



*Bid  
Now*

**BIDDING ENDS:  
OCTOBER 27TH AT 6 PM EDT**

**E. ELKINS RD., NASHVILLE, INDIANA**

812.822.3200  
UNITEDCOUNTRYIN.COM



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JIMMIE DEAN COFFEY | 812.360.6005 | [JCOFFEY@UNITEDCOUNTRYIN.COM](mailto:jcoffey@unitedcountryin.com)

CODY COFFEY | 812.360.8383 | [CCOFFEY@UNITEDCOUNTRYIN.COM](mailto: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 - Oklahoma Land & Auction assumes no liability for the information provided.

# LOCATION MAP





# AERIAL MAP





# TERMS & CONDITIONS

## Exhibit B Terms & Conditions:

### TERMS & CONDITIONS

#### Broadbent - Real Estate Auction

#### Gilmore Ridge / Elkins Ridge Rd Bloomington, IN 47401

#### Legal Description

PT NE NE 26-8-1E 7.50A; PLAT 23 / PT NE NE 26-8-1E 7.50A; PLAT 24 / PT S1/2 NE 26-8-1E 25.00A; PLAT 27

- The property will be sold at Public "Online - Internet Auction", ending Wednesday Oct. 27, 2021 at 6:00pm (soft close)
- The property will be sold subject to seller's confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyer's Premium
  - An **11%** buyer's premium will be added to the final bid and charged to the buyer, the final bid plus the 11% Buyer's premium will establish the final sales price.
- A down payment of **\$15,000.00** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to John Bethel Title Co. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before Friday Dec 10, 2021.
  - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a Warranty Deed
- The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
  - Closing shall take place at the office of: **John Bethel Title Co.** 2626 S Walnut St. Bloomington, IN 47401
  - Closing fee will be paid by the buyer.
  - Closing will be held on or before Dec 10, 2021
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an "Auction Real Estate Sales Contract" for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
  - Further; Property sells as-is with no warranties expressed or implied
- JDC Group, INC dba United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

**SALE SITE:** Internet Only

#### **VIEWING INSTRUCTIONS: By Appointment**

The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

For questions call or text Jimmie Dean Coffey or Cody Coffey at United Country Coffey Realty & Auction (812) 822-3200 office (812) 360-6005 Jimmie Dean's cell or (812) 360-8383 Cody's cell.

I do hereby agree to these Auction Terms & Conditions.

---

Brian G. Broadbent







# PROPERTY CARD

9/7/2021

Elevate

Monroe County, IN  
E Gilmore Ridge RD  
39 DEGREES NORTH (855) GIS-3939

## Parcel Information

Owner Name	Broadbent, G Brian
Owner Address	5241 Washington Blvd Indianapolis, In 46220
Parcel Number	53-07-26-100-002.000-014
Alt Parcel Number	010-04385-00
Property Address	E Gilmore Ridge Rd, Nashville, In 47448
Property Class Code	501
Property Class	Vacant - Unplatted (0 To 9.99 Acres)
Neighborhood	Gilmore Ridge Road - A, 53014008-014
Legal Description	010-04385-00 PT NE NE 26-8-1E 7.50A; PLAT 24

## Taxing District

Township	Salt Creek Township
Corporation	Monroe County Community
Taxing District Name	Salt Creek Township
Taxing District Number	014

## Land Description

Land Type	Acreage	Dimensions
91	7.50	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Johnson, Lloyd & Dorothy		0	Mi	
1997-01-29	Houshour, Robert W & Caroline S		0	Wd	
2003-08-28	Hipskind, Jason & Dena, &		0	Wd	
2007-12-11	Hipskind, Jason & Dena & John			Wd	
2015-01-27	Broadbent, G Brian			Wd	\$220,000.00



# PROPERTY CARD

9/7/2021

Elevate

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-03-19	Annual Adjustment	\$26,300.00	\$0	\$26,300.00
2020-03-20	Annual Adjustment	\$26,300.00	\$0	\$26,300.00
2019-03-12	Annual Adjustment	\$26,300.00	\$0	\$26,300.00
2018-03-21	Annual Adjustment	\$26,300.00	\$0	\$26,300.00
2017-03-30	Annual Adjustment	\$26,300.00	\$0	\$26,300.00
2016-05-02	Annual Adjustment	\$15,800.00	\$0	\$15,800.00
2015-05-27	General Revaluation	\$12,200.00	\$0	\$12,200.00
2014-05-15	Annual Adjustment	\$12,200.00	\$0	\$12,200.00
2013-06-03	Annual Adjustment	\$12,200.00	\$0	\$12,200.00
2012-06-23	Annual Adjustment	\$12,200.00	\$0	\$12,200.00
2011-07-20	Annual Adjustment	\$1,200.00	\$0	\$1,200.00
2011-06-21	Annual Adjustment	\$1,200.00	\$0	\$1,200.00
2011-06-07	Annual Adjustment	\$1,200.00	\$0	\$1,200.00
2010-06-24	Annual Adjustment	\$1,000.00	\$0	\$1,000.00
2009-03-01	Miscellaneous	\$1,000.00	\$0	\$1,000.00
2008-03-01	Miscellaneous	\$1,000.00	\$0	\$1,000.00
2007-03-01	Miscellaneous	\$900.00	\$0	\$900.00
2006-03-01	Miscellaneous	\$700.00	\$0	\$700.00
2005-03-01	Ag Land Update	\$700.00	\$0	\$700.00
2004-03-01	Homestead Change	\$800.00	\$0	\$800.00
2002-03-01	General Revaluation	\$800.00	\$0	\$800.00
1994-03-01	General Revaluation	\$0	\$0	\$0

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
2015-01-23	\$220,000.00	G Brian Broadbent	Jason C Hipkind

## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N



# PROPERTY CARD

9/7/2021

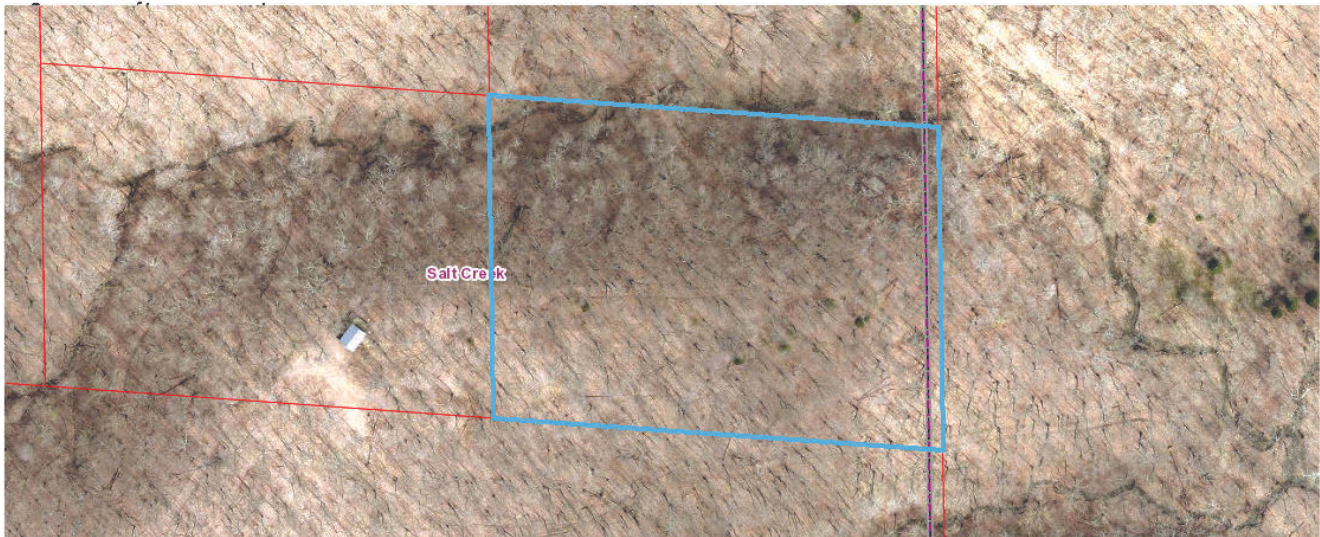
Elevate

## Exterior Features

Exterior Feature	Size/Area
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## Special Features

Description	Size/Area
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## Tax Bill

### Parcel Information

Parcel Number	53-07-26-100-002.000-014
Tax ID	010-04385-00
Owner Name	Broadbent, G Brian
Owner Address	5241 Washington Blvd Indianapolis, In 46220
Legal Description	010-04385-00 PT NE NE 26-8-1E 7.50A; PLAT 24

## 2020 PAY 2021

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$167.84	\$335.68	\$-167.84
Salt Creek Township	Fall Installment	\$167.84	\$0	\$0
Salt Creek Township	Year Total	\$335.68	\$335.68	\$0

## 2019 PAY 2020



# PROPERTY CARD

9/7/2021

Elevate

## Deductions

Type	Amount
------	--------

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Delinquent Tax	\$8.62	\$0	\$0
Salt Creek Township	Spring Installment	\$171.40	\$352.28	\$-171.40
Salt Creek Township	Fall Installment	\$171.40	\$0	\$0
Salt Creek Township	Year Total	\$342.80	\$352.28	\$0
Salt Creek Township	Year Total Delinquent Tax	\$8.62	\$352.28	\$0

2018 PAY 2019

## Deductions

Type	Amount
------	--------

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$172.46	\$0	\$172.46
Salt Creek Township	Fall Installment	\$172.46	\$344.92	\$-163.41
Salt Creek Township	Year Total	\$344.92	\$344.92	\$9.05
Salt Creek Township	Year Total Penalty And Fees	\$9.05	\$0	\$0

## Overlay Report

### Overlay by Landuse and Soil

PIN 18	53-07-26-100-002.000-014			
Total Acreage	7.140			
Total Adj. Acreage	7.500			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
	6	Woodland	0.119	0.125
Bkf	6	Woodland	2.927	3.074
Wmc	6	Woodland	4.094	4.301

# PROPERTY CARD

9/7/2021

Elevate

## Overlay by Landuse

PIN 18	53-07-26-100-002.000-014		
Total Acreage	7.140		
Total Adj. Acreage	7.500		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
6	Woodland	7.140	7.500
Unk		0.000	0.000

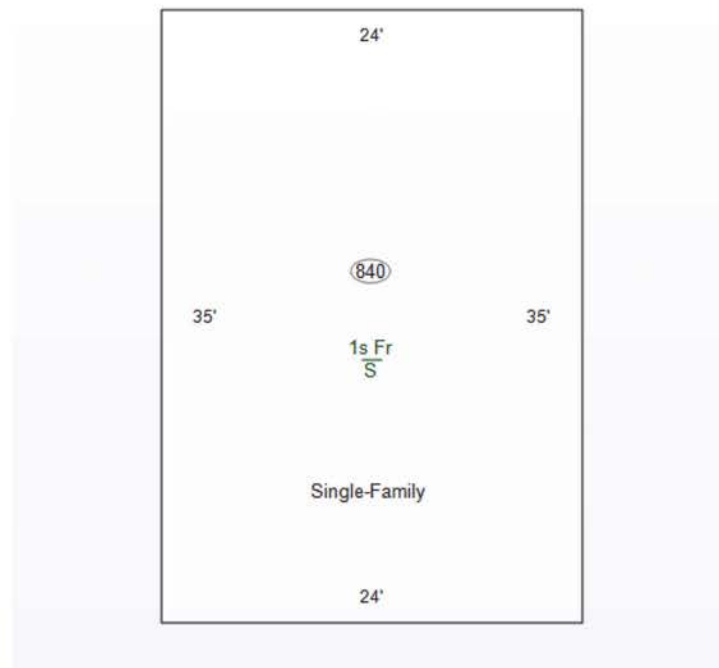


# PROPERTY CARD

9/7/2021

Elevate

Monroe County, IN  
E Gilmore Ridge RD  
39 DEGREES NORTH (855) GIS-3939



# PROPERTY CARD

9/7/2021

Elevate

## Parcel Information

Owner Name	Broadbent, G Brian
Owner Address	5241 Washington Blvd Indianapolis, In 46220
Parcel Number	53-07-26-100-001.000-014
Alt Parcel Number	010-04380-00
Property Address	E Gilmore Ridge Rd, Nashville, In 47448
Property Class Code	599
Property Class	Other Residential Structures
Neighborhood	Gilmore Ridge Road - A, 53014008-014
Legal Description	010-04380-00 PT NE NE 26-8-1E 7.50A; PLAT 23

## Taxing District

Township	Salt Creek Township
Corporation	Monroe County Community
Taxing District Name	Salt Creek Township
Taxing District Number	014

## Land Description

Land Type	Acreage	Dimensions
9	1.00	
91	6.50	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Johnson, Lloyd & Dorothy		0	Mi	
1997-01-29	Houshour, Robert W & Caroline S		0	Wd	
2003-08-28	Hipskind, Jason & Dena, &		0	Wd	
2007-12-11	Hipskind, Jason & Dena & John			Wd	
2015-01-27	Broadbent, G Brian			Wd	\$220,000.00



# PROPERTY CARD

9/7/2021

Elevate

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-03-19	Annual Adjustment	\$52,800.00	\$5,000.00	\$57,800.00
2020-03-20	Annual Adjustment	\$52,800.00	\$5,000.00	\$57,800.00
2019-03-12	Annual Adjustment	\$47,800.00	\$5,000.00	\$52,800.00
2018-03-21	Annual Adjustment	\$47,800.00	\$5,000.00	\$52,800.00
2017-03-30	Annual Adjustment	\$26,300.00	\$5,000.00	\$31,300.00
2016-05-02	Annual Adjustment	\$15,800.00	\$5,000.00	\$20,800.00
2015-05-27	General Revaluation	\$12,200.00	\$5,000.00	\$17,200.00
2014-05-15	Annual Adjustment	\$12,200.00	\$5,000.00	\$17,200.00
2013-06-03	Annual Adjustment	\$12,200.00	\$5,000.00	\$17,200.00
2012-06-23	Annual Adjustment	\$12,200.00	\$5,000.00	\$17,200.00
2011-07-20	Annual Adjustment	\$1,200.00	\$0	\$1,200.00
2011-06-21	Annual Adjustment	\$1,200.00	\$0	\$1,200.00
2011-06-07	Annual Adjustment	\$1,200.00	\$0	\$1,200.00
2010-06-24	Annual Adjustment	\$1,000.00	\$0	\$1,000.00
2009-03-01	Miscellaneous	\$1,000.00	\$0	\$1,000.00
2008-03-01	Miscellaneous	\$1,000.00	\$0	\$1,000.00
2007-03-01	Miscellaneous	\$900.00	\$0	\$900.00
2006-03-01	Miscellaneous	\$700.00	\$0	\$700.00
2005-03-01	Ag Land Update	\$700.00	\$0	\$700.00
2004-03-01	Homestead Change	\$800.00	\$0	\$800.00
2002-03-01	General Revaluation	\$800.00	\$0	\$800.00
1994-03-01	General Revaluation	\$0	\$0	\$0

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
2015-01-23	\$220,000.00	G Brian Broadbent	Jason C Hipskind

## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

# PROPERTY CARD

9/7/2021

Elevate

## Exterior Features

Exterior Feature	Size/Area
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## Special Features

Description	Size/Area
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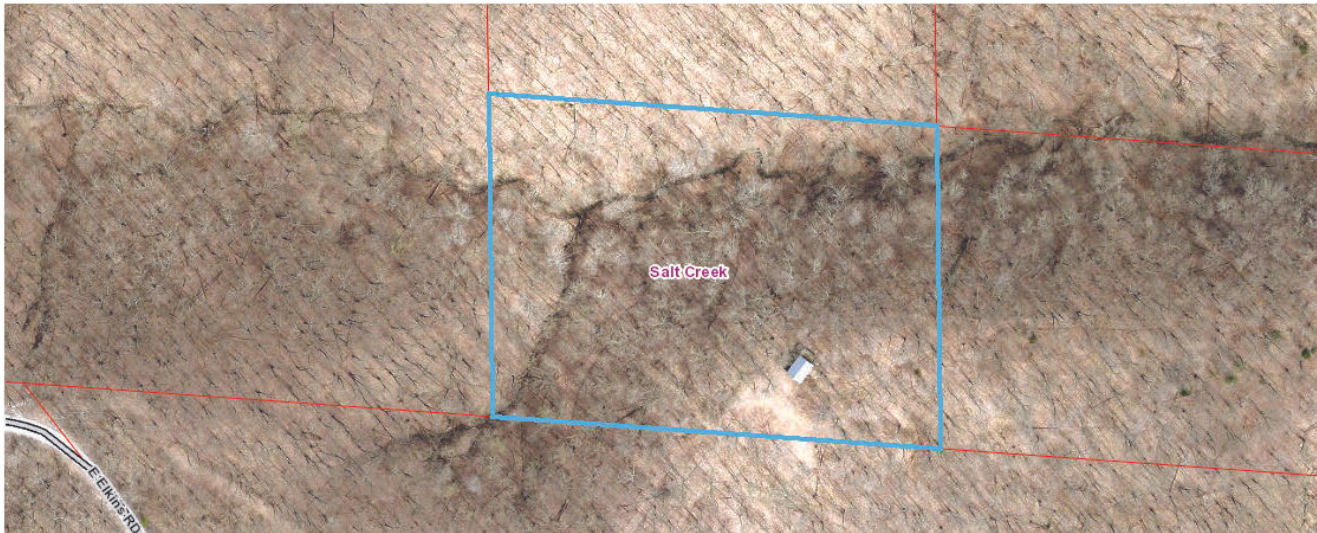
## Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Single-family	E	Vp	1899	1950	840

## Single-Family

### Floors

Floor	Construction	Base	Finished
1	Wood Frame	840	840
S		840	



Tax Bill

## Parcel Information

Parcel Number	53-07-26-100-001.000-014
Tax ID	010-04380-00
Owner Name	Broadbent, G Brian
Owner Address	5241 Washington Blvd Indianapolis, In 46220
Legal Description	010-04380-00 PT NE NE 26-8-1E 7.50A; PLAT 23

2020 PAY 2021



# PROPERTY CARD

9/7/2021

Elevate

## Deductions

Type	Amount
------	--------

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$368.85	\$813.46	\$-406.73
Salt Creek Township	Spring Other Assessment Tax	\$37.88	\$0	\$0
Salt Creek Township	Fall Installment	\$368.85	\$0	\$0
Salt Creek Township	Fall Other Assessment Tax	\$37.88	\$0	\$0
Salt Creek Township	Year Total	\$737.70	\$813.46	\$0
Salt Creek Township	Year Total Other Assessment Tax	\$75.76	\$0	\$0

## 2019 PAY 2020

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$344.10	\$743.37	\$-361.68
Salt Creek Township	Spring Other Assessment Delinquent Penalty	\$1.76	\$0	\$0
Salt Creek Township	Spring Other Assessment Delinquent Tax	\$17.58	\$0	\$0
Salt Creek Township	Spring Other Assessment Tax	\$17.58	\$0	\$0
Salt Creek Township	Fall Installment	\$344.10	\$0	\$0
Salt Creek Township	Fall Other Assessment Tax	\$17.58	\$0	\$0
Salt Creek Township	Year Total	\$688.20	\$743.37	\$0
Salt Creek Township	Year Total Other Assessment Tax	\$35.16	\$0	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
------	--------

# PROPERTY CARD

9/7/2021

Elevate

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$346.24	\$0	\$363.82
Salt Creek Township	Spring Other Assessment Tax	\$17.58	\$0	\$0
Salt Creek Township	Fall Installment	\$346.24	\$727.64	\$-344.72
Salt Creek Township	Fall Other Assessment Tax	\$17.58	\$0	\$0
Salt Creek Township	Year Total	\$692.48	\$727.64	\$19.10
Salt Creek Township	Year Total Other Assessment Tax	\$35.16	\$0	\$0
Salt Creek Township	Year Total Penalty And Fees	\$19.10	\$0	\$0

## Overlay Report

### Overlay by Landuse and Soil

PIN 18	53-07-26-100-001.000-014			
Total Acreage	7.144			
Total Adj. Acreage	7.500			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Bkf	6	Woodland	4.287	4.500
Wmc	6	Woodland	2.730	2.866
Bkf	72	Other Farmland-pond	0.128	0.134

### Overlay by Landuse

PIN 18	53-07-26-100-001.000-014		
Total Acreage	7.144		
Total Adj. Acreage	7.500		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
6	Woodland	7.016	7.366
72	Other Farmland-pond	0.128	0.134
Unk		0.000	0.000



# PROPERTY CARD

9/7/2021

Elevate

Monroe County, IN  
E ELKINS RD  
39 DEGREES NORTH (855) GIS-3939

## Parcel Information

Owner Name	Broadbent, G Brian
Owner Address	5241 Washington Blvd Indianapolis, In 46220
Parcel Number	53-07-26-100-011.000-014
Alt Parcel Number	010-04080-01
Property Address	E Elkins Rd, Nashville, In 47448
Property Class Code	503
Property Class	Vacant - Unplatted (20 To 29.99 Acres)
Neighborhood	Deckard Ridge Road - A, 53014004-014
Legal Description	010-04080-01 PT S1/2 NE 26-8-1E 25.00A; PLAT 27

## Taxing District

Township	Salt Creek Township
Corporation	Monroe County Community
Taxing District Name	Salt Creek Township
Taxing District Number	014

## Land Description

Land Type	Acreage	Dimensions
91	25.00	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
2001-07-10	Td & Mm Llc		0	Wd	
2003-05-19	Hipskind, Jason C & Dena B		0	Wd	
2015-01-27	Broadbent, G Brian			Wd	\$220,000.00

# PROPERTY CARD

9/7/2021

Elevate

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-03-19	Annual Adjustment	\$56,300.00	\$0	\$56,300.00
2020-03-20	Annual Adjustment	\$56,300.00	\$0	\$56,300.00
2019-03-12	Annual Adjustment	\$56,300.00	\$0	\$56,300.00
2018-03-21	Annual Adjustment	\$56,300.00	\$0	\$56,300.00
2017-03-30	Annual Adjustment	\$56,300.00	\$0	\$56,300.00
2016-05-02	Annual Adjustment	\$52,500.00	\$0	\$52,500.00
2015-05-27	General Revaluation	\$40,800.00	\$0	\$40,800.00
2014-05-15	Annual Adjustment	\$40,800.00	\$0	\$40,800.00
2013-06-03	Annual Adjustment	\$40,800.00	\$0	\$40,800.00
2012-06-23	Annual Adjustment	\$40,800.00	\$0	\$40,800.00
2011-07-20	Annual Adjustment	\$4,100.00	\$0	\$4,100.00
2011-06-21	Annual Adjustment	\$4,100.00	\$0	\$4,100.00
2011-06-07	Annual Adjustment	\$4,100.00	\$0	\$4,100.00
2010-06-24	Annual Adjustment	\$3,600.00	\$0	\$3,600.00
2009-03-01	Miscellaneous	\$3,400.00	\$0	\$3,400.00
2008-03-01	Miscellaneous	\$3,300.00	\$0	\$3,300.00
2007-03-01	Miscellaneous	\$3,100.00	\$0	\$3,100.00
2006-03-01	Miscellaneous	\$2,400.00	\$0	\$2,400.00
2005-03-01	Ag Land Update	\$2,400.00	\$0	\$2,400.00
2004-03-01	Homestead Change	\$2,900.00	\$0	\$2,900.00
2002-03-01	General Revaluation	\$2,900.00	\$0	\$2,900.00

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
2015-01-23	\$220,000.00	G Brian Broadbent	Jason C Hipkind

## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

# PROPERTY CARD

9/7/2021

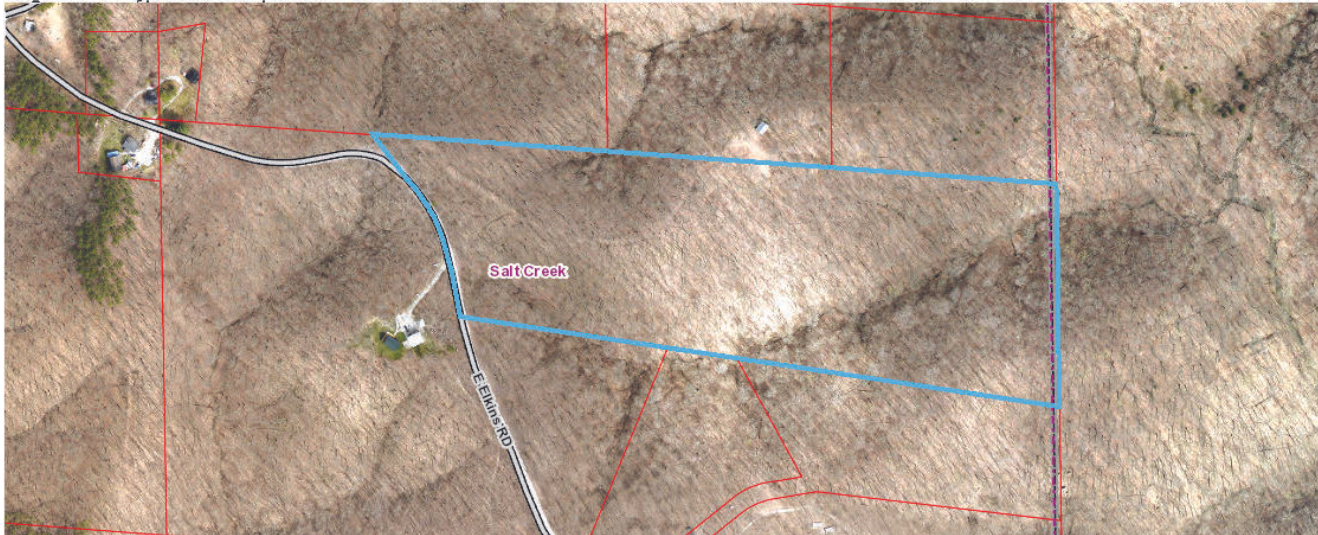
Elevate

## Exterior Features

Exterior Feature	Size/Area
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## Special Features

Description	Size/Area
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## Tax Bill

### Parcel Information

Parcel Number	53-07-26-100-011.000-014
Tax ID	010-04080-01
Owner Name	Broadbent, G Brian
Owner Address	5241 Washington Blvd Indianapolis, In 46220
Legal Description	010-04080-01 PT S1/2 NE 26-8-1E 25.00A; PLAT 27

## 2020 PAY 2021

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$359.28	\$718.56	\$-359.28
Salt Creek Township	Fall Installment	\$359.28	\$0	\$0
Salt Creek Township	Year Total	\$718.56	\$718.56	\$0

## 2019 PAY 2020



# PROPERTY CARD

9/7/2021

Elevate

## Deductions

Type	Amount
------	--------

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Delinquent Penalty	\$1.85	\$0	\$0
Salt Creek Township	Spring Delinquent Tax	\$18.46	\$0	\$0
Salt Creek Township	Spring Installment	\$366.90	\$754.11	\$-366.90
Salt Creek Township	Fall Installment	\$366.90	\$0	\$0
Salt Creek Township	Year Total	\$733.80	\$754.11	\$0
Salt Creek Township	Year Total Delinquent Penalty	\$1.85	\$0	\$0
Salt Creek Township	Year Total Delinquent Tax	\$18.46	\$754.11	\$0

2018 PAY 2019

## Deductions

Type	Amount
------	--------

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Salt Creek Township	Spring Installment	\$369.18	\$0	\$369.18
Salt Creek Township	Fall Installment	\$369.18	\$738.36	\$-349.80
Salt Creek Township	Year Total	\$738.36	\$738.36	\$19.38
Salt Creek Township	Year Total Penalty And Fees	\$19.38	\$0	\$0

## Overlay Report

### Overlay by Landuse and Soil

PIN 18	53-07-26-100-011.000-014			
Total Acreage	24.510			
Total Adj. Acreage	25.000			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
	6	Woodland	0.246	0.251
Bkf	6	Woodland	12.846	13.103
Wmc	6	Woodland	11.126	11.349
Wmc	82	Agric Support-public Road	0.292	0.297

# PROPERTY CARD

9/7/2021

Elevate

## Overlay by Landuse

PIN 18 53-07-26-100-011.000-014

Total Acreage 24.510

Total Adj. Acreage 25.000

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
6	Woodland	24.218	24.703
82	Agric Support-public Road	0.292	0.297
Unk		0.000	0.000

# EASEMENT



United States  
Department of  
Agriculture

Forest  
Service

Hoosier National Forest  
Supervisor's Office

811 Constitution Avenue  
Bedford, IN 47421  
812-275-5987  
TDD: 800-877-8339  
Fax: 812-279-3423

File Code: 2720; 2730  
Date: November 7, 2018

Dear Permit Holder

It is that time of year when we send out our annual billing for all special use authorizations on the Hoosier National Forest. Therefore, we are enclosing your bill-for-collection for the 2019 calendar year. In order to comply with the Debt Collection Improvement Act of 1996, we will follow the procedures established by the Department of Treasury. These procedures are as follows:

Payment is due the Forest Service upon receipt of this letter, but no later than the date indicated in the "Due Date" block of the enclosed billing. Please make your payment by money order, bank draft, or check payable to the USDA Forest Service. **Please mail your payment, along with a copy of the enclosed bill to USDA Forest Service, P. O. Box 6200-09, Portland, OR 97228-6200 (please note this is a new address for payments).** Alternatively, electronic payment can be made via the internet by following the instructions located at [www.fs.fed.us/billpay](http://www.fs.fed.us/billpay).

If the bill is not paid in full by the due date, we are required to assess interest on the unpaid principal balance at either the Current Value of Funds Rate or the Prompt Payment Rate (whichever is higher) prescribed by the Department of Treasury from the date the bill was issued.

Additionally, we are required to charge an administrative cost to cover processing and handling the overdue debt. If the bill is not paid in full within 90 days from the due date, in addition to the interest and administrative costs, a 6 percent per annum penalty charge will be applied to the past due amount.

If you would like specific information regarding your authorization or you need to discuss the payment of your bill, please contact Realty Specialist Katie Slezak at (812) 547-7051 or by email at [kslezak@fs.fed.us](mailto:kslezak@fs.fed.us).

Sincerely,

MICHELLE PADUANI  
District Ranger





# EASEMENT

<b>USDA FOREST SERVICE</b> <b>BILL FOR COLLECTION</b>		1. BILL DATE: 11/05/2018      PAGE: 1 OF 1												
TO ENSURE PROPER CREDIT PLEASE HAVE YOUR BILL AVAILABLE AND CHOOSE ONE OF THE FOLLOWING PAYMENT OPTIONS: . <b>PAY ONLINE AT:</b> WWW.FS.FED.US/BILLPAY . <b>PAY BY MAIL:</b> Please include the top part of this bill with your payment. Also include the bill number and payer code, items 4 & 5 at right, on your check or money order. Do not send cash. Make your payment for the exact amount due and make it payable to USDA Forest Service. See address at right. . <b>PAY AT MOST FOREST SERVICE OFFICES:</b> Bring a copy of your bill. Call your local Forest Service office for details.		<b>PAY BY MAIL ADDRESS:</b> USDA FOREST SERVICE C/O US BANK P. O. BOX 6200-09 PORTLAND, OR 97228-6200  <b>AMOUNT DUE: \$101.48</b> <b>AMOUNT ENCLOSED:</b> \$ _____												
<b>TO:</b> GEORGE BRIAN BROADBENT 5241 WASHINGTON BLVD. INDIANAPOLIS, IN 46220		2. NET AMOUNT DUE: <span style="float: right;"><b>\$101.48</b></span> 3. DUE DATE: <span style="float: right;"><b>01/01/2019</b></span> 4. BILL NUMBER: <span style="float: right;"><b>BF091202Y0021</b></span> 5. PAYER CODE: <span style="float: right;"><b>0003379459</b></span>												
6. AGREEMENT NO: <span style="float: right;">-- TEAR HERE --</span>  8. REMARKS: FAILURE TO PAY FEES BY DUE DATE CONSTITUTES NON-COMPLIANCE WITH AUTHORIZATION. ANNUAL LAND USE FEE BILL		7. DESCRIPTION:  9. PRINCIPAL: <span style="float: right;"><b>\$101.48</b></span> 10. INTEREST: 11. ADMINISTRATIVE COSTS: 12. PENALTY: 13. AMOUNT DUE: <span style="float: right;"><u>\$101.48</u></span> 14. ADJ. + CREDIT: <span style="float: right;"><u>\$ .00</u></span> 15. NET AMOUNT DUE: <span style="float: right;"><u><b>\$101.48</b></u></span>												
NOTE: PLEASE SEND ALL CORRESPONDENCE, INQUIRIES, AND CHANGE OF ADDRESS TO:  BROWNSTOWN RANGER DISTRICT 811 CONSTITUTION AVE BEDFORD, IN 47421  Failure to include both the bill number and payer code with your payment will delay posting and may delay your ability to use the National Forest. Failure to make payment by the due date may result in the assessment of interest, administrative fees and/or penalty charges. In accordance with your authorization or the debt collection act of 1982, as amended, postmarks are not honored.														
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<b>FOR OFFICIAL USE ONLY</b>														
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# EASEMENT



United States  
Department of  
Agriculture

Forest  
Service

Hoosier National Forest  
Tell City Ranger District

248 15th Street  
Tell City, IN 47586  
812-547-7051  
TDD: 800-877-8339  
Fax: 812-547-6144

File Code: 2720  
Date: January 9, 2017

George Brian Broadbent  
5421 Washington Blvd.  
Indianapolis, IN 46220

*CERTIFIED MAIL 7012 2210 0002 4317 3649 – RETURN RECEIPT REQUESTED*

Dear Mr. Broadbent,

This letter is a reminder to pay your 2017 land use fees for the special use authorization issued to you on April 23, 2003, for the purpose of utilization of a driveway to access private property.

A Bill for Collection was sent to you on NOVEMBER 9, 2016 for \$97.00. Our records indicate this bill has not been paid in full and is past due. Please remit your payment as soon as possible but no later than **February 10, 2017** to avoid interest, administrative fees, and/or penalties. Failure to remit payment constitutes noncompliance with the terms and conditions of your authorization.

To ensure proper credit please have your bill available and choose one of the following options:

- **PAY ONLINE AT:** [WWW.FS.FED.US/BILLPAY](http://WWW.FS.FED.US/BILLPAY)
- **PAY BY MAIL:** Please include the top portion of your bill with your payment. Also include the bill number and payer code (shown on the bill) on your check or money order. Do not send cash. Make your payment for the exact amount due, make it payable to USDA Forest Service, and mail your payment to USDA Forest Service, P.O. Box 301550, Los Angeles, CA 90030-1550.
- **PAY AT MOST FOREST SERVICE OFFICES:** Call your local Forest Service office for details. Note: You must bring a copy of your bill with you.

If you have any questions regarding this letter, or believe you have received this letter in error, please contact Kim Voiles at [kvoiles@fs.fed.us](mailto:kvoiles@fs.fed.us) or (812) 547-9228 immediately.

Sincerely,

RON SCOTT  
Lands and Minerals Program Manager



# EASEMENT

<b>USDA FOREST SERVICE</b> <b>BILL FOR COLLECTION</b>		1. BILL DATE: 11/07/2016      PAGE: 1 OF 1									
TO ENSURE PROPER CREDIT PLEASE HAVE YOUR BILL AVAILABLE AND CHOOSE ONE OF THE FOLLOWING OPTIONS:		PAY BY MAIL ADDRESS: USDA FOREST SERVICE C/O CITIBANK P.O. BOX 301550 LOS ANGELES, CA 90030-1550									
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TO: GEORGE BRIAN BROADBENT 5421 WASHINGTON BLVD. INDIANAPOLIS, IN 46220		2. NET AMOUNT DUE: \$97.00 3. DUE DATE: 01/01/2017 4. BILL NUMBER: BF091202W0017 5. PAYER CODE: 0003379459									
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16. ORG	17. JOB	18. AMOUNT									
0912	89833117	\$97.00									



# BID CERTIFICATION

Internal Office Use  
Received \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_ By \_\_\_\_\_

Approved By \_\_\_\_\_



**Coffey Realty  
& Auction**

## **BID CERTIFICATION**

**I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's 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: Elkins Ridge/Gilmore Ridge Road, Bloomington, IN 47401

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Credit Card Type:      ☐ MasterCard                      ☐ Visa                      ☐ Discover

Name on Card: \_\_\_\_\_

Card Number: \_\_\_\_\_ Security Code: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Return to: 434 South Walnut Street, Bloomington, IN 47401

Phone: (812) 822-3200

E-mail: [jcoffey@UnitedCountryIN.com](mailto:jcoffey@UnitedCountryIN.com) cc: [pcoffey@UnitedCountryIN.com](mailto:pcoffey@UnitedCountryIN.com)

# SAMPLE CONTRACT



Coffey Realty  
& Auction

## REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 27th day of October 2021, by and between  
Brian G. Broadbent 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: (No Number given) E. Gilmore Ridge or E. Elkins Rd  
in the City of Nashville, County of Monroe, and State of Indiana.

Legally described as: Tract 1 Hipkind & Feagans Inst# 2007022340 14.03 acres and Tract 2  
Hipkind & Feagans Inst# 2003013307 22.30 acres

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ 15,000.00 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 Owners 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 10, 2021 and shall take place at the office of John Bethell Title Company, Inc., 2626 S. Walnut Street, Bloomington, IN.

The buyer will pay the closing fee.  
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.

434 S Walnut St. Bloomington, IN 47401  
(812) 822-3200  
UnitedCountryIN.com

# 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** \$ 15,000.00

**Total Due at Closing** \$ .00

This offer will expire if not accepted on or before: October 28, 2021 at 5:00pm

## Purchased By:

Buyer Date

Printed Phone

Buyer Address:  City  State  Zip

Buyer Date

Printed Phone

Buyer Address:  City  State  Zip

Buyer's Agent Date

Printed Phone

Agent Address:  City  State  Zip

## Names for Deed:

## Accepted By:

Seller Date

Brian G. Broadbent Time:

Printed

Seller Date

Printed

434 S Walnut St. Bloomington, IN 47401  
(812) 822-3200  
UnitedCountryIN.com



# SAMPLE CONTRACT



Coffey Realty  
& Auction

## PROMISSORY NOTE

(No Number given) **E. Gilmore Ridge or E. Elkins Rd, Salt Creek Township  
Monroe County, Nashville, IN**

Tract 1 Hipskind & Feagans Inst# 2007022340 14.03 acres and  
Tract 2 Hipskind & Feagans Inst# 2003013307 22.30 acres

\$ 15,000.00

Amount

October 27, 2021

Date

**FOR VALUE RECEIVED**, the undersigned promises to pay by wire transfer to the Order of:

**John Bethell Title Company, Inc.**

2626 S. Walnut Street, Bloomington, IN 47401

The Sum of Fifteen Thousand dollars and no/100-----(~~\$ 15,000.00~~), 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.

\_\_\_\_\_  
Signature

October 27, 2021

Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

434 S Walnut St. Bloomington, IN 47401  
(812) 822-3200  
UnitedCountryIN.com