

## **BID PACKET**

---

Crown Properties 1, LLC

# **MIDTOWN NEW ALBANY INVESTMENT PROPERTY AUCTIONS**



**1309 & 1313 E. OAK STREET  
NEW ALBANY, IN 47150**



**THURSDAY, MARCH 12 @ 4PM**

**HARRITT  
GROUP INC.**

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**REAL ESTATE AUCTION TERMS AND CONDITIONS**  
**1309 & 1313 E. Oak Street, New Albany, IN 47150**  
**Thursday, March 12, 2020**

**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.

**MULTI-PAR BIDDING** - The multi-parcel auction method is used to sell multiple parcels of real estate at auction - first offering each home 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 home individually beginning with 1309 E. Oak Street. *Round Two and Beyond* - Bidder's Choice of any individual home or combination of homes.

**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.

**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 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.

**REAL ESTATE TAXES & 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.

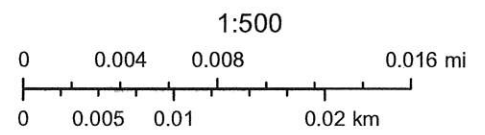
**BROKER PARTICIPATION** A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

**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.



1309 E. Oak Street, New Albany, IN





## Client Detail

**1309 E Oak Street, New Albany, IN 47150**

**\$0**

Listing #: **202006231**

Total Finished SqFt: **1,208**

Above Grade Finished SqFt: **1,208**

Active (02/28/20)



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>New Albany</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>220502800296000008</b>
Beds:	<b>2</b>	Lot Sz:	<b>0.18 / 7,841</b>
Baths:	<b>1 (1 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,208</b>	Lot Dim:	<b>50 x 160</b>
Tot Fin SF:	<b>1,208</b>	Year Built:	<b>1929</b>
New Const:	<b>No</b>	Annual Tax:	<b>2,510</b>
Home Warranty:	<b>No</b>	Tax Year:	<b>2018/2019</b>
Land Assess:	<b>20,500</b>	DOM:	<b>0</b>
Improvements:	<b>71,700</b>	HOA \$:	<b>/ None</b>
Total Assess:	<b>92,200</b>		
Directions:	<b>State Street to east on Spring Street. 3/4 mile to left on 13th Street. Continue north 2 blocks to right on Oak Street. Auction on left.</b>		
Legal:	<b>P 13 L 56</b>		

### Remarks

Midtown New Albany Investment Property Auctions - Thursday, March 12 @ 4 PM. Two classic urban homes - a shotgun and a bungalow ready for restoration - both with large garages located next door to each other. Homes will be offered individually and in combinations by multi-par. The large 1925 square foot detached garage has alley access and includes 8'H x 6'W overhead door, office, workshop, and half bath with separate gas & electric. Both properties need a complete renovation and are selling as is. Ideal for the investors or house flipper! See MLS# 202006232 for 1313 E. Oak St. 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 auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. MULTI-PAR BIDDING The multi-par auction method is used to sell multiple parcels of real estate at auction - first offering each tract individually, and then in 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 @ 812-944-0217. Our staff will be available on auction day for questions. OPEN Thursday, March 5, 4-6 pm & Thursday, March 12, 2-4 PM.

### Amenities

Type:	<b>1 Story</b>	Foundation:	<b>Brick (Solid)</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Basement Type:	<b>Cellar, Crawl Space, Unfinished</b>
Outbuildings:	<b>Garage</b>	Laundry:	<b>Yes</b>
# Fireplaces:	<b>1</b> Fireplace: <b>Unknown</b>	Laundry Type:	<b>Laundry Room</b>
Appliances:	<b>None</b>	Road Frontage:	<b>50'</b>
Exterior Type:	<b>Aluminum Siding, Wood</b>		
Exterior Feat:	<b>Covered Porch, Public Sidewalk</b>		
Interior Feat:	<b>Eat-in Kitchen, Formal Dining Rm</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,208.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>1,208</b>
Below Grade Unfinish:	<b>302.0</b>		

### Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **31 x 24** Garage Type: **Detached, Rear Entry** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Living Room	15.6 x 15	1st Floor	Wood	
Dining Room	11.6 x 10	1st Floor	Wood	
Kitchen	14.6 x 11	1st Floor	Other	
Bedroom	15 x 13.6	1st Floor	Wood	
Bedroom	15 x 12	1st Floor	Wood	
Bathroom Full	5 x 8.6	1st Floor	Other	
Other	9 x 10	1st Floor	Other	Laundry Room

### Utilities

Water Heater:	<b>None</b>	Heat Type:	<b>None</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>None</b>
Natural Water:		Fuel Type:	<b>Nat Gas</b>
Sewer Type:	<b>Sewer</b>		

### General Information

Possession:	<b>At Closing</b>	Covenants & Restr:	<b>Unknown</b>
Flood:	<b>No</b>	Sign:	<b>Yes</b>
Seller Will Lease:	<b>No</b>	Terms:	<b>No</b>



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

Date (month, day, year)  
 2-27-2020

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) **1309 E Oak St, New Albany, IN 47150**

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	X				Irrigation Systems	X				
Hood	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) City					
					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?					X
					Are the improvements connected to a private/community water system?					X
					Are the improvements connected to a private/community sewer system?					X
<b>B. Electrical System</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	<b>D. HEATING &amp; COOLING SYSTEM</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	
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	X				
Generator					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) 2-27-2020	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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

1309 E Oak St, New Albany, IN 47150

2. ROOF				4. OTHER DISCLOSURES			
YES	NO	DO NOT KNOW		YES	NO	DO NOT KNOW	
			X				X
Age, if known Years.				Do structures have aluminum wiring?			
			X				X
Does the roof leak?				Are there any foundation problems with the structures?			
			X				X
Is there present damage to the roof?				Are there any encroachments?			
			X				X
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants?			
			X				X
If yes, how many layers?				Is the present use of non-conforming use? Explain:			
			X				X
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?							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
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?							X
Explain:				Is the access to your property via a private road?			
						X	
				Is the access to your property via a public road?			
				X			
				Is the access to your property via an easement?			
				X			X
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
					X		
				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		

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>	2-28-2020		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.





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: 1309 E Oak St, New Albany, IN 47150

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.

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) 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.) 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.)

1309 E Oak St, New Albany, IN 47150

(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  
57  02-11-2020  
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59  
60 PRINTED PRINTED

61  
62  
63 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

64  
65 PRINTED PRINTED

66  
67  
68  
69 LISTING BROKER DATE SELLING BROKER DATE



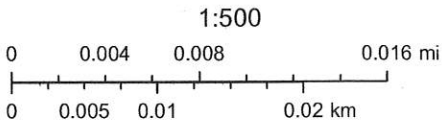
Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.  
**Form #37. Copyright IAR 2020**



1309 E Oak St, New Albany, IN 47150  
(Property Address)



1313 E. Oak Street, New Albany, IN 47150





## Client Detail

**1313 E Oak Street, New Albany, IN 47150**

Listing #: **202006232**

Total Finished SqFt: **1,237**

Above Grade Finished SqFt: **1,237**

**\$0**  
Active (02/28/20)



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>New Albany</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>220502800295000008</b>
Beds:	<b>2</b>	Lot Sz:	<b>0.18 / 7,841</b>
Baths:	<b>1 (1 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,237</b>	Lot Dim:	<b>49 x 160</b>
Tot Fin SF:	<b>1,237</b>	Year Built:	<b>1929</b>
New Const:	<b>No</b>	Annual Tax:	<b>2,452</b>
Home Warranty:	<b>No</b>	Tax Year:	<b>2018/2019</b>
Land Assess:	<b>20,100</b>	DOM:	<b>0</b>
Improvements:	<b>69,900</b>	HOA \$:	<b>/ None</b>
Total Assess:	<b>90,000</b>		
Directions:	<b>State Street to east on Spring Street. 3/4 mile to left on 13th Street. Continue north 2 blocks to right on Oak Street. Auction on left.</b>		
Legal:	<b>P.13 W 49 1/2' L.58</b>		

### Remarks

Midtown New Albany Investment Property Auctions - Thursday, March 12 @ 4 PM. Two classic urban homes - a bungalow and a shotgun ready for restoration - both with large garages located next door to each other. Homes will be offered individually and in combinations by multi-par. Home includes original wood pocket doors, wood floors, spacious laundry room with pull-down stairs to floored attic. The large 1868 SF detached garage has alley access and includes two 12'H x 14'W overhead doors with rear access, with ample space for storage, and workshop with separate gas & electric. Both properties need a complete renovation and are selling as is. See MLS#202006231 for 1309 E. Oak St. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. TERMS 10% Non-refundable down payment day of auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. MULTI-PAR BIDDING The multi-par auction method is used to sell multiple parcels of real estate at auction - first offering each tract individually, and then in combinations. The final sales price is determined by the combinations which realize the highest bid. Our staff is always available to assist any bidder who has questions. If you need assistance on how to bid prior to auction day call our office @ 812-944-0217. OPEN Thursday, March 5, 4-6 pm & Thursday, March 12, 2-4 PM.

### Amenities

Type:	<b>1 Story</b>	Foundation:	<b>Brick (Solid)</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Basement Type:	<b>Cellar, Crawl Space, Unfinished</b>
Outbuildings:	<b>Garage</b>	Laundry:	<b>Yes</b>
# Fireplaces:	<b>1</b> Fireplace: <b>Unknown</b>	Laundry Type:	<b>Laundry Room</b>
Appliances:	<b>None</b>	Road Frontage:	<b>49'</b>
Exterior Type:	<b>Vinyl Siding</b>		
Exterior Feat:	<b>Covered Porch, Public Sidewalk</b>		
Interior Feat:	<b>Eat-in Kitchen, Formal Dining Rm, Pantry</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,237.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>1,237</b>
Below Grade Unfinish:	<b>309.0</b>		

### Room Sizes & Levels

Total Rooms: **6**    Garage: **Y**    Garage Size: **44 x 32**    Garage Type: **Detached, Rear Entry**    Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	17 x 17	1st Floor	Wood	
Dining Room	17.6 x 12.6	1st Floor	Wood	
Kitchen	15 x 14.6	1st Floor	Other	
Bedroom	14 x 15.6	1st Floor	Wood	
Bedroom	14 x 15	1st Floor	Other	
Other	8.6 x 9	1st Floor	Other	Laundry Room
Bathroom Full	5 x 6	1st Floor	Tile	

### Utilities

Water Heater:	<b>None</b>	Heat Type:	<b>None</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>None</b>
Natural Water:		Fuel Type:	<b>Nat Gas</b>
Sewer Type:	<b>Sewer</b>		

### General Information

Possession:	<b>At Closing</b>	Covenants & Restr:	<b>Unknown</b>
Flood:	<b>No</b>	Sign:	<b>Yes</b>
Seller Will Lease:	<b>No</b>	Terms:	<b>No</b>





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: 1313 E Oak St, New Albany, IN 47150

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) 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) 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) 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.) 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.)

1313 E Oak St, New Albany, IN 47150

(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  
57  2-11-2020 \_\_\_\_\_  
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59  
60 \_\_\_\_\_  
61 PRINTED PRINTED

62  
63 \_\_\_\_\_  
64 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

65  
66 \_\_\_\_\_  
67 PRINTED PRINTED

68  2-11-2020 \_\_\_\_\_  
69 LISTING BROKER DATE SELLING BROKER DATE



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.  
**Form #37. Copyright IAR 2020**



---

1313 E Oak St, New Albany, IN 47150  
(Property Address)



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

Date (month, day, year)  
*2-27-2020*

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) **1313 E Oak St, New Albany, IN 47150**

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	X				Irrigation Systems	X				
Hood	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)					
					<i>City</i>					
					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?					X
					Are the improvements connected to a private/community water system?					X
					Are the improvements connected to a private/community sewer system?					X
<b>B. Electrical System</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	<b>D. HEATING &amp; COOLING SYSTEM</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	
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)					Propane Tank	X				
Generator	X				Other Heating Source	X				

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

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <i>2-27-2020</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



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

1313 E Oak St, New Albany, IN 47150

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			X
Does the roof leak?		X	X
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?			X
If yes, how many layers?			X
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?			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
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X
Explain:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?			X
Are there any encroachments?			X
Are there any violations of zoning, building codes, or restrictive covenants?			X
Is the present use of non-conforming use? Explain:			X
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?			X
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
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	

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) 2-26-2020	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.



PLAT No. 13



Scale 300 ft. to the inch  
 HANCOCK & WILSON C.S. MAY 26, 1882.