



BID PACKET

9.23 ACRE FLOYD COUNTY ESTATE LIVE ONSITE MULTIPAR AUCTION

10131 COUNTY LINE ROAD
SELLERSBURG, IN 47172

LIVE ONSITE

SATURDAY, OCTOBER 16 @ 10AM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

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

HARRITT GROUP INC.

REAL ESTATE AUCTION TERMS AND CONDITIONS
10131 COUNTY LINE ROAD, SELLERSBURG, IN 47172

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 tracts of real estate at auction - first offering each tract individually, and then in combinations. The final sales price is determined by the combination(s) which realizes 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 both tracts.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. (Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash or check in USD due immediately following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000).*

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before November 25, 2021. 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 subject to crop rights.

SURVEY

Property is being sold with a current survey by David J. Ruckman, P.L.S. 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. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

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 in a flood 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. The buyer is accepting title subject to all recorded or unrecorded covenants, restrictions, and easements.

PROTECTIVE COVENANTS AND RESTRICTIONS

Property is being sold without deed restrictions or protective covenants.

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 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 the seller's confirmation. When the bidding has met the reserve, a notification will be announced 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.

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.

SELLER

Alfred Yost Estate

Client Detail

10131 County Line Road, Sellersburg, IN 47172

\$0

Listing #: **2021011067**

Total Finished Sqft: **2,184**

Above Grade Finished SqFt: **1,568**

Active (09/22/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220512700033000007
Beds:	3	Lot Sz:	9.23 / 402,059
Baths:	2 (2 0)	Lot Size Src:	Survey
Abv Grd SF:	1,568	Lot Dim:	
Tot Fin SF:	2,184	Year Built:	1958
New Const:	No	Annual Tax:	1,189
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	62,800	DOM:	1
Improvements:	112,500	HOA \$:	/
Total Assess:	175,300		
Directions:	I-265 to Charlestown Road Exit 4. North 2 miles to left on County Line Road. Follow 2.4 miles to property on left.		

Legal: **Illinois Grant No. 127 - 4.08 Acres and Illinois Grant No. 146 - 5.15 Acres, Floyd County, Indiana**

Tot Deductions:	\$96,485	<u>Deduction Type</u>	<u>Comment</u>	<u>E</u>
		Over 65	\$14,000	<u>S</u>
		Homestead Standard	\$45,000	

Remarks

9.23 ACRE FLOYD COUNTY ESTATE LIVE ONSITE MULTIPAR AUCTION - SATURDAY, OCTOBER 16 @ 10AM. Prime Floyd County acreage with suburban ranch with sunroom, garage carport, 2 pole barns, and 2 small lakes in the community of St. Joe offered multipar in two tracts with the ability to bid on one tract or in a combination as an entirety. Great potential for mini-farms, homesite, or future investment with sewer available on Tract 2. Tract 1- Home & Improvements on 4.08 Acres with 200' Road Frontage. Tract 2 - 5.15 Acres Vacant with 100' Road Frontage. Possession subject to crop rights 2021. Both tracts run adjacent to the historic Monon railroad. Cistern provides water for outdoor use only. See MLS#2021011068 for Tract 2. LEGAL DESCRIPTION Illinois Grant No. 127 - 4.08 Acres and Illinois Grant No. 146 - 5.15 Acres, Floyd County, Indiana. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash or check in USD due following the auction, balance due in 40 days for clear title. Taxes 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 Wednesday, Sept. 29 & Wednesday, Oct. 13, 4-6PM.

Amenities

Type:	1 Story	Foundation:	Concrete Block
Zoning:	Agri/ Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Partial, Partially Finished
Outbuildings:	Garage, Pole Barn, Shed	Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Location:	First Level
Tillable Acreage:	4 Acres	Laundry Type:	Laundry Room
Roof Type:	Shingle	Road Frontage:	300'
Appliances:	Clothes Dryer, Clothes Washer, Freezer, Microwave, Oven Self Clean, Range / Oven, Refrigerator	Pasture Acreage:	
Lot Description:	Additional Land Av, Garden Area		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Patio, Paved Driveway, Sunroom, Thermopane windows		
Interior Feat:	1st Floor Master, 1st Floor Utility, Ceiling Fan(s), Eat-in Kitchen, Family Room, Formal Dining Rm, Natural Wood Trim, Wood Stove		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,568.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	616.0	TFLS:	2,184
Below Grade Unfinish:	504.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **22 x 14** Garage Type: **Carpport, Detached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Kitchen	16.4 x 13.3	1st Floor	Vinyl	
Dining Room	17.4 x 13.4	1st Floor	Carpet	
Living Room	15.9 x 14.4	1st Floor	Carpet	
MainBedroom	13.2 x 12.6	1st Floor	Carpet	
Bathroom Full	7 x 8.6	1st Floor	Vinyl	
Bedroom	13.6 x 12.3	1st Floor	Wood	
Bedroom	10 x 10	1st Floor	Wood	
Bathroom Full	9.8 x 5	1st Floor	Vinyl	

Other 8.8 x 6 1st Floor Vinyl Laundry Room
Family Room 38.6 x 16 LL/Basement Other Partial finish w/drop ceiling

Utilities

Water Heater: **Electric**
Water Type: **Cistern, Public Onsite**
Natural Water: **Creek, Lake**
Sewer Type: **Septic Onsite, Sewer Available**

Heat Type: **Forced Air, Heat Pump**
Cooling Type: **Central Air**
Fuel Type: **Electric**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **Unknown**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.

Client Detail

County Line Road, Sellersburg, IN 47172

Listing #: 2021011068

\$0

Active (09/22/21)



Prop Type: **Vacant Land**
County: **Floyd**
Subdiv: **No**
Township: **New Albany**
Acres: **5.1500**
Zoning: **Agri/ Residential**
Outbuildings:
Mobile/Modular:
Wooded YN: **No**
Exempt:
Road Type: **Paved**
Road Frontage: **100'**
Home Owner Assoc:
HOA:
Financing Comment: **No Comments**

Lot Sz: **224,334.00**
Lot Sz Src: **Survey**
DOM: **1**
Lot Dim:
Irreg. Dim: **Yes**
Annual Tax: **133**
Tax Year: **2020/2021**
Land Assess: **\$8,500**
Improvements: **\$0**
Total Assess: **\$8,500**
Timber Acreage:
Pasture Acreage:
Tillable Acreage: **4 Acres**
Possible Financing: **Other**

Parcel#: 220512700013000007
Lot Description: **Additional Land Av, Adj River/Stream/Crk**
Legal: **146 ILL. GNT. 5.15 Acres Floyd County**
Directions: **I-265 to Charlestown Road Exit 4. North 2 miles to left on County Line Road. Follow 2.4 miles to property on left.**

Remarks

FLOYD COUNTY ESTATE LIVE ONSITE MULTIPAR AUCTION - SATURDAY, OCTOBER 16 @ 10AM. Prime Floyd County acreage in the community of St. Joe offered multipar in two tracts with the ability to bid on one tract or in a combination as an entirety. Great potential for mini-farms, homesite, or future investment. Tract 2 - 5.15 Acres Vacant with 100' Road Frontage with sewer available. Possession subject to crop rights 2021. Tract 1- Suburban ranch with sunroom, garage carport, 2 pole barns, and 2 small lakes on 4.08 Acres with 200' Road Frontage. See MLS#2021011067. Both tracts run adjacent to the historic Monon railroad. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash or check in USD due following the auction, balance due in 40 days for clear title. Taxes 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 Wednesday, Sept. 29 & Wednesday, Oct. 13, 4-6PM.

Utilities

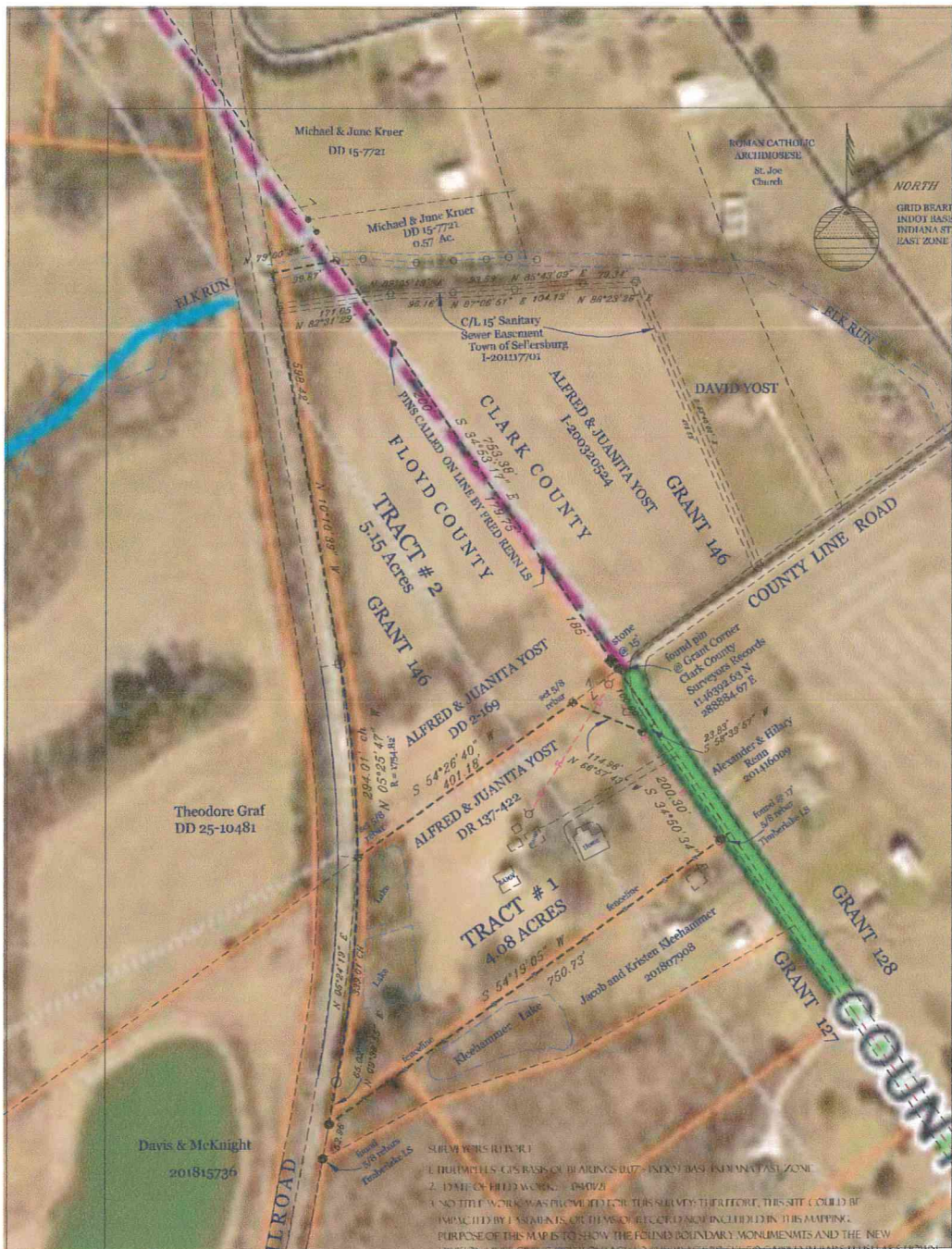
Natural Gas: **No**
Water Type: **Public Available**
Sewer Type: **Sewer Available**
Natural Water:
Electricity: **No**

General Information

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

All information deemed reliable but not guaranteed.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.



Theodore Graf
DD 25-10481

Davis & McKnight
201815736

MONON RAILROAD
60' R/W

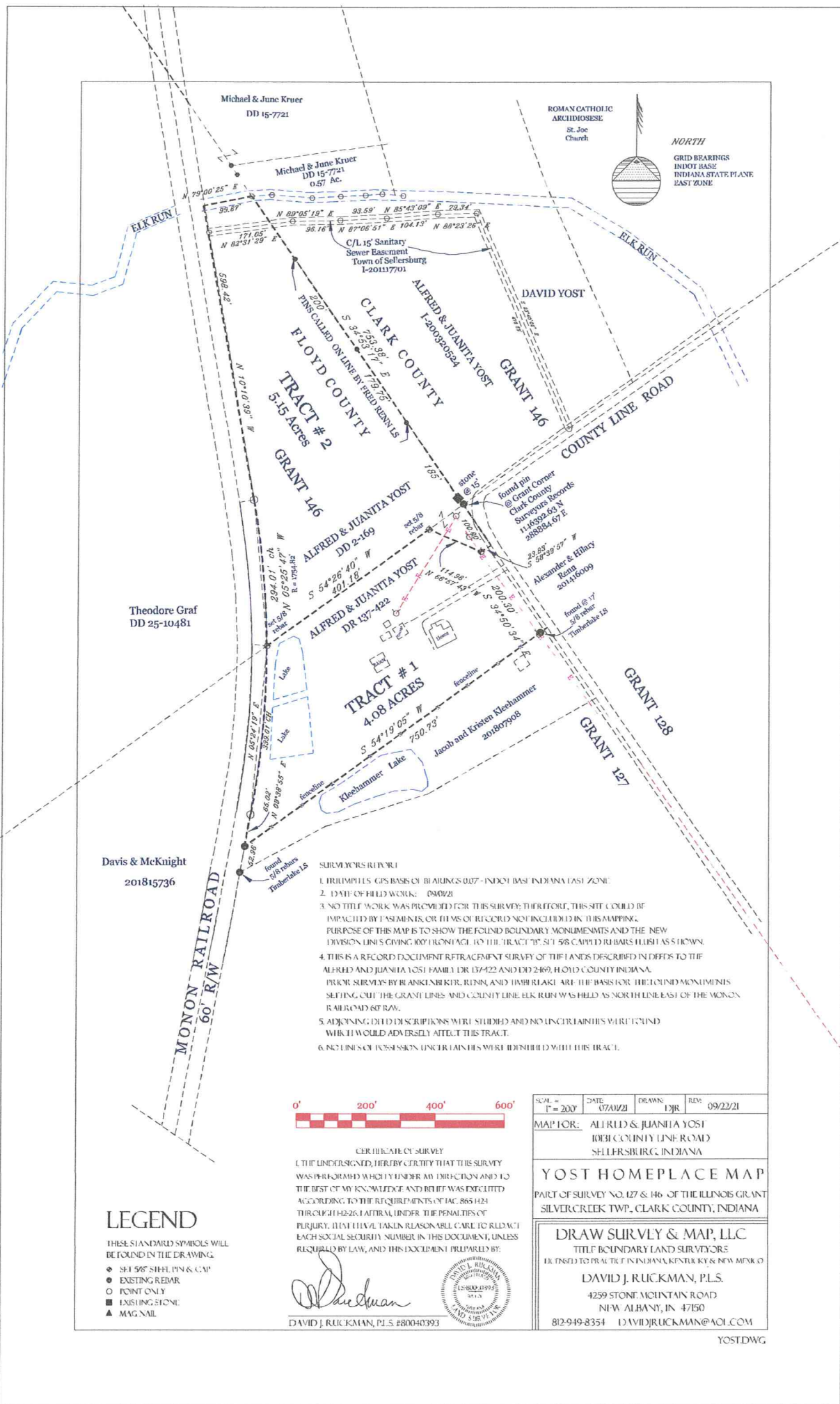


CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHICH I UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865 H24 THROUGH H226.1 AFFIRM UNDER THE PENALTIES OF PERJURY. I HAVE TAKEN REASONABLE CARE TO 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" = 200'	DATE 07/20/21	DRAWN DJR	REV 09/22/21
MAP FOR: ALFRED & JUANITA YOST BOB COUNTY LINE ROAD SELLERSBURG, INDIANA			
YOST HOMEPLACE MAP			
PART OF SURVEY NO. 127 & 146 OF THE ILLINOIS GRANT SILVERCREEK TWP., CLARK COUNTY, INDIANA			
DRAWN SURVEY & MAP, LLC TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA, KENTUCKY & NEW MEXICO			
DAVID J. RUCKMAN, P.L.S. 4259 STONE MOUNTAIN ROAD NEW ALBANY, IN 47150 812-949-8354 DAVIDJRUCKMAN@AOL.COM			

- LEGEND**
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- ◆ 5/8" STEEL PIN & CAP
 - EXISTING REBAR
 - POINT ONLY
 - EXISTING STONE
 - ▲ MAG NAIL



Theodore Graf
DD 25-10481

Davis & McKnight
201815736

- SURVEYORS REPORT**
1. THIS MAP IS ON THE BASIS OF BEARINGS 037 - INDIAN BASE INDIANA EAST ZONE.
 2. DATE OF FIELD WORK: 09/02/21
 3. NO TITLE WORK WAS PROVIDED FOR THIS SURVEY THEREFORE, THIS SITE COULD BE IMPACTED BY EASEMENTS, OR Easements OF RECORD NOT INCLUDED IN THIS MAPPING. PURPOSE OF THIS MAP IS TO SHOW THE FOUND BOUNDARY MONUMENTS AND THE NEW DIVISION LINES GIVING 100' ROUND OFF TO THE TRACTS. THE 5/8" CAPTED IRON REBAR IS SHOWN.
 4. THIS IS A RECORD DOCUMENT RE-TRACED SURVEY OF THE LANDS DESCRIBED IN DEEDS TO THE ALFRED AND JUANITA YOST FAMILY DR 137-422 AND DD 2-169, FLOYD COUNTY INDIANA. PIONEER SURVEYS BY BLANKINSHIP, RINN, AND TIMPARIKI ARE THE BASIS FOR THE FOUND MONUMENTS SETTING OUT THE GRANT LINES AND COUNTY LINE. ELK RUN WAS HELD AS NORTH LINE EAST OF THE MONON RAILROAD 60' R/W.
 5. ADJOINING DEED DESCRIPTIONS WERE STUDIED AND NO UNCERTAINTIES WERE FOUND WHICH WOULD ADVERSELY AFFECT THIS TRACT.
 6. NO LINES OF UNCERTAINTY WERE IDENTIFIED WITH THIS TRACT.



LEGEND

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

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHICH BY THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXCITED ACCORDING TO THE REQUIREMENTS OF IAC 865-1424 THROUGH 142-26. 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

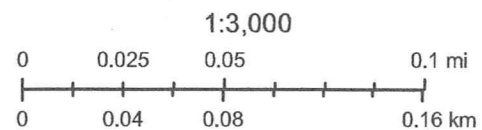
DAVID J. RUCKMAN, P.L.S. #8004393

SCALE = 1" = 200'	DATE: 07/01/21	DRAWN: DJR	REV: 09/22/21
MAP FOR: ALFRED & JUANITA YOST FLOYD COUNTY LINE ROAD SELLERSBURG, INDIANA			
YOST HOMEPLACE MAP			
PART OF SURVEY NO. 127 & 146 OF THE ILLINOIS GRANT SILVERCREEK TWP., CLARK COUNTY, INDIANA			
DRAWN SURVEY & MAP, LLC TITLE BOUNDARY LAND SURVEYORS 1615 N. 10TH STREET, INDIANAPOLIS, IN 46204			
DAVID J. RUCKMAN, P.L.S. 4259 STONE MOUNTAIN ROAD NEW ALBANY, IN 47150 812-949-8354 DAVIDJRUCKMAN@AOL.COM			

10131 County Line Road, Sellersburg, Indiana 47172



- | | |
|-------------------------------|---------------------------------|
| DNR Floodplain | 0.2% Annual Chance Flood Hazard |
| Flood Zone and Subtype | Reduced Risk Due to Levee |
| A, | Floodplains (DFIRM) |
| A, APPROXIMATE FLOODWAY | A |
| AE Fringe | AE Fringe |
| AE, DNR APPROVED FLOODWAY | AE Floodway |
| AE, DNR APPROVED STUDY | AO, |
| AE Floodway | 0.2% Annual Chance Flood Hazard |
| AO, | Reduced Risk Due to Levee |
| AO, DNR APPROVED STUDY | |



22-05-12-700-033.000-007

General Information

Parcel Number 22-05-12-700-033.000-007
Local Parcel Number 0052470002

Tax ID:

Routing Number 05-12-7A0-008

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2021

Location Information

County Floyd
Township NEW ALBANY TOWNSHIP
District 007 (Local 007)
NEW ALBANY TOWNSHIP
School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 5000200-007
New Albany City Homesites

Section/Plat

Location Address (1)
10131 COUNTY LINE Rd
SELLERSBURG, IN 47172

Zoning

Subdivision

Lot

Market Model

5000200-007 - Residential

Characteristics

Topography High, Rolling
Public Utilities Water, Electricity
Streets or Roads Paved
Neighborhood Life Cycle Stage

Monday, September 20, 2021

Printed

Review Group 2020

Yost, Alfred & Juanita

Ownership

Yost, Alfred & Juanita
10131 County Line Rd
Sellersburg, IN 47172

Legal

127 ILL. GNT. 4-18 AC. (MUDDY FORK CONS DIST.)



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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various valuation amounts.

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Table with columns: Land Pricing Soil Type, Method ID, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infr. % Elig, Res Market Factor, Value

10131 COUNTY LINE Rd

Transfer of Ownership

Date 06/30/1953
Owner Yost, Alfred & Juanita
Doc ID 0
Code WD
Book/Page 137/422
Adj Sale Price \$0
V/I 1

511, 1 Family Dwell - Unplatted (0 to 9.9

New Albany City Homesite

Notes

10/17/2019 22Q2: 2019 BF FEILD REVIEW AND DATA COLLECTION.
8/10/2017 18Q4: SKETCH CHANGES
7/29/2015 04UD: UPDATE FOR 3/1/2004 FLD CK--PERMIT #5318 - ADDITION 40,000 6-2-100 % COMP DB 5/11/04
7/29/2015 12UP: 2012 UPDATE TIP FILED APPEAL GAVE OBSOL WITH COMPS 4-5-13 MR

Land Computations

Table with columns: Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value

Appraiser 11/11/2019 BF

Collector 11/11/2019 BF

Data Source External Only

Review Group 2020

General Information

Occupancy: Single-Family
 Description: Single-Family R 01
 Story Height: 1
 Style: 11 Story Conventional
 Finished Area: 1568 sqft

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

Porch, Enclosed Frame Value \$5,600
 Stoop, Masonry Value \$1,400
 Patio, Concrete Value \$2,000

Plumbing

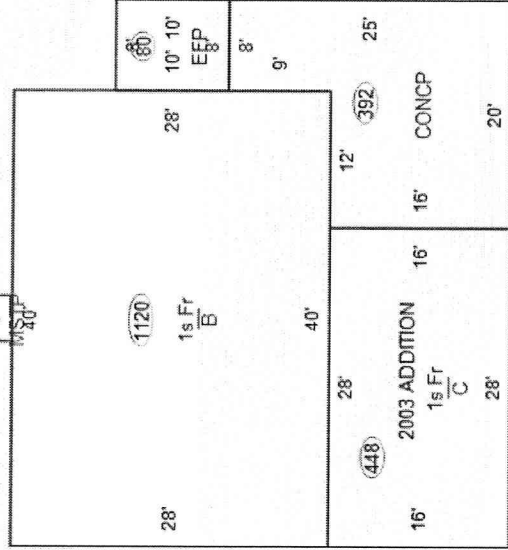
#	TF
Full Bath	1
Half Bath	1
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1568	1568	\$95,900	
2				
3				
4				
1/4	1120	0	\$25,900	
1/2	448	0	\$3,900	
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) \$3,500
 No Elec (-) \$0
 Plumbing (+/-) \$1,600
 Spec Plumb (+) \$0
 Elevator (+) \$0

Total Base \$125,700
1 Row Type Adj. x 1.00 \$125,700

Sub-Total, One Unit \$130,800
Sub-Total, 1 Units \$9,000
 Exterior Features (+) \$139,800
 Garages (+) 0 sqft \$139,800
 Quality and Design Factor (Grade) 1.00
 Location Multiplier 0.91
Replacement Cost \$127,218

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	C	1958	1971	50	A	\$17.85	0.91	\$14.28	\$127,218	35%	\$82,690	0%	100%	1.0000	\$99,200
2: Barn, Pole (T3) R 01	0%	1	T3ISO	D	2000	2000	21	A	\$18.41	0.91	\$13.50	\$3,742	40%	\$2,250	0%	100%	1.0000	\$2,700
3: Barn, Pole (T3) R 01	0%	1	T3AW	D	1976	1976	45	A	\$10.10	0.91	\$10.10	\$7,074	60%	\$2,830	0%	100%	1.0000	\$3,400
4: Car Shed R 01	0%	1	Free Standing	D	1958	1958	63	A	\$38.22	0.91	\$38.22	\$1,618	65%	\$570	0%	100%	1.0000	\$700
5: Corn Crib, Frame R 01	0%	1	Wood Frame	D	1958	1958	63	A	\$19.36	0.91	\$19.36	\$1,838	65%	\$640	0%	100%	1.0000	\$800
6: Detached Garage R 01	100%	1	Wood Frame	D	1958	1958	63	A	\$19.36	0.91	\$19.36	\$8,570	47%	\$4,540	0%	100%	1.0000	\$5,400
7: Utility Shed R 01	0%	1		E	1970	1970	51	F	\$19.36	0.91	\$19.36	\$846	70%	\$250	0%	100%	1.0000	\$300

22-05-12-700-013.000-007
General Information
Parcel Number
 22-05-12-700-013.000-007
Local Parcel Number
 0052450011
Tax ID:

Routing Number
 05-12-7A0-009

Property Class 100
 Vacant Land

Year: 2021

Location Information
County
 Floyd
Township
 NEW ALBANY TOWNSHIP
District 007 (Local 007)
 NEW ALBANY TOWNSHIP
School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Neighborhood 5000200-007
 New Albany City Homesites

Section/Plat

Location Address (1)
 10131 COUNTY LINE RD
 SELLERSBURG, IN 47124

Zoning

Subdivision

Lot

Market Model
 5000200-007 - Residential

Characteristics
Topography Flood Hazard
 Rolling ERA
Public Utilities Water, Electricity
Streets or Roads TIF
 Paved
Neighborhood Life Cycle Stage
 Static
 Printed Monday, September 20, 2021
Review Group 2022

Yost, Alfred & Juanita
Ownership
 Yost, Alfred & Juanita
 10131 County Line Rd
 Sellersburg, IN 47172

Legal
 146 ILL. GNT. 5.75 AC. (MUDDY FORK CONS
 DIST)



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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Total
2021	WIP	01/20/2021	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$8,500	\$0	\$8,500	\$0	\$0	\$8,500
2020	AA	01/01/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$8,500	\$0	\$8,500	\$0	\$0	\$8,500
2019	AA	06/25/2019	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$10,300	\$0	\$10,300	\$0	\$0	\$10,300
2018	Misc	02/15/2019	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$10,700	\$0	\$10,700	\$0	\$0	\$10,700

Land Data (Standard Depth: Res 120' CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
4 A WA	0	5.7500	\$1,290	\$1,484	\$8,533	0%	0%	1.0000	\$8,530

10131 COUNTY LINE RD
Transfer of Ownership
Date
 01/10/1975
Owner
 Yost, Alfred & Juanita
 01/01/1900 RENN, LOUISE

100, Vacant Land
Doc ID Code Book/Page Adj Sale Price VII
 0 WD 2/169 \$0
 WD / \$0

New Albany City Homesite
Notes
 10/6/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION.
 8/10/2017 18Q4: SKETCH CHANGES

Land Computations

Calculated Acreage	5.75
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.75
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	5.75
Farmland Value	\$8,530
Measured Acreage	5.75
Avg Farmland Value/Acre	1483
Value of Farmland	\$8,530
Classified Total	\$0
Farm / Classified Value	\$8,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$8,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,500

Data Source External Only **Collector** 10/22/2020 BF **Appraiser** 10/22/2020 BF



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 10131 County Line Road, Sellersburg, IN 47172

LEAD WARNING STATEMENT

Every buyer 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 that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

- (i) [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
(ii) [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: (check (i) or (ii) below)

- (i) [] Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):
(ii) [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) [] Buyer has received copies of all information listed above.
(d.) [] Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
(e.) [] Buyer has (check (i) or (ii) below):
(i) [] received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards:
OR
(ii) [X] waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) [Signature] Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

10131 County Line Road, Sellersburg, IN 47172

(Property Address)

47 **CERTIFICATION OF ACCURACY**

48 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
49 have provided is true and accurate.

50
51 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
52 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
53 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
54 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
55 document shall be promptly delivered, if requested.

56	<u>Stephen A. Yost</u>	<u>8-31-2021</u>	_____	_____
57	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
58				
59	<u>Stephen A. Yost</u>	_____	_____	_____
60	PRINTED		PRINTED	
61				
62				
63	_____	_____	_____	_____
64	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
65				
66	_____	_____	_____	_____
67	PRINTED		PRINTED	
68	<u>[Signature]</u>	<u>8-31-2021</u>	_____	_____
69	LISTING BROKER	DATE	SELLING BROKER	DATE
70				



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Form #37. Copyright IAR 2021



10131 County Line Road, Sellersburg, IN 47172
(Property Address)

PERMANENT SANITARY SEWER EASEMENT

COPY

We, the undersigned, ALFRED F. YOST and JUANITA ^{L.}~~X~~ YOST, owner of property conveyed at Instrument #200320524, do hereby grant unto TBD, LLC, an Indiana Limited Liability Company, and/or THE TOWN OF SELLERSBURG, their successors and/or assigns a perpetual easement for the purpose of construction, installation, erection, reconstruction, renewal, inspection, repair, removal, replacement and patrolling of a sewer or sewers, over, across, under and through the land of said undersigned, situated in Clark County and Floyd County, Indiana, together with the right of ingress and egress for the above stated purposes:

The easement shall be over and along the following described real estate, to-wit:

THE FOLLOWING IS A LEGAL DESCRIPTION PREPARED THIS 4TH DAY OF JANUARY, 2007, OF REAL PROPERTY BEING PART OF SURVEY #146 OF THE ILLINOIS GRANT, FLOYD COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SURVEY #127 AND THE WEST CORNER OF SURVEY #128 ON THE SOUTHERN LINE OF SAID SURVEY #146, THENCE ALONG THE LINE DIVIDING CLARK AND FLOYD COUNTIES NORTH 34 DEG. 53' 04" WEST 743.89 FEET, THENCE PERPENDICULAR TO SAID LINE SOUTH 55 DEG. 06' 56" WEST 112.51 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF THE CSX RAILROAD, THIS BEING THE POINT OF BEGINNING OF A SANITARY SEWER FORCE LINE EASEMENT 15.00 FEET IN EVEN WIDTH WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS: NORTH 82 DEG. 31' 29" EAST 171.05 FEET, NORTH 89 DEG. 05' 19" EAST 96.16 FEET, NORTH 87 DEG. 06' 51" EAST 93.59 FEET, NORTH 85 DEG. 43' 09" EAST 104.13 FEET, NORTH 88 DEG. 22' 35" EAST 104.58 FEET, NORTH 14 DEG. 38' 02" EAST 55.30 FEET TO THE SOUTH LINE OF THAT PROPERTY RECORDED IN INSTRUMENT #200427848, SAID POINT BEING THE TERMINUS OF SAID EASEMENT.

AND ALSO A 20.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT IMMEDIATELY NORTH OF THE ABOVE DESCRIBED TRACT.

TBD, LLC and/or THE TOWN OF SELLERSBURG, and their successors and assigns, shall additionally have the right to enter along, over and upon said easement to repair, relocate, service and maintain such sewer, at will, and to make such alterations and improvements in the facilities thereof as may be necessary or useful, as well as the right to remove from the extent of the easement any encroaching trees, buildings or

other obstructions to free and unobstruct the easement.

TBD, LLC and/or THE TOWN OF SELLERSBURG shall further be allowed to assign their interest under this Easement.

The grant and other provisions of this easement shall constitute a covenant running with the land for the exclusive benefit of a sanitary sewer easement, and their successors and assigns.

IN WITNESS WHEREOF, the undersigned have signed this easement, this 23rd day of ~~January~~ ^{May}, 2007.

Alfred F. Yost
ALFRED F. YOST

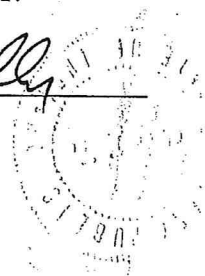
Juanita L. Yost
JUANITA L. YOST

STATE OF INDIANA)
) SS:
COUNTY OF CLARK)

Before me, a Notary Public, in and for said County and State, personally appeared ALFRED F. YOST and JUANITA L. YOST and acknowledge the execution of the foregoing as their free and voluntary act and deed for the use and purpose mentioned herein.

WITNESS my hand and seal, this 23rd day of May, 2007.

Virgil E. Bolly
NOTARY PUBLIC



My Commission Expires:
8-7-2008
Virgil E. Bolly

PRINTED SIGNATURE

Resident of Clark Co., Indiana

THIS INSTRUMENT PREPARED BY:
YOUNG, LIND, ENDRES & KRAFT
JOHN A. KRAFT, ATTORNEY

1				
2				
3				
4				
Revision	Date	By		

SANITARY SEWER EASEMENTS
 YOST PROPERTY ADDITIONAL
 FOR TOWN OF SELLSBURG
 BY GLENWOOD SPRINGS LLC

PAUL PRIMAVERA & ASSOCIATES
 ENGINEERS &
 LAND SURVEYORS

301 E. CHESTNUT ST.
 P.O. BOX 123
 CORYDON, IN 47112
 TEL: (812) 738-4124
 FAX: (812) 738-8740
 E-MAIL:
 PRIMAVERA@PRIMAVERA.WIN.NET

Date: 05/16/11
 Drafted By: PEP
 Checked By: PEP
 Directory:
 Filer: GLENWOOD D S
 Job No: 03-9141
 Drawing No.
ONE

