

REAL ESTATE AUCTION PURCHASE AGREEMENT

1. PARTIES

This Real Estate Auction Purchase Agreement (“Agreement”) is made and entered into this 1st day of October , 2025, by and between Timothy L. Sullivan and Christopher D. Sullivan (hereinafter referred to as the “Sellers”), and _____ (hereinafter referred to as the “Buyer”).

2. PROPERTY

The Sellers agree to sell, and the Buyer agrees to purchase, the following real estate in “AS-IS” condition, subject to the terms and conditions of this Agreement and the published Auction Terms & Conditions:

Common Address: 418 Harrodsburg Road, Springville, IN 47462

Legal Description: SEC 14 TWP 6 R2W; 13A PT NW COR NE

Parcel Number: 47-04-14-100-030.000-007

3. PURCHASE PRICE

The total purchase price shall be the sum of the High Bid plus an Eleven Percent (11%) Buyer’s Premium, as shown below:

High Bid Selling Price	\$ _____
Plus 11% Buyer’s Premium	\$ _____
Total Purchase Price	\$ _____
Less Down Payment (\$5,000.00)	\$ _____

4. EARNEST MONEY

The Buyer shall deposit Five Thousand Dollars (\$5,000.00) with John Bethell Title Company as a non-refundable earnest money deposit. The balance of the purchase price shall be paid in full by wire transfer at closing.

5. CLOSING

Closing shall take place on or before October 31, 2025, at the office of John Bethell Title Company, 2626 S. Walnut Street, Bloomington, IN 47401. Buyer shall be responsible for closing fees, survey costs (if required), and a \$300 Broker Transaction Fee payable to United Country Coffey Realty & Auction at closing.

6. TITLE AND DEED

Sellers shall convey the property by Warranty Deed and shall provide an Owner’s Policy of Title Insurance at closing, showing clear and marketable title, free from all liens and encumbrances, except for easements, restrictions, and covenants of record.



7. POSSESSION

Possession shall be granted to the Buyer at final closing.

8. DEFAULT

If the Buyer fails to perform under this Agreement, the Sellers shall retain the earnest money deposit as liquidated damages. If the Sellers fail to perform, Buyer shall be entitled to a refund of the earnest money deposit.

9. ENTIRE AGREEMENT

This Agreement, together with the Auction Terms & Conditions, constitutes the entire agreement between the parties. No oral statements or prior writings shall have any force or effect.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

SELLERS:

Timothy L. Sullivan Date: _____

Christopher D. Sullivan Date: _____

BUYER(S):

Printed Name Date: _____

Printed Name Date: _____

AGENT:

Cody Coffey _____ Date: _____
United Country Coffey Realty & Auction