

# BURGESS AUCTIONS LLC

*Trusted Auctions, Timeless Results.*

www.burgessauctions.com • (765) 445-7814 • sold@burgessauctions.com • AU19600029

## BIDDER & BROKER INFORMATION PACKET

7874 E. State Road 28, Elwood, IN., 46036 • **Friday, August 14, 2026 at NOON**



*This packet contains everything you need to participate in this auction with confidence. Please read carefully before bidding.*

### 1. Auction Overview

Burgess Auctions LLC, in partnership with J. Snider Real Estate, presents the following real estate opportunity at public auction on behalf of the **Owner**, Bill Coots. The property is offered to the highest qualified bidder, subject to Seller's Confirmation. This property was originally listed by Skye Estes of RE/MAX Real Estate Solutions.

**Property Address**

7874 E. State Road 28, Elwood, IN., 46036

**Property Type**

Multi Use Commercial

**County / Parcel ID****Auction Date & Time**

**Friday, August 14, 2026 at NOON**

**Auction Location**

On-Site —7874 E. State Road 28, Elwood, IN.

**Online Bidding Opens August 12, 2026 at NOON.**

Tipton County, Madison Township • Parcel: 80-09-08-400-048.000-007

**Opening Bid**  
**\$150,000**

Contact Jason Snider • (317) 507-1692

### **Commercial Real Estate Motivated to Sell — Opening Bid: \$150,000**

Bill Coots is highly motivated to sell and is prepared to confirm reasonable market bids promptly following the auction. This is a genuine opportunity to acquire a well-located Tipton County Commercial property at true market value.

## **2. How the Auction Works**

---

Burgess Auctions conducts competitive public auctions where the property sells to the highest qualified bidder. Here is what to expect from registration through closing.

**1**

### **Register to Bid**

Complete and submit your Bidder Registration & Acknowledgment Form prior to auction day. Provide valid government-issued photo ID and proof of financial capability (bank statement, proof of funds, or current pre-approval letter). Online bidders must register at [www.burgessauctions.com](http://www.burgessauctions.com) before placing any bids.

**2**

### **Inspect the Property**

All inspections must be completed PRIOR to auction day (before August 14, 2026). Contact Jason Snider at (317) 507-1692 to schedule a private showing. This property is sold AS-IS — do not bid on a property you have not inspected.

**3**

### **Place Your Bids**

Bidding opens online on August 12, 2026 at NOON and live on-site on August 14, 2026 at 12:00 PM. In-person and online bids compete simultaneously. All bids are binding. Opening bid is \$150,000.

**4**

### **Win & Get Confirmation**

The highest bidder is declared the winning bidder. The winning bid is presented to the Owner of the Commercial Real Estate Bill Coots, for confirmation within 24 hours. The Estate is highly motivated — reasonable market bids will be confirmed promptly.

**5**

### **Execute Purchase Agreement**

Upon Seller's Confirmation, the winning bidder must immediately sign the Real Estate Purchase Agreement and provide the \$10,000 earnest money deposit, payable to Fidelity National Title the following business day.

**6**

### **Close the Transaction**

Closing must occur within 30 days of confirmation (on or before September 16th, 2026). Closing held at Fidelity National Title. Time is of the essence.

### 3. Terms & Conditions Summary

---

The following summarizes the key terms governing this auction. The complete Terms and Conditions of Sale are available upon request and will be provided at registration.

#### Key Terms at a Glance

**Sold Subject To:** Seller's Confirmation by Bill Coots, within 24 hours of auction.

**Property Condition:** Sold "AS-IS, WHERE-IS" with NO WARRANTIES or GUARANTEES of any kind.

**Inspections:** All inspections must be completed PRIOR to August 14, 2026. No post-auction contingencies accepted.

**No Contingencies:** Purchase agreements contain NO CONTINGENCIES for financing, inspection, appraisal, or any other condition.

**Default:** Failure to close forfeits the \$10,000 earnest money deposit and may result in additional liability.

**Announcements:** Auctioneer's announcements on August 14, 2026 supersede all printed materials.

### 4. Buyer's Premium & Earnest Money

---

#### Buyer's Premium

A 10% Buyer's Premium will be added to the winning bid to determine the total purchase price. This applies equally to all bidders, in-person and online.

#### How the Buyer's Premium Works

**Buyer's Premium Rate:** 10% of the winning bid

**Example:** Winning Bid: \$60,000 + 10% Premium (\$6,000) = Total Purchase Price: \$66,000

The Buyer's Premium is non-negotiable and is included in the total purchase price for all closing cost and commission calculations.

#### Earnest Money Deposit

The winning bidder must provide earnest money immediately upon Seller's Confirmation.

<p><b>Deposit Amount</b> <b>\$10,000 due on Monday August 17<sup>th</sup> 2026, by 5:00 PM</b></p> <p><b>Payable To</b> Fidelity National Title</p> <p><b>Acceptable Forms</b> Bank wire, certified funds, or cash. (To be confirmed with Fidelity National Title.)</p>	<p><b>Applied To</b> Applied toward total purchase price at closing</p> <p><b>Refundable?</b> <b>NON-REFUNDABLE</b> except uncurable title defects or Seller non-confirmation</p> <p><b>Balance Due</b> Remaining balance due at closing on or before September 16, 2026</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### 5. Financing & Closing Information

---

#### Financing

This auction is a **CASH SALE with NO FINANCING CONTINGENCIES**. Buyers must be prepared to close regardless of financing approval, denial, or delay. Secure a firm loan commitment BEFORE BIDDING.

### Important Financing Notice

- Denial of financing does NOT excuse Buyer from the obligation to close.
- A low appraisal does NOT excuse Buyer from the obligation to close.
- Changes in Buyer's financial circumstances do NOT excuse Buyer from the obligation to close.
- Obtain firm pre-approval or proof of cash funds BEFORE bidding on August 14, 2026.

### Closing

Closing details will be provided upon Seller's Confirmation. The following specific terms apply to this auction:

- Closing must occur within 30 days of confirmation — on or before September 16, 2026
- Closing conducted at Fidelity National Title, Madison County, Anderson, Indiana
- Buyer responsible for all costs customary to buyers in Tipton County, Indiana
- Seller conveys marketable and insurable title by Warranty Deed
- May 2026 real estate tax installment paid by Seller — Buyer assumes all taxes due thereafter
- Possession transfers to Buyer at closing — time is of the essence

### Closing Cost Responsibilities

#### Seller / Estate Pays

- Owner's title insurance policy (Fidelity National Title)
- Transfer taxes per Tipton County custom
- Title defect resolution costs
- Outstanding liens to convey clear title
- May 2026 real estate tax installment

#### Buyer Pays

- Lender's title insurance (if financing)
- All loan origination and lender fees
- Recording fees for deed and mortgage
- All real estate taxes due after May 2026
- Homeowner's insurance and all other buyer costs

## 6. Information for Participating Brokers

Burgess Auctions LLC welcomes cooperation from licensed Indiana real estate brokers representing qualified buyers for this auction. Please review the requirements carefully.

### Broker Participation — 7874 E. State Road 28, Elwood, IN.

**Commission:** 3% of the final hammer price (winning bid, not including Buyer's Premium), paid at closing upon successful close.

**Registration Deadline:** Completed Broker Participation Form must be received by 5:00 PM on Thursday, August 13, 2026. No exceptions.

**Attendance Required:** Broker must attend the auction with their client on August 14, 2026, or be actively involved in their client's online bidding.

**How to Register:** Submit Broker Participation Form to [sold@burgessauctions.com](mailto:sold@burgessauctions.com) or call/text (765) 445-7814. Confirm receipt after submitting.

### Important Notes for Brokers

- Commission is based on the hammer price only — the 10% Buyer’s Premium is NOT included in the commission calculation
- Commission paid at closing only upon successful close of the transaction
- Broker must ensure their client has read and understands all Terms and Conditions of Sale prior to bidding
- Broker’s client must independently register as a bidder and complete the Bidder Registration & Acknowledgment Form

## 7. Contact Information

**CONTACT US — WE’RE HERE TO HELP**

Our team is available to answer questions, schedule showings, and assist you through the auction process. Don’t bid on a property you haven’t seen — contact us to schedule a private showing before August 14.

<p><b>Auctioneer</b>  <b>Zack Burgess, CAI, AMM</b>          Burgess Auctions LLC          License: AU19600029  <b>(765) 445-7814</b>          sold@burgessauctions.com          www.burgessauctions.com</p>	<p><b>Real Estate Agent</b>  <b>Jason Snider</b>          J. Snider Real Estate          License: RB14045952  <b>(317) 507-1692</b>          snidergroup@gmail.com          Showings by appointment</p>	<p><b>Title &amp; Escrow</b>  <b>Fidelity National Title</b>          Closing &amp; Escrow Services          Earnest money payable to:  <b>Fidelity National Title</b>          Wire instructions provided upon confirmation of sale</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>Ready to Bid? Your Pre-Auction Checklist:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Schedule a private showing — contact Jason Snider at (317) 507-1692</li> <li><input type="checkbox"/> Complete all inspections before August 14, 2026</li> <li><input type="checkbox"/> Secure proof of funds or firm financing pre-approval before bidding</li> <li><input type="checkbox"/> Complete your Bidder Registration &amp; Acknowledgment Form</li> <li><input type="checkbox"/> Review the complete Terms and Conditions of Sale</li> <li><input type="checkbox"/> Brokers: Submit Broker Participation Form by 5:00 PM, Thursday August 14, 2026</li> <li><input type="checkbox"/> Online bidders: Register at <a href="http://www.burgessauctions.com">www.burgessauctions.com</a> before bidding begins on August 12, 2026, at Noon.</li> </ul>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

*Integrity in Every Lot. Care in Every Sale.*

Burgess Auctions LLC • Zack Burgess, CAI, AMM • AU19600029 • [www.burgessauctions.com](http://www.burgessauctions.com) • (765) 445-7814