

Indiana COUNTRY HOME

9978 Drakes Ridge Rd. Bennington, Indiana

- 15± acres
- 4 BR / 3 BA (4000± sq ft) home
- 2.5± stocked pond
- Floating dock with deck and built-in fire-pit
- Bass, crappie & Georgia giant hybrid bluegill
- 30'x60' pole barn
- Deer and turkey hunting
- ATV riding and hiking
- 1± hour from Cincinnati and Louisville



Auction

BIDDING ENDS

Thursday, July 7 @ 6PM EDT

JIMMIE DEAN COFFEY & CODY COFFEY | 812.822.3200



**Coffey Realty
& Auction**

MORE INFORMATION:

UnitedCountryIN.com

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BID CERTIFICATION

SAMPLE CONTRACT



Scan me

AUCTION
MANAGER

JIMMIE DEAN COFFEY | 812.360.6005 | JCOFFEY@UNITEDCOUNTRYIN.COM
CODY COFFEY | 812.360.8383 | CCOFFEY@UNITEDCOUNTRYIN.COM

DISCLAIMER

All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Oklahoma Land & Auction assumes no liability for the information provided.

PROPERTY DESCRIPTION

This beautiful country home is located in the southeast corner of Indiana and is situated on 15 well-manicured acres with a 2.5 acre pond and sits amongst the rolling hills and large hardwoods of southern Indiana.

The 4000± square foot home with finished basement was built in 2000 and has 4 bedrooms and 3 bathrooms. On the main level you'll find the kitchen with solid wood cabinets, a multi-level island with bar seating, a built in cooktop, oven and microwave with stone accent surround. Directly off the kitchen you'll find the dining area. The living room just off the kitchen has a vaulted ceiling, a stone fireplace with gas log and French doors leading out to the porch. The master bedroom and bathroom sit just off the living room.

Also on the main level is a large, stunning family room. A large stone wood-burning fireplace sits at the center of the room and vaulted ceilings, wood beams and wood detail through the room make you feel like you're in a mountain escape.

If you take the beautiful wood staircase up from the living room you'll find a loft space perfect for an office or sitting area as well as two more bedrooms and a bathroom. Downstairs in the finished basement you'll find a living area with a stone corner fireplace and gas log, a custom stone wet bar with beautiful woodwork throughout. Also in the basement is a bedroom and 3rd bathroom.

The attached 2-car, oversized garage is 36' x 36' and has 12' garage doors, hot & cold water and space for a workshop and extra storage as well as access to the large attic storage space.

Outside you'll enjoy sitting on the wrap around porch and enjoying the view of the large, stocked pond, pasture and partially wooded area. A 30' x 60' pole barn is the perfect place to store your equipment or toys. The pole barn also contains an area that has been converted into a workshop perfect for working on your favorite projects. It is air conditioned and heated and has running water and is plumbed for a bathroom. The stunning pond includes a 768 sq. ft., custom built floating dock with Brazilian walnut decking, steel framed, and a built in firepit. Spend your Sunday afternoons fishing and enjoying friends and family on the dock. The stocked and well-managed pond includes large mouth bass, crappie and first-generation Georgia giant hybrid bluegill. The pond is clean and a perfect spot to swim.

This is a great location for deer and turkey hunting or just hiking, being outdoors and watching the abundant wildlife through the property.

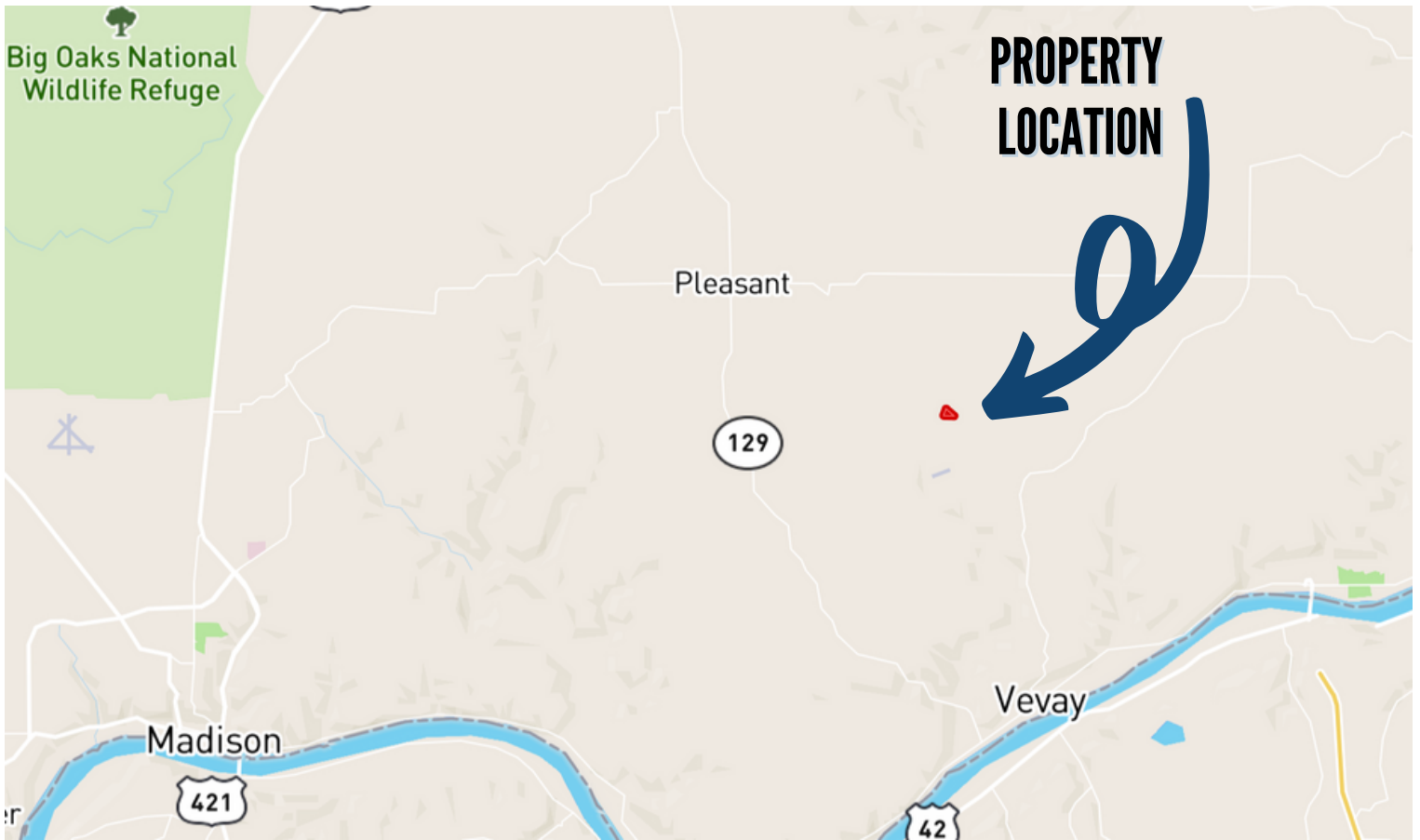
This property boasts a great location near Vevay, Indiana with an easy drive to Cincinnati, Ohio, Louisville Kentucky or Indianapolis, Indiana. It's near the Big Oaks National Wildlife Refuge and the Ohio River. Just 30 minutes to I-71 and the Markland dam and 30 minutes to Madison and Aurora and Lawrenceberg. Centrally located being just 1 hour to Cincinnati, Ohio and 1+ hours to Louisville and 2 hours to Indianapolis.

You're sure to love all the current owner's favorite things about the property:

- The gorgeous sunset views over the pond
- The quiet, peaceful setting with few surrounding neighbors
- Evenings spent out on the porch or dock. Grilling out, fishing, enjoying a campfire or entertaining family and friends
- Family and friends love to get-a-way and spend the weekend relaxing and visiting
- Hunting, fishing, ATV riding. The state of Indiana allows ATVs to be registered and be legally driven on county roads
- Uptown Pizza in East Enterprise has great pizza.
- The town of Vevay is 15-20 minutes away and has all the small town amenities of a small grocery store, CVS, gas station, coffee shop, boutique shops and restaurants and Switzerland County YMCA
- Kroger grocery delivery to the door
- Near Belterra resort and casino and other golf courses and casinos

Utilities include REMC electric and fiber high-speed internet coming soon, LP gas furnace and water heater and the water is a cistern. Utilities run on average \$250/month for REMC for house and shop.

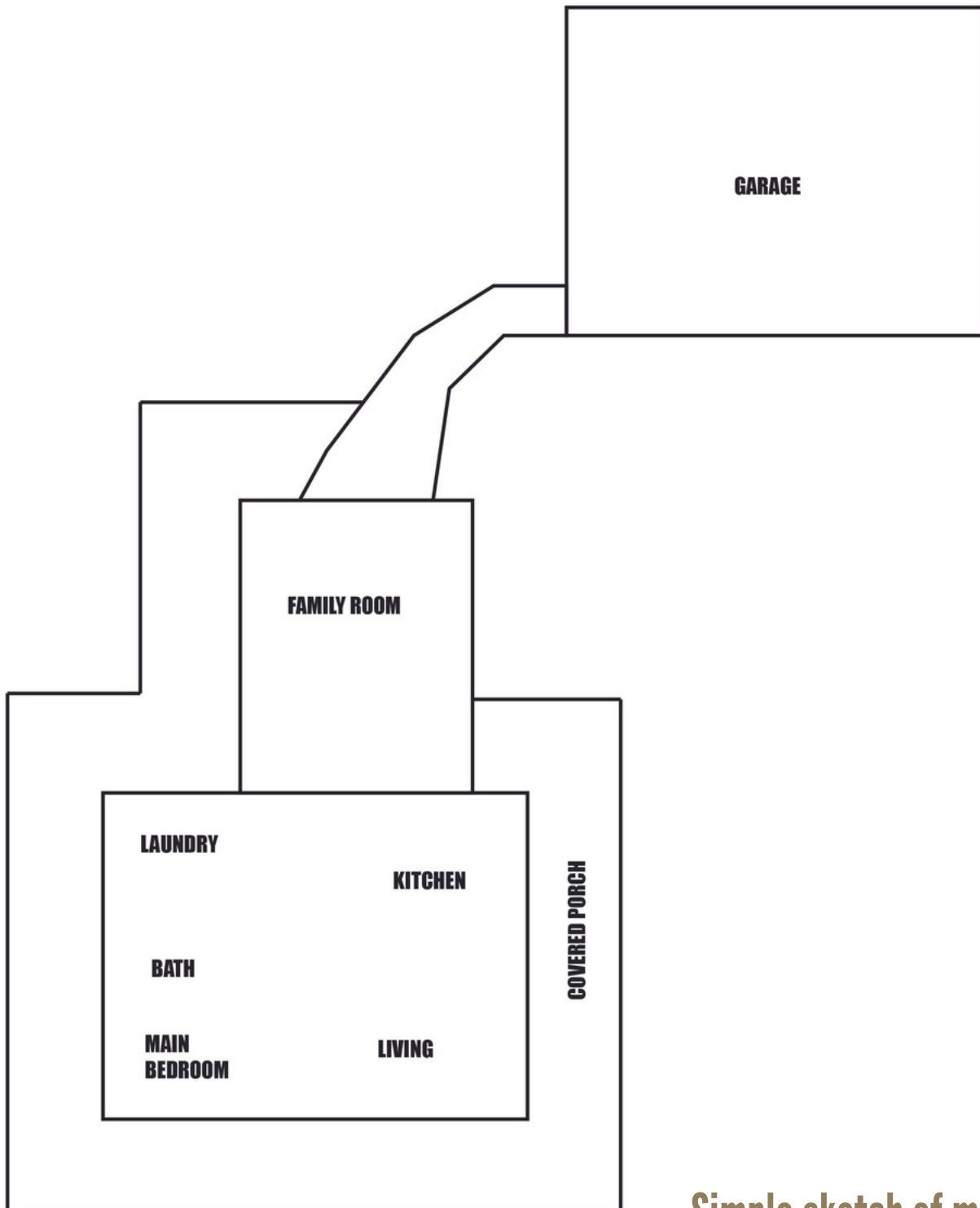
LOCATION MAP



AERIAL MAP



SKETCH



Simple sketch of main level

TERMS & CONDITIONS

Highest and Best Offer - Rules

9978 Drakes Ridge Rd.
Bennington, IN 47011

Legal Description

PT 16-3-3 12.023Acres + 3.229Ac

- The property will be offered via a Public Online - Internet Bidding Platform
 - All bids / offers must be entered prior to Thursday, July 7, 2022 at 6:00pm EDT (soft close)
- All bidders must submit a current pre-approval letter from their lender or a Bank letter of Proof of Funds to be approved as a bidder.
- This property will be sold subject to seller's approval (sells with reserve).
- Property sells As-Is with no warranties expressed or implied
 - Everyone is welcome to see the seller provided "inspection report" (downloadable from website).
- This property is Subject to prior sale (the property can be purchased prior to July 7, 2022, 6:00pm)
 - No posted asking price is or will be given
 - All offers must be made and presented to the Listing Broker based on these "Jump Start Bidding Rules"
- Buyer's Premium
 - A **11%** buyer's premium will be added to the final bid / offer and charged to the buyer, the final bid plus the 11% Buyer's premium will establish the final sales price.
 - Example:
 - \$100,000 (Bid) + \$11,000 (BP) = \$111,000 (Sale Price)
- An Escrow Deposit of **\$10,000.00** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the purchase agreement by the sellers. The Escrow Deposit will be deposited with Dearborn Title Insurance, Inc.
- 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 will be prorated to the day of closing.
- Closing shall take place at the office of: with Dearborn Title Insurance, Inc.
- Closing fee will be paid by the buyer.
- **Buyer estimated closing cost based on a cash transaction;**
 - Search: \$175
 - Cash Closing fee: \$200
 - Owners Policy: \$1,500
 - TIEFF: \$5
 - CPL: \$25
 - Transaction Fee: \$40
 - Recording: \$55
- Closing will be within 45 days of accepted & executed purchase agreement
- Possession will be granted on or before August 31, 2022
- The successful Bidder shall execute electronically a "Real Estate Purchase Agreement" for the property immediately after being declared the Successful Bidder.
- United Country Real Estate and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and believed to be correct as of the date all marketing material; however, the seller, Broker or agent do not guarantee any published information about the property.

Seller: Ronald G. Kristina M. Martin

VIEWING OPORTUNITIES: Preview Dates: June 12, 2022 – 1:00pm EDT / June 27, 2022 – 6:00pm EDT or by private appointment.

For questions call or text: Cody Coffey or Jimmie Dean Coffey United Country Real Estate (812) 360-8383 Cody's Cell or (812) 360-6005 Jimmie Dean's cell.

I do hereby agree to these Highest and Best Rules

Bidder's Signature

MLS SHEET



Residential Agent Full Detail Report



Page 1 of 1

Listings as of 06/06/2022

Property Type	RESIDENTIAL		Status	Active		CDOM	4		DOM	4		Auction	Yes	
MLS #	202221893		Address	9978 Drakes Ridge Road		City	Bennington		State	IN		Zip	47011	
MLS #	202221893		Address	9978 Drakes Ridge Road		City	Bennington		State	IN		Zip	47011	
Area	Switzerland County		Parcel ID	00-05-00-816-400.005-001		Type	Site-Built Home		Bedrms	4		F Baths	3	
Sub	None		Cross Street			REO	No		Short Sale	No		H Baths	0	
Location	Rural		Style	Two Story		SrH	Switzerland County		SrH	Switzerland Co		LP	\$1	
School District	SWIT Elem		Legal Description	PT 16-3-3 12.023 Acres + 3.229 Acres		Directions	From 250 E & Fairview Rd go south 1.5mi to Drakes Ridge, turn right/west go approximately 2.4 mi, turn left.		Inside City Limits			City Zoning		
Legal Description	PT 16-3-3 12.023 Acres + 3.229 Acres		Directions	From 250 E & Fairview Rd go south 1.5mi to Drakes Ridge, turn right/west go approximately 2.4 mi, turn left.		Inside City Limits			City Zoning			County Zoning		
Directions	From 250 E & Fairview Rd go south 1.5mi to Drakes Ridge, turn right/west go approximately 2.4 mi, turn left.		Inside City Limits			City Zoning			County Zoning			Zoning Description		



Remarks Beautiful home situated on 15 acres in Switzerland County Indiana. This beautiful country home is located in the southeast corner of Indiana and is situated on 15 well-manicured acres with a 2.5 acre pond and sits amongst the rolling hills and large hardwoods of southern Indiana. The 4000± square foot home with partial finished basement was built in 2000 and has 4 bedrooms and 3 bathrooms. On the main level you'll find the kitchen with solid wood cabinets, a multilevel island with bar seating, a built-in cooktop, oven, and microwave with stone accent surround. Directly off the kitchen you'll find the dining area. The living room just off the kitchen has a vaulted ceiling, a gas-log, stone fireplace, and French doors leading out to the porch. The master bedroom and bathroom sit just off the living room. Also on the main level is a large, stunning family room. A large, stone wood-burning fireplace sits at the center of the room and vaulted ceilings, wood beams and wood detail through the room make you feel like you're in a mountain escape. If you take the beautiful wood staircase up from the living room you'll find a loft space perfect for an office or sitting area as well as two more bedrooms and a bathroom. Downstairs in the finished basement you'll find a living area with a stone corner fireplace with gas log, a custom stone wet bar with beautiful woodwork throughout. Also in the basement is a bedroom and 3rd bathroom. The attached 2-car, oversized

Agent Remarks Brokers need to complete "Buyers Registration" form to register client. Broker compensation is 2% of HIGH BID price.

Sec	Lot	Lot Ac/SF/Dim	15.0000	/	653,400	/	15 Acres	Src N	Lot Des Partially Wooded, Lake, Pasture									
Township	Pleasant		Abv Gd Fin SqFt	2,881	Below Gd Fin SqFt	1,112	Ttl	Below Gd SqFt	1,112	Ttl Fin SqFt	3,993	Year Built	2000					
Age	22	New No	Date Complete		Ext	Stone	Fndtn	Partial Basement, Finished					# Rooms	12				
Room Dimensions			Baths	Full	Half	Water	CSTRN	Basement Material		Poured Concrete								
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace		Yes						
LR	22 x 15	M	B-Upper	1	0	Fuel	Propane	Dryer Hookup Elec	No	Guest Qtrs		No						
DR	15 x 9	M	B-Blw G	1	0	Heating		Dryer Hook Up Gas/Elec	No	Split FirPln		No						
FR	27 x 18	M				Cooling	Central Air											
KT	13 x 15	M	Laundry Rm	Main	5	x 8		Disposal	No	Ceiling Fan		No						
BK	x		AMENITIES	Ceilings-Vaulted, Closet(s) Walk-in, Countertops				Water Soft-Owned	No	Skylight		No						
DN	x		-Solid Surf, Garage Door Opener, Kitchen Island, Landscaped, Open Floor Plan, Porch Covered, Twin Sink Vanity, Stand Up				Water Soft-Rented	No	ADA Features		No							
MB	12 x 15	M						Alarm Sys-Sec	No	Fence								
2B	12 x 12	U	Garage	2.0	/ Attached	/ 12	x 10 / 120.00	Alarm Sys-Rent	No	Golf Course		No						
3B	13 x 12	U	Outbuilding	Barn	30 x 60			Garden Tub	No	Nr Wlkg Trails		No						
4B	12 x 15	B	Outbuilding		x			Jet Tub	No	Garage Y/N		Yes						
5B	x		Assn Dues	Not Applicable				Pool	No	Off Street Pk		Yes						
RR	x		Other Fees					Pool Type										
LF	22 x 16	U	Restrictions					SALE INCLUDES		Dishwasher, Kitchen Exhaust Hood, Oven-Built-In								
EX	x		Water Access	Wtr Name				FIREPLACE		Family Rm, Living/Great Rm, Gas Log, Wood Burning, Basement								
WtrType			Wtr Frtg	Channel Frtg														
Water Features			Lake Type															
Auction	Yes		Auctioneer Name	Jimmie Dean Coffey				Auctioneer License #		au01049934								
Owner Name	Ronald and Kristina Martin																	
Financing:	Existing				Proposed				Excluded Party		None							
Annual Taxes	\$1,529.84		Exemptions	Homestead, Mortgage				Year Taxes Payable	2022 (for 2021)	Assessed Value								
Is Owner/Seller a Real Estate Licensee	No																	
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200																	
Agent E-mail	jcoffey@unitedcountryin.com																	
Co-List Office																		
Showing Instr	Schedule w/ ShowingTime																	
List Date	6/2/2022	Exp Date	6/7/2023	Publish to Internet		Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes						
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp. 2%	Vari.Rate		No	Special List Cond.	None								
Virtual Tours:	Unbranded Virtual Tour		Lockbox Type	MECH		Lockbox Location	Front door		Type of Sale									
Pending Date			Closing Date			Selling Price			How Sold	CDOM 4								
Ttl Concessions Paid	Sold/Concession Remarks																	
Sell Off			Sell Agent			Co-Sell Off			Co-Sell Agent									

Presented by:

Phyllis Coffey / United Country Coffey Realty & Auction - Offc: 812-822-3200
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06/06/2022 07:26 PM

TAX CARD

78-08-16-400-005.001-005

Martin Ronald Grant & Kristina M

9978 DRAKES RIDGE RD

101, Cash Grain/General Farm

RES ALL/
5990005

1/2

General Information

Parcel Number
78-08-16-400-005.001-005

Parent Parcel Number
005-008-16-400-005-001

Tax ID:

Routing Number

Property Class 101
Cash Grain/General Farm

Year:

Location Information

County
Switzerland

Township
PLEASANT TOWNSHIP

District 005 (Local)

School Corp
SWITZERLAND COUNTY

Neighborhood 5990005
RES ALL

Section/Plat

Location Address
9978 DRAKES RIDGE RD
BENNINGTON, IN 47011

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography

Public Utilities
All

Streets or Roads
Unpaved

Neighborhood Life Cycle Stage
NA

Printed Wednesday, June 1, 2022

Ownership

Martin Ronald Grant & Kristina M
9978 Drakes Ridge RD
BENNINGTON, IN 47011

Legal

PT 16-3-3 - 12.02351 acres + 3.229
AC (Combined 2 parcels)

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
11/25/2019	Martin Ronald Grant	508203		140/262	\$00
06/28/2006	MARTIN R GRANT	QUIT CLAIM		121/226	\$00
10/30/2002	MARTIN R GRANT & VIC			115/52	\$00
07/23/2000	Martin, R Grant			110/384B	\$00
01/01/1900	HUFF THOMAS & KATHLE				\$00

AGRICULTURAL

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/07/2021	03/12/2020	03/18/2019	03/05/2018	03/27/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$20,900	\$20,900	\$22,000	\$22,200	\$23,100
Land Res(1)	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000
Land Non Res(2)	\$4,900	\$4,900	\$6,000	\$6,200	\$7,100
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$172,500	\$163,400	\$166,400	\$168,000	\$167,900
Imp Res(1)	\$155,800	\$147,900	\$149,800	\$151,400	\$150,800
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$16,700	\$15,500	\$16,600	\$16,600	\$17,100
Total	\$193,400	\$184,300	\$188,400	\$190,200	\$191,000
Total Res(1)	\$171,800	\$163,900	\$165,800	\$167,400	\$166,800
Total Non Res(2)	\$4,900	\$4,900	\$6,000	\$6,200	\$7,100
Total Non Res(3)	\$16,700	\$15,500	\$16,600	\$16,600	\$17,100

Land Data

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Inf%	Res Elig%	Market Factor	Value
9			0	1.0000			\$16,000	\$16,000				\$16,000
5		EEE2	0	11.0235			\$645	\$7,110				\$2,840
4		EEE2	0	3.229			\$645	\$2,083				\$2,080

Notes

Land Computations

Calculated Acreage	15.25
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	15.25
81 Legal Drain NV	
82 Public Roads NV	
83 UT Towers NV	
9 Homesite	
91/92 Acres	
Total Acres Farmland	
Farmland Value	
Measured Acreage	
Avg Farmland Value/Acre	
Value Of Farmland	
Classified Total	
Farm / Classified Value	
Homesite(s) Value	
91/92 Values	
Supp. Page Land Value	
CAP 1 Value	
CAP 2 Value	
CAP 3 Value	
Total Value	

Data Source

Collector

Appraiser

TAX CARD

Martin Ronald Grant & Kristina M

General Information		Plumbing	
Occupancy	Single-Family R 01	#	TF
Description	Single-Family R 01	Full Bath	2 6
Story Height	1.50	Half Bath	0 0
Style		Kitchen Sinks	1 1
Finished Area	2874 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Total	4 8

Floor Finish		Total	4	8
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations		
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms		3
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	Living Rooms		1
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms		0
<input type="checkbox"/> Parquet		Family Rooms		0
		Total Rooms		5

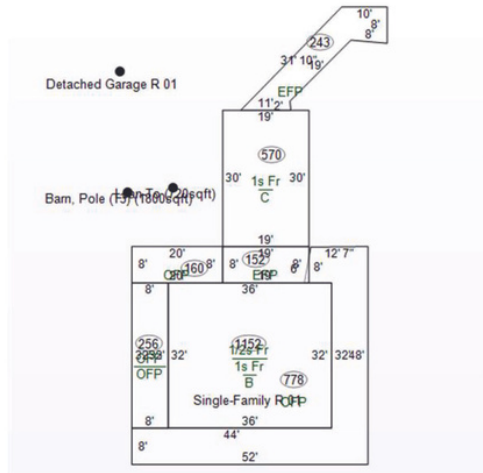
<div>Wall Finish</div> <div> <input type="checkbox"/> Plaster/Drywall <input type="checkbox"/> Unfinished </div> <div> <input type="checkbox"/> Paneling <input type="checkbox"/> Other </div> <div> <input type="checkbox"/> Fiberboard </div>		<div>Heat Type</div> <div>Central Warm Air</div>
---	--	--

Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features		
Description	Area	Value
Porch, Open Frame	778	
Porch, Open Frame	256	
Porch, Open Frame	256	
Porch, Open Frame	160	
Porch, Enclosed Frame	152	
Porch, Enclosed Frame	243	

101, Cash Grain/General Farm

2/2



Cost Ladder				
Floor	Constr	Base	Finish	Totals
1	Wood Frame	1722	1722	
2				
3				
4				
1/4				
1/2	Wood Frame	1152	1152	
3/4				
Attic				
Bsmt		1152	0	
Crawl		570	0	
Slab				

Specialty Plumbing		
Description	Count	Value

Summary Of Improvements																			
Description	Res	Story	Construction	Year	Eff	Eff	Co	Base	Adj	Size	Norm			Remain	Abn	PC	Nbhd	Mrkt	Improv Value
	Eligibl	Height		Grade	Built	Age	nd	Rate	LCM		Rate	Value	Obs						
Single-Family R 01				C 2000	2007		A									100%	1.0000	0.8000	
Barn, Pole (T3) (1800sqft)				C 2013	2013		A			1800 sqft						100%	1.0000	0.8000	
Detached Garage R 01				C 2000	2000		A			1296 sqft						100%	1.0000	0.8000	
Lean-To (720sqft)				C 2013	2013		A			720 sqft						100%	1.0000	0.8000	

TAX CARD

3/22/22, 10:22 AM

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Grant & Kristina Martin



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TAX CARD

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Type notes here

Printed
03/22/2022

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

General
Payments
Bills
Deductions
Assessments

Owner and General Parcel Information

Customer Links	Tax Payments
Property Card	Show Property Card
Tax History Data	Show Tax History
Images	Show Images(3)
Sketches	Show Sketches(1)
Owner Name	Martin, Ronald Grant & Kristina M
State Parcel Number	78-08-16-400-005.001-005
Parcel Number	78-08-16-400-005.001-005
Map Number	
Legal Description	Pt 16-3-3 - 12.02351 Acres + 3.229 Ac (Combined 2 Parcels)
Acreage	15.253000
Instrument Number	508203
Book Number	140
Page Number	262
Location Address	9978 Drakes Ridge RD Bennington, IN 47011
Owner Address	9978 Drakes Ridge RD BENNINGTON, IN 47011

Payment History Information

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TAX CARD

3/22/22, 10:22 AM

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Pay Date	Tax Year	Paid By	Amount
04/30/2021	2020	Martin, Grant	1446.02
04/20/2020	2019	Martin R Grant	1416.94
05/08/2019	2018	Martin R Grant	1382.40
11/13/2018	2017	First Financial Bank	669.17
05/10/2018	2017	Chronos Mortgage Solutions	669.17
11/13/2017	2016	UPF Services	657.90
05/10/2017	2016	UPF Services	657.90
10/25/2016	2015	MainSource Bank	511.02
04/13/2016	2015	MAINSOURCE BANK	511.02
01/08/2016	2015	Martin, R Grant	336.50
10/16/2015	2014	MainSource Bank	365.34
04/13/2015	2014	MainSource Bank	365.34
10/20/2014	2013	MainSource Bank	369.89
04/24/2014	2013	MainSource Bank	369.89
10/22/2013	2012	MainSource Bank	475.49
04/12/2013	2012	MainSource Bank	475.49
10/19/2012	2011	MainSource Bank	467.65
05/04/2012	2011	STATE BANK OF LINCOLN	467.65
11/02/2011	2010	State Bank of Lincoln	475.30
05/10/2011	2010	State Bank of Lincoln	475.30
11/10/2010	2009	ST BANK OF LINCOLN	491.45
05/07/2010	2009	State Bank of Lincoln	491.45
11/06/2009	2008	Wells Fargo	530.81
05/27/2009	2008	Wells Fargo Home Mortg	530.81
11/05/2008	2007	Wells Fargo	421.12
06/23/2008	2007	wells fargo	421.12
11/07/2007	2006	Wells Fargo	717.37
05/10/2007	2006	Wells Fargo	717.37
11/08/2006	2005	wells fargo	483.06
05/10/2006	2005	Wells Fargo	483.06
11/10/2005	2004	Wells Fargo	489.90
05/09/2005	2004	Wells Fargo	489.90
11/10/2004	2003	Wells Fargo	427.25
05/23/2004	2003	Wells Fargo	427.25
10/16/2003	2002	Wells Fargo Home Mortg.	430.58
10/16/2003	2002	Wells Fargo Home Mortg.	430.58
10/31/2002	2001	Dearborn Title Insurance	718.97
04/29/2002	2001	Wells Fargo	718.97

TaxBill History Information

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TAX CARD

3/22/22, 10:22 AM

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Tax Year	Spring	Fall
2021 PAY 2022	764.92	764.92
PLEASANT TWP	764.92	764.92
2020 PAY 2021	723.01	723.01
PLEASANT TWP	723.01	723.01
2019 PAY 2020	708.47	708.47
PLEASANT TWP	708.47	708.47
2018 PAY 2019	691.20	691.20
PLEASANT TWP	691.20	691.20
2017 PAY 2018	669.17	669.17
PLEASANT TWP	669.17	669.17
2016 PAY 2017	657.90	657.90
PLEASANT TWP	657.90	657.90
2015 PAY 2016	847.52	511.02
PLEASANT TWP	511.02	511.02
PLEASANT TWP	15.30	0
PLEASANT TWP	15.30	0
PLEASANT TWP	152.95	0
PLEASANT TWP	152.95	0
2014 PAY 2015	365.34	365.34
PLEASANT TWP	365.34	365.34
2013 PAY 2014	369.89	369.89
PLEASANT TWP	369.89	369.89
2012 PAY 2013	475.49	475.49
PLEASANT TWP	475.49	475.49
2011 PAY 2012	467.65	467.65
PLEASANT TWP	467.65	467.65
2010 PAY 2011	475.30	475.30
PLEASANT TWP	475.30	475.30
2009 PAY 2010	491.45	491.45
PLEASANT TWP	491.45	491.45
2008 PAY 2009	530.81	530.81
PLEASANT TWP	530.81	530.81
2007 PAY 2008	421.12	421.12
PLEASANT TWP	421.12	421.12
2006 PAY 2007	717.37	717.37

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TAX CARD

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PLEASANT TWP	717.37	717.37
2005 PAY 2006	483.06	483.06
PLEASANT TWP	483.06	483.06
2004 PAY 2005	489.90	489.90
PLEASANT TWP	489.90	489.90
2003 PAY 2004	427.25	427.25
PLEASANT TWP	427.25	427.25
2002 PAY 2003	430.58	430.58
PLEASANT TWP	430.58	430.58
2001 PAY 2002	718.97	718.97
PLEASANT TWP	718.97	718.97

Deduction History Information

Tax Year	Amount
2021 PAY 2022	92380
Homestead	45000
Mortgage	3000
Homestead-Suppl	44380
2020 PAY 2021	89615
Homestead	45000
Mortgage	3000
Homestead-Suppl	41615
2019 PAY 2020	90280
Homestead	45000
Mortgage	3000
Homestead-Suppl	42280
2018 PAY 2019	90840
Homestead	45000
Mortgage	3000
Homestead-Suppl	42840
2017 PAY 2018	90630
Homestead	45000
Mortgage	3000
Homestead-Suppl	42630
2016 PAY 2017	91190
Homestead	45000
Mortgage	3000
Homestead-Suppl	43190

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2015 PAY 2016	91750
Homestead	45000
Mortgage	3000
Homestead-Suppl	43750
2014 PAY 2015	79990
Homestead	45000
Mortgage	3000
Homestead-Suppl	31990
2013 PAY 2014	81425
Homestead	45000
Mortgage	3000
Homestead-Suppl	33425
2012 PAY 2013	92100
Homestead	45000
Mortgage	3000
Homestead-Suppl	44100
2011 PAY 2012	94410
Homestead	45000
Mortgage	3000
Homestead-Suppl	46410
2010 PAY 2011	92695
Homestead	45000
Homestead-Suppl	44695
Mortgage	3000
2009 PAY 2010	91410
Homestead	45000
Homestead-Suppl	46410
2008 PAY 2009	99600
Homestead	45000
Homestead-Suppl	54600
2007 PAY 2008	45000
Homestead	45000
2006 PAY 2007	45000
Homestead	45000
2005 PAY 2006	35000
Homestead	35000
2004 PAY 2005	35000
Homestead	35000
2003 PAY 2004	35000

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Homestead	35000
2002 PAY 2003	38000
Mortgage	3000
Homestead	35000
2001 PAY 2002	9000
Homestead	6000
Mortgage	3000

Assessment History Information

Tax Year	Amount
2021 PAY 2022	193400
Residential Land	16000
Non-Residential Land	4900
Residential Improvements	155800
Non-Residential Improvements	16700
2020 PAY 2021	184300
Residential Land	16000
Residential Improvements	147900
Non-Residential Improvements	15500
Non-Residential Land	4900
2019 PAY 2020	188400
Residential Land	16000
Non-Residential Improvements	16600
Residential Improvements	149800
Non-Residential Land	6000
2018 PAY 2019	190200
Residential Land	16000
Residential Improvements	151400
Non-Residential Land	6200
Non-Residential Improvements	16600
2017 PAY 2018	191000
Residential Land	16000
Non-Residential Improvements	17100
Residential Improvements	150800
Non-Residential Land	7100
2016 PAY 2017	193000
Residential Land	16000
Residential Improvements	152400
Non-Residential Land	7500
Non-Residential Improvements	17100

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2015 PAY 2016	174500
Residential Improvements	154000
Non-Residential Land	4500
Residential Land	16000
2014 PAY 2015	140900
Residential Land	16000
Residential Improvements	120400
Non-Residential Land	4500
2013 PAY 2014	144400
Residential Land	16000
Residential Improvements	124500
Non-Residential Land	3900
2012 PAY 2013	174600
Non-Residential Land	3600
Residential Improvements	155000
Residential Land	16000

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State Form 46234 (R6/6-14)

06/01/2022

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Property address (number and street, city, state, and ZIP code) 9978 Drakes Ridge - Bennington, IN47011

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clothes Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Range	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Room Air Conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TV Antenna/Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Electrical System	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Air Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burglar Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage Door Opener / Controls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inside Telephone Wiring and Blocks/Jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke/Fire Alarm(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Switches and Outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vent Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
60/100/200 Amp Service <i>(Circle one)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Generator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.				

C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	
Cistern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Septic Field/Bed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aerator System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Irrigation Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Heater/Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Heater/Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Heater/Solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Purifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Septic and Holding Tank/Septic Mound	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Geothermal and Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other Sewer System (<i>Explain</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			Yes	No	Do Not Know
Are the structures connected to a public water system?					<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Are the structures connected to a public sewer system?					<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Are there any additions that may require improvements to the sewage disposal system?					<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, have the improvements been completed on the sewage disposal system?					<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are the improvements connected to a private/community water system?					<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Are the improvements connected to a private/community sewer system?					<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Hot Water Heat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Furnace Heat/Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Furnace Heat/Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Solar House-Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Woodburning Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fireplace Insert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Air Cleaner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Other Heating Source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form

SELLER'S DISCLOSURES

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Property address (number and street, city, state, and ZIP code) 9978 Drakes Ridge - Bennington, IN47011			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known _____ Years.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: 			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: <i>(Use additional pages, if necessary)</i>			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use of non-conforming use? Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay for flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <i>Ronald G. Martin</i> </div>	Signature of Buyer <div style="border: 1px solid black; height: 20px;"></div>
Signature of Seller <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <i>Kristina M. Martin</i> </div>	Signature of Buyer <div style="border: 1px solid black; height: 20px;"></div>

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Signature of Seller (at closing)
----------------------------------	----------------------------------



FORM #03.



BID CERTIFICATION

Internal Office Use
Received _____

Date

Time

By _____

Approved By _____



**Coffey Realty
& Auction**

BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.

By signing this certification and returning it to the offices of United Country – Coffey Realty & Auction, or an employee therein, **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: _____ 9978 Drakes Ridge Road, Bennington, IN 47011

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 cc: pcoffey@UnitedCountryIN.com

SAMPLE CONTRACT



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 7th day of July 2022, by and between
Ronald G. and Kristina M. Martin 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: 9978 Drakes Ridge Road
in the City of Bennington, County of Switzerland, and State of Indiana.

Legally described as: PT 16-3-3 12.023 Acres + 3.229 Acres

Buyer herewith agrees to deposit with **Dearborn Title Insurance, Inc.**, \$ 10,000.00 dollars (11% of
the sale price), 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 August 23, 2022 and shall take place at the
office of **Dearborn Title Insurance, Inc.**, 210 W. High St., Lawrenceburg, IN 47025

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.

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:

Dearborn Title Insurance, Inc., 210 W. High St., Lawrenceburg, IN 47025

High Bid Selling Price \$ _____ .00

Plus 11% **Buyer's Premium** \$ _____ .00

Total Purchase Price \$ _____ .00

Less **Down Payment** \$10,000.00

Total Due at Closing \$ _____ .00

This offer will expire if not accepted on or before: July 8, 2022 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 _____

Ronald G. Martin _____ Time: _____

Printed

Seller Date _____

Kristina M. Martin _____ Time: _____

Printed

SAMPLE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

9978 Drakes Ridge Road
Pleasant Township, Switzerland County
Bennington, Indiana 47011

\$ 10,000.00
Amount

July 7, 2022
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
Dearborn Title Insurance, Inc., 210 W. High St., Lawrenceburg, IN 47025

The Sum of Ten Thousand & no/100 ----- dollars as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

Signature July 7, 2022
Date

Signature July 7, 2022
Date