



BID PACKET

FLOYD COUNTY 28.89 ACRE HOME & BARN
ONLINE AUCTION

3476 HAMBY ROAD
GEORGETOWN, IN

ONLINE BIDDING ENDS

SUNDAY, MAY 16 @ 6PM

HARRITT
GROUP INC.

HARRITGROUP.COM

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

Client Detail

3476 Hamby Road, Georgetown, IN 47122

Listing #: **202107244**

Total Finished Sqft: **2,600**

Above Grade Finished SqFt: **1,980**

\$0
Active (04/23/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Georgetown
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220202000038000002
Beds:	4	Lot Sz:	28.89 / 1,258,448
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,980	Lot Dim:	
Tot Fin SF:	2,600	Year Built:	1975
New Const:	No	Annual Tax:	2,132
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	60,700	DOM:	0
Improvements:	176,200	HOA \$:	/
Total Assess:	236,900		
Directions:	I-64 to Georgetown Exit 118. West 4 miles on IN-64 thru downtown to right on Georgetown Greenville Road. Continue 2 miles to right on Cooks Mill Road. 3/10 mile to left on Hamby Road. 3/10 mile on right.		

Legal: **Part of the SW 1/4 20-2-5 27.53 Acres + 1.364 Acres**

Tot Deductions: **\$103,870** Deduction Type Comment
Supplemental Homestd \$58,870

Remarks

Floyd County 28.89 Acre Home & Barn Online Auction - Bidding Ends Sunday, May 16 @ 6PM. One-owner 4 BR home with pole barn located 7 miles west of I-64. Beautiful private setting with home 1100 feet off-road overlooking open and rolling terrain bordered by woods near Floyd Central High School off John Pectol Road. Home has hardwood floors throughout the first floor, built-in shelves, eat-in equipped kitchen, first floor laundry with stackable washer and dryer, replacement windows, and 2 fireplaces both with Buck Stove inserts. Additional laundry room in basement equipped with freezer & refrigerator. The two-car basement garage has an 18' bay and a 22' bay. The land has 125' of frontage and runs 2500' deep and widens out to nearly 1400' feet. Driveway is partially paved and gravel. A beautiful farm selling in one tract with unlimited potential just 15 minutes to downtown New Albany. 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, check, or wired funds due within 24 hours 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 Wed, May 5, 5-7PM, Wed, May 12, 5-7PM & Sun, May 16, 1PM - 3PM.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Agri/ Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Partial, Partially Finished
Outbuildings:	Pole Barn	Laundry:	Yes
# Fireplaces:	2 Fireplace: Insert, Woodburning	Laundry Location:	First Level
Roof Type:	Shingle	Laundry Type:	Laundry Closet
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Freezer, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Park-like View, Secluded Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Covered Porch, Deck, Paved Driveway, Thermopane windows		
Interior Feat:	1st Floor Master, Bath Master, Built-in Bookcase, Ceiling Fan(s), Eat-in Kitchen, Family Room, Foyer, Natural Wood Trim, Pantry, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,980.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	620.0	TFLS:	2,600
Below Grade Unfinish:	640.0		

Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **18 x 30** Garage Type: **Basement** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	29 x 12	1st Floor	Wood	
Kitchen	17 x 8.6	1st Floor	Wood	
Family Room	17 x 15.6	1st Floor	Wood	Fireplace
Main Bedroom	16 x 11.6	1st Floor	Wood	Walk-In Closet
Bathroom Full	5 x 7.8	1st Floor	Vinyl	Off Main Bedroom
Bedroom	11 x 16	1st Floor	Wood	
Bedroom	10.6 x 9.6	1st Floor	Wood	
Bathroom Full	9 x 8	1st Floor	Wood	
Bedroom	11.6 x 11	1st Floor	Wood	

Family Room	46 x 13.6	LL/Basement	Carpet	Fireplace
Other	26.6 x 13.6	LL/Basement	Other	Partial Finish
Other	15 x 14	LL/Basement	Other	Unfinished Laundry

Utilities

Water Heater:	Electric	Heat Type:	Heat Pump
Water Type:	Public Onsite	Cooling Type:	Central Air
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

All information deemed reliable but not guaranteed.

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



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

3476 Hamby Road, Georgetown, IN 47122

Bidding Ends Sunday, May 16, 2021

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

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.

BIDDING ONLINE

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

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

BUYER'S PREMIUM

A 10% buyer's premium will be added to the 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, check, or wired funds are due within 24 hours 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)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before June 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.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

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 a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records. A deed plot map is provided by David J. Ruckman, P.L.S. dated 2/8/21. This map is based on Kain Family deeds. It is not a survey - no field work was performed.

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.

POSSESSION

Seller will give possession at closing.

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.

AUCTION END TIME

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

MAXIMUM BID

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

MALFUNCTION AND LOSS OF SERVICE

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

SOLD WITH SELLER'S RESERVE

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

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

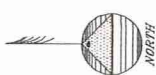
No pre-auction offers. All bidding to be submitted online during the period of Sunday, May 9 through Sunday, May 16, 2021.

AGENCY

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

SELLER

Edward & Bettie Kain



LEGEND
 THICK DASHED LINE = PROPERTY LINE
 DOTTED LINE = PROPERTY LINE
 DOTTED LINE WITH 'X' = IRON STAKE
 DOTTED LINE WITH 'S' = STEEL PIPE
 DOTTED LINE WITH 'J' = JUNCTION
 DOTTED LINE WITH 'C' = CORNER
 DOTTED LINE WITH 'L' = LITTLE END
 DOTTED LINE WITH 'B' = BOUNDARY

HAMBY ROAD
AMBY-RD

E. & B. KAIN
D D # 1- 5491
1.364 ACRES

E. & B. KAIN
D D # 1-4984
27.53 ACRES

Jonathon & Elizabeth Payne

NORTHWEST CORNER
SOUTHWEST QUARTER
SECTION 20 T-2-S, R-5-E

Miles and Oster
201706904

Jason Schmidt
201604553

SURVEYOR'S REPORT

THIS MAP IS BASED ON A DEED PLOT OF THE SUBJECT ED. KAIN FAMILY DEEDS: NOT A SURVEY
 NO FILL WORK PERFORMED THIS DATE

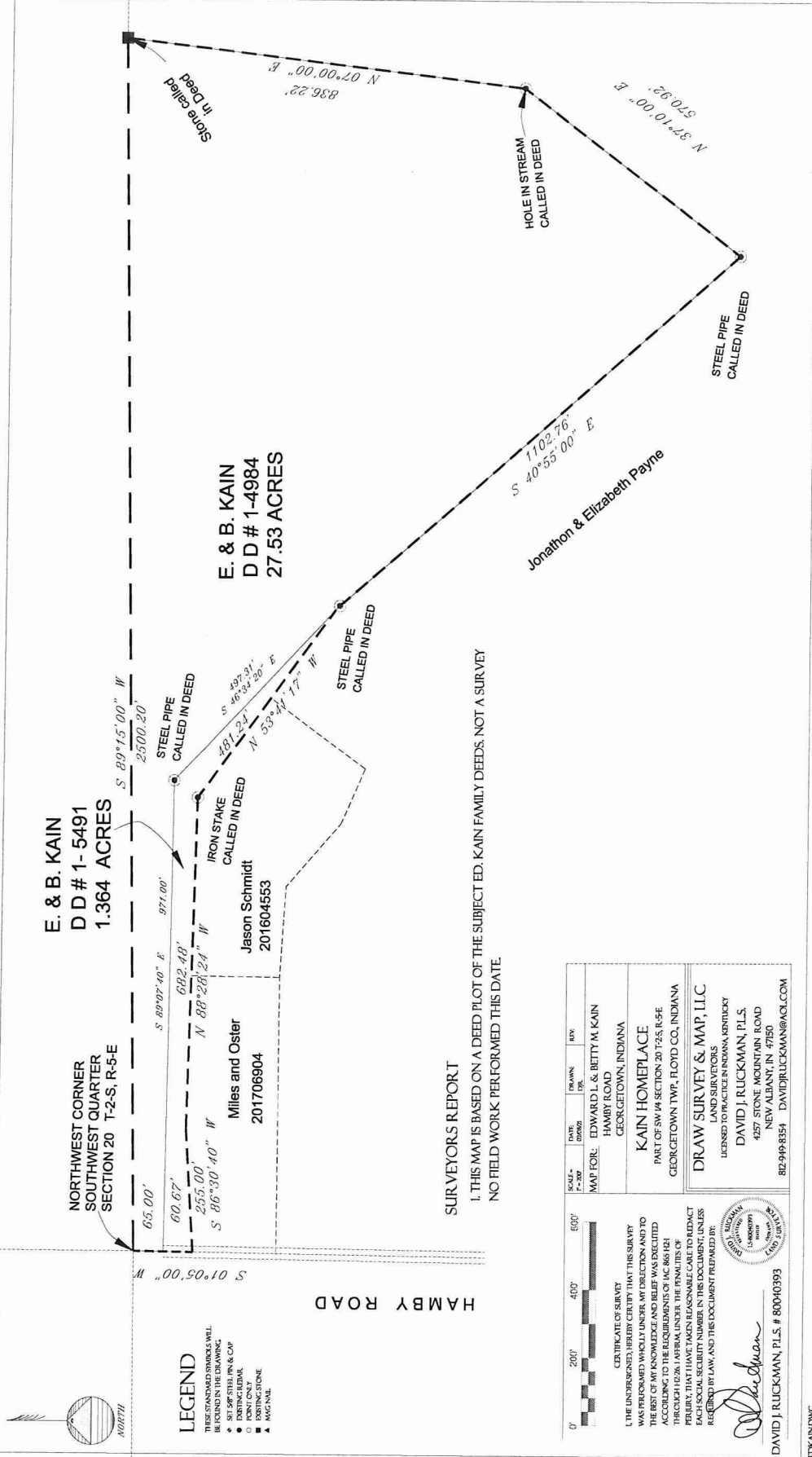


THESE SURVEY
 MAPS WERE MADE
 IN ACCORDANCE
 WITH THE
 PROFESSIONAL
 STANDARDS
 OF THE
 SURVEYING
 BOARD OF
 INDIANA



DAVID J. RUCKMAN, P.E.
 4597 STATE STREET, SUITE 100
 NEW ALBANY, IN 47150
 812-949-9351 DAVID@DJR-SURVEYING.COM

SCALE	DATE	BY	FOR
AS SHOWN	10/20/17	DAVID J. RUCKMAN	FOR
MAP TITLE: FORDWARD, & BITTY M L S IN HAMBY ROAD CHESTER TOWNSHIP, INDIANA KAIN HOMEPLACE PART OF SW 1/4 SECTION 20 T2S, R5E CHESTER TOWNSHIP, FLOYD CO, INDIANA			
FOR SURVEY & MAP, LLC 12547 STATE STREET, SUITE 100 NEW ALBANY, IN 47150 812-949-9351 DAVID@DJR-SURVEYING.COM			



E. & B. KAIN
 D D # 1-5491
 1.364 ACRES

E. & B. KAIN
 D D # 1-4984
 27.53 ACRES

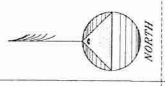
NORTHWEST CORNER
SOUTHWEST QUARTER
SECTION 20 T-2-S, R-5-E

Miles and Oster
 201706904

Jason Schmidt
 201604553

Jonathon & Elizabeth Payme

HAMBY ROAD



LEGEND
 THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
 * SET 5/8" STEEL PIN & CAP
 ○ EXISTING BEAR
 ● EXISTING BEAR
 ▲ EXISTING STONE
 ▲ MAG NAIL

SURVEYORS REPORT

1. THIS MAP IS BASED ON A DEED PLOT OF THE SUBJECT ED. KAIN FAMILY DEEDS. NOT A SURVEY
 NO FIELD WORK PERFORMED THIS DATE.

SCALE 1" = 200'	DATE 08/06/19	DRAWN BY EPL	BY BNV
MAP FOR: EDWARD L. & BETTY M. KAIN GEORGETOWN, INDIANA HAMBY ROAD			
KAIN HOMERPLACE PART OF SW 1/4 SECTION 20 T2S, R5E GEORGETOWN TWP, FLOYD CO, INDIANA			
DRAW SURVEY & MAP, LLC LAND SURVEYORS DAVID J. RUCKMAN, PLS 4837 STONE MOUNTAIN ROAD NEW ALBANY, IN 47150 812-949-8354 DAVIDJRUCKMAN@AOL.COM			

CERTIFICATE OF SURVEY
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS ACCORDING TO THE REQUIREMENTS OF IAC 86-5-10 THROUGH 10-26. I AFFIRM UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO INDICATE EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

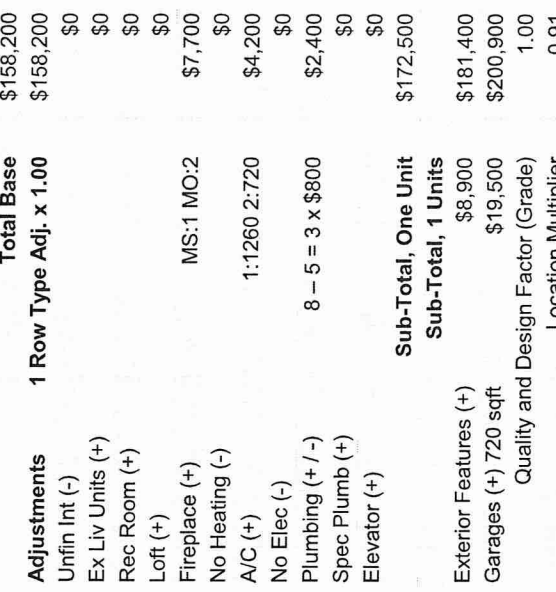
David J. Ruckman
 DAVID J. RUCKMAN, PLS. # 80040393

EDKINDING

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	2
Story Height	2	Half Bath	0
Style	11 Story Conventional	Kitchen Sinks	1
Finished Area	1980 sqft	Water Heaters	1
Make		Add Fixtures	0
		Total	4

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	3
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	6

Wall Finish		Roofing	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile



Adjustments		Total Base	
Unfin Int (-)		1 Row Type Adj. x 1.00	\$158,200
Ex Liv Units (+)			\$158,200
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)	MS:1 MO:2		\$7,700
No Heating (-)			\$0
A/C (+)	1:1260 2:720		\$4,200
No Elec (-)			\$0
Plumbing (+/-)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit		Sub-Total, 1 Units	\$172,500

Exterior Features		Summary of Improvements	
Porch, Open Frame	Value \$6,900	Year Built	1975
Wood Deck	Value \$2,000	Eff Age	46 A
		Year	1995
		Grade	C
		Construction	Brick
		Story Height	2
		Res Eligibl	100%
		Year Built	1995
		Eff Age	26 A
		Year	1995
		Grade	D
		Construction	T3AW
		Story Height	1
		Res Eligibl	0%
		Year Built	1995
		Eff Age	46 A
		Year	1975
		Grade	C
		Construction	Brick
		Story Height	2
		Res Eligibl	100%

Cost Ladder		Totals	
Floor Constr	Base Finish	Value	
1	7	1260	\$93,400
2	7	720	\$36,900
3			
4			
1/4			
1/2			
3/4			
Attic			
Bsmt	1260	0	\$27,900
Crawl			
Slab			

Specialty Plumbing		Summary of Improvements	
Description	Count	Value	
	1	\$15.67	\$15.67
	1	\$16.17	\$16.17
	1	\$182.819	\$182.819
	1	\$13.687	\$13.687

Description		Value	
1: Single-Family R 01	Area 192	Value	\$6,900
2: Barn, Pole (T3) R 01	Area 105	Value	\$2,000

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®

1
2 **PROPERTY ADDRESS:** 3476 Hamby Rd, Georgetown, IN 47122

3
4 **LEAD WARNING STATEMENT**

5 *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that*
6 *such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead*
7 *poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,*
8 *reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to*
9 *pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information*
10 *on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any*
11 *known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended*
12 *prior to purchase.*

13
14 **SELLER'S DISCLOSURE**

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

- 16
17 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
18 _____
19
20 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

21
22
23 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

- 24 (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*
25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
26 attach documents below): _____
27 _____
28
29 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

30
31 **BUYER'S ACKNOWLEDGEMENT (initial)**

- 32 (c.) _____ Buyer has received copies of all information listed above.
33 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
34 (e.) _____ Buyer has **(check (i) or (ii) below)**:
35 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
36 the presence of lead-based paint and/or lead-based paint hazards;
37 **OR**
38 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
39 lead-based paint hazards.

40 **BROKER'S ACKNOWLEDGMENT (initial)**

- 41 (f.) _____ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42 of
43 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word**
44 **"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**
45
46

3476 Hamby Rd, Georgetown, IN 47122

(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

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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.

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 Ed Kain 1/21/21 _____
57 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

58 ED KAIN _____
59 PRINTED PRINTED

60 Bettie Kain 1/21/21 _____
61 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

62 BETTIE KAIN _____
63 PRINTED PRINTED

64 [Signature] 1-21-21 _____
65 LISTING BROKER DATE SELLING BROKER DATE



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Form #37. Copyright IAR 2021



3476 Hamby Rd, Georgetown, IN 47122

(Property Address)



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

1/21/21

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)

3476 Hamby Rd, Georgetown, IN 47122

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				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 Heat Pump			✓		
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			✓		
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	✓				
60/100/200 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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	1/21/21		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	1/21/21		
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)

3476 Hamby Rd, Georgetown, IN 47122

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years: <u>APP 10</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use of non-conforming use? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay for flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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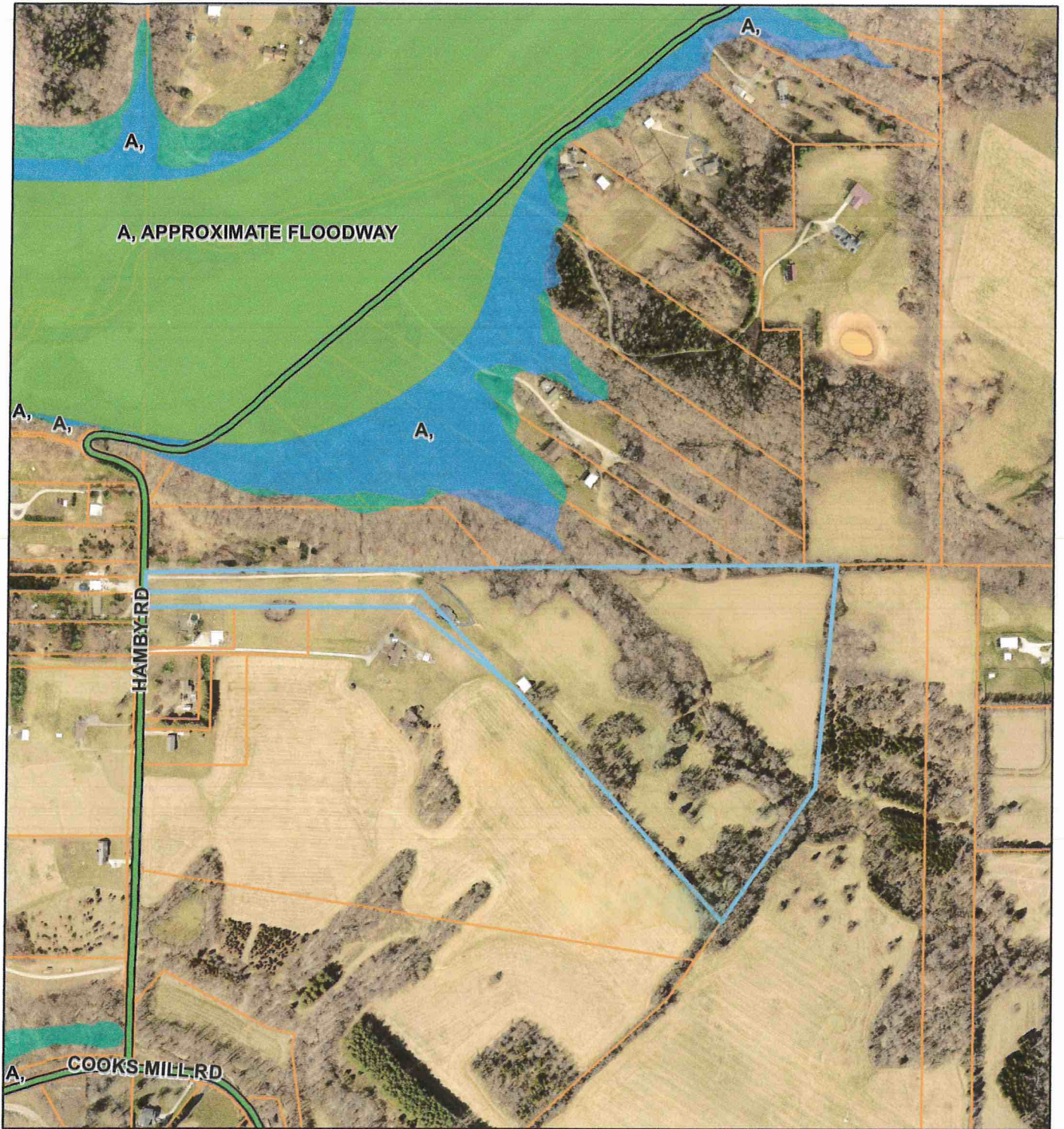
Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>1/21/21</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>Bettie Kain</u>	Date (mm/dd/yy) <u>1/21/21</u>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as 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)



FORM #03.



3476 Hamby Road, Georgetown, IN 47122



Floodplains (DFIRM)

Flood Zone and Subtype

- A
- AE Fringe

AE Floodway

AO,

0.2% Annual Chance Flood Hazard

Reduced Risk Due to Levee

1:6,000

