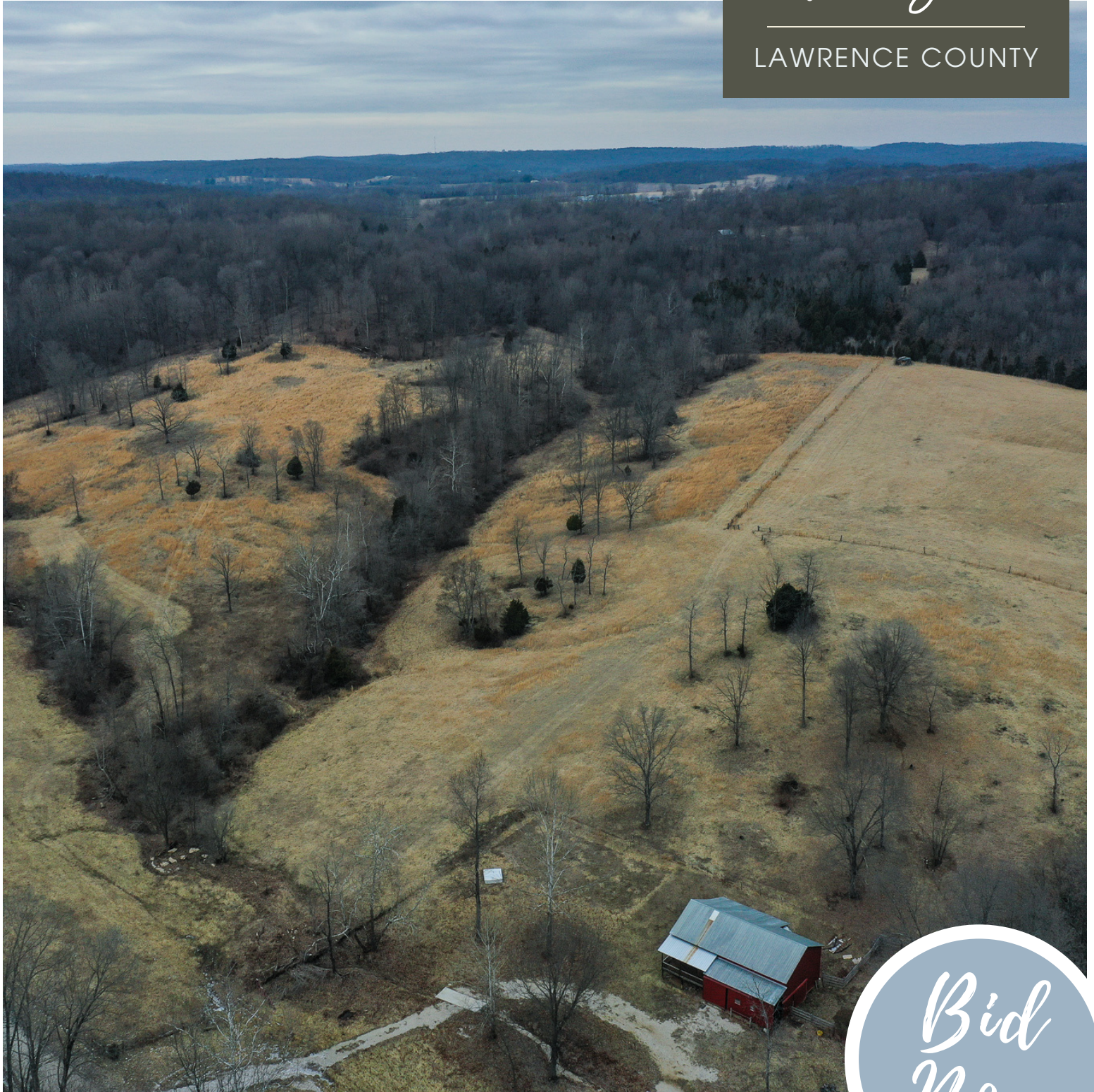




**Coffey Realty
& Auction**

*Farm
for Sale*

LAWRENCE COUNTY



*Bid
Now*

**BIDDING ENDS:
MARCH 17TH AT 6 PM EDT**

1075 HIDDEN VALLEY LN. | MITCHELL, INDIANA

812.822.3200
UNITEDCOUNTRYIN.COM

INDEX



LOCATION MAP

AERIAL MAP

TERMS & CONDITIONS

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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.

LOCATION MAP



AERIAL MAP



TERMS & CONDITIONS

TERMS & CONDITIONS

Byler - Real Estate Auction

**1075 Hidden Valley Ln.
Mitchell, IN 47446**

Legal Description

SEC 16 TWP 3 R1W 42.19A SW NW

- The property will be sold at Public "Online - Internet Auction", ending March 17, 2022
- 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
- Buyers 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 Barnett 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 April 18, 2022
 - 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: **Barnett Title Co.** 1113 SW 1st Street, Paoli, IN 47454
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before April 18, 2022
- 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 ad 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.

Bidder

Bidder

PROPERTY CARD

1/4/22, 11:36 AM

Elevate

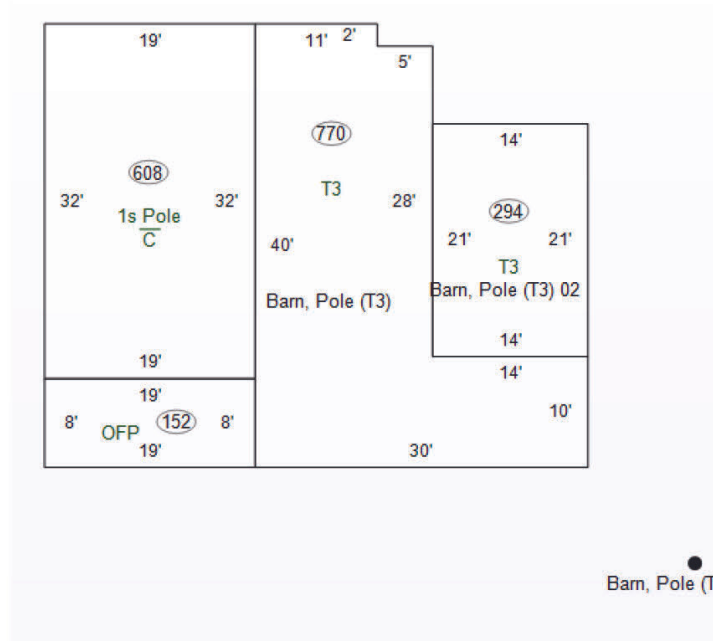
Lawrence County, IN
1075 HIDDEN VALLEY LN
39 DEGREES NORTH (855) GIS-3939



PROPERTY CARD

1/4/22, 11:36 AM

Elevate



Parcel Information

Owner Name	Byler, Herman & Emma J
Owner Address	1075 Hidden Valley Ln Mitchell, In 47446
Parcel Number	47-14-16-200-001.000-004
Alt Parcel Number	04 002281 00 P60
Property Address	1075 Hidden Valley Ln, Mitchell, In 47446
Property Class Code	101
Property Class	Cash Grain/general Farm
Neighborhood	Marion #1, 9401-004
Legal Description	SEC 16 TWP 3 R1W 42.19A SW NW

Taxing District

Township	Marion Township
Corporation	Mitchell Community Schools
Taxing District Name	Marion Township
Taxing District Number	004

Land Description

Land Type	Acreage	Dimensions
5	13.59	
6	27.60	
9	1.00	

PROPERTY CARD

1/4/22, 11:36 AM

Elevate

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	2.19A Added Fr Root Charles L & Etal			Wd	
2012-09-14	Watterson, Dennis F & Brenda K		201200005473	Qc	
2019-06-20	Watterson, Dennis F & Brenda K		2019003408	Ct	\$168,000.00
2021-06-29	Byler, Herman & Emma J		2021004749	Wd	\$168,000.00

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-07-22	Annual Adjustment	\$14,500.00	\$68,000.00	\$82,500.00
2020-07-30	Annual Adjustment	\$14,200.00	\$64,500.00	\$78,700.00
2019-06-24	General Revaluation	\$9,800.00	\$0	\$9,800.00
2018-07-11	General Revaluation	\$10,000.00	\$0	\$10,000.00
2017-07-15	General Revaluation	\$11,600.00	\$0	\$11,600.00
2016-01-01	Annual Adjustment	\$12,200.00	\$0	\$12,200.00
2015-03-01	General Revaluation	\$12,800.00	\$0	\$12,800.00
2014-03-01	Trending 2014	\$12,800.00	\$0	\$12,800.00
2013-03-01	54-Trending	\$11,000.00	\$0	\$11,000.00
2012-03-01	General Revaluation	\$9,600.00	\$0	\$9,600.00
2011-03-01	54-Trending	\$8,800.00	\$0	\$8,800.00
2010-03-01	54-Trending	\$7,600.00	\$0	\$7,600.00
2009-03-01	54-Trending	\$7,400.00	\$0	\$7,400.00
2008-03-01	56-Trending 08 Don't Use	\$7,100.00	\$0	\$7,100.00
2007-03-01	55-Trending 07 Don't Use	\$6,700.00	\$0	\$6,700.00
2006-03-01	54-Trending	\$5,200.00	\$0	\$5,200.00
2005-03-01	Ag Land Update	\$5,200.00	\$0	\$5,200.00
2002-03-01	General Revaluation	\$6,200.00	\$0	\$6,200.00

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
-----------	------------	------------	-------------

PROPERTY CARD

1/4/22, 11:36 AM

Elevate

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

Exterior Features

Exterior Feature	Size/Area
Porch, Open Frame	152

Special Features

Description	Size/Area
-------------	-----------

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Barn, Pole (T3)	C	A	2019	2019	
Barn, Pole (T3) 02	C	A	2019	2019	294
Barn, Pole (T3) 03	C	A	2019	2019	400
Single-family	C	A	2019	2019	608

Single-Family

Accommodations

Bed Rooms	1
Finished Rooms	2

Floors

Floor	Construction	Base	Finished
1	Pole	608	608
C		608	

PROPERTY CARD

1/4/22, 11:36 AM

Elevate



Tax Bill

Parcel Information

Parcel Number	47-14-16-200-001.000-004
Tax ID	04 002281 00 P60
Owner Name	Byler, Herman & Emma J
Owner Address	1075 Hidden Valley Ln Mitchell, In 47446
Legal Description	SEC 16 TWP 3 R1W 42.19A SW NW

2020 PAY 2021

Deductions

Type	Amount
Mortgage	\$3,000.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Marion	1st Installment Tax	\$708.56	\$708.56	\$0
Marion	2nd Installment Tax	\$708.56	\$708.56	\$0
Marion	Returned Check Fee	\$20.00	\$20.00	\$0

2019 PAY 2020

Deductions

Type	Amount
Mortgage	\$3,000.00

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 (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: 1075 Hidden Valley Lane, Mitchell, IN 47446

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 17th day of March 2022, by and between
Herman and Emma Byler 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: 1075 Hidden Valley Lane
in the City of Mitchell, County of Lawrence, and State of Indiana.

- Legally described as: SEC 16 TWP 3 R1W 42.19A SW NW

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 Owner's Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before April 18, 2022 and shall take place at the office of Barnett Title
Co. 1113 SW 1st Street, Paoli, IN 47454

The buyer will pay the closing fee.
Possession is to be given day of final closing.
It is understood that the property is in "Classified Forrest"

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
(812) 822-3200 phone
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 **United Country, Coffey Realty & Auction** payable to **JDC Group, Inc.**

High Bid Selling Price \$ _____

Plus 11% Buyer's Premium \$ _____

Total Purchase Price \$ _____

Less Down Payment \$ 15,000.00

Total Due at Closing \$ _____

This offer will expire if not accepted on or before: March 18, 2022 at 5:00pm

Purchased By:

Buyer Date: March 17, 2022

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 _____

Herman Byler
Printed Time: _____

Seller Date _____

Emma Byler
Printed

SAMPLE CONTRACT



**Coffey Realty
& Auction**

PROMISSORY NOTE

1075 Hidden Valley Lane
City of Mitchell, County of Lawrence, State of Indiana

\$ 15,000.00

Amount

March 17, 2022

Date

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

Barnett Title Company

1113 SW 1st St. Paoli, IN 47454

The Sum of Fifteen Thousand dollars and 00/100----- (\$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
Herman Byler

March 17, 2022
Date

Signature
Emma Byler

Date