3200

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. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

COUNTY PROPERTY INFORMATION

53-07-18-401-003.000-014 | **Downs, Donna** | **3501 S SWARTZ RIDGE RD** | **500, Vacant - Platted Lot** | **Swartz Ridge Road - A/530**

General Information

Parcel Number
53-07-18-401-003.000-014

Local Parcel Number
010-03500-01

Tax ID:

Routing Number
18.04 -0001.000

Property Class 500
Vacant - Platted Lot

Year: 2026

Location Information

County
Monroe

Township
SALT CREEK TOWNSHIP

District 014 (Local 014)
SALT CREEK TOWNSHIP

School Corp 5740
MONROE COUNTY COMMUNITY

Neighborhood 53014023-014
Swartz Ridge Road - A

Section/Plat

Location Address (1)
3501 S SWARTZ RIDGE RD
Bloomington, IN 47401

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Rolling	☐
Public Utilities	**ERA**
Water, Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 21, 2026
Review Group 2026

Ownership

Downs, Donna
8280 S 600 W
Fairmount, IN 46928

Legal

SWARTZ RIDGE LOT 1

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/30/2020	Downs, Donna	2020022372	WD	/	$37,000	I
03/20/2019	Levy, Barry L & Linda L	2019003598	WD	/	$32,500	I
07/14/1995	WEIR, MICHAEL R &	0	WD	1995/1776		I
06/05/1995	SMITH, STEPHEN L &	0	WD	1995/1775		I
01/01/1900	UNKNOWN		WD	/		I

Res

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

2026	Assessment Year	2026	2025	2024	2024	2023
WIP	Reason For Change	AA	AA	CAP CHANGE	AA	AA
02/20/2026	As Of Date	04/08/2026	04/11/2025	04/17/2024	04/12/2024	04/06/2023
Indiana Cost Mod	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	☐	☐	☑	☐	☐
$66,200	**Land**	**$66,200**	**$66,200**	**$66,200**	**$66,200**	**$46,000**
$0	Land Res (1)	$0	$0	$0	$0	$0
$66,200	Land Non Res (2)	$66,200	$66,200	$66,200	$8,700	$0
$0	Land Non Res (3)	$0	$0	$0	$57,500	$46,000
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$66,200	**Total**	**$66,200**	**$66,200**	**$66,200**	**$66,200**	**$46,000**
$0	Total Res (1)	$0	$0	$0	$0	$0
$66,200	Total Non Res (2)	$66,200	$66,200	$66,200	$8,700	$0
$0	Total Non Res (3)	$0	$0	$0	$57,500	$46,000

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 10' X 20', CI 10' X 20')

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	1.00	1.00	$57,500	$57,500	$57,500	0%	1.0000	0.00	100.00	0.00	$57,500
91	A		0	1.50	1.00	$5,800	$5,800	$8,700	0%	1.0000	0.00	100.00	0.00	$8,700

Data Source N/A **Collector** 05/16/2025 NEXUS-NBC **Appraiser** 07/21/2025 SL

Notes

3/31/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ

3/11/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/11/26 SJ

7/21/2025 2026--FIELD REVIEW: 26/27 NO CHANGES. 5/16/25 NBC/SL

2/10/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL

2/22/2024 2024--TRENDING: 24/25-- CHANGES TO NBHD DUE TO TRENDING, 02/22/24, AV

2/6/2024 2024-- REVAL: 24/25 - CHG'D LAND RATE IN NBHD. JS/JH 2/6/24

2/23/2023 2023--TRENDING: 23/24---CHANGES TO NBHD DUE TO TRENDING. 02/23/23 LB/SJ

2/9/2022 2022--TRENDING: 22/23---CHANGES TO NBHD DUE TO TRENDING. 02/09/22 KS/SJ

8/26/2021 2022-FIELD REVIEW: 22/23 NO CHANGE IN REASSESSMENT, MIG, KS, 05/04/21

1/27/2021 2021--TRENDING: 21/22---CHANGES TO NBHD DUE TO TRENDING. 01/27/21 KS/SJ

1/7/2021 2020--SALES DISCLOSURE: VALID, WD, $37K, SDF# 3337948, 12/28/2020, DW

2/7/2020 2020---TRENDING: 20/21 CHANGES TO NEIGHBORHOOD DUE TO TRENDING. 02/07/20 JC, SJ, KS.

2/7/2020 2020---TRENDING: 20/21 CHANGES TO

Land Computations

Calculated Acreage	2.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.50
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	1.00
91/92 Acres	1.50
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 / Classifed Value	$0
Homesite(s) Value	$57,500
91/92 Value	$8,700
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$66,200
CAP 3 Value	$0
Total Value	**$66,200**

COUNTY PROPERTY INFORMATION

COUNTY PROPERTY INFORMATION

Monroe County, IN

Form 11

53-07-18-401-003.000-014 (PDF)

Scanned PRC

2026 Property Record Card (PDF)

Summary

Parcel Number	53-07-18-401-003.000-014
Alt Parcel Number	010-03500-01
Property Address	3501 S Swartz Ridge RD Bloomington IN 47401 **See more...**
Property Class	Vacant - Platted Lot
Class Code	500
Nbhd Code	53014023-014
Neighborhood	Swartz Ridge Road - A
Legal Description	010-03500-01 SWARTZ RIDGE LOT 1
Township	SALT CREEK TOWNSHIP
Corporation	MONROE COUNTY COMMUNITY
Taxing District	014 - SALT CREEK TOWNSHIP

View Map

Owners

Crites, Ethan
3501 S Swartz Ridge Rd
Bloomington, IN 47401

Land

Land Type	Acres	Dimensions
9 - HOMESITE	2.5	1.00
91 - RESIDENTIAL EXCESS ACREAGE	2.5	1.50

Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
6/29/2026	Crites, Ethan	2026007727	WD	$40,000
12/30/2020	Downs, Donna	2020022372	WD	$37,000
3/20/2019	Levy, Barry L & Linda L	2019003598	WD	$32,500
7/14/1995	WEIR, MICHAEL R & KAREN S	0	WD	$0
6/5/1995	SMITH, STEPHEN L & JANET S	0	WD	$0
1/1/1900	UNKNOWN		WD	$0

Valuation Record

Assessed Year	2026	2025	2024 (2)	2024	2023
Assessment Date	2026-04-08	2025-04-11	2024-04-17	2024-04-12	2023-04-06
Reason for Change	Annual Adjustment	Annual Adjustment	CAP CHANGE	Annual Adjustment	Annual Adjustment
Land	$66,200.00	$66,200.00	$66,200.00	$66,200.00	$46,000.00
Improvements	$0.00	$0.00	$0.00	$0.00	$0.00
Total Valuation	**$66,200.00**	**$66,200.00**	**$66,200.00**	**$66,200.00**	**$46,000.00**

Sales Disclosures

2026 Sales Disclosure (PDF)

2020 Sales Disclosure (PDF)

2019 Sales Disclosure (PDF)

COUNTY PROPERTY INFORMATION

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
6/25/2026	$40,000	ETHAN CRITES	DONNA DOWNS
12/28/2020	$37,000	Donna Downs	Barry L Levy
3/19/2019	$32,500	Barry L Levy	Michael R Weir

Recent Sales in Area

Sale date range:

From: 09/22/2 **To:** 09/22/2

Search Sales by Neighborhood

Distance: 1500 **Units:** Feet

Search Sales by Distance

Public Utilities

Water	Y
Sewer	N
Gas	N
Electricity	Y
All	N

Tax Deductions

Year	Type	Amount
2025 Pay 2026	2% Deduction	$3,972

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	$415.06	$413.55	$306.70	$258.12	$227.49
+ Spring Penalty	$0.00	$0.00	$0.00	$0.00	$0.00
+ Spring Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+ Fall Tax	$415.06	$413.55	$306.70	$258.12	$227.49
+ Fall Penalty	$0.00	$0.00	$0.00	$0.00	$0.00
+ Fall Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq NTS Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq NTS Pen	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq TS Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq TS Pen	$0.00	$0.00	$0.00	$0.00	$0.00
+ Other Assess	$0.00	$0.00	$0.00	$0.00	$0.00
+ Fees	$0.00	$0.00	$0.00	$0.00	$0.00
PTRC	$0.00	$0.00	$0.00	$0.00	$0.00
HMST Credit	$0.00	$0.00	$0.00	$0.00	$0.00
Circuit Breaker	$0.00	$0.00	$0.00	$0.00	$0.00
Over 65 CB	$0.00	$0.00	$0.00	$0.00	$0.00
= Charges	**$830.12**	**$827.10**	**$613.40**	**$516.24**	**$454.98**
- Surplus Transfer	$0.00	$0.00	$0.00	$0.00	$0.00
- Credits	($830.12)	($827.10)	($613.40)	($516.24)	($454.98)
= Total Due	**$0.00**				

Pay Tax Bill

Pay tax Bill

Low Tax Info

Low Tax Info

COUNTY PROPERTY INFORMATION

Plat Map

c140_a (PDF)

Map



County Zoning (GIS)

The zoning information provided in this report is for general reference purposes only and may not reflect the most current regulations or specific property conditions. Zoning classifications, permitted uses, and restrictions are subject to change and may vary based on local ordinances, overlays, or special approvals. Users are strongly encouraged to contact the appropriate local planning or zoning department to verify all information and obtain official guidance before making any decisions, investments, or property use changes based on this report.

Find the official zoning ordinance here: Monroe County Zoning Ordinance

PIN_18	New_TAG	ZoneName
53-07-18-401-003.000-014	CVR	Conservation Residential 2.5

DNR Flood Hazard (GIS)

Disclaimer: This Indiana DNR Flood Hazard report is provided for informational purposes only and should not be relied upon as the sole source for determining flood hazard status on this parcel. Please also reference the official Indiana DNR Floodplain Information Portal at https://experience.arcgis.com/experience/8bf315c8212f44c387f528be429327c5/.

PIN_18	fld_zone	zone_subty	source_dnr
53-07-18-401-003.000-014	X	AREA OF MINIMAL FLOOD HAZARD	NFHL

No data available for the following modules: Form 2, Scanned PRC MH, Historical District (GIS), Exterior Features, Special Features, Summary of Improvements, Residential Dwellings, Commercial Buildings, Sketches, Photos.

All the data represented within this application is for public information services only. The data is updated as provided by the county. The data contained within this application should not be used for legal purposes. GIS DISCLAIMER: Monroe County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map. The lines and corners represented by GIS do not represent legal boundaries.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/22/2026, 9:18:03 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT COMMITMENT NO. 53-09378-H-1

SCHEDULE A

Address Reference:
3501 S. Swartz Ridge Rd.
Bloomington, IN 47401

1. Commitment Date: **October 5, 2026 at 12:00 AM**

2. Policy (or policies) to be issued:

   a. ALTA Owners Policy (07/01/21) Policy Amount
   To Be Determined

   For one-to-four family residential properties and lots in recorded subdivisions and titled in individuals an ALTA Homeowners Policy One-to-Four Family (07/01/21) policy will be issued. For all other transactions an ALTA Owners Policy (07/01/21) policy will be issued.

   Proposed Insured: **A Legally Qualified Entity Yet To Be Determined**

   b. Policy Amount
   $

   Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is *Fee Simple.*

4. Title to the *Fee Simple* interest in the land described or referred to in this Commitment is, at the Commitment Date, vested in:

   Ethan Crites, of legal age

5. The land referred to in this Commitment, situated in the County of **Monroe**, State of Indiana, is described as follows:

   Lot Number One (1) in Swartz Ridge Subdivision, as shown by the plat thereof recorded in Plat Cabinet C, Envelope 140, in the office of the Recorder of Monroe County, Indiana.

Authorized Signatory

SCHEDULE A
(Continued)



Nathan Bethell
Title Examiner
John Bethell Title Company, Inc.

End of Schedule A
Chicago Title Insurance Company

SCHEDULE B - SECTION I
REQUIREMENTS

COMMITMENT NO. 53-09378-H-1

The following requirements must be met:

A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

B. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.

C. Pay us the premiums, fees and charges for the policy.

D. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.

NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

Effective July 1, 2009 Indiana law prohibits disbursement of closings unless all necessary funds required are wire transferred to the settlement agent's escrow account. (see I.C. 27-7-3.7) The law applies to all parties including lenders, buyers, sellers and real estate professionals. If the total of funds required from any single party to the transaction is less than $10,000 a cashiers or certified check may be substituted. Corporate checks from licensed real estate brokerage companies specifically for earnest money and less than $10,000 are also acceptable.

1. Execution and recordation of a Warranty Deed from Ethan Crites, of legal age, to A Legally Qualified Entity Yet To Be Determined.

2. Vendor's Affidavit in satisfactory form executed by Ethan Crites, of legal age, should be furnished us at closing.

E. Payment of $5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

End of Schedule B - I
Chicago Title Insurance Company

SCHEDULE B - SECTION II
EXCEPTIONS

COMMITMENT NO. 53-09378-H-1

The policy will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or special assessments which are not shown as existing liens by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records

5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.

6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.

7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.

8. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

9. Covenants, Conditions, Restrictions and Easements contained within the plat of Swartz Ridge Subdivision.

10. Driveway easement over the northwest as shown on the plat of the subdivision.

11. Building line or set back restriction as shown on the plat of the subdivision.

12. Easements for public utilities and incidental purposes as shown on the plat of the subdivision over the southwest and southeast 15 feet.

13. Easement in favor of East Monroe Water Corporation for water lines and incidental purposes recorded February 16, 1967 in Miscellaneous Record 62, page 260.

14. An oil and gas lease executed by Bessie M. Henline, as lessor, and Mid-Central Land Services, Inc. as lessee, recorded July 29, 1983 in Oil & Gas Lease 4, page 424, along with the terms and provisions of subsequent assignments and/or amendments from time to time.

15. Taxes for the year 2025 due and payable 2026 a lien now paid.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 4.
Taxing Authority: Salt Creek Township.
Duplicate Number: 53-07-18-401-003.000-014.
Assessed Value - Land: $66,200;
Improvements: $0;

SCHEDULE B - SECTION II
(Continued)

Exemptions: $3,972-2%D, Credits: $0
May installment in the amount of $415.06 is PAID;
November Installment in the amount of $415.06 is PAID;
Prior Year Delinquencies: $0.00 . Penalties and/or Adjustments: $0.00
STORM WATER FEES:
May Installment in the amount of $0.00 is N/A. November Installment in the amount of $0.00 is N/A.
Total amount due to pay all outstanding taxes, delinquencies and penalties $0.00.

16. Taxes for the year 2026 payable 2027 and thereafter, a lien but not yet due or payable.

NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

The company does not insure that the land described in paragraph 4 of schedule A accurately comprises any acreage or area referred to therein.

This commitment is furnished by the company or its policy issuing agent solely for the issuance of a policy or policies of title insurance of the company. This commitment is not an abstract or an opinion of title. Liability under this commitment is defined by and limited to the terms and conditions of this commitment and the title insurance policy to be issued. This commitment is not binding on the company until such time as the proposed insured and policy amounts are specifically identified in Schedule A, Paragraph 2. Persons and entities not listed as proposed insured's are not entitled to rely upon this commitment for any purpose.

Note: Unless otherwise shown above, there are no recorded judgments against any parties having an interest in the land described in Schedule A that have priority over the interests to be insured.

Note: Exceptions 1 through 4, above, will be deleted for any loan policy committed to be issued. All applicable ALTA Endorsement forms including 4, 5, 6, 6.2, 8.1 and 9 will be issued with the loan policy.

End of Schedule B - II
Chicago Title Insurance Company

TITLE COMMITMENT

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

EASEMENT

452

00952 BOOK 052 PAGE 260

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that RALPH C. HENLINE and BESSIE M. HENLINE, husband and wife, who are hereinafter called Grantors, and are desirous of obtaining processed water, do hereby GRANT, in consideration of the sum TEN DOLLARS ($10.00) and other good and valuable consideration paid, receipt thereof hereby being acknowledged, to EAST MONROE WATER CORPORATION, said corporation being organized as a non-profit corporation under the laws of the State of Indiana, hereinafter called the Grantee, its successors and assigns, a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove, a domestic, commercial or industrial, water pipe or pipes, city lines, or city mains, or any other necessary equipment of any type or nature whatsoever necessary to the successful operation by the said Grantee of said business for the purpose of complying with the Articles of Incorporation, Amendments of said Articles, and By-Laws of said Corporation, over and across the following lands owned by the said Grantors in Monroe County, State of Indiana, as follows, to-wit:

Part of the West side of the Northwest quarter of the Southwest quarter of Section Seventeen (17), Township Eight (8) North, Range One (1) East, 15 acres; Part of the Northeast quarter of the Southeast quarte of Section Eighteen (18), Township Eight (8) North, Range One (1) East, 25 acres; and Part of the Southwest quarter of the Northwest quarter of Section Seventeen (17), Township Eight (8) North, Range One (1) East 0.25 acres, all in Monroe County, Indiana.

together with the right of ingress and egress to any and all of said Grantor's lands for the purposes and right designated here and above. This easement hereby granted shall not exceed fifteen (15') feet in width, except for water line installation purposes only, whereby said easement shall not exceed twenty-five feet (25'), the center line thereof to be located at a point so designated by the said Grantor with the ultimate approval of said location at a point so designated by the architect and engineers of SIECO, INC., representing the Grantee.

The consideration received herein shall constitute payment in full for all damages sustained by said Grantors by reason of the installation of the structures referred to herein and the said Grantee shall and will maintain said easement in a state of good repair and in the most efficient manner possible so that no unreasonable damages will result from the use of said easement to the Grantor's premises. This Right-of-Way Easement, together with all other provisions of this grant, shall constitute a covenant running with the land for the benefit of the Grantee, its Successors and Assigns. The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and leins, except those recorded and indexed and now appearing upon the records in the offices of the Recorder, Auditors, Treasurer, Sheriff, and Clerk of the Circuit Court of Monroe County, State of Indiana.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this 24th day of January, 1967.

Ralph C Henline
Ralph C. Henline

Bessie M. Henline
Bessie M. Henline

Subscribed and sworn to before me this 24th day of January, 1967.

Patricia Ann Mitchell
NOTARY PUBLIC

My Commission expires:
JAN-7 19[illegible]

This instrument prepared by:
C. KENT CARTER, Attorney at Law
117½ West Kirkwood
Bloomington, Indiana

RECORDED
AT 1 2:30 O'clock PM
FEB 16 1967
Earl Sutherlin
RECORDER MONROE CO., IND.

LISTING DESCRIPTION

3501 S Swartz Ridge Rd Listing Description

Wooded 2.5-Acre Homesite on Bloomington's East Side

Discover the perfect blend of privacy, nature, and convenience with this 2.5-acre wooded lot on Bloomington's east side. A driveway has already been installed, leading to a small clearing that provides a potential building site. Soil testing has been completed and is on file with the health department.

The property offers road frontage but does include a driveway easement for easy access. Several areas have been selectively cleared to create trails throughout the woods, allowing you to explore and enjoy the natural setting. Mature hardwoods present the potential for a selective timber harvest while preserving the property's character.

Located in **Lot 1 of the Swartz Ridge Subdivision**, this property combines a peaceful rural feel with convenience. Enjoy being just **6 minutes from Paynetown State Recreation Area** and **7 minutes from Bloomington's eastside shopping, dining, and amenities**.

Key Features:

- 2.5 wooded acres
- Driveway installed
- Soil samples completed and on file
- Road frontage with driveway easement access
- Trails cleared throughout portions of the property
- Mature trees with potential selective timber value
- Lot 1, Swartz Ridge Subdivision
- 6 minutes to Paynetown State Recreation Area
- 7 minutes to eastside Bloomington shopping and services

OIL AND GAS LEASE

nevertheless continue in force for a period of ninety (90) days from the date such well or wells are shut in, and before the expiration of any such ninety-day (90) period, lessee or any assignee hereunder may pay or tender an advance annual royalty payment of Fifty Dollars ($50.00) for each such well, and if such payment or tender is made, this lease shall continue in force and it shall be considered that gas is being produced from the leased premises in paying quantities within the meaning of said paragraph 2 hereof for one (1) year from the date such payment is made, and in like manner subsequent advance annual royalty payments may be made or tendered and this lease shall continue in force and it will be considered that gas is being produced from the leased premises in paying quantities within the meaning of said paragraph 2 during any annual period for which such royalty payment is so paid or tendered; such advance royalty payment may be paid or tendered in the same manner as provided herein for the payment or tender of delay rentals; royalty according to the owners thereof on any production from the leased premises during any annual period for which advance royalty is paid may be credited against such advance payment.

4. If operations for drilling are not commenced on said land or on land pooled therewith on or before one (1) year from this date, this lease shall terminate as to both parties, unless on or before one (1) year from

this date lessee shall pay or tender to the lessor a rental of Thirty-One and no/100 Dollars ($ 31.00) which shall cover the privilege of deferring commencement of such operations for a period of twelve (12) months. In like manner and upon like payments or tenders, annually, the commencement of said operations may be further deferred for successive periods of the same number of months, each during the primary term.

Payment or tender may be made to the lessor or to the First National Bank of Bloomington, IN, which bank, or any successor thereof shall continue to be the agent for the lessor and lessor's successors, heirs and assigns. If such bank (or any successor bank) shall fail, liquidate, or be succeeded by another bank, or for any reason fail or refuse to accept rental, lessee shall not be held in default until thirty (30) days after lessor shall deliver to lessee a recordable instrument making provision for another method of payment or tender, and any depository charge is a liability of the lessor. The payment or tender of rental may be made by check or draft of lessee, mailed or delivered to said bank or lessor, or either lessor if more than one, on or before the rental paying date. Notwithstanding the death of the lessor or his successors in interest, the payment or tender of rentals in the manner provided herein shall be binding on the heirs, devisees, executors and administrators of the lessor and his successor in interest.

5. Lessee is hereby given the right and power to pool or combine the acreage covered by this lease or any portion thereof with other land, lease or leases in the immediate vicinity thereof, when in lessee's judgment it is necessary or advisable to do so in order properly to develop and operate said premises in compliance with the spacing rules of any lawful authority, or when to do so would, in the judgment of lessee, promote the conservation of the oil and gas in and under and that may be produced from said premises. Lessee shall execute in writing an instrument identifying and describing the pooled acreage. The entire acreage so pooled into a tract or unit shall be treated, for all purposes except the payment of royalties on production from the pooled unit, as if it were included in this lease. If production is found on the pooled acreage, it shall be treated as if production is had from this lease, whether the well or wells be located on the premises covered by this lease or not. In lieu of the royalties elsewhere herein specified, lessor shall receive on production from a unit so pooled only such portion of the royalty stipulated herein as the amount of his acreage placed in the unit or his royalty interest therein bears to the total acreage so pooled in the particular unit involved.

6. If, prior to discovery of oil, liquid hydrocarbons, gas or their respective constituent products, or any of them, on said land or on land pooled therewith, lessee should drill and abandon a dry hole or holes thereon, or if, after discovery of oil, liquid hydrocarbons, gas or their respective constituent products, or any of them, the production thereof should cease from any cause, this lease shall not terminate if lessee commences additional drilling or reworking operations within three (3) months thereafter, or (if it be within the primary term) commences or resumes the payment or tender of rentals on or before the rental paying date next ensuing after the expiration of three (3) months from date of completion and abandonment of said dry hole or holes or the cessation of production. If, at the expiration of the primary term, oil, liquid hydrocarbons, gas or their respective constituent products, or any of them, is not being produced on said land or land pooled therewith but lessee is then engaged in operations for drilling, mining, or reworking of any well or wells thereon, this lease shall remain in force so long as such operations or said additional operations are commenced and prosecuted (whether on the same or successive wells) with no cessation of more than sixty (60) consecutive days, and, if they result in production, so long thereafter as oil, liquid hydrocarbons, gas or their respective constituent products, or any of them, is produced from said land or land pooled therewith.

7. Lessee shall have free use of oil, gas, and water from said land, except water from lessor's wells and tanks, for all operations hereunder, including repressuring, pressure maintenance, cycling, and secondary recovery operations, and the royalty shall be computed after deducting any so used. Lessee shall have the right at any time during or after the expiration of this lease to remove all property and fixtures placed by lessee on said land, including the right to draw and remove all casing. When required by lessor, lessee will bury all pipe lines below ordinary plow depth. Lessee shall pay for damages caused by its operations to growing crops on said land. No well shall be drilled within two hundred feet (200 ft.) of any residence or barn now on said land without lessor's consent. Lessor shall have the privilege, at his risk and expense, of using gas from any gas well on said land for stoves and inside lights in the principal dwelling thereon, out of any surplus gas not needed for operations hereunder.

8. The rights of either party hereunder may be assigned in whole or in part and the provisions hereof shall extend to the heirs, executors, administrators, successors, and assigns, but no change or division in ownership of the land, rentals or royalties, however accomplished, shall operate to enlarge the obligations or diminish the rights of lessee or require the installation of separate measuring tanks. No such change or division in the ownership of the land, rentals or royalties shall be binding upon lessee for any purpose until such person acquiring any interest has furnished lessee with the instrument or instruments, or certified copies thereof, constituting his chain of title from the original lessor. In the event of an assignment of this lease as to a segregated portion of said land, the rentals payable hereunder shall be apportioned as between the several leasehold owners ratably according to the surface area of each, and default in rental payment by one shall not affect the right of other leasehold owners hereunder. An assignment of this lease, in whole or in part, shall, to the extent of such assignment, relieve and discharge lessee of any obligations hereunder, and, if lessee or assignee of part or parts hereof shall fail or make default in any payment of the proportionate part of the rental due from such lessee or assignee or fail to comply with any other provision of the lease, such default shall not affect this lease in so far as it covers a part of said lands upon which lessee or any assignee thereof shall make payment of said rentals.

9. When drilling or other operations are delayed or interrupted as a result of any cause whatsoever beyond the control of lessee, the time of such delay or interruption shall not be counted against lessee. Lessee shall not be held liable in damages for failure to comply with any express or implied covenant of this lease if compliance is prevented by, or if such failure is the result of any State, Federal, or Municipal law, ordinance, Executive order, rule or regulation.

10. It is agreed that the lessee shall have the right to store gas and recover same in any stratum underlying the premises. Old wells may be reopened and new wells drilled for said storage purposes. As full consideration for these rights lessee shall pay to lessor an annual rental of One Hundred Dollars ($100.00) per well per year commencing with the date storage operations start and continuing for as long thereafter as said storage operations are utilized.

11. Lessor hereby warrants and agrees to defend the title to said land, and agrees that lessee, at its option, may discharge any tax, mortgage, or other lien upon said land, and in the event lessee does so, it shall be subrogated to such lien with the right to enforce same and apply rentals and royalties accruing hereunder toward satisfying same. Without impairment of lessee's rights under the warranty in the event of failure of title, it is agreed that, if lessor owns an interest in the oil and gas and like minerals underlying said land less than the entire fee simple estate, then the royalties and rentals to be paid lessor shall be reduced proportionately. This lease shall be binding upon all who execute it, and they shall be considered lessors, whether or not they are named in the granting clause hereof and whether or not all parties named in the granting clause execute this lease.

12. The undersigned lessors, for themselves and their heirs, successors, and assigns hereby surrender, release and waive all right of dower and homestead in the premises herein described, in so far as said right of dower and homestead may in any way affect the purpose for which this lease is made as recited herein.

IN WITNESS WHEREOF, we sign as of the day and year first above written.

Bessie M. Henline
SIGNATURE

Bessie M. Henline
PRINTED

SIGNATURE

PRINTED

RECORDED
JUL 29 1983
MONROE CO., IND.

SIGNATURE

PRINTED

SIGNATURE

PRINTED

Printed Notary Public

ACKNOWLEDGMENT FOR CORPORATIONS

STATE OF _____

SS:

COUNTY OF _____

I, _____, a Notary Public, do hereby certify that _____ and _____ personally known to me to be the same persons whose names are respectively as the _____ President and _____ Secretary of _____, a corporation of the State of _____, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the corporate seal, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this _____ day of _____, 19 ____.
My commission expires:

_____

_____
NOTARY PUBLIC

CERTIFICATE OF PREPARATION

This instrument was prepared by Ed Schultheis
whose address is 304 S.E. First St., Evansville, IN. 47713

CERTIFICATE OF RECORDING

(To be completed by County Recorder)

This instrument was filed for record the _____ day of _____, 19 ____
at _____ o'clock ____ M. and recorded in _____ Book ____, page _____
When recorded, return to:

_____

_____ County Recorder

By _____
Deputy

OIL AND GAS LEASE

an existing woven wire fence line which runs in a North-South direction beginning at a point which is roughly One Hundred Fifty (150) feet East of the Henline's driveway and one the South side of State Road 446 and running to the South Line of the Northwest Quarter of the Southwest Quarter of Section Seventeen (17), Township Eight (8) North, Range One (1) East in Monroe County, State of Indiana.

EXCEPT: A part of the Northwest Quarter of the Southwest Quarter of Section 17 and a part of the Northeast Quarter of the Southeast Quarter of Section 18, all in Township 8 North, Range 1 East, Monroe County, Indiana, described as follows: Beginning on the North line of the Southeast Quarter of said Section 18 South 88 degrees 48 minutes 53 seconds west 31.66 feet from the Northeast corner of the Southeast quarter of said Section 18; thence South 57 degrees 50 minutes 30 seconds East 628.88 feet to the east line of the owner's land; thence South 1 degree 19 minutes 59 seconds East 544.84 feet along said East line; thence North 45 degrees 41 minutes 12 seconds West 282.01 feet; thence North 57 degrees 50 minutes 30 seconds West 675.00 feet; thence North 69 degrees 09 minutes 06 seconds West 101.98 feet; thence North 46 degrees 31 minutes 54 seconds West 101.98 feet; thence North 57 degrees 50 minutes 30 seconds West 379.18 feet to the North line of the Southeast Quarter of said Section 18; thence North 88 degrees 48 minutes 53 seconds East 718.62 feet along said North line to the point of beginning and containing 5.527 acres, more or less, in said Section 17, and containing 4.290 acres, more or less, in said Section 18; and containing in all 9.817 acres, more or less.

Internal Office Use
Received _____ _____
Date Time By Approved By



BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's 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: 3501 S Swartz Ridge Rd, Bloomington, IN 47401

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

United Country Real Estate | Coffey Realty & Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this _____day of _____2026, by and between

Ethan Crites _____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**: 3501 S Swartz Ridge Rd**_____
in the City of Bloomington, County of Monroe, and State of Indiana

Legally described as: 010-03500-01 SWARTZ RIDGE LOT 1 (Parcel 53-07-18-401-003.000-014)

Buyer herewith agrees to deposit with John Bethell 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 Warranty 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 December 26, 2026 and shall take place at the office of John Bethell Title Co., Bloomington, Indiana
The buyer will pay the closing fee.
The buyer 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

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: November 12, 2026 at 5:00 PM

Purchased By:

_____ Date_____
Buyer

_____ Phone_____
Printed
Buyer Address:_____ City_____ State____ Zip _____

_____ Date_____
Buyer

_____ Phone_____
Printed
Buyer Address:_____ City_____ State____ Zip _____

_____ Date_____
Buyer's Agent

_____ Phone_____
Printed
Agent Address:_____ City_____ State____ Zip _____

Names for Deed:_____

Accepted By:

_____ Date_____
Seller
Ethan Crites_____ Time: _____
Printed

_____ Date_____
Seller
_____ Time: _____

SAMPLE

Printed

United Country Real Estate | Coffey Realty & Auction

PROMISSORY NOTE

3501 S Swartz Ridge Rd
Bloomington, Monroe County, Indiana

$5,000.00_____
Amount Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
John Bethell Title Company, Inc.
2626 S. Walnut St.
Bloomington, Indiana 47401

The Sum of Five Thousand and 00/100 dollars

($5,000.00), 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.

_____ _____, 2026
Signature Date

_____ _____, 2026
Signature Date

SAMPLE