RESOLUTION NO. 2025-36

RESOLUTION OF THE HENDRICKS COUNTY BOARD OF COMMISSIONERS

The Hendricks County Board of Commissioners (Board) having agreed to purchase property located at 1475 E. Main Street, Danville, Indiana states as follows:

Resolved, The Board having duly voted to approve the purchase of the above-named property for \$850,000.00 pursuant to the contract for purchase as amended between the parties.

Resolved, that Dennis Dawes, president of the Board is hereby authorized to execute any and all documents necessary to effectuate the purchase of said property.

Adopted this 17th day of October, 2025.

HENDRICKS COUNTY BOARD OF COMMISSIONERS

Dennis W. Dawes, President

Bob Gentry, Vice President

Brad Whicker, Member

ATTEST:

Ann Stark, Auditor



The Abstract & Title Guaranty Co., Inc.

71 W. Marion Street, P.O. Box 207 Danville, IN 46122 Phone: (317)745-4300 Fax: (317)745-3029

Settlement Statement

Settlement Date:

October 21, 2025

Disbursement Date:

October 21, 2025

Order Number:

25-07031C

Escrow Officer:

Tammy Fleece

Buyer:

Hendricks County Board of Commissioners

Seller:

Buhl Land Company, LLC, an Indiana limited liability company

Property:

1475 E Main St Suites A & B

Danville, IN 46122 Hendricks County

Pt E Nw 11-15-1W = 1.647 AC

APN/Parcel ID: 32-11-11-100-006.000-003

Seller				Buyer		
Debit	Credit		Debit	Credit		
1		Total Consideration				
1	850,000.00	Purchase Price	850,000.00			
		Deposit or earnest money		25,000.0		
		Prorations/Adjustments				
7,833.60		County Taxes 292 days @ 26.827397 per day at \$9,792.00 01/01/25-10/20/25		7,833.6		
1,283.33		Rent Proration Monthly 11 days @ 116.666667 per day at \$3,500.00 10/20/25-10/31/25		1,283.3		
		Title/Escrow Charges				
400.00		Closing Fee	400.00			
5.00		TIEFF - Owners Policy				
1		Recording Service Fee	100.00			
550.00		Search & Exam				
1,462.50		Owner's Policy Premium Coverage: \$850,000.00 Version: 2021 ALTA Owner's Policy (07/01/2021)				
150.00		Deed Prep				
250.00		Mobile Closing Service Fee				
		Miscellaneous Charges				
42,500.00		Listing Agent Commission to Weichert, Realtors - Lawson & Co. \$850,000.00 @ 5.0000% = \$42,500.00				

Settlement Statement

Seller			Buyer	
Debit	Credit		Debit	Credit
- 1		Miscellaneous Charges (continued)		
8,500.00		Selling Agent Commission to Dan Moore Real Estate Services \$850,000.00 @ 1.0000% = \$8,500.00		
4,896.00		Selling Agent Commission 2.5% to Dan Moore Real Estate Services	21,250.00	
		November 24/25 Property Taxes to Hendricks County Treasurer		
67,830.43	850,000.00	Subtotals	871,750.00	34,116.93
782,169.57		Balance Due FROM Buyer Balance Due TO Seller		837,633.07
850,000.00	850,000.00	Totals	871,750.00	871,750.00

BUYER:	•			
Hendricks County Board of Commissioners				
BY: Dennis W. Dawes				
	i Shirin			
SELLER:				
Buhl Land Company, LLC				
BY: Robert P. Buhl				
The Abstract & Title Guaranty Co., Inc.		•		
BY: The Abstract & Title Guaranty Co., Inc.				

See signature page to follow