

BID PACKET

Glen & Marsha Wiers Revocable Living Trust

43 ACRES, HOME & BARN REAL ESTATE AUCTION



**9605 COOKS MILL ROAD
GEORGETOWN, IN 47122**



SATURDAY, SEPTEMBER 21 @ 9AM
REAL ESTATE SELLS @ 11AM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE AUCTION TERMS AND CONDITIONS
9605 Cooks Mill Road, Georgetown, Indiana 47122
Saturday, September 21, 2019 @ 9 AM

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

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

BIDDING LIVE ONSITE Bidding in this auction is being conducted live onsite selling each tract of real estate individually and then combined using the multi-par method of bidding.

MULTI-PAR BIDDING The multi-par auction method is used to sell multiple parcels (tracts) of real estate at auction - first offering each tract individually, and then in combinations. The final sales price and bidder(s) is determined by the combinations which realize the highest bid.

AUCTION ORDER Round One - Individual Tracts (Beginning with Tract 1 - Home & Barn on 2.04 Acres followed by Tract 2 - Vacant 40.84 Acres). Round Two - Combination of Tracts. Round Three and Beyond - Bidder's Choice - Individual or Combination.

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

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

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

POSSESSION - Seller will give possession at closing.

SURVEY - Current survey by David J. Ruckman, L.S. is provided by the seller.

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

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

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

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

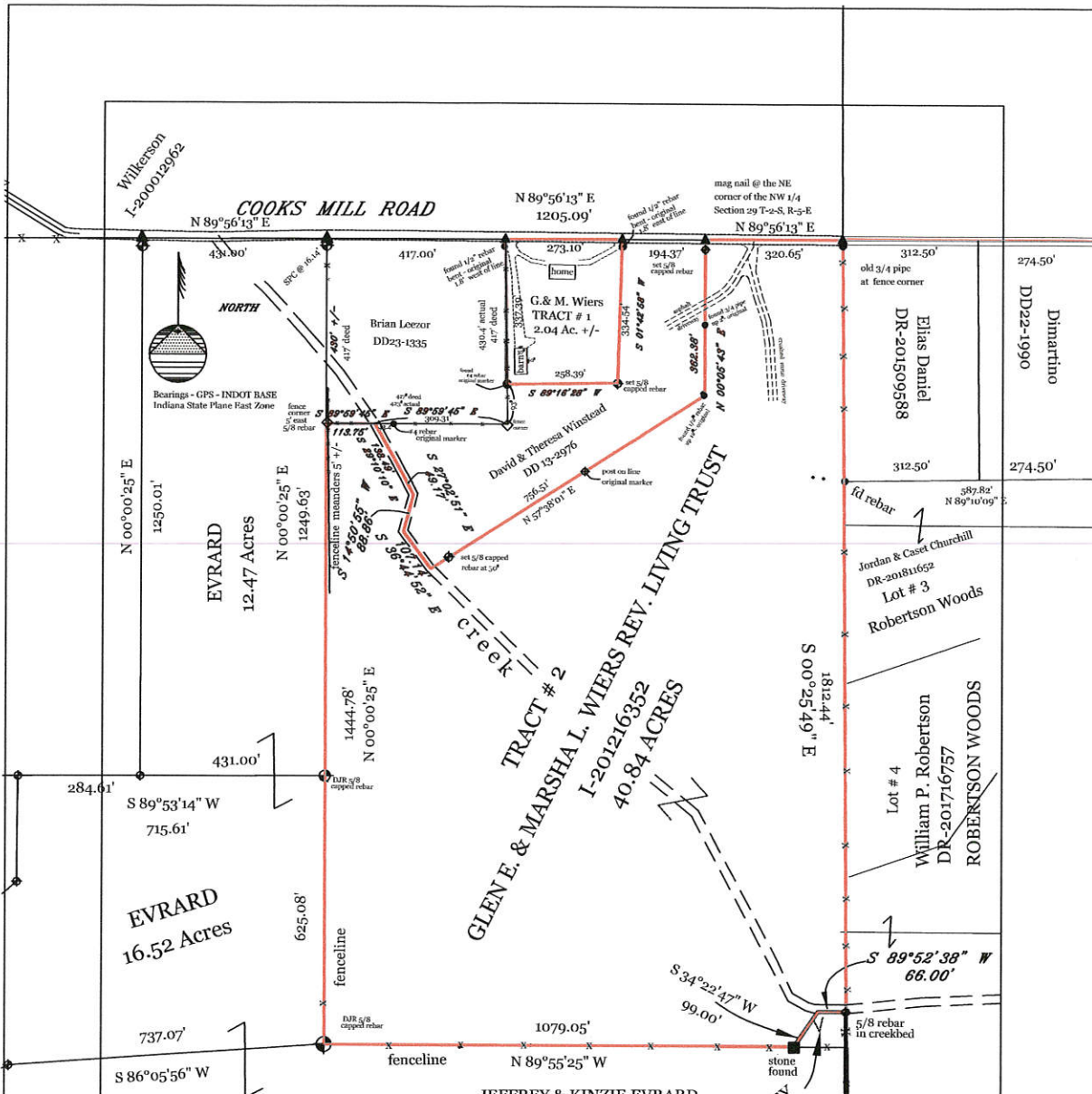
FEDERAL LEAD-BASED PAINT DISCLOSURE Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint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

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

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

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

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



SURVEYORS REPORT

1. Triumph LS - GPS - Indiana State Plane East Zone
2. CLASS "C" SURVEY (0.26')
3. DATE OF FIELD WORK - August 16, 2019
4. NO TITLE WORK WAS PROVIDED OR PERFORMED PRIOR TO THIS SURVEY THEREFORE THIS SITE MAY BE SUBJECT TO EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON.
5. THIS IS A RECORD DOCUMENT RETRACEMENT SURVEY OF THE LANDS DESCRIBED IN DEED TO WIERS TRUST - 201216352 PURPOSE OF SURVEY TO SHOW REMAINING WIERS LAND IN TWO TRACTS. SET 5/8 CAPPED REBARS AS SHOWN, FOUND CORNER MONUMENTS AS SHOWN HEREON.
6. ADJOINING DEED DESCRIPTIONS WERE STUDIED AND NO UNCERTAINTIES WERE FOUND WHICH WOULD ADVERSELY AFFECT THIS TRACT.
7. LINES OF POSSESSION UNCERTAINTIES WERE IDENTIFIED WITH THIS TRACT ON . EXCEPTED LEEZOR OUTPARCEL WHICH CALLS FOR 417' BUT SOUTH LINE FOUND AT 450' +/- FROM THE NORTH LINE OF THE SECTION.

LEGEND

These standard symbols will be found in the drawing.

- ◆ SET 5/8" STEEL PIN AND CAP
- EXISTING STEEL PIN
- POINT ONLY
- EXISTING STONE
- ▲ ROAD NAIL



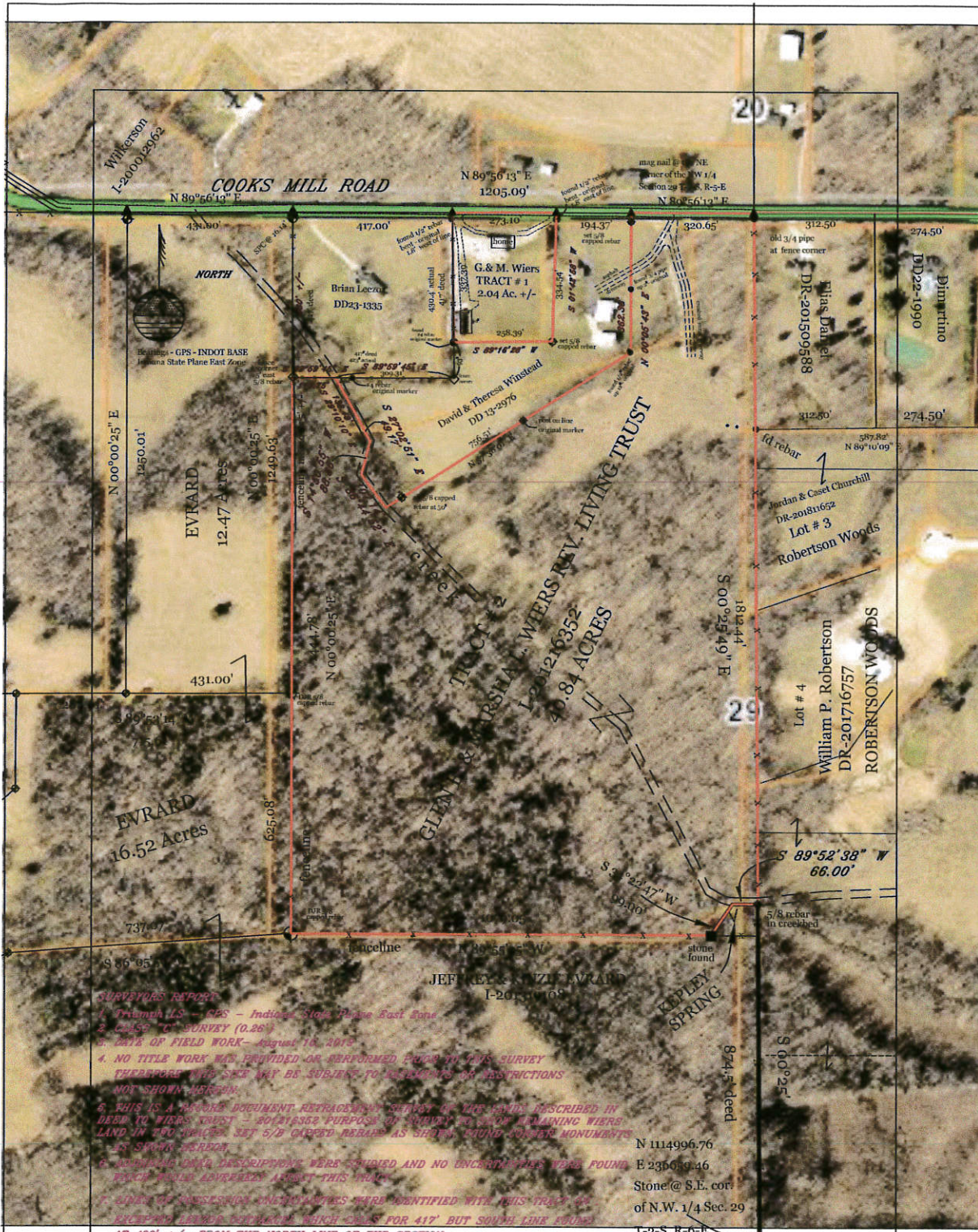
CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865 H24 THROUGH H26. I AFFIRM UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

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

N 1114996.76
 E 236659.46
 Stone @ S.E. cor.
 of N.W. 1/4 Sec. 29
 T-2-S, R-6-E

SCALE = 1" = 300'	DATE: (US/2019)	DRAWN: DJR	REV:
MAP FOR: WIERS FAMILY 9605 COOKS MILL ROAD GEORGETOWN, INDIANA			
WIERS FAMILY PART OF SECTION 29 T-2S, R-5-E GEORGETOWN TOWNSHIP, FLOYD CO., IN.			
DRAW 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			



SURVEYORS REPORT

1. TRIANGULATION - GPS - Indiana State Plane East Zone
2. CLASS "C" SURVEY (0.26")
3. DATE OF FIELD WORK - August 18, 2019
4. NO TITLE WORK WAS PROVIDED OR PERFORMED EXCEPT IN THIS SURVEY THEREFORE THIS SITE MAY BE SUBJECT TO ENCUMBRANCES OR RESTRICTIONS NOT SHOWN HEREON.
5. THIS IS A REVERSE DOCUMENT RETRACEMENT SURVEY OF THE LANDS DESCRIBED IN DEED TO WIERS TRUST - 50121352 PURPOSE OF SURVEY TO SHOW REMAINING WIERS LAND IN TWO TRACTS. SET 5/8 CORNER REBAR AS SHOWN. FOUND OTHER MONUMENTS AS SHOWN HEREON.
6. ALL BOUNDARY DATA DESCRIPTIONS WERE STUDIED AND NO UNCERTAINTIES WERE FOUND WHICH WOULD AFFECT THIS TRACT.
7. SIDES OF ADJACENT LANDS WERE IDENTIFIED WITH THIS TRACT AS EXCEPTED LANDS WITHIN WHICH GOALS FOR 417' BUT SOUTH LINE BOUND AT 430' +/- FROM THE NORTH LINE OF THE SECTION.

LEGEND

- These standard symbols will be found in the drawing.
- ◆ SET 5/8" STEEL PIN AND CAP
 - EXISTING STEEL PIN
 - POINT ONLY
 - EXISTING STONE
 - ▲ ROAD NAIL



CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865 H24 THROUGH H26. I AFFIRM UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

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

SCALE = 1" = 300'	DATE: 08/20/19	DRAWN: DJR	REV:
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MAP FOR: WIERS FAMILY
 9605 COOKS MILL ROAD
 GEORGETOWN, INDIANA

WIERS FAMILY
 PART OF SECTION 29 T-2S, R-5E
 GEORGETOWN TOWNSHIP, FLOYD CO., IN.

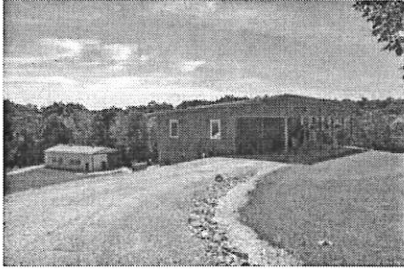
DRAW SURVEY & MAP, LLC
 TITLE BOUNDARY LAND SURVEYORS
 LICENSED TO PRACTICE IN INDIANA, KENTUCKY & NEW MEXICO

DAVID J. RUCKMAN, P.L.S.
 4259 STONE MOUNTAIN ROAD
 NEW ALBANY, IN 47150
 812-949-8354 DAVIDJRUCKMAN@ACL.COM

Client Detail

9605 Cooks Mill Road, Georgetown, IN 47122

Listing #: **2019010473** Total Finished Sqft: **1,100** Above Grade Finished SqFt: **1,100** Active (09/03/19) **\$0**



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Georgetown
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220202900020000002
Beds:	2	Lot Sz:	2.04 / 88,862
Baths:	2 (2 0)	Lot Size Src:	Survey
Abv Grd SF:	1,100	Lot Dim:	273' x 334' x 258' x 337'
Tot Fin SF:	1,100	Year Built:	2000
New Const:	No	Annual Tax:	1,293
Home Warranty:	No	Tax Year:	2018/2019
Land Assess:	46,200	DOM:	0
Improvements:	102,000	HOA \$:	/
Total Assess:	148,200		

Directions: **I-64 Georgetown Exit #118 to St. Rd. 64. West 3.6 miles to right on Kepley Road. North 1.5 miles to left on Cooks Mill Road. West 6/10 mile to property on left.**

Legal:	N W 1/4 29-2-5 2.04 Acres		
Tot Deductions:	\$67,705	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestead	\$19,705
		Mortgage	\$3,000
		<u>Deduction Type</u>	<u>Comment</u>
		Homestead Standard	45,000

Remarks

Home, Barn & Contents Auction Saturday, September 21 @ 9AM. (Real Estate sells at 11 AM) Selling live onsite two Floyd County properties separated by an adjoining neighbor offered individually and then in combinations. Tract 1 - Unique compact modern design home with a single slope galvanized metal roof custom built in 2000 with 12' x 61' attached carport set up for RV hookup, 16' x 24' covered porch, full storage basement with two-car garage and 30' x 60' insulated clear-span pole barn with 14' sliding doors. Home built with 2' x 6' construction, insulated and efficient with Pella windows and Lennox HE electric heat pump. Equipped kitchen & laundry. One owner home ready to move into! Located 2 miles NW of St. Rd. 64 off Kepley Road and just 25 minutes to downtown Louisville. See MLS #2019010474 for Tract 2, a wooded 40.84-acre site. 2019 Boundary survey included with each tract. Part of Parcel #22-02-900-020.000-002. Taxes and assessments based on 43.17 acres with improvements. 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 day of the auction, balance due in 40 days. Taxes prorated to day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN HOUSE Wednesday, September 11, 4-6PM, Friday, September 20, 1-5PM or call for an appointment.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Frame On-Site	Basement Type:	Full, Unfinished
Outbuildings:	Pole Barn	Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Location:	First Level
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator	Laundry Type:	Laundry Room
		Road Frontage:	273'
Lot Description:	Additional Land Av		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Porch, Thermopane windows		
Interior Feat:	1st Floor Utility, Bath Master, Ceiling Fan(s), Security System		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,100.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,100
Below Grade Unfinish:	1,080.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **24 x 16** Garage Type: **Basement, Rear Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	21.6 x 12	1st Floor	Carpet	
Kitchen	10.6 x 11	1st Floor	Vinyl	
Bathroom Full	5 x 8	1st Floor	Vinyl	
Other	9 x 11	1st Floor	Laminate	Laundry Room
Bedroom	10 x 14	1st Floor	Carpet	
MainBedroom	15 x 10	1st Floor	Carpet	
Bathroom Full	11 x 4	1st Floor	Laminate	Master Bedroom
Other	24 x 16	1st Floor		Covered Porch

Utilities

Water Heater:	Electric	Heat Type:	Heat Pump
Water Type:	Public Onsite	Cooling Type:	Heat Pump
Natural Water:		Fuel Type:	Electric
Sewer Type:	Septic Onsite		

General Information

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



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

Date (month, day, year)
8-29-2019

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) 9605 COOKS MILL ROAD 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	✓				Cistern	✓				
Clothes Dryer			✓		Septic Field/Bed			✓		
Clothes Washer			✓		Hot Tub	✓				
Dishwasher			✓		Plumbing			✓		
Disposal	✓				Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood			✓		Water Heater/Electric			✓		
Microwave Oven	✓				Water Heater/Gas	✓				
Oven			✓		Water Heater/Solar	✓				
Range			✓		Water Purifier	✓				
Refrigerator			✓		Water Softener	✓				
Room Air Conditioner(s)	✓				Well	✓				
Trash Compactor	✓				Septic and Holding Tank/Septic Mound			✓		
TV Antenna/Dish	✓				Geothermal and <u>Heat Pump</u>			✓		
Other:					Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment	✓				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			✓		
					Are the structures connected to a public sewer system?				✓	
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					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	✓				Attic Fan	✓				
Burglar Alarm			✓		Central Air Conditioning			✓		
Ceiling Fan(s)			✓		Hot Water Heat	✓				
Garage Door Opener / Controls			✓		Furnace Heat/Gas	✓				
Inside Telephone Wiring and Blocks/Jacks	✓				Furnace Heat/Electric <u>Heat Pump</u>			✓		
Intercom	✓				Solar House-Heating	✓				
Light Fixtures			✓		Woodburning Stove	✓				
Sauna	✓				Fireplace	✓				
Smoke/Fire Alarm(s)			✓		Fireplace Insert	✓				
Switches and Outlets			✓		Air Cleaner	✓				
Vent Fan(s)			✓		Humidifier	✓				
60/100 <u>200</u> Amp Service (Circle one)			✓		Propane Tank	✓				
Generator	✓				Other Heating Source	✓				

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 <u>Alan Wiers</u>	Date (mm/dd/yy) <u>8/29/2019</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>Marscha Wiers</u>	Date (mm/dd/yy) <u>8/29/19</u>	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)

9605 COOKS MILL ROAD Georgetown, IN 47122

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

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

Explain:

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

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

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

Signature of Seller <i>Alan Wiers</i>	Date (mm/dd/yy) <i>8/29/19</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Marsha Wiers</i>	Date (mm/dd/yy) <i>8/29/19</i>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.



General Information
Parcel Number
22-02-02-900-020.000-002
Local Parcel Number
0020460015
Tax ID:

Routing Number
02-02-900-019

Property Class 101
Cash Grain/General Farm

Year: 2019

Location Information

County
Floyd
Township
GEORGETOWN TOWNSHIP
District 002 (Local 002)
GEORGETOWN TOWNSHIP
School Corp 2400
NEW ALBANY-FLOYD COUNTY C
Neighborhood 2000100-002
Georgetown Homesite

Section/Plat
29

Location Address (1)
9605 COOKS MILL RD
GEORGETOWN, IN 47122

Zoning

Subdivision

Lot

Market Model
2000100-002 - Residential

Characteristics

Topography
Rolling Flood Hazard
Public Utilities
Water, Electricity ERA
Streets or Roads
Paved TIF
Neighborhood Life Cycle Stage
Static

Printed
Thursday, July 18, 2019
Review Group 2020

Ownership
Wiers, Glen E. Rev. Trust & Wiers, Mar
9605 Cooks Mill Rd.
GEORGETOWN, IN 47122

Legal

NW 1/4 29-2-5 43.17 Ac.



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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Includes Agricultural section with 2017-2018 data.

Owner
Wiers, Glen E. Rev. Tr
Wiers, Glen E. & Mars
WEIRS, GLEN & MAR
BENCE, WM R & RU
ABLES, GLENDA WE

Agricultural

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price VII
201216352 WD / \$0
200011728 WD / \$0
0 210444 \$0
0 4/8651 \$0
WD / \$0

Notes
3/20/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.
12/26/2012 05NC: UPDATE FOR 3/1/2005 ESTIMATED PUT ON AS 100% COMP DB 4/8/05
12/26/2012 06NC: UPDATE FOR 3/1/2006 100% COMPLETE DB 3/16/06
1/1/1900 12UP: 2012 UPDATE TAXPAYER CALLED CUTS HAY CHANGED LAND MR
1/1/1900 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

Table with columns: Land Pricing Soil Type Method ID, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. % Elig % Factor, Res Market Factor, Value. Includes Land Computations section with Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only Collector Appraiser WPW WPW

Total Value \$46,200

General Information

Occupancy Single-Family
 Description Single-Family R 01
 Story Height 1
 Style 11 Story Conventional
 Finished Area 20 sqft
 Make

Plumbing

#	TF
Full Bath	1
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	3

Floor Finish

Earth
 Slab
 Sub & Joint
 Wood
 Parquet

Tile
 Tile
 Carpet
 Unfinished
 Other

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type
 Central Warm Air

Wall Finish

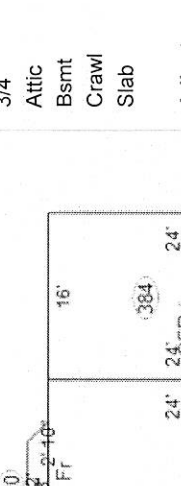
Plaster/Drywall
 Paneling
 Fiberboard

Roofing

Built-Up
 Metal
 Asphalt
 Slate
 Tile
 Wood Shingle
 Other

Exterior Features

Porch, Open Frame



Roofing

Built-Up
 Metal
 Asphalt
 Slate
 Tile
 Wood Shingle
 Other

Description

Porch, Open Frame

Area 384
Value \$0

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1100	20	\$78,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt	1080	0		\$25,200	
Crawl					
Slab					
Adjustments					
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					\$1,800
No Elec (-)					\$0
Plumbing (+/-)					\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$83,300
Sub-Total, 1 Units					\$83,300
Exterior Features (+)					\$6,300
Garages (+) 1116 sqft					\$19,200
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.91
Replacement Cost					\$79,206

Summary of Improvements

Description	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Size
1: Single-Family R 01	2000	2000	19 A	\$14.59	0.91	\$14.59	\$79,206	2,180 sqft
2: Barn, Pole (T3) R 01	2005	2005	14 A	\$14.59	0.91	\$14.59	\$23,890	30' x 60' x 14'

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Client Detail

9000 Block Cooks Mill Road, Georgetown, IN 47122

Listing #: 2019010474

\$0

Active (09/03/19)



Prop Type:	Vacant Land	Lot Sz:	1,778,990.40
County:	Floyd	Lot Sz Src:	Survey
Subdiv:	No	DOM:	0
Township:	Georgetown	Lot Dim:	
Acres:	40.8400	Irreg. Dim:	Yes
Zoning:	Agriculture	Annual Tax:	1,293
Outbuildings:		Tax Year:	2018/2019
Mobile/Modular:	Allowed	Land Assess:	\$46,200
Wooded YN:	Yes	Improvements:	\$102,000
Exempt:	67,705	Total Assess:	\$148,200
Road Type:	Paved	Timber Acreage:	
Road Frontage:	320'	Pasture Acreage:	
HOA:	None	Possible Financing:	Other
Financing Comment:	No Comments		

Parcel#: 220202900020000002
 Lot Description: **Creek, Wooded Lot**
 Legal: **NW 1/4 29-2-5 40.84 Acres**
 Directions: **I-64 Georgetown Exit #118 to St. Rd. 64. West 3.6 miles to right on Kepley Road. North 1.5 miles to left on Cooks Mill Road. West 6/10 mile to property on left.**

67,705

Remarks

Floyd County Acres, Home, Barn & Contents Auction Saturday, September 21 @ 9AM. (Real Estate sells at 11 AM) Selling live onsite two properties separated by an adjoining neighbor offered individually and then in combinations. Tract 2- A wooded and open, gently rolling 40.84 acres perfect for homesite or future development. Spectacular property features large wooded areas and gently rolling hills perfect for sportsmen or those simply looking for seclusion. Property has 320' feet of frontage with a gravel drive entrance, a traversing limestone bed creek, large wood areas and the potential for building sites, hunting, ATV trails and more. Escape and live among the trees and rolling hills. Located 2 miles NW of St. Rd. 64 off Kepley Road and just 25 minutes to downtown Louisville. See MLS # 2019010473 for Tract 1, a 2-acre tract with a compact modern design home with attached carport, covered porch, full basement with garage and 30' x 60' pole barn. 2019 Boundary survey included with each tract. Part of Parcel #22-02-02-900-020.000-002. Taxes and assessments based on 43.17 acres with improvements. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. TERMS 10% Non-refundable down payment day of auction, balance due 40 days. Taxes prorated to day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN Wednesday, 9/11, 4-6PM, Friday, 9/20, 1-5PM or call for an appt.

Utilities

Natural Gas:	No	Natural Water:	Creek
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