

TERMS & CONDITIONS

**David Val Suiter Real Estate Auction
148 N. Seminary Street
Bloomfield, Indiana 47424
Legal Description
025-00204-00 G.H. HENDRENS LOT 9**

- The property will be offered at Public “Online - Internet Auction”, ending October 15, 2025 @ 6:00pm EDT
- The property will be sold subject to seller’s confirmation (sells with a non-disclosed 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)
 - All pre-auction offers must comply with the Auction Terms and Conditions
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyer’s Premium:
 - A 12% Buyers Premium will be added to the high bid to determine the total contract price, with a minimum of \$5,000, whichever is greater.
- A \$5,000 non-refundable down payment is required from the winning bidder via wire transfer within 24 hours of acceptance. Funds will be paid to and held by John Bethell Title Company.
- **The down payment described above** 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 Bethell 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 **November 25, 2025**
 - 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 Bethell Title Co. 2626 S. Walnut Street Bloomington, IN. 47401**
 - Closing fee will be paid by the buyer.
 - Buyer will pay a \$300.00 Broker Transaction fee at closing.
 - Closing will be held on or before **November 25, 2025**
- 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: UnitedCountryIN.com - Internet **Only**

VIEWING INSTRUCTIONS: Monday, September 29, 2025 – 6:00pm EDT and Saturday, October 4 – 10:00am EDT and 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 Rob McConnell (812) 821-7883 or at United Country Coffey Realty & Auction (812) 822-3200 office.

I do hereby agree to these Auction Terms & Conditions.

Seller

Bidder