



BID PACKET

MID-CENTURY BRICK RANCH
ONLINE AUCTION

542 LINNWOOD AVENUE
SELLERSBURG, IN 47172

ONLINE BIDDING ENDS

THURSDAY, MAY 20 @ 2PM

HARRITT
GROUP INC.

HARRITGROUP.COM

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



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

542 Linnwood Avenue, Sellersburg, IN 47172

Bidding Ends Thursday, May 20, 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 29, 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.

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 *Thursday, May 13 through Thursday, May 20, 2021*.

AGENCY

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

SELLER

Denise Sturgis Estate

Client Detail

542 Linnwood Avenue, Sellersburg, IN 47172

\$0

Listing #: **202107549**

Total Finished Sqft: **2,082**

Above Grade Finished SqFt: **2,082**

Active (05/06/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Silver Creek
Subdivision:	Yes	School Dst:	West Clark Comm.
Subdiv Nm:	Creston	Parcel#:	101711000787000031
Beds:	3	Lot Sz:	0.32 / 13,939
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	2,082	Lot Dim:	113 x 125
Tot Fin SF:	2,082	Year Built:	1958
New Const:	No	Annual Tax:	1,673
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	46,100	DOM:	0
Improvements:	146,000	HOA \$:	/
Total Assess:	192,100		
Directions:	I-65 to Sellersburg Speed Exit # 9. Merge onto Hwy. 311 and continue North 2/10 mile to right on S. Indiana Avenuer 1/2 mile to right on Linnwood Avenue to home on the right.		

Legal: **CRESTON ADD PT of Lot 79, ALL of Lot 80**
 Tot Deductions: **\$96,485**

Remarks

Mid-Century Brick Ranch Online Auction - Bidding Ends Thursday, May 20 @ 2PM. Classic 1950s custom built one family owned one level brick ranch on an oversized lot just minutes to schools and 1 mile from I-65 with easy access. Original terrazzo floors, floor to ceiling glass doors to sunroom, brick fireplace with Buck Stove insert and built-in bookshelves in hearth room, large laundry mudroom off kitchen with original cast iron deep sink, marble surround fireplace in living dining, prairie style replacement windows. 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 are 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 Thursday, May 13, 4-6PM and Thursday, May 20, 11AM-1PM

Amenities

Type:	1 Story	Foundation:	Crawl Space
Zoning:	Residential	Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:		Laundry Type:	Laundry Room
# Fireplaces:	2 Fireplace: Insert, Woodburning	Road Frontage:	113'
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Covered Porch, Fenced Yard, Landscaped, Patio, Solid Surface Drive, Sunroom, Thermopane windows		
Interior Feat:	Bath Master, Built-in Bookcase, Ceiling Fan(s), Ceramic Bath, Family Room, Foyer, Pantry, Utility/Mud Room		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,082.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,082
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **24 x 25** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	24 x 13.7	1st Floor	Carpet	
Kitchen	14 x 9.6	1st Floor	Other	Terrazzo Flooring
Family Room	15.3 x 18.2	1st Floor	Other	Terrazzo Flooring
Main Bedroom	14.1 x 12.1	1st Floor	Carpet	
Bathroom Full	6 x 6	1st Floor	Tile	Off Main Bedroom
Bedroom	13.1 x 11.6	1st Floor	Carpet	
Bedroom	13.1 x 10.8	1st Floor	Carpet	
Bathroom Full	8.5 x 5.5	1st Floor	Tile	

Utilities

Water Heater:	Electric	Heat Type:	Cable
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Electric

Sewer Type: **Sewer**

General Information

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

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

All information deemed reliable but not guaranteed.

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

10-17-11-000-787.000-031

General Information

Parcel Number 10-17-11-000-787.000-031
Local Parcel Number 17-00006-065-0

Tax ID:

Routing Number 107.000

Property Class 510

1 Family Dwell - Platted Lot

Year: 2020

Location Information

County Clark

Township SILVER CREEK TOWNSHIP

District 031 (Local 017)

SELLERSBURG TOWN

School Corp 0940

WEST CLARK COMMUNITY

Neighborhood 10085007

Silver creek # 7

Section/Plat

Location Address (1)

542 LINNWOOD DRIVE

SELLERSBURG, IN

STURGIS DENISE E

542 LINNWOOD DRIVE

STURGIS DENISE E

542 LINNWOOD AVE

SELLERSBURG, IN 47172

Ownership

STURGIS DENISE E

542 LINNWOOD AVE

SELLERSBURG, IN 47172

Legal

CRESTON ADD PT 79 ALL 80

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date 05/25/2004

Owner STURGIS DENISE E

01/01/1900 STURGIS IRENE R

WD

Doc ID

Code Book/Page

Adj Sale Price

VI

WD

2005/6993

WD

/

\$0

1

silver creek # 7/10085007

Notes

9/20/2017 GENERAL : REASSESSMENT EFP TO

EMP- KSK/H

10/26/2011 GENERAL : Reassessment-sf/bl---

changed house 1/6 masonry form all brick

5/14/2003 : MAB RHH 10/19/01 PICKED UP FULL

BATH INSTEAD OF HALF PER OWNER, MADE

EFP ON REAR PER SITE.

1/2



Res

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), Land Pricing Soil Type Method ID, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Factor, Value.

Land Computations

Calculated Acreage 0.32

Actual Frontage 0

Developer Discount

Parcel Acreage 0.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homestead 0.00

91/92 Acres 0.00

Total Acres Farmland 0.00

Farmland Value \$0

Measured Acreage 0.00

Avg Farmland Value/Acre 0.0

Value of Farmland \$0

Classified Total \$0

Farm / Classified Value \$0

Homestead(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$46,100

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$46,100

Market Model

N/A

Characteristics

Topography Flood Hazard

Level

Public Utilities ERA

All

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed Wednesday, March 25, 2020

Review Group

Data Source N/A

Collector

Appraiser

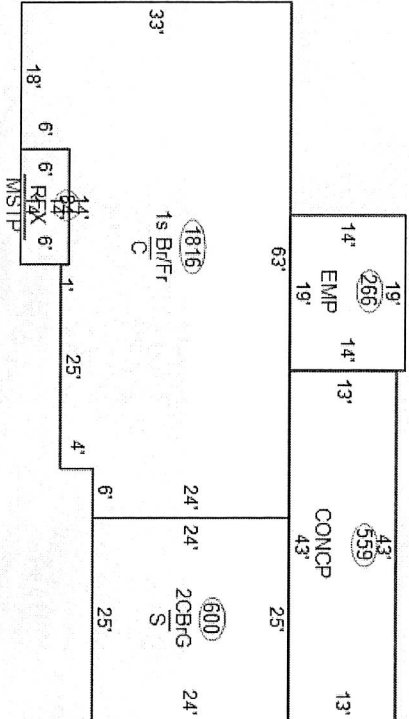
General Information		Plumbing	
Occupancy	Single-Family	Full Bath	# TF
Description	SINGLE-FAMILY RES	Half Bath	2 6
Story Height	1	Kitchen Sinks	0 0
Style	N/A	Water Heaters	1 1
Finished Area	1816 sqft	Add Fixtures	0 0
Make		Total	4 8

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	3
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	
<input checked="" type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	Dining Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	1
<input type="checkbox"/> Parquet		Total Rooms	6

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing		Exterior Features	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other	<input type="checkbox"/> Tile	

Description	Area	Value
Patio, Concrete	559	\$3,000
Sloop, Masonry	84	\$2,000
Canopy, Roof Extension	84	\$900
Porch, Enclosed Masonry	266	\$12,500



Description	Count	Value
Specialty Plumbing		

Summary of Improvements	Res Eligible	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co	Age	nd	Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkt	Improv Value	
1: SINGLE-FAMILY RESI	100%	1	4/6 Masonry	C	1958	1958	62	A		0.91			1,816 sqft	\$156,338	42%	\$90,680	0%	100%	1.6100	1.0000	\$146,000

Cost Ladder				Totals
Floor Constr	Base	Finish	Value	
1	94	1816	\$114,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmnt				
Crawl	1816	0	\$7,300	
Slab	600	0	\$0	
Total Base			\$122,000	
Adjustments			1 Row Type Adj. x 1.00	\$122,000
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)			MS:1 MO:2	\$7,700
No Heating (-)				\$0
A/C (+)			1:1816	\$3,800
No Elec (-)				\$0
Plumbing (+/-)			8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$135,900
Sub-Total, 1 Units				\$154,300
Exterior Features (+)				\$171,800
Garages (+) 600 sqft				1.00
Quality and Design Factor (Grade)				0.91
Location Multiplier				\$156,338
Replacement Cost				

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

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

2 **PROPERTY ADDRESS: 542 Linnwood Ave, Sellersburg, IN 47172**

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.) DA 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

542 Linnwood Ave, Sellersburg, IN 47172

(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.

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 John R. Sturgis - Personal Rep.
58 SELLER'S SIGNATURE DATE
59 John R. Sturgis 5/5/21
60 PRINTED

BUYER'S SIGNATURE DATE
PRINTED

61
62
63
64 SELLER'S SIGNATURE DATE
65
66
67 PRINTED

BUYER'S SIGNATURE DATE
PRINTED

68
69 [Signature] 5-5-2021
70 LISTING BROKER DATE

SELLING BROKER DATE



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(Property Address)

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