

## TERMS AND CONDITIONS

**9911 W Mallory Rd, Bloomington, Indiana 47404 Monroe County - Richland Township**

### Legal Description:

PT S1/2 SW 19-9-2W 53.00A & 74.00A & 36.25A & 12.07A; PT NW NE 30-9 2W 6.39A; PT NE NW 30-9-2W 18.50 A  
200.2 acres total per county GIS records

- The property will be offered for sale via a Public Online - Internet Bidding Platform
- All bids/ offers must be entered prior to September 15, 2023 - 11:00am EDT
- To be approved as a bidder a signed copy of the terms and conditions along with a signed bidder's certification must be received and approved by the auction office.
- 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.
- Financing is not a Contingency; bidders must be prepared to pay cash at closing.
- This property will be sold subject to seller's approval, sells with an un-disclosed reserve.
- Property sells As-Is with no warranties expressed or implied. Bidders may perform their independent inspections prior to bidding.
- This property is Subject to prior sale (the property can be purchased prior to end of auction).
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- An **11%** buyer's premium will be added to the final bid and charged to the buyer at closing, the final bid plus the 11% buyer's premium will establish the final sales price.
- Any pre-auction offers must be made & presented to Listing Broker based on these Bidding Rules (Terms & Conditions).
- A "Down Payment" of \$25,000 must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the purchase agreement. The down payment will be deposited with John Bethell Title Company.
- Upon the acceptance of the purchase agreement between the buyer and the seller, the down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer's premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before October 20, 2023
- The seller agrees to furnish buyer with an owner's policy of Title Insurance at closing. Preliminary title search provided in "Bidder's Info Packet".
- Real Estate Taxes will be prorated to the day of closing.
- Buyer will pay a Transaction Fee of \$275 at closing
- Closing shall take place at the office of: John Bethell Title Company, Bloomington, IN
- Closing fee will be paid by the buyer.
- Closing will be on or before October 20, 2023.
- Possession will be granted day of final closing
- Successful Bidder shall execute electronically a "Real Estate Purchase Agreement" for the property immediately after being declared 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.

- Preview dates & times:
  - August 13th @ 2:00pm. - August 24th @ 6:00pm. - September 5th @ 6:00pm - September 14<sup>th</sup> @ 6:00pm

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.

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Bidder