

BID PACKET

FLOYD COUNTY 36 ACRE HOME & BARN MULTI-PAR AUCTION

9400 COOKS MILL ROAD
GEORGETOWN, IN

— LIVE ONSITE AUCTION —

SATURDAY, OCTOBER 31 @ 10AM

HARRITT
GROUP INC.

HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE AUCTION TERMS AND CONDITIONS

9400 Cooks Mill Road, Georgetown, IN 47122

Saturday, October 31, 2020 @ 10AM

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.

COVID-19 PRECAUTIONS

The Harritt Group will follow social distancing and face mask recommendations. Inspection by open house or by appointment. Video tours available upon request.

REGISTRATION REQUIRED

Onsite registration will begin one hour prior to 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 beginning at 10am.

MULTI-PAR BIDDING

The multi-parcel auction method is used to sell multiple parcels (tracts) of real estate at auction - first offering each tract individually, and then in various combinations. The final sales price is determined by the combinations which realize the highest bid. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance on how to bid prior to auction day, please call our office for assistance @ 812-944-0217. Our staff will be available on auction day for questions.

AUCTION ORDER

Round One - Selling each tract individually beginning with Tract 1.

Round Two 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 calendar days, on or before December 10, 2020. 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.

REAL ESTATE TAXES AND ASSESSMENTS

If the property sells in individual tracts the buyer will assume 2021 taxes due and payable 2022. If the property sells to one buyer the taxes shall be prorated to the day of closing. 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. *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.

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 home 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. *FEMA records indicate that the property is not located in a floodway.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The 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 any building restrictions, restrictive covenants, conditions, easements, or other use restrictions applicable to the property for public or private use including road, utilities, or others, upon which existing improvements do not encroach on which there are no violations. *Tract 3 will have an ingress egress access easement granted from Tract 4 to be used in common as a shared driveway.*

PROTECTIVE COVENANTS AND RESTRICTIONS

Property is being sold without deed restrictions or protective covenants.

INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT

Tract 3 - Subject to a common Ingress, Egress, Utility and Drainage Easement as shown on the survey, said Easement to be used in common with Tract 4.

Tract 4 - The right to use in common with Tract 3, a common Ingress, Egress, Utility & Drainage Easement as shown on the survey records.

The easement will include a Maintenance Agreement whereas the owners shall proportionately share the expense of all reasonable and necessary maintenance and repairs required to maintain the private driveway.

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.

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.

AGENCY

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

SELLER

Bobby & Nancy Whitlow

MULTI-PAR AUCTION METHOD

The **multi-parcel auction method** is used when selling two or more tracts of real property at auction. First offering each tract individually, and then in various combinations. Final sales price is determined by the combination which realizes the highest total bid.

MULTI-PAR EXAMPLE

THE AUCTION IS BROKEN DOWN INTO ROUNDS

* ROUND ONE - EXAMPLE

TRACT	ACRES	BID	BIDDER
1	5	\$25,000	5
2	10	\$50,000	20
3	30	\$150,000	9
TOTAL		\$225,000	

ROUND ONE: ALL TRACTS INDIVIDUALLY

In Round One, the tracts are auctioned off one at a time until each tract has a high bidder. You must be prepared to own any single tract if you are the high bidder in this round - any posted bid could be back in the winning position any time during the auction.

* ROUND TWO - EXAMPLE

TRACT	ACRES	BID	BIDDER
1 & 2	15	\$76,000	5
3	30	\$150,000	9
TOTAL		\$226,000	

ROUND TWO & BEYOND: BIDDER'S CHOICE

In order for bidding to continue, the overall total of the current round must exceed the previous round by a minimum of \$1,000.

The auction bidders determine the combinations and continue as long as the overall value increases.

HELPFUL TIPS

- Bid only on the tracts that you want to own. If you only want multiple tracts, bid in the combination rounds.
- Any posted bid is considered active and could be back in winning position any time during the auction.
- Don't wait to bid at the end - prices will not go down.
- Prior to the auction, determine your auction strategy - what you want to buy and how much you can spend.
- Consult with Harritt Group staff to help with bidding strategy or math before/during the auction.

NORTH

NANCY & BOBBY WHITLOW DIVISION PLAN



- SURVEYORS REPORT**
1. JAVAD TRIUMPHUS, GRS INDIANA STATE PLANE EAST ZONE, BASIS OF BEARINGS
 2. CLASS "S" SURVEY (0.50)
 3. DATE OF FIELD WORK: OCTOBER 7, 2020
 4. NO TITLE WORK WAS PROVIDED OR PERFORMED PRIOR TO THIS SURVEY. THEREFORE, THIS SITE MAY BE SUBJECT TO EASEMENTS OR INSTRUCTIONS OR DEED VARIATIONS NOT SHOWN OR STUDIED HEREIN.
 5. THIS IS A RECORD DOCUMENT RETRACEMENT SURVEY OF THE LANDS DESCRIBED IN 20070772 - WHITLOW. A STUDY OF WHICH REVEALED THAT THE DEED BASED ON LOTS 4 & 5 PLAT 466 FOUND ALL EXISTING OUTSIDE CORNERS AS SHOWN. SET OUT 4 TRACTS. THE DATE WITH 56 CAPPED MARKS SET AS SHOWN. CREATED HEREON IS A COMMON INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT AREA FOR TRACTS 3 AND 4 AS SHOWN.
 6. ADJOINING DEED DESCRIPTIONS WERE STUDIED AND NO UNCERTAINTIES WERE FOUND WHICH COULD ADVERSELY AFFECT THIS TRACT.
 7. FENCE LINES OF POSSESSION EXIST ALONG WEST, NORTH & EAST BOUNDARIES. EXISTING BEARS AT THE SOUTHEAST CORNER IS 3 FOOT EAST OF THE FENCE LINE AND THERE MAY BE UNWRITTEN RIGHTS TO THE FENCE LINE FOR THE LANDS TO THE EAST. FENCE ALONG EAST LINE DOES NOT FOLLOW EXACT PROPERTY LINE. CONSTRUCTED AS CONVENT FENCE BY GRANITOR AND NEIGHBOR ON EAST SIDE. MANY YEARS AGO.

MAP FOR:
NANCY J. WHITLOW
COOKS MILL ROAD
GEORGETOWN, IN. 4722
DEED REFERENCE: WHITLOW - 20770772



DAVID J. LUCKMAN, P.L.S. #80040393

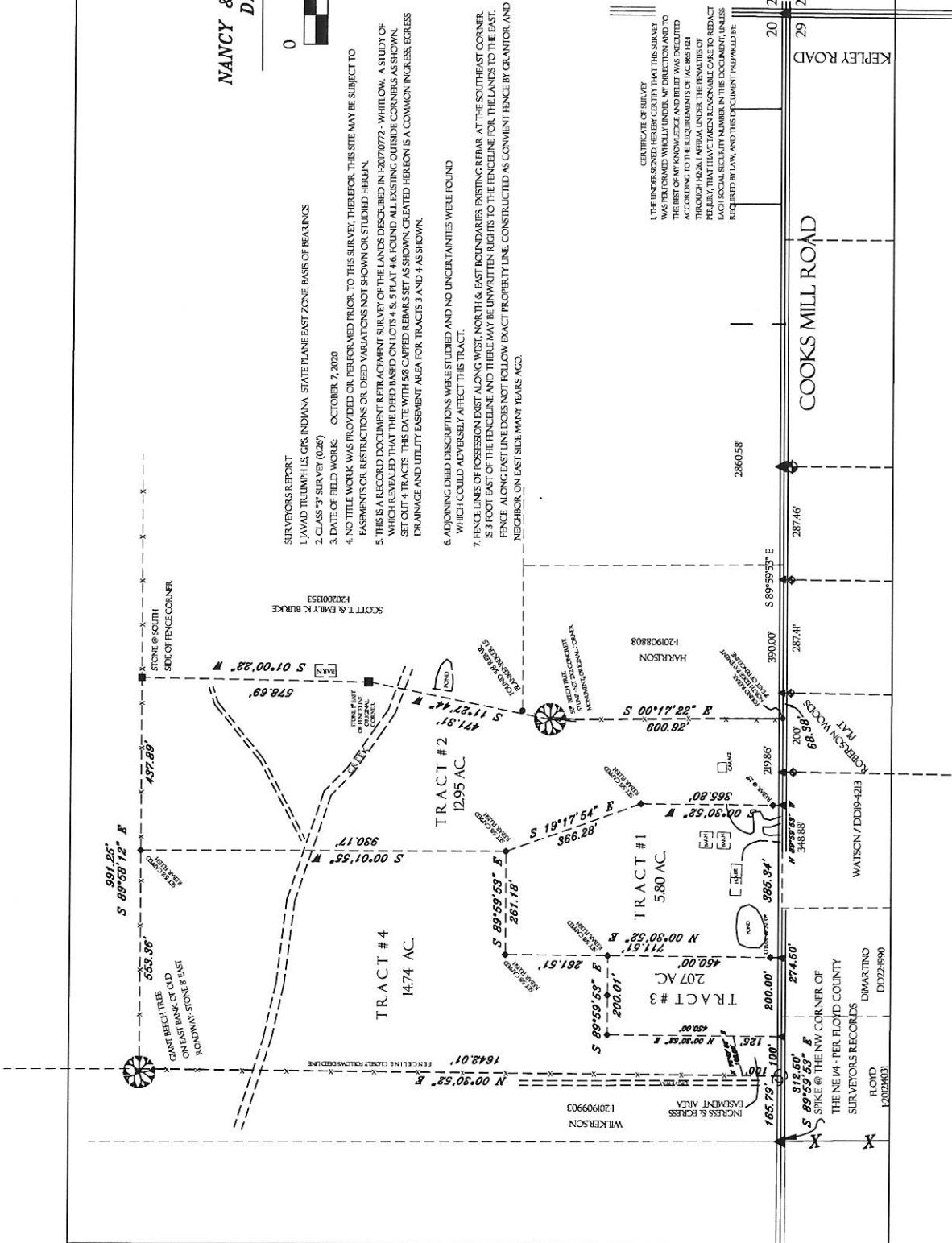
WHITLOW DIVISION MAP

SECTION 20, T25, R5E
GEORGETOWN TWP., FLOYD COUNTY, INDIANA

DRAW SURVEY & MAP, LLC
SURVEYORS, CONSULTANTS & LAND MANAGERS

DAVID J. LUCKMAN, P.L.S.
4259 STONE MOUNTAIN ROAD
NEW ALBANY, INDIANA 47150
DAVIDLUCKMAN@GMAIL.COM OR (812)9498354

WHITLOW07/2020



CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WICELY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 866 10-11. I HAVE BEEN A LICENSED SURVEYOR IN THE STATE OF INDIANA SINCE 1997. I HAVE TAKEN REASONABLE CARE TO DETECT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

SECTION 20, T25, R5E
20 21 29 28
KERLEY ROAD
COOKS MILL ROAD

WATSON / DD09-0215
KOREN HILLS
WILKERSON

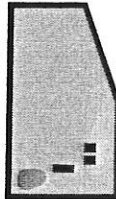
WILKERSON
FLOYD
DWARTING
D0221990
20024031

TRACT 1

5.80 ACRES

HOME - POLE BARNS - POND

- 5.8 Acres of Open & Wooded Land
- 1994 Country Style One-Story Home
- First Floor – 1728 Square Feet
- Full Walk-Out Finished Basement
- 4 Bedrooms – 3 Full Baths
- 2 Cobblestone Fireplaces
- Exterior 2' x 6' Wall Framing
- Covered Porch & Deck
- Attached Two-Car Garage
- Two 33' x 42' x 10' Pole Barns
- Stocked Pond
- 385.34 Feet Road Frontage

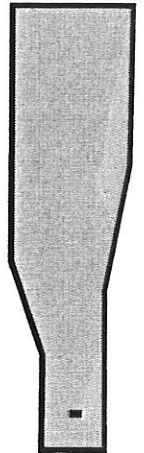


TRACT 2

12.95 ACRES

GARAGE

- 12.95 Acres of Open and Wooded Land
- 24' x 24' Garage w/Overhead Door
- Existing Septic System
- Creek Traverses Rear of Property
- 219.86 Feet Road Frontage



TRACT 3

2.07 ACRES

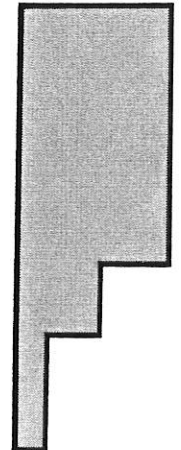
- 2.07 Acres with Mature Trees
- Driveway Easement
- Road Maintenance Agreement
- 200 Feet Road Frontage



TRACT 4

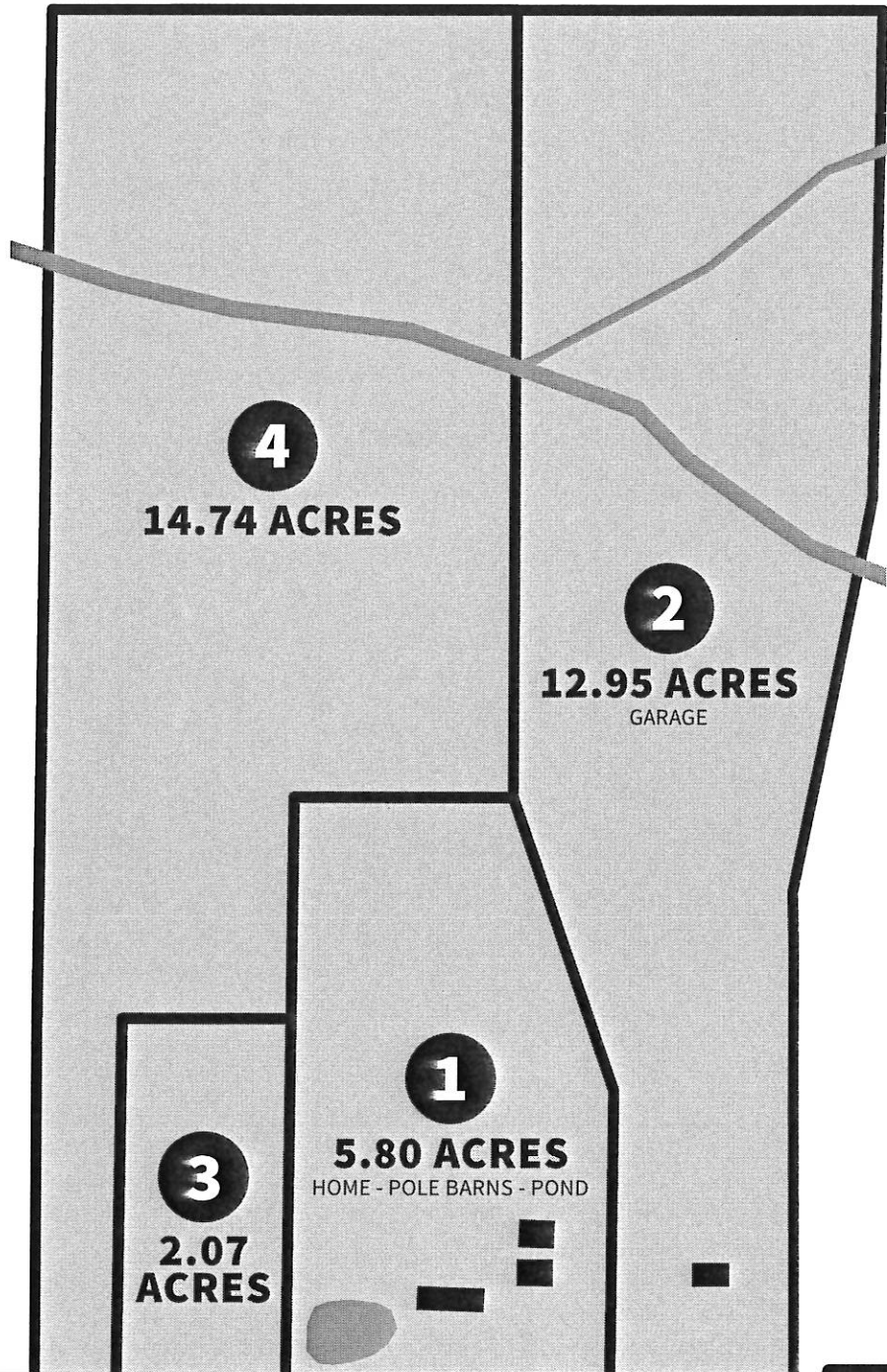
14.74 ACRES

- 14.74 Acres of Open Meadow and Wooded Land
- Creek Traverses Rear of Property
- Shared Driveway Easement
- Road Maintenance Agreement
- 100 Feet Road Frontage

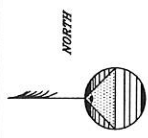


35.56 ACRES

4 TRACTS



COOKS MILL ROAD



NANCY & BOBBY WHITLOW DIVISION PLAN



- SURVEYOR'S REPORT**
1. AVAD TRIUMPH HAS GIS INDIANA STATE PLANE EAST ZONE, BASIS OF BEARINGS
 2. CLASS "P" SURVEY (026)
 3. DATE OF FIELD WORK: OCTOBER 7, 2020
 4. NO TITLE WORK WAS PROVIDED OR PERFORMED PRIOR TO THIS SURVEY, THEREFOR, THIS SITE MAY BE SUBJECT TO EASEMENTS OR RESTRICTIONS OR DEED VARIATIONS NOT SHOWN OR STUDIED HEREIN.
 5. THIS IS A RECORD DOCUMENT REFRAGMENT SURVEY OF THE LANDS DESCRIBED IN 20070772 - WHITLOW. A STUDY OF WHICH REVEALED THAT THE DEED BASED ON LOTS 4 & 5 PLAT 466, FOUND ALL EXISTING OUTSIDE CORNERS AS SHOWN, SET OUT 4 TRACTS. THIS DATE WITH 596 CAPTured BEARINGS SET AS SHOWN. GREATED HERLOW IS A COMMON INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT AREA FOR TRACTS 3 AND 4 AS SHOWN.
 6. ADJOINING DEED DISCUSSIONS WERE STUDIED AND NO UNCERTAINTIES WERE FOUND WHICH COULD ADVERSELY AFFECT THIS TRACT.
 7. FENCE LINES OF POSSESSION EXIST ALONG WEST, NORTH & EAST BOUNDARIES. EXISTING REBAR AT THE SOUTHEAST CORNER IS 3 FEET EAST OF THE FENCELINE AND THERE MAY BE UNWRITTEN RIGHTS TO THE FENCELINE FOR THE LANDS TO THE EAST. FENCE ALONG EAST LINE DOES NOT FOLLOW EXACT PROPERTY LINE. CONSTRUCTED AS CONVENIENT FENCE BY GRANLOR, AND NEIGHBOR ON EAST SIDE. MANY YEARS AGO.

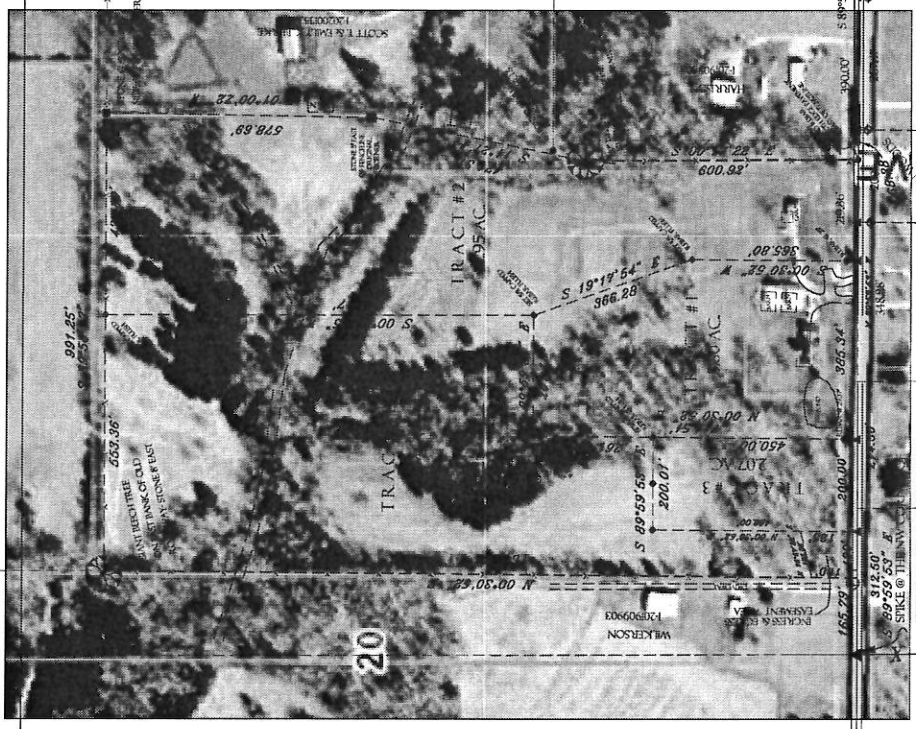
MAP FOR:
BOBBY J. & NANCY J. WHITLOW
GEORGETOWN, IN 4702
DEED REFERENCE: WHITLOW - 20070772



DAVID J. RUCKMAN, P.L.S. #88040393
DATE: 10/07/20
TOWN: R-5E
R-5E

WHITLOW DIVISION MAP
SECTION 20, T24S, R-5E
GEORGETOWN TWP., FLOYD COUNTY, INDIANA
DRAW SURVEY & MAP, LLC
SURVEYORS, CONSULTANTS & LAND PLANNERS
DAVID J. RUCKMAN, P.L.S.
4299 STONE MOUNTAIN ROAD
NEW ALBANY, INDIANA 47950
DAVID@RUCKMANMAPPING.COM OR (800)949-8184
WHITLOW070720

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, AND ACCORDING TO THE REQUIREMENTS OF IAC 66-5-10 THROUGH 66-5-14, WITHIN UNDER THE PENALTY OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THE DOCUMENT PREPARED BY:



20 21 29 28
COOKS MILL ROAD
KEPLER ROAD
WATSON/DD19-123
DWARINO DD22-990
FLOYD COUNTY SURVEYOR'S RECORDS
THE NE 1/4 - PER FLOYD COUNTY SURVEYOR'S RECORDS
STRIKE @ THIRTY
12024031

Bedroom	11.5 x 11.10	1st Floor	Carpet	
Bathroom Full	8.3 x 4.11	1st Floor	Carpet	
Other	10 x 8	1st Floor	Vinyl	Mudroom
Family Room	40 x 15.3	LL/Basement	Carpet	
Bedroom	24 x 11.1	LL/Basement	Carpet	
Other	21.4 x 14.9	LL/Basement	Other	Concrete Floor
Bathroom Full	6.8 x 7.2	LL/Basement	Carpet	

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:	Creek, Pond	Fuel Type:	LP Gas
Sewer Type:	Septic Onsite		

General Information

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

All information deemed reliable but not guaranteed.



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

Date (month, day, year)
10-13-2020

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)

9400 Cooks Mill Rd, Georgetown, IN 47122

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	X				Cistern	X				
Clothes Dryer			X		Septic Field/Bed			X		
Clothes Washer			X		Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill					Irrigation Systems	X				
Hood DOWN DRAFT			X		Water Heater/Electric			X		
Microwave Oven			X		Water Heater/Gas	X				
Oven			X		Water Heater/Solar	X				
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener	X				
Room Air Conditioner(s)	X				Well	X				
Trash Compactor	X				Septic and Holding Tank/Septic Mound			X		
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			X		
					Are the structures connected to a public sewer system?				X	
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat	X				
Garage Door Opener / Controls			X		Furnace Heat/Gas			X		
Inside Telephone Wiring and Blocks/Jacks			X		Furnace Heat/Electric	X				
Intercom		X			Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace			X		
Smoke/Fire Alarm(s)			X		Fireplace Insert			X		
Switches and Outlets			X		Air Cleaner	X				
Vent Fan(s)			X		Humidifier	X				
60/100/200 Amp Service (Circle one)			X		Propane Tank OWNED	X		X		
Generator	X				Other Heating Source	X				

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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) 10-13-2020	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 10-13-2020	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)
9400 Cooks Mill Rd, Georgetown, IN 47122

2. ROOF				4. OTHER DISCLOSURES			
	YES	NO	DO NOT KNOW		YES	NO	DO NOT KNOW
Age, if known				Do structures have aluminum wiring?		X	
Years. //	X			Are there any foundation problems with the structures?		X	
Does the roof leak?		X		Are there any encroachments?		X	
Is there present damage to the roof?		X		Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is there more than one layer of shingles on the house?		X		Is the present use of non-conforming use? Explain:			
If yes, how many layers?		1					
3. HAZARDOUS CONDITIONS							
	YES	NO	DO NOT KNOW	Is the access to your property via a private road?		X	
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?		X		Is the access to your property via a public road?	X		
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?		X		Is the access to your property via an easement?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Explain:				Are there any structural problems with the building?		X	
				Have any substantial additions or alterations been made without a required building permit?		X	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
				Is there any damage due to wind, flood, termites, or rodents?		X	
				Have any structures been treated for wood destroying insects?	X		
				Are the furnace/woodstove/chimney/flue all in working order?	X		
				Is the property in a flood plain?		X	
				Do you currently pay for flood insurance?		X	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)							

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	10-13-2020		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	10-13-2020		
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)
<i>[Signature]</i>			



FORM #03.



Client Detail

Tract 1-9400 Cooks Mill Road, Georgetown, IN 47122

Listing #: **2020011284**

Total Finished Sqft: **3,343**

Above Grade Finished SqFt: **1,728**

\$0
Active (10/13/20)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Georgetown
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220202000063000002
Beds:	4	Lot Sz:	5.8 / 252,648
Baths:	3 (3 0)	Lot Size Src:	Survey
Abv Grd SF:	1,728	Lot Dim:	
Tot Fin SF:	3,343	Year Built:	1994
New Const:	No	Annual Tax:	2,458
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	62,200	DOM:	2
Improvements:	199,400	HOA \$:	/
Total Assess:	261,600		
Directions:	I-64 to Georgetown Exit # 118. West on IN-64 towards Edwardsville/Georgetown. Continue 3.7 miles to right on Kepley Road. 1.5 miles to left on Cooks Mill Road. Continue 0.4 miles to property on right.		

Legal: **SE 1/4 20-2-5 Per Survey 5.80 Acres**
 Tot Deductions: **\$109,015** Deduction Type Comment
 Supplemental Homestd \$64,015

Remarks

"Floyd County 36-Acre Home & Barns Multi-Par Auction" - Selling live onsite Saturday, October 31 @ 10AM - TRACT 1 wooded and open 5.8-acres with a 4 BR-3 bath ranch with full walk-out basement, attached garage, and two 33' x 42' pole barns - one with concrete floor and electric. Home has many extras - 2x6 exterior walls, high-efficiency Trane furnace, & Pella windows. Taxes and assessments are part of a larger parcel of land. Property will be offered multi-par in 4 contiguous tracts ranging in size from 2 to 14.7 acres - 36 acres total - see attached survey. Bid on one tract, a combination of tracts, or the entirety. Located just 10 minutes West of I-64 Georgetown Exit. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A 10% Non-refundable down payment in the form of cash or check due immediately following the auction, balance due in 40 days. Taxes - If the property sells in individual or combination tracts the buyers will assume 2021 taxes due 2022. If the property sells as a whole to one buyer, the taxes will be prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN INSPECTION Sunday, October 18, 1PM - 3PM & Wednesday, October 28, 11AM - 1PM Or Contact Us for a Private Showing.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Agri/ Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Finished, Full, Walkout
Outbuildings:	Pole Barn	Laundry:	Yes
# Fireplaces:	2 Fireplace: Gas Burning, Insert	Laundry Location:	First Level
Roof Type:	Shingle	Laundry Type:	Laundry Room
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Range / Oven, Refrigerator		
Lot Description:	Additional Land Av, Creek, Scenic View, Wooded Lot		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Porch, Deck, Landscaped, Stone, Thermopane windows		
Interior Feat:	1st Floor Master, 1st Floor Utility, Bath Master, Breakfast Bar, Built-in Bookcase, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Eat-in Kitchen, Family Room, Foyer, Kitchen Island, Natural Wood Trim, Pantry, Split Bedrooms, Utility/Mud Room, Walk-in Closet(s), Wet Bar		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,728.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	1,615.0	TFLS:	3,343
Below Grade Unfinish:	113.0		

Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **29 x 23** Garage Type: **Attached, Pole Barn, Side Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	17.3 x 17.11	1st Floor	Carpet	
Kitchen	13.4 x 12.10	1st Floor	Vinyl	
Dining Area	13.4 x 9.5	1st Floor	Carpet	
Main Bedroom	19.3 x 14.7	1st Floor	Carpet	
Bathroom Full	7.11 x 8.8	1st Floor	Laminate	Off Main Bedroom
Bedroom	11.11 x 10.11	1st Floor	Carpet	
Bedroom	11.5 x 11.10	1st Floor	Carpet	
Bathroom Full	8.3 x 4.11	1st Floor	Carpet	

Other	10 x 8	1st Floor	Vinyl	Mudroom
Family Room	40 x 15.3	LL/Basement	Carpet	
Bedroom	24 x 11.1	LL/Basement	Carpet	
Other	21.4 x 14.9	LL/Basement	Other	Concrete Floor
Bathroom Full	6.8 x 7.2	LL/Basement	Carpet	

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:	Creek, Pond	Fuel Type:	LP Gas
Sewer Type:	Septic Onsite		

General Information

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

All information deemed reliable but not guaranteed.

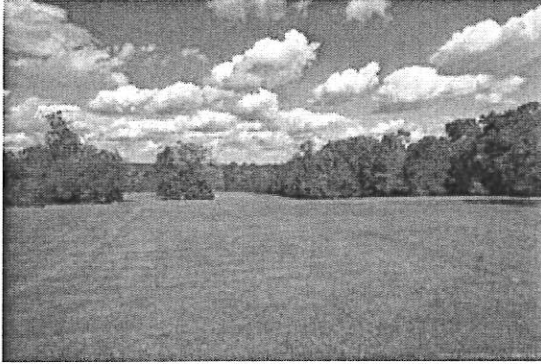
Client Detail

Tract 2 - Cooks Mill Road, Georgetown, IN 47122

Listing #: 2020011293

\$0

Active (10/13/20)



Prop Type:	Vacant Land	Lot Sz:	564,102.00
County:	Floyd	Lot Sz Src:	Survey
Subdiv:	No	DOM:	2
Township:	Georgetown	Lot Dim:	
Acres:	12.9500	Irreg. Dim:	Yes
Zoning:	Agri/ Residential	Annual Tax:	2,458
Outbuildings:	Garage	Tax Year:	2019/2020
Mobile/Modular:		Land Assess:	\$62,200
Wooded YN:	Yes	Improvements:	\$199,400
Exempt:	109,015	Total Assess:	\$261,600
Foundation:	Slab		
Road Type:	Paved	Timber Acreage:	
Road Frontage:	219.86	Pasture Acreage:	
HOA:	None	Possible Financing:	Cash

Parcel#: 220202000063000002
 Lot Description: **Additional Land Av, Creek, Garden Area, Scenic View, Wooded Lot**
 Legal: **SE 1/4 20-2-5 Per Survey 12.95 Acres**
 Directions: **I-64 to Georgetown Exit # 118. West on IN-64 towards Edwardsville/Georgetown. Continue 3.7 miles to right on Kepley Road. 1.5 miles to left on Cooks Mill Road. Continue 0.4 miles to property on right.**

Remarks

"Floyd County 36-Acre Home & Barns Multi-Par Auction" - Selling live onsite Saturday, October 31 @ 10AM. TRACT 2 Open partially wooded 12.95-acre site with 24' x 24' garage with overhead door, opener, & gas LP space heater. Land is appx. 1640' deep with creek in rear. Endless possibilities - great walk-out building sites, plenty of land to play on. Electricity available at street at buyer's expense. Garage electric is on home meter, buyer will need to get a separate meter. Property has existing septic system from original farmhouse, working condition unknown. Taxes and assessments part of a larger parcel. Property offered multi-par in 4 contiguous tracts ranging in size from 2 - 14.7 acres - 36 acres total - see attached survey. Bid on one tract, a combination, or the entirety. Located 10 minutes West of I-64 Georgetown Exit. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A 10% Non-refundable down payment in the form of cash or check due immediately following the auction, balance due in 40 days. Taxes - If the property sells in individual or combination tracts the buyers will assume 2021 taxes due 2022. If the property sells as a whole to one buyer, the taxes will be prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN Sunday, 10/18, 1PM-3PM & Wednesday, 10/28, 11AM-1PM.

Utilities

Natural Gas:	No	Natural Water:	Creek
Water Type:	Public Available	Electricity:	No
Sewer Type:	Septic Onsite		

General Information

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

All information deemed reliable but not guaranteed.

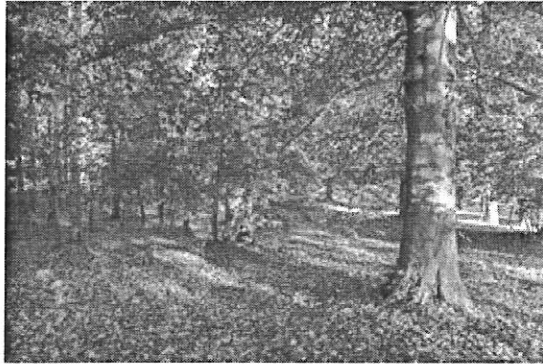
Client Detail

Tract 3 - Cooks Mill Road, Georgetown, IN 47122

Listing #: 2020011296

\$0

Active (10/13/20)



Prop Type:	Vacant Land	Lot Sz:	90,169.20
County:	Floyd	Lot Sz Src:	Survey
Subdiv:	No	DOM:	17
Township:	Georgetown	Lot Dim:	200 x 450 x 201 x 450
Acres:	2.0700	Irreg. Dim:	No
Zoning:	Agri/ Residential	Annual Tax:	2,458
Outbuildings:		Tax Year:	2019/2020
Mobile/Modular:		Land Assess:	\$62,200
Wooded YN:	Yes	Improvements:	\$199,400
Exempt:	109,015	Total Assess:	\$261,600
Road Type:	Paved	Timber Acreage:	
Road Frontage:	200	Pasture Acreage:	
HOA:	None	Possible Financing:	Cash

Parcel#: 220202000063000002
 Lot Description: **Additional Land Av, Wooded Lot**
 Legal: **SE 1/4 20-2-5 Per Survey 2.07 Acres**
 Directions: **I-64 to Georgetown Exit # 118. West on IN-64 towards Edwardsville/Georgetown. Continue 3.7 miles to right on Kepley Road. 1.5 miles to left on Cooks Mill Road. Continue 0.4 miles to property on right.**

Remarks

"Floyd County 36-Acre Home & Barns Multi-Par Auction" - Selling live onsite Saturday, October 31 @ 10AM. TRACT 3 Beautiful 2.07-acre site with mature trees - 200' frontage x 450' deep. Property will have an access easement granted from Tract 4 for use as shared driveway - includes road maintenance agreement. Electricity is available at street at buyer's expense. Taxes and assessments are part of a larger parcel of land. Property will be offered multi-par in 4 contiguous tracts ranging in size from 2 acres to 14.7 acres - 36 acres total - see attached survey. Bid on one tract, a combination of tracts, or the entirety. Located just 10 minutes West of I-64 Georgetown Exit. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A 10% Non-refundable down payment in the form of cash or check due immediately following the auction, balance due in 40 days. Taxes - If the property sells in individual or combination tracts the buyers will assume 2021 taxes due 2022. If the property sells as a whole to one buyer, the taxes will be prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN INSPECTION Sunday, October 18, 1PM - 3PM & Wednesday, October 28, 11AM - 1PM Or Contact Us for a Private Showing.

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:	No	Sign:	Yes
Flood:	No	Terms:	No

All information deemed reliable but not guaranteed.

Client Detail

Tract 4 - Cooks Mill Road, Georgetown, IN 47122

Listing #: 2020011298

\$0

Active (10/13/20)



Prop Type: **Vacant Land**
 County: **Floyd**
 Subdiv: **No**
 Township: **Georgetown**
 Acres: **14.7400**
 Zoning: **Agri/ Residential**
 Outbuildings:
 Mobile/Modular:
 Wooded YN: **Yes**
 Exempt: **109,015**
 Road Type: **Paved**
 Road Frontage: **100**
 HOA: **None**

Lot Sz: **642,074.40**
 Lot Sz Src: **Survey**
 DOM: **3**
 Lot Dim:
 Irreg. Dim: **Yes**
 Annual Tax: **2,458**
 Tax Year: **2019/2020**
 Land Assess: **\$62,200**
 Improvements: **\$199,400**
 Total Assess: **\$261,600**
 Timber Acreage:
 Pasture Acreage:
 Possible Financing: **Cash**

Parcel#: 220202000063000002

Lot Description: **Additional Land Av, Creek, Scenic View, Secluded Lot, Wooded Lot**

Legal: **SE 1/4 20-2-5 Per Survey 14.74 Acres**

Directions: **I-64 to Georgetown Exit # 118. West on IN-64 towards Edwardsville/Georgetown. Continue 3.7 miles to right on Kepley Road. 1.5 miles to left on Cooks Mill Road. Continue 0.4 miles to property on right.**

Remarks

"Floyd County 36-Acre Home & Barns Multi-Par Auction" - Selling live onsite Saturday, October 31 @ 10AM. TRACT 4 Private wooded and open 14.74-acre site - 100' frontage opens up to 553' and is 1642' deep with open meadows and a creek in rear. Endless possibilities - great walk-out building sites with plenty of land to play on. Electricity available at street at buyer's expense. Tract 4 will grant a shared driveway easement to Tract 3, with a road maintenance agreement. Taxes and assessments are part of a larger parcel. Property will be offered multi-par in 4 contiguous tracts ranging in size from 2 to 14.7 acres - 36 acres total - see attached survey. Bid on one tract, a combination of tracts, or the entirety. Located just 10 minutes West of I-64 Georgetown Exit. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A 10% Non-refundable down payment in the form of cash or check due immediately following the auction, balance due in 40 days. Taxes - If the property sells in individual or combination tracts the buyers will assume 2021 taxes due 2022. If the property sells as a whole to one buyer, the taxes will be prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN INSPECTION Sunday, October 18, 1PM-3PM & Wednesday, October 28, 11AM - 1PM or contact us for a private showing.

Utilities

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

Natural Water:
 Electricity: **No**

General Information

Possession: **At Closing**
 Restrictions: **No**
 Flood: **No**

Seller Will Lease: **No**
 Sign: **Yes**
 Terms: **No**

All information deemed reliable but not guaranteed.