

BID PACKET

Dave's Concrete Leveling Inc.

CLARK COUNTY LAND & BARN ONLINE AUCTION



**13808 WILSON SWITCH ROAD
BORDEN, IN 47106**



ONLINE BIDDING ENDS

WEDNESDAY, NOVEMBER 13 @ 2PM

**HARRITT
GROUP^{INC.}**

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

13808 Wilson Switch Road, Borden, IN 47106

This 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.

BIDDING ONLINE - Proper and complete registration is required. All bidders must provide name, address, phone number, email address and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM - A 10% buyer's premium will be added to the hammer bid price to determine the final purchase price. 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, check or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email or fax to the Harritt Group within 24 hours of the auction.

CLOSING All auctions are a cash sale and the balance of the purchase price will be due in 30 calendar 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.

INSPECTION - Property is being sold "As Is" with no contingencies and no warranties expressed or implied. 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 has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. All measurements per courthouse.

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. Buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that a portion in the rear of the property is located in the AE Fringe Zone.*

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. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

ZONING & DEED RESTRICTIONS - Property is zoned R2 Two-Family Residential and is subject to the covenant and restrictions.

SURVEY - Property is being sold per courthouse records and boundary survey.

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.* Buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION - Seller will give possession at closing.

AUCTION END TIME - Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference. The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. Bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE - Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

PRE-AUCTION SALES Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Real Estate 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.

SELLER Dave's Concrete Leveling INC

Client Detail

13808 Wilson Switch Road, Borden, IN 47106

Listing #: 2019011636

\$0

Active (10/22/19)



Prop Type:	Vacant Land	Lot Sz:	217,800.00
County:	Clark	Lot Sz Src:	Assessor
Subdiv:	No	DOM:	0
Township:	Carr	Lot Dim:	
Acres:	5.0000	Irreg. Dim:	Yes
Zoning:	Residential	Annual Tax:	569
Outbuildings:	Pole Barn	Tax Year:	2018/2019
Mobile/Modular:	Allowed	Land Assess:	\$31,200
Wooded YN:	Yes	Improvements:	\$5,400
Exempt:		Total Assess:	\$36,600
Foundation:	Slab		
Road Type:	Paved	Timber Acreage:	
Road Frontage:	356'	Pasture Acreage:	
HOA:	None	Possible Financing:	Other
Financing Comment:	No Comments		

Parcel#: 100201000016000026
Lot Description: **Dead End Street, Wooded Lot**
Legal: **SEC 10-1S-6E 5.0 AC BY SURVEY**
Directions: **I-65 to IN-60 Exit #7 towards Salem. West 6.7 miles just past IN-311 intersection to right onto Wilson Switch Road. 0.3 miles to auction on right.**

Remarks

Clark County Land & Barn Online Auction - Bidding Ends Wednesday, November 13 @ 2PM. Open and wooded 5-acre tract with a 40' x 40' x 10' pole barn zoned R2 Two-Family Residential located just off Highway 60 near Grant Line Road and 7 miles West of I-65. The property is ideal for a single or two-family dwelling, storage, or getaway. Property has 356 feet of road frontage, is bordered by the abandoned CSX railroad track, and secured by fence and gate along the frontage. The metal siding pole barn has a 24'x12' heated and cooled office and has nearly 1300 square feet of storage space with a sliding front door. The property also has a septic tank from the original homeplace. A small portion in the rear of the property is allocated to the AE Fringe zone. Boundary survey available. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment in the form of cash, check or wired funds are due within 24 hours following the auction, balance due in 30 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. Measurements per courthouse records. OPEN HOUSE Wednesday, November 6, 11 AM - 1 PM, Wednesday, November 13, 11 AM-1 PM or call for an appointment.

Utilities

Natural Gas:	No	Natural Water:	Creek
Water Type:	Public Onsite	Electricity:	Yes
Sewer Type:	None		

General Information

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

10-02-01-000-016.000-026
General Information
Parcel Number
 10-02-01-000-016.000-026
Local Parcel Number
 02-00007-017-0
Tax ID:

Daves's Concrete Leveling Inc
Ownership
 Daves's Concrete Leveling Inc
 14121 State Rd 60
 Borden, IN 47106

13808 WILSON SWITCH ROAD
199, Other Agricultural Use

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Ownership
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13808 WILSON SWITCH ROAD
199, Other Agricultural Use

11/30/2016 GENERAL : "Reassessment: no change" hd bl
6/27/2012 GENERAL : REASSESSMENT -- (DS-LG) -- REMOVED HOME & POLE BARN
9/10/2004 : 02-03 F113/122 ADDED DWELLING & OUTBUILDINGS FROM 02-7-18

Routing Number
 028.000

Property Class 199
 Other Agricultural Use

Year: 2019

Location Information
County
 Clark
Township
 CARR TOWNSHIP

District 026 (Local 002)
 CARR TOWNSHIP
School Corp 0940
 WEST CLARK COMMUNITY
Neighborhood 10025001
 carr twp base res

Section/Plat

Location Address (1)
 13808 WILSON SWITCH ROAD
 BORDEN, IN 47106

Zoning
 9rr A

Subdivision
 4 A Ba Wm

Lot

Market Model
 N/A

Characteristics
Topography
 Level Flood Hazard
Public Utilities
 ERA
Streets or Roads
 TIF

Neighborhood Life Cycle Stage
 Static
 Printed Thursday, April 25, 2019

Review Group

Data Source N/A

Collector

Appraiser

Total Value
 \$31,200

Notes
 11/30/2016 GENERAL : "Reassessment: no change" hd bl
 6/27/2012 GENERAL : REASSESSMENT -- (DS-LG) -- REMOVED HOME & POLE BARN
 9/10/2004 : 02-03 F113/122 ADDED DWELLING & OUTBUILDINGS FROM 02-7-18
 9/10/2004 : 02-03 F133 REMOVED DWELLING & OUTBUILDINGS
 3/3/2003 : DSH 12-6-01 THIS PARCEL NOW SHOULD BE 02-00007-018-0 NOT 02-00007-017-0
 10/20/1995 : VACANT 91-92 ADDED M. HOME USED AS STORAGE (NO HOMESITE PER NORMA 3-21-91) 02-01-63 VACATED TO THIS KEY.

Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **Vil**
 01/07/2011 Daves's Concrete Lev WD / \$0 I
 09/24/2010 Bank of New York Melli WD / \$0 I
 01/01/1900 EHLEY GERRILL C/O L WD / \$0 I

Legal
 SEC 10-1S-6E 5.0 ac BY SURVEY

Assessment Year
 2019 2018 2017 2016 2015
Reason For Change Annual-Adj Annual-Adj Annual-Adj Annual-Adj GenReval
 02/21/2019 WIP 03/31/2019 04/27/2018 05/12/2016 05/26/2015
As Of Date Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod
Valuation Method Equalization Factor 1.0000 1.0000 1.0000 1.0000 1.0000
Notice Required

Valuation Records (Work in Progress values are not certified values and are subject to change)
Assessment Year 2019 2018 2017 2016 2015
Reason For Change Annual-Adj Annual-Adj Annual-Adj Annual-Adj GenReval
 02/21/2019 WIP 03/31/2019 04/27/2018 05/12/2016 05/26/2015
As Of Date Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod
Valuation Method Equalization Factor 1.0000 1.0000 1.0000 1.0000 1.0000
Notice Required

Land Computations
 Calculated Acreage 5.00
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 5.00
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homesite 1.00
 91/92 Acres 0.00
 Total Acres Farmland 4.00
 Farmland Value \$6,240
 Measured Acreage 4.00
 Avg Farmland Value/Acre 1560
 Value of Farmland \$6,240
 Classified Total \$0
 Farm / Classified Value \$6,200
 Homesite(s) Value \$25,000
 91/92 Value \$0
 Supp. Page Land Value
 CAP 1 Value \$0
 CAP 2 Value \$6,200
 CAP 3 Value \$25,000
Total Value \$31,200

Valuation Records (Work in Progress values are not certified values and are subject to change)
Assessment Year 2019 2018 2017 2016 2015
Reason For Change Annual-Adj Annual-Adj Annual-Adj Annual-Adj GenReval
 02/21/2019 WIP 03/31/2019 04/27/2018 05/12/2016 05/26/2015
As Of Date Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod
Valuation Method Equalization Factor 1.0000 1.0000 1.0000 1.0000 1.0000
Notice Required

Land \$31,200 \$31,400 \$32,400 \$32,800 \$33,200
 Land Res (1) \$0 \$0 \$0 \$0 \$0
 Land Non Res (2) \$6,200 \$6,400 \$7,400 \$7,800 \$8,200
 Land Non Res (3) \$25,000 \$25,000 \$25,000 \$25,000 \$25,000
Improvement \$5,400 \$5,100 \$5,700 \$5,500 \$4,300
 Imp Res (1) \$0 \$0 \$0 \$0 \$0
 Imp Non Res (2) \$0 \$0 \$0 \$0 \$0
 Imp Non Res (3) \$5,400 \$5,100 \$5,700 \$5,500 \$4,300
Total \$36,600 \$36,500 \$38,100 \$38,300 \$37,500
 Total Res (1) \$0 \$0 \$0 \$0 \$0
 Total Non Res (2) \$6,200 \$6,400 \$7,400 \$7,800 \$8,200
 Total Non Res (3) \$30,400 \$30,100 \$30,700 \$30,500 \$29,300

Land Data (Standard Depth: Res 100' CI 100' Base Lot: Res 0' X 0' CI 0' X 0')
Land Pricing Soil **Act** **Size** **Rate** **Adj.** **Res** **Value** **Res** **Value**
Type Method ID **Front.** **Factor** **Rate** **Rate** **Elig** **%** **Factor** **%** **Factor** **Factor**
 9rr A 0 1.0000 1.00 \$25,000 \$25,000 0% 0% 1.0000 \$25,000
 4 A Ba 0 3.0000 0.98 \$1,560 \$4,587 0% 0% 1.0000 \$4,590
 4 A Wm 0 1.0000 1.06 \$1,560 \$1,654 0% 0% 1.0000 \$1,650

Market Model
 N/A

Characteristics
Topography
 Level Flood Hazard
Public Utilities
 ERA
Streets or Roads
 TIF

Neighborhood Life Cycle Stage
 Static
 Printed Thursday, April 25, 2019

Review Group

Data Source N/A

Collector

Appraiser

Total Value
 \$31,200

Total Value
 \$31,200

General Information

Occupancy: Barn, Pole (T3)
 Description: Barn, Pole2
 Story Height: 0
 Style: N/A
 Finished Area: Kitchen Sinks, Water Heaters, Add Fixtures

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Floor Constr	Base Finish	Value	Totals
1			
2			
3			
4			
1/4			
1/2			
3/4			
Attic			
Bsmt			
Crawl			
Slab			

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

Adjustments

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Total Base Row Type Adj.

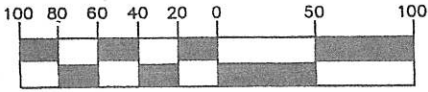
Sub-Total, One Unit \$0
 Sub-Total, 1 Units \$0
 Exterior Features (+) \$0
 Garages (+) 0 sqft \$0
 Quality and Design Factor (Grade) Location Multiplier 0.91
 Replacement Cost \$14,924

Description	Count	Value
Specialty Plumbing		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value	
1: Barn, Pole2	0%	1	T3AW	C	1976	1976	43	A	\$14.62	0.91	\$10.25	40' x 40' x 10'	\$14,924	60%	\$5,970	0%	100%	1,4000	0.6500	\$5,400

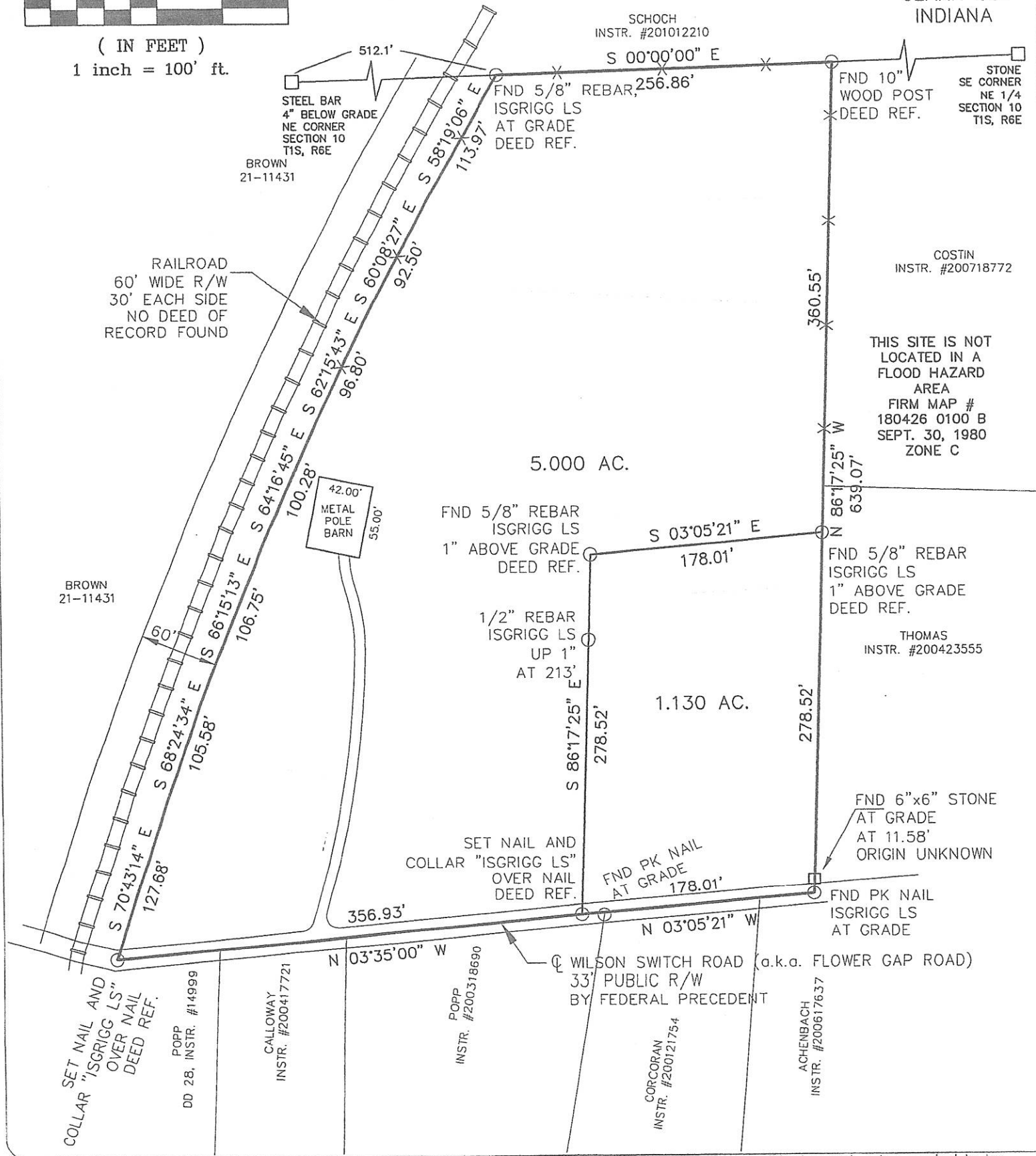
GRAPHIC SCALE



(IN FEET)
1 inch = 100' ft.

ASSUMED

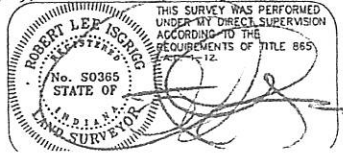
NORTH
SCALE: 1"=100'
CARR TWP.
CLARK CO.
INDIANA



I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

SHEET NO.
1 of 2

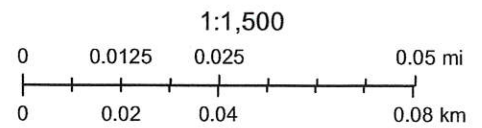
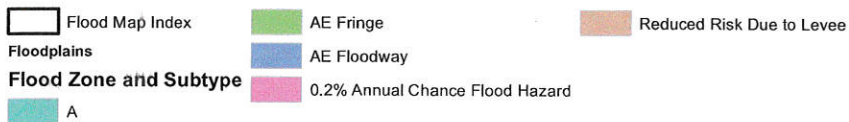
DRAWN BY BKN
CHECKED BY R.L.I.
SCALE 1"=100'
DATE 8/14/1992
REVISED 1/11/2011
JOB NO. B2200601-



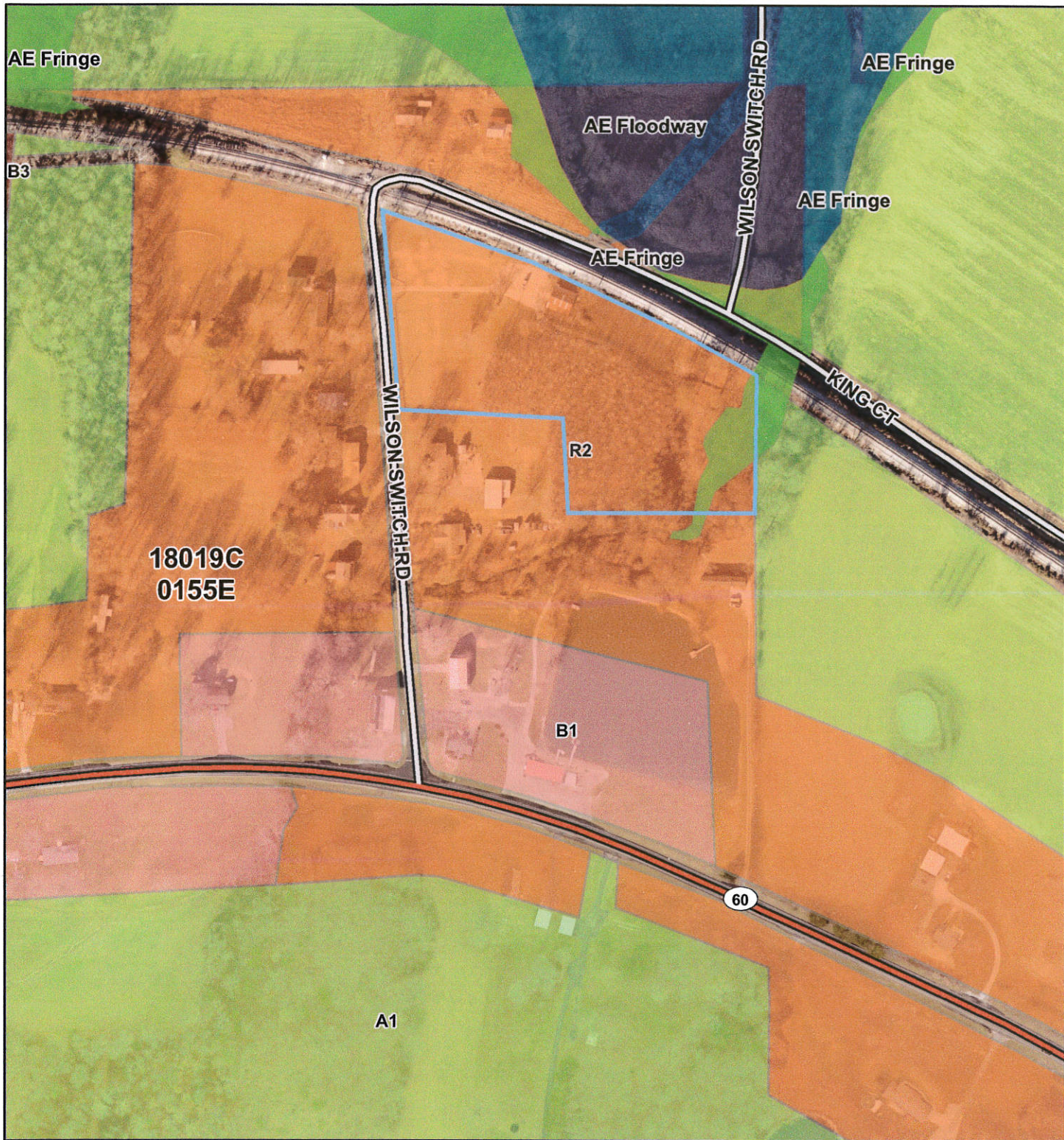
BOUNDARY SURVEY OF:
13808 WILSON SWITCH RD.
BORDEN, INDIANA
FOR: DAVE TAFLINGER

BOB ISGRIGG & ASSOCIATES
CIVIL ENGINEERS / LAND SURVEYORS
518 E. COURT AVENUE JEFFERSONVILLE, IN 47130
(812) 285-1011 Phone | (812) 285-1012 Fax
http://www.InkyLandSurvey.com

13808 Wilson Switch Road, Borden, IN 47106



13808 Wilson Switch Road, Borden



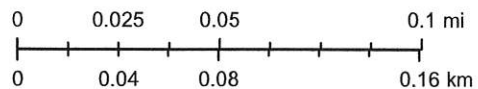
Zoning - County

Zoning

- A1
- B1
- B2
- B3

- | | | | |
|--|-----|--|----|
| | C1 | | R1 |
| | M1 | | R2 |
| | M2 | | R3 |
| | M3 | | RP |
| | PUD | | |

1:3,000



Article X: R2 Two-Family Residential

Intention of District – The R2 Residential District is primarily provide for urban density, residential development will allow for more choice in dwelling unit types by providing for two family dwelling structures.

Permitted Uses – Within the R2 district, no building structure or premises shall be used, arranged, or designed to be used except for one or more of the following uses:

- (a) Single-Family Dwelling;
- (b) Two-Family Dwelling;
- (c) Accessory Uses to single-family and/or two-family dwelling;
- (d) Mobile homes.
- (e) Group Home

Special Use – Those special uses that are permitted in this District are set forth in Article XXIII.

Connection to Water – All structures shall be attached to public water facilities that have been approved by those state agencies charged with the licensing and monitoring of said facilities.

Lot Size – The minimum lot size and dimensions for single-family dwellings, two-family dwellings and all non-residential uses shall be as follows:

(a) Lots not served by sanitary sewer facilities approved by the State Board of Health or a centralized sewage treatment plant (lots on septic systems):

(1) Area: 40,000 square feet;

(2) Width and lot ratio: Minimum width of said lots shall be 100 feet, with no lot having more than a 1:6 ratio of width to depth.

(b) Lots served by sanitary sewer facilities or a centralized sewage treatment plant:

(1) Area: 9,600 square feet;

(2) Width and lot ratio: The minimum width of said lots shall be 60 feet, with no lot having more than a 1:4 ratio of width to depth.

(b) One residence per deeded lot.

Minimum Floor Area (Residential). The minimum floor area in the district shall be as follows:

(a) Nine Hundred Fifty (950) square feet for single-family dwelling, except mobile home, which shall be Six Hundred Forty-Four (644) square feet;

(b) for two-family structures (duplexes) five hundred (500) square feet per unit for one (1) bedroom unit; six hundred (600) square feet per unit for a two (2) bedroom unit; and seven hundred (700) square feet per unit for a three (3) or more bedroom unit. Minimum floor area is exclusive of open porches, attached garages, and accessory structures.

Setback Lines. The minimum setback lines for a lot used for a single-family dwelling shall be as follows:

(a) Front: The front yard setback shall be determined, with reference to the United States Department of Transportation Functional Roadway Classification System, in the manner provided as follows:

1. For lots located on a major collector, the front setback shall be a distance of seventy (70) feet from the center of the paved roadway.

2. For lots located on interstates, expressways or other principal arterials, the front setback shall be a distance of sixty (60) feet from the right-of-way.

3. For lots located on a minor collector, the front setback shall be seventy (70) feet from the center of the paved roadway.

4. For local or minor streets, the front setback shall be fifty (50) feet from the center of the paved roadway.

(b) Rear: The rear setback shall be ten (10) feet.

(c) Side: The side setback shall be six (6) feet for all lots less than one hundred (100) feet in width and ten (10) feet for all lots one hundred (100) feet or more in width.

(d) The side and rear setback for accessory structures shall be five (5) feet.

Minimum Lot Width – The minimum lot width for a lot used as a single-family dwelling, without a sanitary sewer, shall be one hundred (100) feet, and with a sanitary sewer, shall be sixty (60) feet, on a county-maintained roadway or on a private easement or private right-of-way that provides ingress and egress to a county-maintained roadway, PROVIDED, however, that a private easement or private right-of-way shall not serve a lot unless the following conditions have been met: (A) Each such easement or right-of-way shall be in writing and recorded in the office of the Clark County Recorder; (B) Each such easement or right-of-way shall be no less than twenty (20) feet wide; (C) Each such easement or right-of-way shall identify the landowner/s who is/are responsible for the construction and maintenance of the easement or right-of-way, the frequency with which the easement or right-of-way must be maintained, and the construction and maintenance standards that must be met; and (D) the lot served by each such easement or right-of-way must be exempt from the subdivision platting requirements of the Clark County, Indiana, Subdivision Control Ordinance, as amended.

Height Restrictions – The maximum height in an R2 district shall be as follows:

(a) Primary Building: thirty (30) feet;

(b) Accessory Building: fifteen (15) feet.

Lot Coverage – The maximum lot coverage shall not exceed thirty (30%) percent of the lot area.

Off-Street Parking – The off-street parking in an R2 district shall be two (2) spaces per dwelling unit.

Signs – All signs are subject to those provisions set forth in Article XX "On Premises Signs" and Article XXI "Outdoor Advertising Displays/Off-Premise Signs/Billboards."