

BID PACKET

Suzanne Harmon

20 ACRE CLARK CO. FARM AUCTION



**13608 COLUMBUS MANN ROAD
MEMPHIS, IN 47143**



SATURDAY, NOVEMBER 2 @ 9AM
REAL ESTATE SELLS @ 11AM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE AUCTION TERMS AND CONDITIONS
13608 Columbus Mann Road, Memphis, Indiana 47143
Saturday, November 2, 2019

Each property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

REGISTRATION REQUIRED Onsite bidder registration will begin one hour before the auction. All bidders must provide a valid driver's license and current address. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions. The Harritt Group staff is always available on auction day to assist any bidder who has questions. If you need assistance prior to please call our office at 812-944-0217.

BIDDING LIVE ONSITE Bidding in this auction is being conducted live onsite. Auction begins at 9 AM. Real Estate sells at 11 AM.

MULTI-PAR The property will be sold using the multi-par method of bidding - first offering each tract individually, and then in combinations. The final sales price and bidder(s) are determined by the combination which realizes the highest bid.

AUCTION ORDER *Round One* - Selling each tract individually beginning with Tract 1. *Round Two* - Selling both tracts together as a whole. *Round Three and Beyond* - Bidder's Choice of any individual tract or combination of tracts.

BUYER'S PREMIUM A buyer's premium of ten percent (10%) of the high bid shall be added to the hammer bid price and included in the total purchase price to be paid by the successful bidder(s). Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

MANNER OF PAYMENT - A 10% *non-refundable down payment* in the form of cash or check is due immediately following the auction with the signing of a legally binding purchase agreement.

CLOSING All auctions are a cash sale and the balance of the purchase price will be due in 40 days. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

POSSESSION - Seller will give possession at closing.

SURVEY - A current survey by David J. Ruckman, P.L.S. is provided by the seller.

INSPECTION - Property is being sold "As Is" with no contingencies and no warranties expressed or implied by the seller or the auction company. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and due diligence concerning the property and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. All information contained in the advertising and all related materials is subject to the terms and conditions outlined in the purchase agreement. All measurements are per courthouse records. *Buyer acknowledges that in every neighborhood there are conditions that others may find objectionable. The buyer shall, therefore, be responsible to become fully acquainted with the neighborhood and other off-site conditions that could affect the Property.*

FLOOD DESIGNATION - Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property is not located in a flood plain.*

EVIDENCE OF TITLE - Seller will provide merchantable title via a deed. Cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. The buyer is accepting title subject to all recorded or unrecorded covenants, restrictions, and easements. *See attached restrictions.*

REAL ESTATE TAXES AND ASSESSMENTS - All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the day immediately prior to the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

FEDERAL LEAD-BASED PAINT DISCLOSURE Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

SOLD WITH SELLER'S RESERVE - Final bid price is subject to seller's reserve.

BROKER PARTICIPATION A commission will be paid to any properly licensed Broker who registers prior to a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Auction Purchase Agreement along with the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

AGENCY The Harritt Group is acting exclusively as agents for the seller.

13608 Columbus Mann Road, Memphis, Indiana - Restrictions

Subject to the Restrictions as set out herein:

1. The Real Estate shall not be further subdivided.
2. The Real Estate shall be used for only one (1) private single-family residence. No structure shall be erected, placed or altered or permitted to remain on the Real Estate except one single family dwelling designed for the occupancy of one family. The materials shall be approved by Grantor. No trailers, mobile homes, temporary structures, campers or modular housing shall be permitted
3. Enforcement of these restrictions shall be for the duration of Grantor's lifetime and shall be by proceeding law or in equity, brought by the Grantor (or the owner(s) of the contiguous real estate conveyed by Grantor) against the owner violating or attempting to violate any covenant or restrictions, either to restrain violation, to direct restoration or to recover damages. Such enforcement may include, but not be limited to, reasonable attorneys' fees and costs. These restrictions shall expire upon the death of the Grantor.

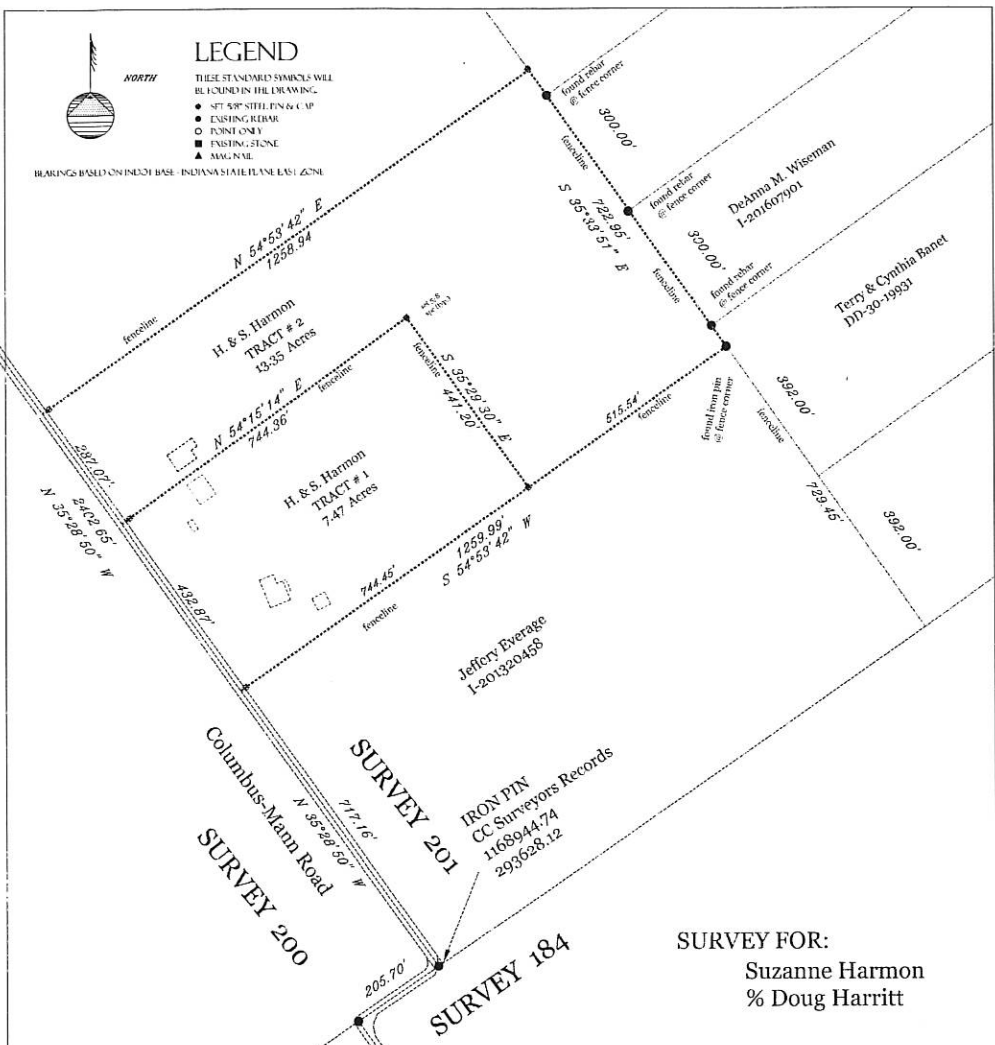


NORTH

LEGEND

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- SET 5/8" STEEL PIN & CAP
- EXISTING REBAR
- POINT ONLY
- EXISTING STAKE
- ▲ BENCHMARK

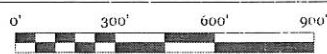
BEARINGS BASED ON 1983 BASE - INDIANA STATE PLANE EAST ZONE



SURVEY FOR:
Suzanne Harmon
% Doug Harritt

SURVEYORS REPORT

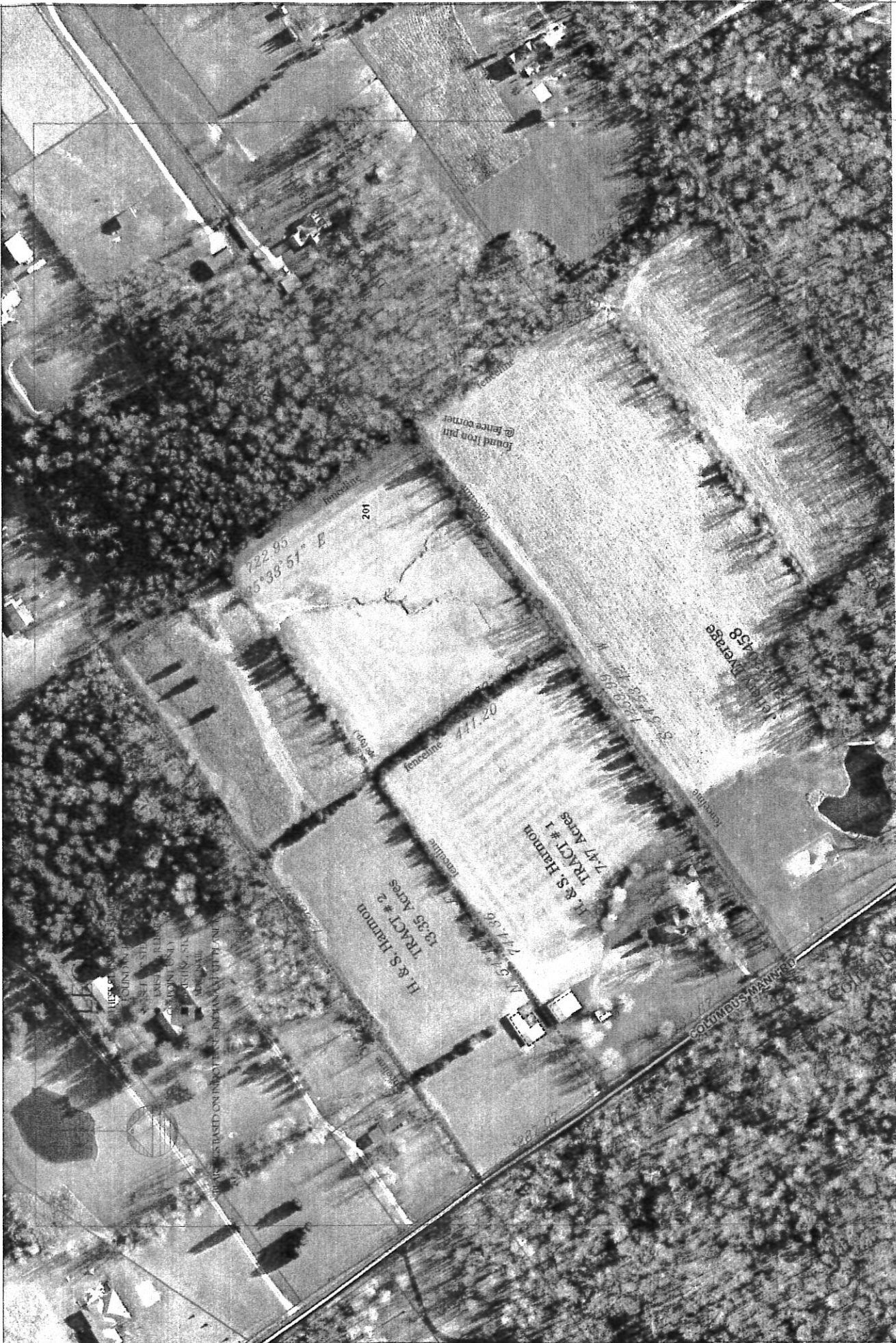
1. TRIMBLE TOTAL STATION TU= .034/1000 FT. TRIMBLE R-8 GPS BASIS OF BEARINGS
2. CLASS: "3" SURVEY (0.26") DATE OF FIELD WORK: 03/23/19 - INDIANA EAST ZONE STATE PLANE COORDINATES
3. NO FIELD WORK WAS PROVIDED FOR THIS SURVEY; THEREFORE, THIS SITE COULD BE IMPACTED BY EASEMENTS, OR ITEMS OF RECORD NOT INCLUDED IN THIS MAPPING. PURPOSE OF THIS MAP IS TO SHOW THE FOUND BOUNDARY MONUMENTS AND THE ACREAGE WITHIN.
4. THIS IS A RECORD DOCUMENT RETRACEMENT SURVEY OF THE LANDS DESCRIBED IN DEED TO HARMON DD10-11125. PURPOSE OF THIS SURVEY IS TO DIVIDE THE PARENT TRACT INTO TWO TRACTS OF 7.34 ACRES AND 13.34 ACRES. SUBJECT TRACT WAS WELL SURVEYED ORIGINALLY WITH BOUNDARY FENCE LINES. FOUND 3/4 PIPE AT THE SOUTHWEST CORNER OF SURVEY 201, FIELD LINE TO SPIKE AT BUNELZER CHURCH ROAD INTERSECTION AS THE LINE BETWEEN 200 AND 201. SET MAG NAILS AND 5/8 REBARS AND CAPS FLUSH AT ALL NEW CORNERS.
5. ADJOINING DEED DESCRIPTIONS WERE STUDIED AND NO UNCERTAINTIES WERE FOUND WHICH WOULD ADVERSELY AFFECT THIS TRACT.
6. NO LINES OF POSSESSION UNCERTAINTIES WERE IDENTIFIED WITH THIS TRACT.



CERTIFICATE OF SURVEY
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 805 H21 THROUGH H22-6. I AFFIRM UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

David J. Ruckman
 DAVID J. RUCKMAN, P.L.S. - 80040393

SCALE = 1" = 300'	DATE: 04/03/19	DRAWN: TJR	REV:
MAP FOR: HARMON FAMILY 13608 COLUMBUS MANN ROAD MEMPHIS, INDIANA			
HARMON FAMILY PART OF SURVEY NO. 201 OF THE ILLINOIS GRANT UNION TWP, CLARK COUNTY, INDIANA			
DRAW SURVEY & MAP, LLC TITLE BOUNDARY I AND SURVEYORS LICENSED TO PRACTICE IN INDIANA, KENTUCKY DAVID J. RUCKMAN, P.L.S. 1259 STONE MOUNTAIN ROAD NEW ALBANY, IN 47150 812-949-8354 DAVIDJRUCKMAN@AOL.COM			



THIS SURVEY IS BASED ON THE PLAN OF THE
H. S. HARRON FOUNDATION
AS SET FORTH IN THE
DEEDS RECORDED IN THE
PUBLIC RECORDS OF THE
COUNTY OF ST. LOUIS,
MISSOURI, AND THE
APPLICABLE
RECORDS.

722.95
S 53°38'51" E

201

Found iron pit
@ fence corner

fence line 441.20

H. S. HARRON
TRACT # 2
19.35 ACRES

H. S. HARRON
TRACT # 1
7.47 ACRES

Garage
1168944.74

COLUMBUS-MANN RD

IRON PL
CC SURVEYS
1168944.74
293628.12

VEY 201

717.16'

N 35°28'50" W

us-Mann Road

SURVEY

Client Detail

13608 Columbus Mann Road, Memphis, IN 47143

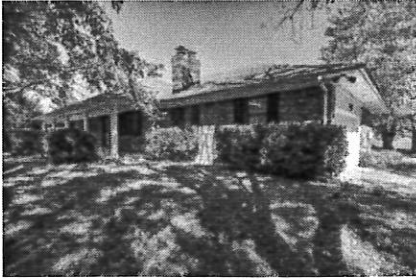
\$0

Listing #: **2019011373**

Total Finished Sqft: **2,388**

Above Grade Finished Sqft: **2,388**

Active (10/10/19)



Prop Type: **Residential/Farm** SubType: **Residential**
 County: **Clark** Township: **Union**
 Subdivision: **No** School Dst: **West Clark Comm.**
 Subdiv Nm: **No** Parcel#: **101020100117000032**
 Beds: **3** Lot Sz: **7.47 / 325,393**
 Baths: **2 (2 0)** Lot Size Src: **Survey**
 Abv Grd SF: **2,388** Lot Dim: **432' x 744'**
 Tot Fin SF: **2,388** Year Built: **1995**
 New Const: **No** Annual Tax: **2,510**
 Home Warranty: **No** Tax Year: **2018/2019**
 Land Assess: **75,200** DOM: **1**
 Improvements: **213,700** HOA \$: **/ None**
 Total Assess: **288,900**
 Directions: **From I-65 take IN-60 Exit #7 towards Salem, then west on IN-60 for 4.8 miles, right onto Perry Crossing Road for 2.2 miles, left onto Columbus Mann Road for 1.8 miles with the auction on right.**

Legal: **Part of GT. 201 7.47 Acres Per Survey**
 Tot Deductions: **\$101,700** Deduction Type: **Supplemental Homestead** Comment: **\$56,700**

Deduction Type: **Homestead Standard** Comment: **\$45,000**

Remarks

Home, Barns & Contents Auction Sat., November 2 @ 9AM. (Real Estate sells at 11 AM) Selling live onsite 20-acre homestead offered in two tracts individually and then in combinations. Tract 1 - Spacious one-owner brick ranch, covered front porch, unfinished basement & attached two-car garage, a detached 28' x 30' two-car garage and a horse barn on a 7.47-acre tract with 432' of road frontage. Home features 2,388 SF with three bedrooms, two full baths, a large family room with cathedral beamed ceilings, a sunroom with a tile floor, a living room with fireplace, equipped kitchen, equipped laundry room/mudroom, 1472 SF unfinished basement with wood burning stove, 15' x 10' crawl space, electric heat and CA. The 36' x 40' galvanized barn boasts six horse stalls with a 13' x 40' lean-to. Also included is a 9' x 20' shed with 9' x 12' lean-to. See MLS 2019011374 for Tract 2 - Open 13.35-acres with a 20' x 42' open implement pole barn with attached 20' x 24' stall, 24' x 22' lean-to, and a small workshop. Part of Parcel #10-10-20-100-117.000-032. Taxes & assessments based on 20 acres with improvements. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. TERMS 10% Non-refundable down payment day of auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN Monday, 10/21, 4-6 PM, Friday, 11/1, 1-5 PM or by appt.

Amenities

Type: **1 Story** Foundation: **Poured Concrete, Slab**
 Zoning: **Agri/ Residential** Basement: **Yes** Basement Type: **Crawl Space, Partial, Unfinished**
 Construction: **Frame On-Site** Laundry: **Yes** Laundry Location: **First Level**
 Outbuildings: **Garage, Barn(s), Shed** Laundry Type: **Laundry Room**
 # Fireplaces: **1** Fireplace: **Woodburning** Road Frontage: **432'**
 Appliances: **Clothes Dryer, Clothes Washer, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator**
 Lot Description: **Additional Land Av**
 Exterior Type: **Brick Over Frame, Wood**
 Exterior Feat: **Covered Porch, Landscaped, Patio, Thermopane windows**
 Interior Feat: **1st Floor Master, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Family Room, Foyer, Utility/Mud Room, Wood Stove**
 Road Type: **Paved**

Measurements

Above Grade Finished: **2,388.0** Nonconform Finished: **0.0**
 Above Grade Unfinish: **0.0** Nonconform Unfinish: **0.0**
 Below Grade Finished: **0.0** TFLS: **2,388**
 Below Grade Unfinish: **1,472.0**

Room Sizes & Levels

Total Rooms: **9** Garage: **Y** Garage Size: **24 x 20** Garage Type: **Attached, Detached, Side Entry** Garage Spaces: **4**

Type	Dimension	Level	Flooring	Description
Family Room	20 x 22	1st Floor	Carpet	
Living Room	15.6 x 12.6	1st Floor	Carpet	
Kitchen	11.6 x 11.6	1st Floor	Vinyl	
Dining Area	12 x 11.6	1st Floor	Carpet	
Main Bedroom	15.6 x 15.6	1st Floor	Carpet	
Bedroom	15 x 12	1st Floor	Carpet	
Bedroom	11.8 x 10	1st Floor	Carpet	
Bathroom Full	15 x 5	1st Floor	Vinyl	
Other	17 x 11.6	1st Floor	Tile	Sunroom
Bathroom Full	7 x 6.6	1st Floor	Vinyl	
Other	10.6 x 88	1st Floor	Vinyl	Mudroom

Utilities

Water Heater: **Electric** Heat Type: **Heat Pump**
 Water Type: **Public Onsite** Cooling Type: **Heat Pump**
 Natural Water: **No** Fuel Type: **Electric**
 Sewer Type: **Septic Onsite**

General Information

Possession: **At Closing** Covenants & Restr: **Yes**
 Flood: **No** Sign: **Yes**
 Seller Will Lease: **No** Terms: **No**



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R6/6-14)

Date 8/8/19 (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) **13608 Columbus Mann Rd, Memphis, IN 47143**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer			<input checked="" type="checkbox"/>		Septic Field/Bed			<input checked="" type="checkbox"/>		
Clothes Washer	<input checked="" type="checkbox"/> <u>58</u>		<input checked="" type="checkbox"/>		Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher		<input checked="" type="checkbox"/>			Plumbing			<input checked="" type="checkbox"/>		
Disposal			<input checked="" type="checkbox"/>		Aerator System	<input checked="" type="checkbox"/>				
Freezer	<input checked="" type="checkbox"/>				Sump Pump			<input checked="" type="checkbox"/>		
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood			<input checked="" type="checkbox"/>		Water Heater/Electric			<input checked="" type="checkbox"/>		
Microwave Oven			<input checked="" type="checkbox"/>		Water Heater/Gas	<input checked="" type="checkbox"/>				
Oven			<input checked="" type="checkbox"/>		Water Heater/Solar	<input checked="" type="checkbox"/>				
Range			<input checked="" type="checkbox"/>		Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator			<input checked="" type="checkbox"/>		Water Softener	<input checked="" type="checkbox"/>				
Room Air Conditioner(s)	<input checked="" type="checkbox"/>				Well	<input checked="" type="checkbox"/>				
Trash Compactor	<input checked="" type="checkbox"/>				Septic and Holding Tank/Septic Mound			<input checked="" type="checkbox"/>		
TV Antenna/Dish	<input checked="" type="checkbox"/>				Geothermal and (Heat Pump)			<input checked="" type="checkbox"/>		
Other:	<input checked="" type="checkbox"/>				Other Sewer System (Explain)	<input checked="" type="checkbox"/>				
					Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			<input checked="" type="checkbox"/>		
					Are the structures connected to a public sewer system?				<input checked="" type="checkbox"/>	
					Are there any additions that may require improvements to the sewage disposal system?				<input checked="" type="checkbox"/>	
					If yes, have the improvements been completed on the sewage disposal system?				<input checked="" type="checkbox"/>	
					Are the improvements connected to a private/community water system?				<input checked="" type="checkbox"/>	
					Are the improvements connected to a private/community sewer system?				<input checked="" type="checkbox"/>	
					D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
					Attic Fan	<input checked="" type="checkbox"/>				
					Central Air Conditioning			<input checked="" type="checkbox"/>		
					Hot Water Heat	<input checked="" type="checkbox"/>				
					Furnace Heat/Gas	<input checked="" type="checkbox"/>				
					Furnace Heat/Electric			<input checked="" type="checkbox"/>		
					Solar House-Heating	<input checked="" type="checkbox"/>				
					Woodburning Stove			<input checked="" type="checkbox"/>		
					Fireplace			<input checked="" type="checkbox"/>		
					Fireplace Insert	<input checked="" type="checkbox"/>				
					Air Cleaner	<input checked="" type="checkbox"/>				
					Humidifier	<input checked="" type="checkbox"/>				
					Propane Tank	<input checked="" type="checkbox"/>				
					Other Heating Source	<input checked="" type="checkbox"/>				

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Suzanne Harmon</i>	Date (mm/dd/yy) <u>8/8/19</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

13608 Columbus Mann Rd, Memphis, IN 47143

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>17</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use of non-conforming use? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay for flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <i>8/8/17</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



FORM #03.



10-10-20-100-117.000-032
General Information
Parcel Number
 10-10-20-100-117.000-032
Local Parcel Number
 10-00007-010-0
Tax ID:

Routing Number
 075.000
Property Class 101
 Cash Grain/General Farm
Year: 2018

Location Information
County
 Clark
Township
 UNION TOWNSHIP
District 032 (Local 010)
 UNION TOWNSHIP
School Corp 0940
 WEST CLARK COMMUNITY
Neighborhood 10095001
 UNION TWP BASE RES - 032
Section/Plat

Location Address (1)
 13608 COLUMBUS MANN ROAD
 MEMPHIS, IN

HARMON HARRY W & SUZANNE
Ownership
 HARMON HARRY W & SUZANNE
 13608 COLUMBUS MANN RD
 MEMPHIS, IN 47143

Legal
 GT. 201 20.75 AC

13608 COLUMBUS MANN ROAD 101, Cash Grain/General Farm

Transfer of Ownership
Date 01/01/1900 **Owner** HARMON HARRY W
Doc ID Code Book/Page Adj Sale Price VII / / \$0

UNION TWP BASE RES - 0 1/2

Notes
 9/8/2017 GENERAL : **Reassessment - changed ip to masonry, added 13. & leanto. Changed size of detached lean to, & changed barn to 13. hd bl

5/23/2012 : REASSESSMENT-SF/DS-NO CHANGE
 11/1/2011 GENERAL : 11-12 -- TAX IMPORTS AC CHANGE (LG)

4/1/2003 : AW BMC 12/28/1 DH RAZED DWG ADD LEANTO ICONCP CHANGE BSMNT VS CRAWL

Agricultural

Valuation Records (Work in Progress values are not certified values and are subject to change)

2018	2018	2018	2017	2016	2015	2014
WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	GenReval	Annual-Adj
03/12/2018	04/27/2018	04/13/2017	05/12/2016	05/26/2015		06/03/2014
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalization Factor	Notice Required	Land	Land	Land	Land	Land
		Res (1)	Res (1)	Res (1)	Res (1)	Res (1)
		Non Res (2)	Non Res (2)	Non Res (2)	Non Res (2)	Non Res (2)
		Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
		Improvement	Improvement	Improvement	Improvement	Improvement
		Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)
		Non Res (2)	Non Res (2)	Non Res (2)	Non Res (2)	Non Res (2)
		Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
		Total	Total	Total	Total	Total
		Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)
		Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)
\$75,900	\$75,900	\$78,800	\$80,200	\$81,300	\$81,300	\$81,300
\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000
\$47,900	\$47,900	\$50,800	\$52,200	\$53,300	\$53,300	\$53,300
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$202,900	\$202,900	\$189,800	\$183,100	\$186,700	\$203,900	\$203,900
\$179,000	\$179,000	\$166,300	\$160,100	\$164,300	\$180,100	\$180,100
\$0	\$0	\$700	\$600	\$600	\$700	\$700
\$23,900	\$23,900	\$22,800	\$22,400	\$21,800	\$23,100	\$23,100
\$278,800	\$278,800	\$268,600	\$263,300	\$266,000	\$285,200	\$285,200
\$207,000	\$207,000	\$194,300	\$188,100	\$192,300	\$208,100	\$208,100
\$47,900	\$47,900	\$51,500	\$52,800	\$53,900	\$54,000	\$54,000
\$23,900	\$23,900	\$22,800	\$22,400	\$21,800	\$23,100	\$23,100

Land Data (Standard Depth: Res: 100', Cl: 100' Base Lot: Res: 0' X: 0', Cl: 0' X: 0')

Land Type	Pricing Method ID	Soil	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
9Rt A	A		0	1.0000	1.00	\$28,000	\$28,000	\$28,000	0%	0%	1.0000	\$28,000
9Rt A	A		0	1.0000	1.00	\$28,000	\$28,000	\$28,000	0%	100%	1.0000	\$28,000
4 A	JeB2		0	14.36	0.72	\$1,610	\$1,159	\$16,643	0%	0%	1.0000	\$16,640
4 A	TrC3		0	4.0000	0.50	\$1,610	\$805	\$3,220	0%	0%	1.0000	\$3,220
82 A	A		0	0.3900	1.00	\$1,610	\$1,610	\$628	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	20.75
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	20.75
81 Legal Drain NV	0.00
82 Public Roads NV	0.39
83 UT Towers NV	0.00
9 Homesite	2.00
91/92 Acres	0.00
Total Acres Farmland	18.36
Farmland Value	\$19,860
Measured Acreage	18.36
Avg Farmland Value/Acre	1082
Value of Farmland	\$19,870
Classified Total	\$0
Farm / Classified Value	\$19,900
Homesite(s) Value	\$56,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$28,000
CAP 2 Value	\$47,900
CAP 3 Value	\$0
Total Value	\$75,900

Characteristics
 Topography Flood Hazard
 Rolling ERA
 Public Utilities Water
 Streets or Roads TIF
 Paved
 Neighborhood Life Cycle Stage
 Static
 Printed Saturday, May 19, 2018
 Review Group

Appraiser

Collector

Data Source N/A

General Information

Occupancy Single-Family
 Description Single-Family Residen
 Story Height 1
 Style N/A
 Finished Area 2388 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Wall Finish

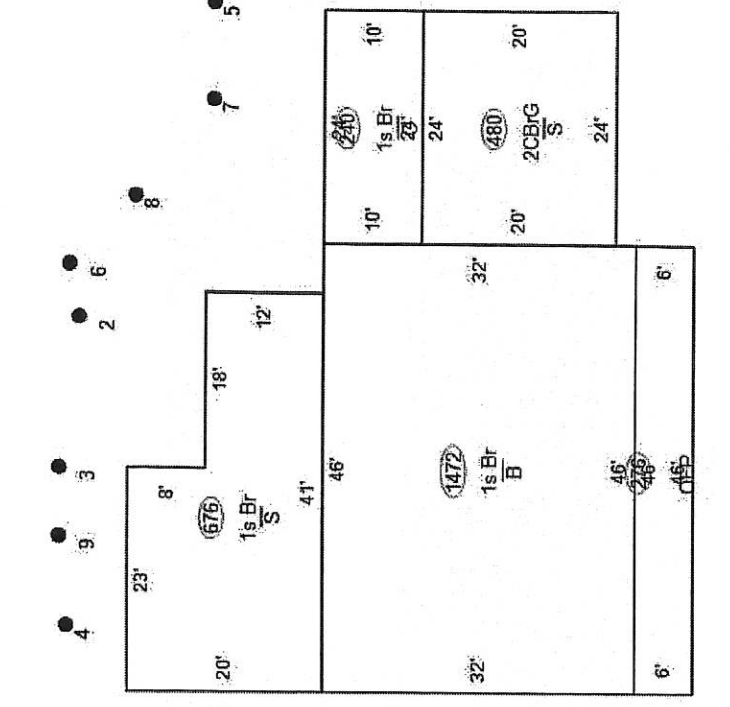
Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description Area Value
 Porch, Open Frame 276 \$6,900



Plumbing

#	TF
2	6
0	0
1	1
1	1
0	0
4	8

Accommodations

Bedrooms	Living Rooms	Dining Rooms	Family Rooms	Total Rooms
3				6

Heat Type

Central Warm Air

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	7	2388	2388	\$144,300
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1472	0	\$30,700	
Crawl	240	0	\$3,100	
Slab	1156	0	\$0	
Total Base				\$178,100
Adjustments				
1 Row Type Adj. x 1.00				\$178,100

Adjustments

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$4,300
 No Heating (-) \$0
 A/C (+) \$4,700
 No Elec (-) \$0
 Plumbing (+/-) \$2,400
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$189,500
Sub-Total, 1 Units \$8,900
 Exterior Features (+) \$198,400
 Garages (+) 480 sqft \$212,500
 Quality and Design Factor (Grade) 1.00
 Location Multiplier 0.90
Replacement Cost \$191,250

Specialty Plumbing

Description	Count	Value

Summary of Improvements

Description	Res Eligibl	Story Height	Year Built	Eff Age	Co nd	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt	Improv Value	
1: Single-Family Residen	100%	1	1979	1995	23 A	0.90	0.90	\$191,250		22%	\$149,180	0%	100%	1,2000	1,0000	\$179,000
2: UTILITY SHED	0%	1	1950	1950	68 A	0.90	0.90	3,860 sqft	\$310	65%	\$90	0%	100%	1,2000	1,0000	\$100
3: LEAN-TOO	0%	1	1967	1967	51 F	0.90	0.90	80 sqft x 12'	\$2,014	70%	\$600	0%	100%	1,2000	1,0000	\$100
4: LEAN-TO	0%	1	1967	1967	51 F	0.90	0.90	13'x40' x 12'	\$1,502	70%	\$450	0%	100%	1,2000	1,0000	\$700
5: Lean-To	0%	1	1967	1967	51 F	0.90	0.90	22'x24' x 8'	\$18,711	24%	\$14,220	0%	100%	1,2000	1,0000	\$500
6: DETACHED GARAGE	0%	1	1991	1991	27 A	0.90	0.90	28'x30'	\$7,192	70%	\$1,260	0%	100%	1,2000	1,0000	\$17,100
7: Barn, Pole (T3) 02	0%	1	1950	1950	68 F	0.90	0.90	20' x 24' x 8'	\$4,252	70%	\$1,260	0%	100%	1,2000	0.6500	\$1,000
8: Barn, Pole (T3)	0%	1	1950	1950	68 F	0.90	0.90	20' x 42' x 8'	\$11,363	70%	\$3,410	0%	100%	1,2000	0.6500	\$1,000
9: BARN, POLE	0%	1	1967	1967	51 F	0.90	0.90	36' x 40' x 12'		70%		0%	100%	1,2000	0.6500	\$2,700

Total all pages \$202,900

Total this page \$202,900

Client Detail

13000 Block Columbus Mann Road, Memphis, IN 47143

Listing #: 2019011374

\$0
Active (10/10/19)



Prop Type:	Vacant Land	Lot Sz:	581,526.00
County:	Clark	Lot Sz Src:	Survey
Subdiv:	No	DOM:	1
Township:	Union	Lot Dim:	
Acres:	13.3500	Irreg. Dim:	Yes
Zoning:	Agri/ Residential	Annual Tax:	2,510
Outbuildings:	Barn(s)	Tax Year:	2018/2019
Mobile/Modular:		Land Assess:	\$75,200
Wooded YN:		Improvements:	\$213,700
Exempt:	101,700	Total Assess:	\$288,900
Road Type:	Paved	Timber Acreage:	
Road Frontage:	287	Pasture Acreage:	
Home Owner Assoc:		Tillable Acreage:	10
HOA:	None	Possible Financing:	Other
Financing Comment:	No Comments		

Parcel#: 101020100117000032
 Lot Description: **Additional Land Av**
 Legal: **Part of GT. 201 13.35 Acres By Survey**
 Directions: **From I-65 take IN-60 Exit #7 towards Salem, then west on IN-60 for 4.8 miles, right onto Perry Crossing Road for 2.2 miles, left onto Columbus Mann Road for 1.8 miles with the auction on right.** 101,700

Remarks _____

Clark County Acres, Home, Barns & Contents Auction Saturday, November 2 @ 9AM. (Real Estate sells at 11 AM) Selling live onsite 20-acre homestead offered in two tracts individually and then in combinations. Tract 2 - Open 13.35-acres with 287 feet of frontage makes this property an ideal location for a small gentleman's farm or building your dream home. Property improvements include a 20' x 42' open implement pole barn with an attached 20' x 24' stall, 24' x 22' lean-to, and a small workshop. This tract lays level and in an "L" shape, 287' x 744', that opens to a 722' x 515' rectangle. See MLS 2019011373 for Tract 1, 7.47 acre tract with spacious 2,388 square foot one-owner brick ranch built in 1979 with covered front porch, unfinished basement and attached two-car garage, a detached 28' x 30' two-car garage and a horse barn with 432 feet of road frontage. Part of Parcel #10-10-20-100-117.000-032. Taxes & assessments based on 20 acres with improvements. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. TERMS 10% Non-refundable down payment day of auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN HOUSE Monday, October 21, 4-6 PM, Friday, November 1, 1-5 PM or by appointment.

Utilities _____

Natural Gas:	No	Natural Water:	
Water Type:	Public Available	Electricity:	No
Sewer Type:	None		

General Information _____

Possession:	At Closing	Seller Will Lease:	No
Restrictions:	Yes	Sign:	Yes
Flood:	No	Terms:	No