



**Coffey Realty
& Auction**



**19
OCT.**

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Real Estate Auction

UnitedCountryIN.com
812.822.3200

This auction includes 11.4 +/- wooded acres in Monroe County with 3 bed, 1 bath home and superior large shop building. 1240 sq. ft. fixer-upper home sits on a wonderful acreage in Unionville, Indiana.



6824 N. SHILO RD.
UNIONVILLE, IN

**INTERNET ONLY
BIDDING ENDS
OCT. 19 @ 2:00 PM**

AUCTION MANAGER
DUSTY WHITE
(812) 822-3200
DWHITE@UNITEDCOUNTRYIN.COM

UNITED COUNTRY
COFFEY REALTY & AUCTION
(812) 822-3200
434 S. WALNUT
BLOOMINGTON, INDIANA

UNITEDCOUNTRYIN.COM



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PROPERTY DESCRIPTION

INTERNET AUCTION

INTERNET REAL ESTATE AUCTION | BLOOMINGTON, INDIANA
WOODED LAND FOR SALE | ACREAGE | COUNTRY HOME ON ACREAGE

INTERNET ONLY BIDDING ENDS OCTOBER 19, 2015 AT 2:00 PM EDT

THIS AUCTION INCLUDES 11.4 +/- WOODED ACRES IN MONROE COUNTY WITH 3 BED, 1 BATH HOME AND SUPERIOR LARGE SHOP BUILDING. 1240 SQ. FT. FIXER-UPPER HOME SITS ON A WONDERFUL ACREAGE IN UNIONVILLE, INDIANA. A GREAT OPPORTUNITY TO LIVE IN SECLUSION CLOSE TO INDIANA UNIVERSITY, BLOOMINGTON. A GREAT PLACE TO RAISE YOUR FAMILY IN A PLEASURABLE COUNTRY SETTING AND ENJOY RAISING 4-H ANIMALS OR AN EXCELLENT RECREATIONAL PROPERTY TO ENJOY HUNTING AND OTHER OUTDOOR ACTIVITIES.

PREVIEW: BY APPOINTMENT ONLY

FOR MORE INFORMATION:

DUSTY WHITE

E-MAIL

812-822-3200

SELLER: WEJROWSKI ESTATE

AUCTION MANAGER: DUSTY WHITE

LIC. # AC30200042



TERMS & CONDITIONS

Estate of Greg Wejrowski - Real Estate Auction

**6824 N Shilo RD Unionville, IN 47468
Monroe County – Benton Township**

Legal Description

**003-07605-02 PT N1/2 NE 5-9-1E 5.00A; PLAT 48,
003-07605-00 PT N1/2 NE 5-9-1E 6.40A; PLAT 2**

- The property will be sold at Public “Online Only - Internet Auction” ending Monday October 19th, 2015 at 2:00pm (soft close)
- The property will be Sold Subject to Seller’s Confirmation. The seller reserves the right to reject any and all bids.
- Property sells as-Is with no warranties expressed or implied
- Property included in the sale is the real estate only.
- 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 **\$8,000.00 Down payment** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the Sellers payable to John Bethell Title Company, Inc. 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 November 19th, 2015.
 - 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 Company, Inc. Bloomington, IN**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before 10:00am – November 19th, 2014
- Possession will be granted on day of final closing.
- The successful Bidder shall execute a “Real Estate Auction 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
- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- Seller: Estate of Greg Wejrowski, By Steve Wejrowski
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All marketing information and PIP materials were gathered from reliable sources and are believed to be correct as of the date they were 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



TERMS AND CONDITIONS

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: Open House / Preview: Monday, October 12th, 2015 from 4:00-6:00pm EDT

The viewing of the property will be at the viewer's own risk the Seller, neither Auctioneer nor the Listing Agency be held responsible for accidents.

For questions call Dusty White at United Country Coffey Realty & Auction (812) 322-3200 office (812) 585-0972 cell.

I do hereby agree to these Auction Terms & Conditions.

Seller

Date

Seller

Date

Buyer

Date

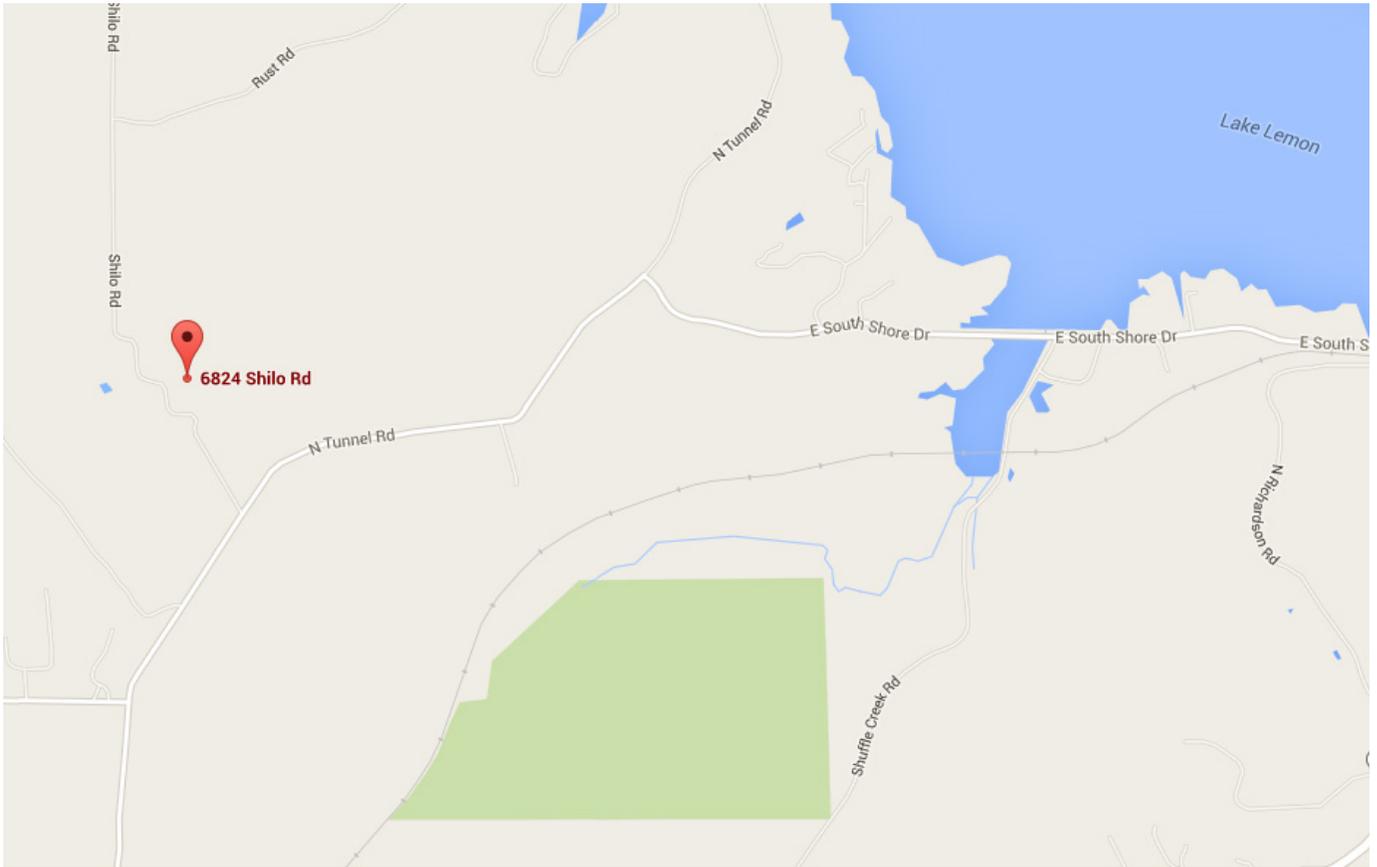
Buyer

Date

STATE MAP



LOCAL MAP



PROPERTY RELATED CONTACTS

UNITED COUNTRY COFFEY REALTY & AUCTION

JIMMIE DEAN COFFEY

812.822.3200

JCOFFEY@UNITEDCOUNTRYIN.COM

WWW.UNITEDCOUNTRYIN.COM

COUNTY ASSESSOR

812•349•2502

COUNTY EXTENSION OFFICE

812•349•2575

COUNTY SURVEYOR

812•349•2570

AUDITOR OFFICE

812•349•2510

TREASURER

812•349•2502

CITY POLICE DEPARTMENT

812•339•4477

SHERIFF OFFICE

812•349•2780

STATE POLICE DEPARTMENT

812•332•4411

CHAMBER OF COMMERCE

812•336•6381

ECONOMIC DEVELOPMENT

[HTTP://WWW.MONROECOUNTYINDIANA.ORG](http://WWW.MONROECOUNTYINDIANA.ORG)

DNR FISH & WILDLIFE

[HTTP://WWW.IN.GOV/DNR/WATER/3844.HTM](http://WWW.IN.GOV/DNR/WATER/3844.HTM)

WEBSITES OF INTEREST

[HTTP://WWW.MONROECOUNTY.IN.GOV/HTML](http://WWW.MONROECOUNTY.IN.GOV/HTML)

[HTTP://WWW.MONROECOUNTYINDIANA.ORG](http://WWW.MONROECOUNTYINDIANA.ORG)

BLOOMINGTON INDIANA/MONROE COUNTY

THE COUNTY WAS NAMED FOR PRESIDENT JAMES MONROE AND IS ONE OF 92 COUNTIES IN INDIANA.

THE COUNTY IS IN THE BLOOMINGTON METRO AREA. THE ESTIMATED POPULATION IN 2004 WAS 121,013. THIS WAS AN INCREASE OF .37% FROM THE 2000 CENSUS.

NESTLED IN THE ROLLING HILLS OF SOUTHERN INDIANA, BLOOMINGTON IS A BEST-LOVED CITY THAT BOASTS SPECTACULAR SCENERY, WORLD-CLASS EDUCATIONAL INSTITUTIONS AND UNIQUE SHOPPING AND DINING EXPERIENCES. BLOOMINGTON IS ONE OF THE GREAT PLACES TO LIVE, WORK AND PLAY. ITS UNIQUE CHARACTER AND FRIENDLY AND SAFE ENVIRONMENT ARE MATCHED BY FEW COMMUNITIES IN THE NATION.

WHILE YOU'RE IN BLOOMINGTON BE SURE TO EXPERIENCE THE CITY'S CHARACTER AND ALL ITS SIGHTS, SOUNDS AND TASTES. FROM SHOPPING AND MUSEUMS TO BIKING AND ART EXHIBITIONS, THE ACTIVITIES AVAILABLE FOR ALL TO ENJOY ARE ENDLESS.

WHETHER YOU'RE A NEW OR LONGTIME RESIDENT OF THE CITY OR JUST VISITING FOR BUSINESS OR RECREATION, BLOOMINGTON IS A PERFECT LOCATION. IF SEVERAL SITES LOOK FAMILIAR TO YOU, THE MOVIE **BREAKING AWAY** WAS FILMED HERE. BLOOMINGTON ALSO IS THE SETTING FOR AUTHOR **KAREN KINGSBURY'S** "FIRSTBORN" AND "REDEMPTION" SERIES.

THE CITY IS DEDICATED TO ENSURING THAT BLOOMINGTON REMAINS A CHARISMATIC, DIVERSE COMMUNITY THAT HAS BECOME A DESTINATION FOR MANY. BY OFFERING A VAST ARRAY OF OPPORTUNITIES IN EMPLOYMENT, EDUCATION, ARTS AND CULTURE, THE CITY IS CONTINUALLY ENHANCING THE QUALITY OF LIFE FOR EVERYONE.

IF YOU'RE LOOKING FOR A WORLD-CLASS EDUCATION, YOU'LL FIND ONE IN BLOOMINGTON. HOME TO AN AWARD-WINNING UNIVERSITY AND COMMUNITY COLLEGE, BLOOMINGTON'S UNIQUE TOWN-GOWN RELATIONSHIP CREATES AN ATMOSPHERE WHERE EDUCATION IS EASY TO COME BY AND ALWAYS AVAILABLE.

INDIANA UNIVERSITY

ESTABLISHED IN 1820 AS THE FIRST STATE COLLEGE WEST OF THE ALLEGHENY MOUNTAINS, INDIANA UNIVERSITY HAS TRANSFORMED OVER THE YEARS FROM AN OUTPOST OF KNOWLEDGE IN THE WILDERNESS TO A VIBRANT CENTER OF LEARNING FOR STUDENTS FROM ALL CULTURES AND BACKGROUNDS. IU OFFERS SEVERAL NATIONALLY RECOGNIZED PROGRAMS FOR STUDENTS OF EVERYTHING FROM MUSIC TO MEDICINE. PLUS, IU OFFERS A WORLD OF THINGS TO SEE AND DO FOR THE CASUAL VISITOR, INCLUDING MUSEUMS, PERFORMANCE VENUES, BIG TEN ATHLETICS AND SO MUCH MORE!

THE ABUNDANCE OF NATURAL BEAUTY IN THE AREA MAKE BLOOMINGTON A GREAT PLACE FOR AN OUTDOOR EXCURSION, WHETHER IT'S A SIMPLE DAY AT THE BEACH OR A TRUE NATURAL ADVENTURE. HOME TO THE STATE'S LARGEST INLAND LAKE, ONLY NATIONAL FOREST, AND A VARIETY OF CITY AND COUNTY PARKS, BLOOMINGTON'S GOT HIKING, FISHING, BOATING, BIKING, KAYAKING, HOT AIR BALLOONING AND MORE! OF COURSE, IF YOU'RE LOOKING FOR A LITTLE LESS ADVENTURE AND A LITTLE MORE RELAXATION, WE'VE GOT SOME GREAT BEACHES AND GOLF COURSES AS WELL.



CITY/COUNTY INFORMATION

LOOKING FOR THINGS YOU CAN'T SEE OR DO ANYWHERE ELSE? YOU'LL FIND THINGS IN BLOOMINGTON THAT YOU'VE NEVER IMAGINED! MANY PEOPLE ALREADY KNOW ABOUT BLOOMINGTON'S UNIQUE LIMESTONE HERITAGE AND BEAUTIFUL SCENERY, BUT HOW ABOUT THE COUNTRY'S ONLY TIBETAN CULTURAL CENTER, THE STATE'S OLDEST AND LARGEST WINERY, LOADS OF ANTIQUES OR A WORLD MUSIC FESTIVAL? YOU'LL FIND ALL THESE THINGS AND MORE AMONG BLOOMINGTON'S UNIQUE ATTRACTIONS!

LAKE LEMON

LAKE LEMON IS LOCATED IN THE BEAUTIFUL ROLLING HILLS OF SOUTH-CENTRAL INDIANA JUST 10 MILES NORTHEAST OF BLOOMINGTON, INDIANA. THE SCENIC AND TRANQUIL SETTING ATTRACTS BOATERS AND FISHERMEN FROM AS FAR AS KENTUCKY AND NORTHERN INDIANA. IN 1953 LAKE LEMON, WAS BUILT TO SERVE AS A DRINKING WATER RESERVOIR AND NATURAL RESOURCE VENUE FOR THE CITY OF BLOOMINGTON'S EXPANDING POPULATION. LAKE LEMON WAS USED AS THE PRIMARY DRINKING WATER SOURCE FOR THE CITY OF BLOOMINGTON UNTIL THE LATE 1960'S. CURRENTLY THE RESERVOIR SERVES AS BLOOMINGTON'S BACK UP WATER SUPPLY.

LAKE LEMON IS THE 11TH LARGEST LAKE AND 7TH LARGEST PUBLIC RESERVOIR IN INDIANA WITH A SIZE OF 1,650 ACRES, 24 MILES OF SHORELINE, AND AN AVERAGE DEPTH OF 9.7 FEET. THE LAKE LEMON WATERSHED DRAINS APPROXIMATELY 70 SQUARE MILES OF LAND. IN THE LATE 1980'S, DUE TO THE FINANCIAL BURDEN OF AN UNUSED WATER SUPPLY, THE CITY OF BLOOMINGTON UTILITIES BEGAN TO LOOK FOR A GROUP INTERESTED IN MANAGING THE RESERVOIR. THE LAKE LEMON CONSERVANCY DISTRICT (LLCD) WAS FORMED IN 1995 AFTER STRENUOUS GRASS ROOT EFFORTS LEAD BY LAKE RESIDENTS EARL EBERLE, LARRY RITTER AND BUD HOWARD.

PROPERTY CARD

8/3/2015

Property Report Card for parcel 53-06-05-100-012.000-003

Monroe County, IN

Property Assessment Detail Report
 Parcel Number: 53-06-05-100-012.000-003
 39°North- 855.GIS.3939



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap

Parcel Information

Parcel Number: 53-06-05-100-012.000-003
Alt Parcel Number: 003-07605-02
Property Address: 6824 N Shilo RD Unionville, IN 47468-9723
Neighborhood: Shilo Road - A
Property Class: 1 Family Dwell - Unplatted (0 to 9.99 Acres)
Legal Description: 003-07605-02 PT N1/2 NE 5-9-1E 5.00A; PLAT 48
Owner Name: Wejrowski, Gregory A
Owner Address: 6824 N SHILO RD Unionville, IN 47468

Taxing District

Township: BENTON TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

Land Type	Acreege	Dimensions
9rr	1.0000	
91rr	4.0000	

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
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PROPERTY CARD

8/3/2015

Property Report Card for parcel 53-06-05-100-012.000-003

11-25-1992	WEJROWSKI, GREGORY A	1992 - 272	MI
06-26-1990	SHORE, LISA MONETTE	1990 - 235	MI
09-26-1989	CRAMER, SAMUEL & RHONDA	1989 - 206	MI
01-01-1900	CAREY, NAOMI L	1900 - 2360	MI
01-01-1900	UNKNOWN		WD

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
05-27-2015	GENERAL REVALUATION	24000	98100	122100
05-15-2014	Annual Adjustment	24000	101900	125900
06-03-2013	Annual Adjustment	24000	117200	141200
06-25-2012	Annual Adjustment	24000	102000	126000
06-07-2011	Annual Adjustment	21000	102700	123700
03-01-2010	Annual Adjustment	24000	102400	126400
03-01-2009	MISCELLANEOUS	24000	100700	124700
03-01-2008	MISCELLANEOUS	24000	100700	124700
03-01-2007	MISCELLANEOUS	24000	101400	125400
03-01-2006	MISCELLANEOUS	24000	96500	120500
03-01-2005	MISCELLANEOUS	21000	80400	101400
03-01-2004	Homestead Change	21000	80100	101100
03-01-2002	GENERAL REVALUATION	21000	80100	101100
03-01-1995	GENERAL REVALUATION	0	0	0
03-01-1994	GENERAL REVALUATION	0	0	0

Public Utilities

Water:	Y
Sewer:	N
Gas:	N
Electricity:	Y
All:	N

Exterior Features

Exterior Feature	Size/Area
Canopy, Shed Type	672
Stoop, Masonry	120
Wood Deck	256

Special Features

Description	Size/Area

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Utility Shed	D	F	1988	1988	120
Barn, Pole (T3)	C	A	2012	2012	2240
Canopy (free standing)	C	A	2012	2012	672
Single-Family R 01	D	F	1988	1988	1240

Residential Dwelling Information

Single-Family R 01

Accommodations		Plumbing		Other	
BedRooms:	2	Full Baths:	1	Heat Type:	Central Warm Air
Finished Rooms:	5	Full Baths Fixtures:	3	Attached Garages:	620
		Kitchen Sinks:	1		

PROPERTY CARD

8/3/2015

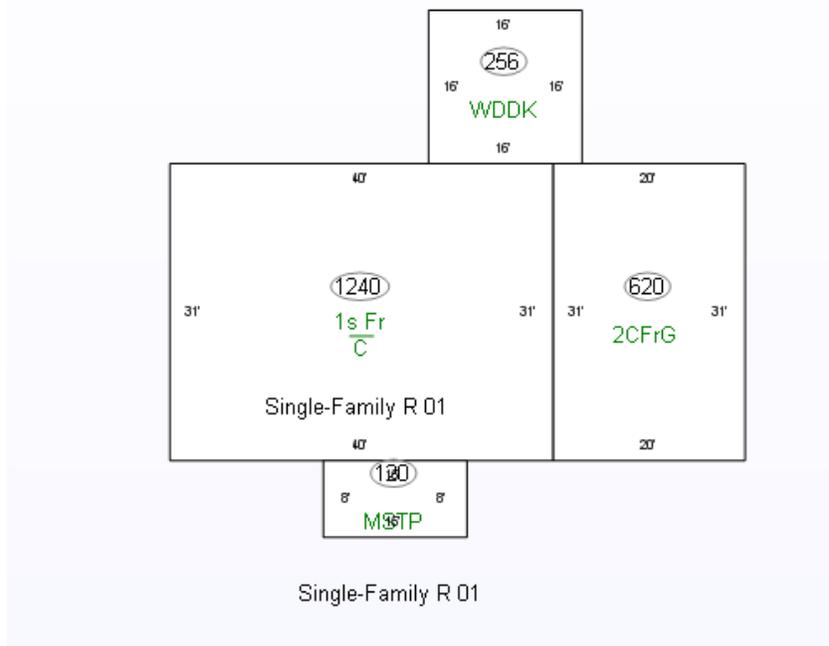
Property Report Card for parcel 53-06-05-100-012.000-003

Floors

Floor	Construction	Base	Finished
C		1240	0
1	Wood Frame	1240	1240

Photos and Sketches

Bank & L&L
 , Bank & L&L
 , Bank & L&L



PROPERTY CARD

8/3/2015

Property Report Card for parcel 53-06-05-100-013.000-003

Monroe County, IN
 Property Assessment Detail Report
 Parcel Number: 53-06-05-100-013.000-003
 39°North- 855.GIS.3939



Source: Esri, DigitalGlobe, GeoEye, Earthstar (Google),

Parcel Information

Parcel Number: 53-06-05-100-013.000-003
Alt Parcel Number: 003-07605-00
Property Address: N Shilo RD Unionville, IN 47468
Neighborhood: Shilo Road - A
Property Class: Vacant - Unplatted (0 to 9.99 Acres)
Legal Description: 003-07605-00 PT N1/2 NE 5-9-1E 6.40A; PLAT 2
Owner Name: Wejrowski, Gregory A
Owner Address: 6824 N SHILO RD Unionville, IN 47468

Taxing District

Township: BENTON TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

Land Type	Acreage	Dimensions
91rr	6.4000	

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
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PROPERTY CARD

8/3/2015

Property Report Card for parcel 53-06-05-100-013.000-003

11-25-1992	WEJROWSKI, GREGORY A	1992 - 271	MI
06-26-1990	SHORE, LISA MONETTE	1990 - 234	MI
03-20-1989	CRAMER, SAM	1989 - 205	MI
03-17-1989	REYNOLDS, JANE & CAREY	1989 - 204	MI
01-19-1988	REYNOLDS, FRED	1988 - 217	MI
02-09-1981	HARRIS, CHARLES E & WALTER O	1981 - 157	MI
02-09-1981	HARRIS, WALTER J	1981 - 156	MI
01-01-1900	HARRIS, WALTER T & VIRGINIA	1900 - 2359	MI
01-01-1900	CRAMER, SAMUEL & RHONDA	1900 - 2358	MI
01-01-1900	UNKNOWN		WD

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
05-27-2015	GENERAL REVALUATION	14400	0	14400
05-15-2014	Annual Adjustment	14400	0	14400
06-03-2013	Annual Adjustment	14400	0	14400
06-25-2012	Annual Adjustment	14400	0	14400
06-07-2011	Annual Adjustment	9600	0	9600
03-01-2010	Annual Adjustment	14400	0	14400
03-01-2009	MISCELLANEOUS	14400	0	14400
03-01-2008	MISCELLANEOUS	14400	0	14400
03-01-2007	MISCELLANEOUS	14400	0	14400
03-01-2006	MISCELLANEOUS	14400	0	14400
03-01-2005	MISCELLANEOUS	9600	0	9600
03-01-2002	GENERAL REVALUATION	9600	0	9600
03-01-1995	GENERAL REVALUATION	0	0	0
03-01-1994	GENERAL REVALUATION	0	0	0

Public Utilities

Water:	Y
Sewer:	N
Gas:	N
Electricity:	Y
All:	N

Exterior Features

Exterior Feature	Size/Area

Special Features

Description	Size/Area

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area

[Print](#)



2014 PAYABLE 2015 TAX INFORMATION - Monroe County, IN

Property : 53-06-05-100-012.000-003

Note: Some of the information provided may be incomplete, particularly delinquent taxes. To verify please contact the Treasurer's office.

Spring Due Date: May 11, 2015

Fall Due Date: November 10, 2015

Parcel Information	
Tax ID:	003-07605-02
Owner Name:	Wejrowski, Gregory A
Owner Address:	6824 N Shilo Rd Unionville, IN 47468
Legal Description:	003-07605-02 PT N1/2 NE 5-9-1E 5.00A; PLAT 48

Credit Rates	
Type	Rate
Homestead credit	3.58

Deductions	
Type	Amount
Supplemental HSC	15505
Standard Hmst	45000

Payments				
Tax Set	Charge Type	Total Charge	Posted Payment	Balance Due
Benton Township	Spring installment	\$420.42	\$0.00	\$438.00
Benton Township	Spring other assessment tax	\$17.58	\$0.00	\$0.00
Benton Township	Fall installment	\$420.42	\$897.90	\$0.00
Benton Township	Fall other assessment tax	\$17.58	\$0.00	\$0.00
Benton Township	Unpaid spring tax and delinquencies	\$438.00	\$0.00	\$0.00
Benton Township	Year total	\$840.84	\$897.90	\$0.00
Benton Township	Year total penalty and fees	\$21.90	\$0.00	\$0.00
Benton Township	Year total other assessment tax	\$35.16	\$0.00	\$0.00

[Print](#)



2014 PAYABLE 2015 TAX INFORMATION - Monroe County, IN

Property : 53-06-05-100-013.000-003

Note: Some of the information provided may be incomplete, particularly delinquent taxes. To verify please contact the Treasurer's office.

Spring Due Date: May 11, 2015

Fall Due Date: November 10, 2015

Parcel Information	
Tax ID:	003-07605-00
Owner Name:	Wejrowski, Gregory A
Owner Address:	6824 N Shilo Rd Unionville, IN 47468
Legal Description:	003-07605-00 PT N1/2 NE 5-9-1E 6.40A; PLAT 2

Payments				
Tax Set	Charge Type	Total Charge	Posted Payment	Balance Due
Benton Township	Spring installment	\$94.06	\$0.00	\$94.06
Benton Township	Fall installment	\$94.06	\$192.82	\$0.00
Benton Township	Unpaid spring tax and delinquencies	\$94.06	\$0.00	\$0.00
Benton Township	Year total	\$188.12	\$192.82	\$0.00
Benton Township	Year total penalty and fees	\$4.70	\$0.00	\$0.00



Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 09/16/2015

Page 1 of 1

Property Type RESIDENTIAL Status Active CDOM 44 DOM 44 Auction No

MLS # [201543727](#) 6824 N Shilo Road Unionville IN 47468 Status Active LP \$1



Area Monroe County Parcel ID 53-06-05-100-012.000-003 Type Site-Built Home
 Sub Cross Street Bedrms 3 F Baths 1 H Baths 0
 Location Style One Story REO No Short Sale No
 School District MO... Elem Unionville JrH Tri-North SrH Bloomington North
 Legal Description 003-07605-02 PT N1/2 NE 5-9-1E 5.00A; PLAT 48, 003-07605-00 PT N1/2 NE 5-9-1E 6.40A; PLAT
 Directions From Bloomington take IN-45 N 5.0 mi Turn left onto N Tunnel Rd 1.3 mi Turn left onto Shilo Rd Destination will be on the On the Right.

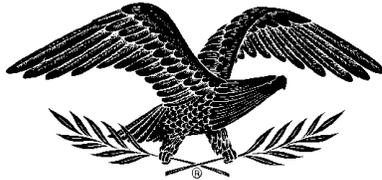
Remarks Online only Auction ends October 19th at 2:00 A wonderful wooded 11.4 Acres, 3 bedroom 1 bath with attached two car garage, Huge new shop with concrete floor spray insulation.

Agent Remarks Online only Auction ends October 19th at 2:00

Sec	Lot	Zoning	Lot Ac/SF/Dim	11.4000 / 496,584 / 11.4	Src	N	Lot Des	Heavily Wooded					
Township	Benton		Abv Gd Fin SqFt	1,240	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,240	Year Built	1988	
Age	27	New	Not Applicable	Date Complete	Ext	Vinyl	Fndtn	Crawl			# Rooms	6	
Room Dimensions		Baths	Full	Half	Water	PUBL	Basement Material						
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No		
LR	x		B-Upper	0	0	Fuel	Gas	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No		
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No		
KT	x		Laundry Rm	Main	6	x 19		Water Soft-Owned	No	Skylight	No		
BK	x							Water Soft-Rented	No	ADA Features	No		
DN	x							Alarm Sys-Sec	No	Fence	No		
MB	11 x 9	M						Alarm Sys-Rent	No	Golf Course	No		
2B	14 x 10	M	Garage	2.0	/ Attached	/ 20	x 22	/ 440.00		Garden Tub	No	Nr Wlkg Trails	No
3B	10 x 12	M	Outbuilding	Pole/Post Bui...	48	x 56			Jet Tub	No	Garage Y/N	Yes	
4B	x	N	Outbuilding						Pool	No	Off Street Pk		
5B	x	N	Assn Dues			Not Applicable			Pool Type				
RR	x		Other Fees										
LF	x		Restrictions										
EX	x		Water Access										
WtrType			Wtr Frtg				Channel Frtg						
Water Features													
Auction	No	Auctioneer Name	Dusty White					Auctioneer License #					
Owner Name													
Financing:	Existing					Proposed				Excluded Party	None		
Annual Taxes	\$1,028.96	Exemptions				Year Taxes Payable	2015			Assessed Value			
Is Owner/Seller a Real Estate Licensee	No					Possession	at closing						
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200					List Agent	Dustin White						
Agent ID	RB14048184	Agent E-mail	dusty.white@homefinder.org										
Co-List Office		Co-List Agent											
Showing Instr	call for appointment												
List Date	8/3/2015	Exp Date	9/15/2016	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No	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	44		
Ttl Concessions Paid		Sold/Concession Remarks											
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent							

Presented by: Mary Garvin, NMSP / United Country Coffey Realty & Auction
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FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 53-54238

SCHEDULE A

Address Reference:

6824 N. Shilo Road
Unionville, IN 47468

1. Commitment Date: **September 15, 2015 at 12:00 AM**

2. Policy (or policies) to be issued:

a. ALTA Owners Policy (06/17/06)

Policy Amount
To Be Determined

Proposed Insured: **To Be Determined**

b.

Policy Amount
\$

Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by

Heirs at Law of Gregory A. Wejrowski, deceased

4. The land referred to in this Commitment, situated in the County of **Monroe**, State of Indiana, is described as follows:

A part of the Northeast Quarter of Section 5, Township 9 North, Range 1 East, in Monroe County, Indiana, described as follows: Beginning at a point on the centerline of county road, said point' being 307.00 feet East of: the Northwest corner of said Quarter Section; thence on and along said centerline with the following courses and distances: South 74 degrees 45 minutes 33 seconds East 66.16 feet; thence South 68 degrees 51 minutes East 88.79 feet; thence South 14 degrees 48 minutes 33 seconds East 144.80 feet; thence leaving said centerline South 78 degrees 48 minutes 33 seconds East 247.56 feet; thence South 03 degrees 21 minutes 44 seconds West 250.00 feet; thence South 78 degrees 39 minutes 56 seconds East 668.43 feet; thence North 24 degrees 58 minutes 19 seconds East 682.50 feet to a stone; thence West 1355.38 feet to the point of beginning. Containing 11.61 acres, more or less.

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

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SCHEDULE A
(Continued)

End of Schedule A
First American Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email:

SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-54238

The following requirements must be met:

- A. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- B. Pay us the premiums, fees and charges for the policy.
- C. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.

NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

Effective July 1, 2009 Indiana law prohibits disbursement of closings unless all necessary funds required are wire transferred to the settlement agent's escrow account. (see I.C. 27-7-3.7) The law applies to all parties including lenders, buyers, sellers and real estate professionals. If the total of funds required from any single party to the transaction is less than \$10,000 a cashiers or certified check may be substituted. Corporate checks from licensed real estate brokerage companies specifically for earnest money and less than \$10,000 are also acceptable.

Wire transfer instructions are attached as an exhibit to this commitment. Please contact our closing department with any questions.

- 1. Execution and recordation of a Personal Representative's Deed from Stephen F. Wejrowski, Personal Representative of the Estate of Gregory A. Wejrowski, to To Be Determined.
- 2. Vendor's Affidavit in satisfactory form executed by Stephen F. Wejrowski, Personal Representative of the Estate of Gregory A. Wejrowski, should be furnished us at closing.
- 3. Release of Mortgage (Revolving Line of Credit) from Gregory A. Wejrowski to Wells Fargo Bank, in the amount of \$25,000.00 and recorded May 25, 2010 as Instrument No. 2010007019.
- D. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

**End of Schedule B - I
First American Title Insurance Company**

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Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com**

SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-54238

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.
8. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
9. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.
10. Rights of the Public and the State of Indiana in and to that part of the premises taken or used for alley or road purposes.
11. An oil and gas lease, executed by Walter T. Harris and Virginia Harris, husband and wife, as lessor and Indiana Gas & Water Company, Inc. as lessee, recorded August 4, 1960 in Oil & Gas Lease Record 1, page 717, along with the terms and provisions of subsequent assignments and/or amendments from time to time.
12. Easement in favor of Morgan County REMC for electric transmission and/or distribution line or system and incidental purposes recorded December 18, 1987 in Deed Record 343, page 170.
13. Easement in favor of Morgan County REMC for electric transmission and/or distribution line or system and incidental purposes recorded February 27, 1989 in Deed Record 357, page 64.
14. Taxes for the year 2014 due and payable 2015 a lien now paid.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 3.
Taxing Authority: Benton Township.
Duplicate Number: 53-06-05-100-012.000-003. (Affects 5.00 acres)

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SCHEDULE B - SECTION II (Continued)

Assessed Value - Land: \$24,000;
Improvements: \$101,900;
Exemptions: \$0, Credits: \$45,000-H; \$15,505-HSUPP
May installment in the amount of \$420.42 is PAID;
November Installment in the amount of \$420.42 is PAID;
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00
STORM WATER FEES:
May Installment in the amount of \$17.58 is PAID. November Installment in the amount of \$17.58 is PAID.

Total amount due to pay all outstanding taxes, delinquencies and penalties \$0.00.

15. Taxes for the year 2014 due and payable 2015 a lien now paid.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 3.
Taxing Authority: Benton Township.
Duplicate Number: 53-06-05-100-013.000-003. (Affects 6.40 acres)
Assessed Value - Land: \$14,400;
Improvements: \$0;
Exemptions: \$0, Credits: \$0
May installment in the amount of \$94.06 is PAID;
November Installment in the amount of \$94.06 is PAID;
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00
STORM WATER FEES:
May Installment in the amount of \$0.00 is N/A. November Installment in the amount of \$0.00 is N/A.
Total amount due to pay all outstanding taxes, delinquencies and penalties \$0.00.

16. Taxes for the year 2015 payable 2016 and thereafter, a lien but not yet due or payable.

The company does not insure that the land described in paragraph 4 of schedule A accurately comprises any acreage or area referred to therein.

This commitment is furnished by the company or its policy issuing agent solely for the issuance of a policy or policies of title insurance of the company. This commitment is not an abstract or an opinion of title. Liability under this commitment is defined by and limited to the terms and conditions of this commitment and the title insurance policy to be issued. Persons and entities not listed above as proposed insured's are not entitled to rely upon this commitment for any purpose.

Note: Unless otherwise shown above, there are no recorded judgments against any parties having an interest in the land described in Schedule A that have priority over the interests to be insured.

End of Schedule B - II
First American Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email:

CONTRACT



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 19th day of October 2015, by and between Estate of Greg Wijrowski by Steve Wejrowski 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: 6824 N Shilo Rd
in the City of Unionville, County of Monroe, and State of Indiana.

Legally described as: 003-07605-02 PT N1/2 NE 5-9-1E 5.00A; PLAT 48,
003-07605-00 PT N1/2 NE 5-9-1E 6.40A; PLAT 2

Buyer herewith agrees to deposit with John Bethell Title, Eight-Thousand----- dollars (\$8,000.00), 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 November 19, 2015 and shall take place at the office of John Bethell Title, 329 S. Walnut St., Bloomington, IN 47401.
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.

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	\$ _____	.00
Plus 11% Buyer's Premium	\$ _____	.00
	Total Purchase Price	\$ _____ .00
Less Down Payment	\$ _____	
	Total Due at Closing	\$ _____ .00

This offer will expire if not accepted on or before: October 20, 2015 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 _____

Estate of Greg Wejrowski, by Steve Wejrowski
Printed Time: _____

Seller Date _____

Printed



Coffey Realty & Auction

PROMISSORY NOTE

**6824 N Shilo Rd, Benton Township
Monroe County, Unionville, IN 47468**

\$8,000.00
Amount

October 19, 2015
Date

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

John Bethell Title
329 S. Walnut St.
Bloomington, IN 47401

The Sum of Eight-Thousand-----dollars

(\$8,000.00), 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

_____, 2015
Date

Signature

_____, 2015
Date



AUCTION ADVANTAGES

BUYER BENEFITS

- PURCHASE PROPERTY AT FAIR MARKET VALUE
- ELIMINATE SOMETIMES LONG NEGOTIATION PERIODS
- REDUCE TIME TO PURCHASE PROPERTY
- GAIN CONFIDENCE AS THEY COMPETE
- DO NOT HAVE TO WORRY ABOUT CONTINGENCIES BECAUSE PURCHASING AND CLOSING DATES ARE KNOWN
- FEEL BETTER ABOUT A PURCHASE ± JUST KNOWING THERE IS A CONTENDING BID JUST ONE INCREMENT UNDER PURCHASE PRICE
- BUYERS KNOW PROPERTY OWNERS ARE MOTIVATED TO SELL
- BUYERS KNOW PROPERTY OWNERS SELL AT LOWEST PRICE POSSIBLE
- BUYERS CAN RECEIVE FAVORABLE FINANCING
- BUYERS SET THEIR OWN PURCHASE PRICE



**Coffey Realty
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