



BID PACKET

HARRISON COUNTY FARMHOUSE ONLINE AUCTION

**3140 RAILROAD AVENUE NE
CRANDALL, IN 47114**

ONLINE BIDDING ENDS
WEDNESDAY, JUNE 30 @ 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
3140 RAILROAD AVENUE NE, CRANDALL, IN 47114
BIDDING ENDS WEDNESDAY, JUNE 30 @ 2PM

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 August 9, 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 per survey dated 10/3/19 by William P. McCarty L.S.

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 *Wednesday, June 23 through Wednesday, June 30, 2021.*

AGENCY

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

SELLER

Rebecca Barry Estate

Client Detail

3140 Railroad Avenue NE, Crandall, IN 47114

Listing #: **202108545**

Total Finished Sqft: **1,380**

Above Grade Finished SqFt: **988**

\$0

Active (06/16/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Township:	Jackson
Subdivision:	No	School Dst:	North Harrison
Subdiv Nm:		Parcel#:	310634351005000012
Beds:	2	Lot Sz:	1.006 / 43,821
Baths:	1 (1 0)	Lot Size Src:	Survey
Abv Grd SF:	988	Lot Dim:	
Tot Fin SF:	1,380	Year Built:	1900
New Const:	No	Annual Tax:	419
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	6,600	DOM:	0
Improvements:	79,100	HOA \$:	/
Total Assess:	85,700		

Directions: **From I-64 Corydon Exit - North 2.6 miles on IN-135 to right on IN-335N. Continue 2.8 miles to left on Railroad Avenue NE to property on right.**

Legal: **014-00099-00 PT SW QR 34-2-4 1.006 AC**

Tot Deductions: **\$57,145** Deduction Type Comment
 Supplemental Homestd \$12,145

Remarks

HARRISON COUNTY FARMHOUSE ONLINE AUCTION - BIDDING ENDS WED, JUNE 30 @ 2PM. Family-owned 1900's farmhouse with finished attic, covered & enclosed porches, two (12'x20' and 20'x20') detached open garages - one with workshop and 10'x21' utility shed on one-acre just 5.4 miles from I-64 Corydon Exit near shopping, dining & medical. Perfect country setting with shade trees on a dead end street! Upper level includes two rooms finished with sloping 7' ceilings and wood floors. Recent survey provided - road frontage follows the old right of way per surveyor - appx. 223 feet. An older septic tank exists near garages from a previous dwelling torn down. Centrally located between Corydon, New Salisbury & Georgetown in the North Harrison School District. 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, June 24, 2-4PM.

Amenities

Type:	1.5 Story	Foundation:	Concrete Block, Crawl Space
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Partial, Unfinished
Outbuildings:	Garage, Shed	Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Location:	First Level
Roof Type:	Shingle	Laundry Type:	Other
Appliances:	Range / Oven, Refrigerator	Road Frontage:	223'
Lot Description:	Dead End Street		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Porch, Enclosed Porch, Patio, Paved Driveway, Thermopane windows		
Interior Feat:	1st Floor Master, Eat-in Kitchen, Formal Dining Rm		
Road Type:	Paved		

Measurements

Above Grade Finished:	988.0	Nonconform Finished:	392.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,380
Below Grade Unfinish:	868.0		

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **20 x 20** Garage Type: **Detached, Front** Garage Spaces: **2 Entry**

Type	Dimension	Level	Flooring	Description
Living Room	14 x 13	1st Floor	Carpet	
Dining Room	12 x 10.5	1st Floor	Carpet	
Kitchen	11 x 8.5	1st Floor	Vinyl	
Main Bedroom	12 x 13	1st Floor	Carpet	
Bedroom	12 x 9.5	1st Floor	Carpet	
Bathroom Full	7 x 5	1st Floor	Vinyl	
Other	11 x 13	2nd Floor	Wood	Non-Conforming
Other	13 x 13	2nd Floor	Wood	Non-Conforming

Utilities

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

Natural Water:
Sewer Type: **Septic Onsite**

Fuel Type: **LP Gas**

General Information

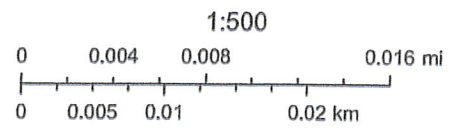
Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

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

All information deemed reliable but not guaranteed.

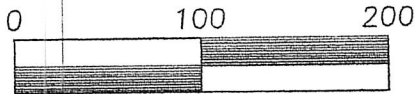
INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.

3140 Railroad Avenue NE, Crandall, IN 47114



PROPERTY ADDRESS: 3140 RAILROAD AVE. NE, CRANDALL, INDIANA 47114
 SURVEY BREAKS FOR PEGGY & DARRELL STILGER
 PART OF THE S.W 1/4 OF SEC. #34, T2S, R4E, JACKSON TWP., HARRISON CO., IN.

NUMBER	DIRECTION	DISTANCE
L1	S 85°14'14" E	58.61'
L2	N 41°34'41" E	78.96'
L3	N 87°08'39" E	115.00'
L4	N 03°28'44" W	130.00'
L5	N 87°08'39" E	55.00'
L6	N 03°28'44" W	36.76'
L7	S 03°28'44" E	93.25'
L8	S 03°28'44" E	120.00'
L9	N 03°28'44" W	130.00'
L10	S 87°08'39" W	55.00'

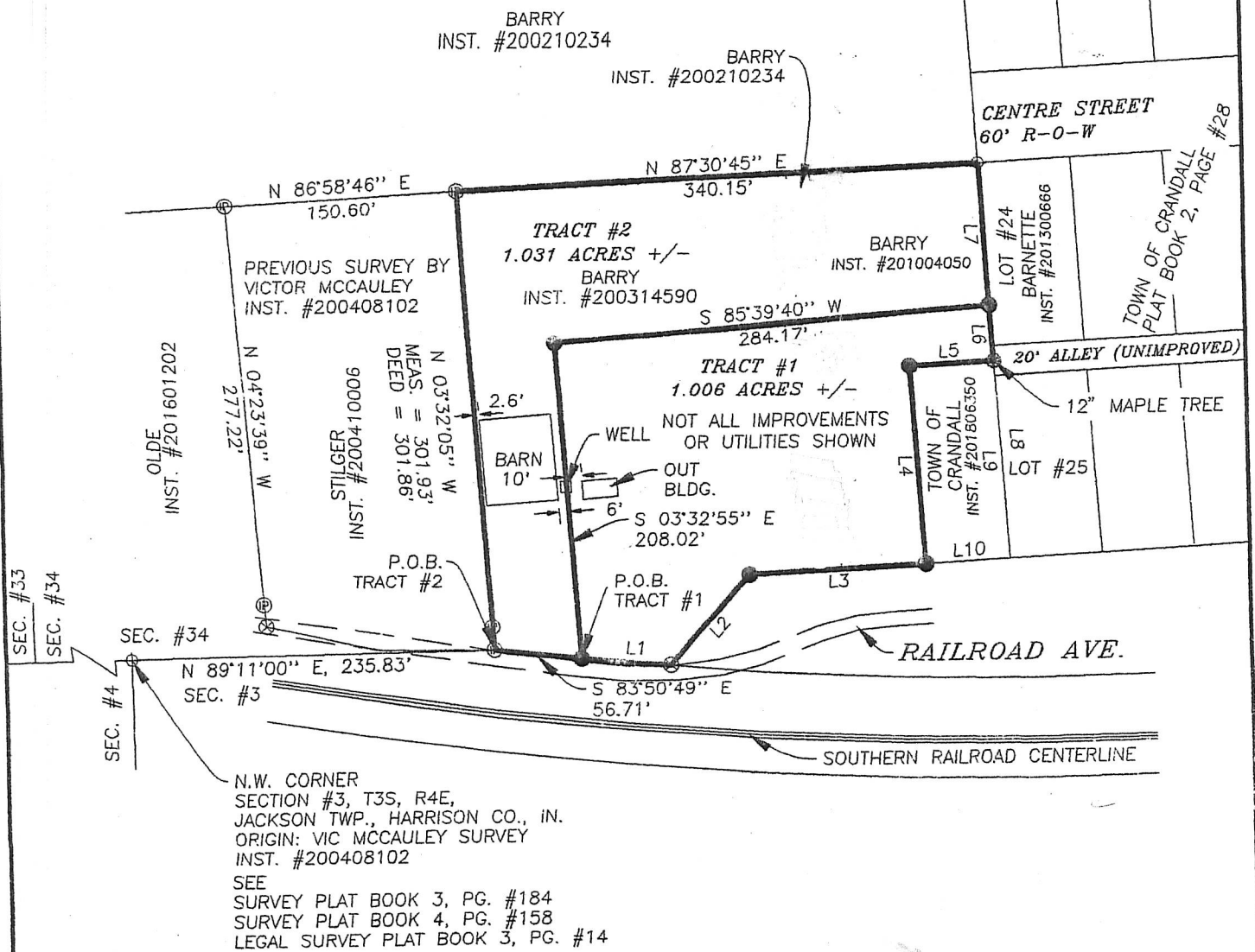


Scale 1" = 100'
 LEGEND

- ⊙ = 5/8" REBAR FND
 ORIGIN: VICTOR MCCAULEY SURVEYS
- ⊗ = MAG NAIL SET OR FOUND
- BASIS OF BEARIN: GPS OBSERVATION- IN. EAST
- = 5/8" REBAR SET (#20000231)

NO UTILITIES OR NOT ALL IMPROVEMENTS SHOWN. UTILITY LOCATES SHOULD BE DONE PRIOR TO ANY CONSTRUCTION ON EITHER SITE.

PREVIOUS SURVEY BY VICTOR MCCAULEY INST. #200508399



N.W. CORNER SECTION #3, T3S, R4E, JACKSON TWP., HARRISON CO., IN. ORIGIN: VIC MCCAULEY SURVEY INST. #200408102
 SEE SURVEY PLAT BOOK 3, PG. #184
 SURVEY PLAT BOOK 4, PG. #158
 LEGAL SURVEY PLAT BOOK 3, PG. #14

DEED SOURCE: REBECCA BARRY & PEGGY STILGER INST. #200210234, 200314590, & 201004050.

FIELD WORK DONE ON 8/12/19 & 9/21/19.
 SEE PAGE #2 FOR SURVEYORS REPORT & NOTES. BOTH PAGES TOGETHER MAKE UP THIS SURVEY.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (William P. McCarty).

CERTIFICATION OF SURVEY

I hereby certify that the plat shown hereon represents a survey completed under my direct supervision on October 3, 2019.



W. P. McCarty 10/3/19
 CERTIFIED BY DATE

WILLIAM P. MCCARTY L.S.
 6200 PIONEER TRAIL
 GEORGETOWN, IN. 47122
 TEL/FAX (812) 752-5161

DRAWN BY: BM
 DATE: 10/3/19
 DWG. NO.: 19-164

31-06-34-351-005.000-012

General Information

Parcel Number
31-06-34-351-005.000-012
Local Parcel Number
0140009900

Tax ID:

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County Harrison
Township JACKSON TOWNSHIP
District 012 (Local 014)
CRANDALL TOWN
School Corp 3180
NORTH HARRISON COMMUNITY
Neighborhood 3112501-012
Crandall Town Base Res

Section/Plat
34

Location Address (1)
3140 RAILROAD AVE NE
CRANDALL, IN 47114

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage

Other
Printed Friday, June 11, 2021
Review Group

ESTATE OF REBECCA A. BARR

Ownership

ESTATE OF REBECCA A. BARR
3076 RAILROAD AVE
CRANDALL, IN 47114

Legal

014-00099-00 PT SW QR. 34-2-4 1.006 AC
SURVEY ON FILE 10/29/2020

3140 RAILROAD AVE NE

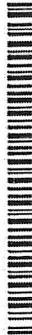
Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price VI
12/23/2020 ESTATE OF REBECC 202007722 QC / \$0
11/06/2020 STILGER, PEGGY LO 202006460 WR / \$0
12/12/2003 BARRY, REBECCA 200314590 WD / \$0
11/04/2002 1.AC TO:STILGER,D 200210234 WD / \$0
01/01/1900 1.40 FROM: BARRY, WD / \$0

510, 1 Family Dwell - Platted Lot

Notes

11/9/2020 3RD: ADDED 2 DETACHED GARAGES (12X20 YR 1988 & 20X20 YR 1951) FROM: (31-06-34-351-005.000-012) THAT HAS BEEN DELETED & COMBINED INTO THIS PARCEL FOR 2021 PAY 2022
11/9/2020 3RD: AC CHAGED BY SURVEY TO: 1.006 (SURVEY ON FILE 10-28-2020) FOR 2021 PAY 2022
11/9/2020 3RD: 0.232 AC ADDED FROM: (31-06-34-351-003.000-012) THAT HAS BEEN DELETED & COMBINED INTO THIS PARCEL FOR 2021 PAY 2022



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

Table with columns: 2021, 2020, 2019, 2018, 2017. Rows include 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 Data (Standard Depth: Res: 120', Cl: 120' Base Lot: Res: 0' X 0', Cl: 0' X 0')

Table with columns: Land Pricing Soil Type, Act Front, Size Factor, Rate, Adj. Value, Ext. Value, Infl. % Elig, Res Market Factor, Value. Rows for 9 A and 91 A.

Land Computations

Calculated Acreage 1.01
Actual Frontage 0
Developer Discount
Parcel Acreage 1.01
81 Legal Drain NV 0.00
82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homesite 1.00
91/92 Acres 0.01
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
Homesite(s) Value \$10,000
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$10,000
CAP 2 Value \$0
CAP 3 Value \$0
Total Value \$10,000

Appraiser

Collector

Data Source N/A

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	1	3
Story Height	N/A	0	0
Style	988 sqft	1	1
Finished Area	988 sqft	1	1
Make		0	0
		3	5

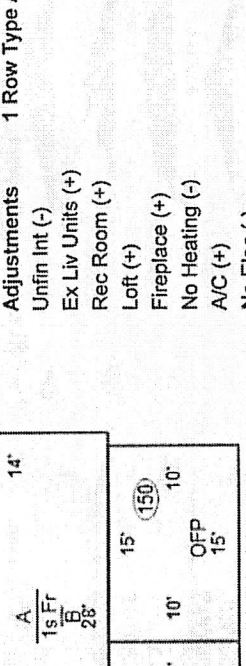
Floor Finish	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Accommodations	
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	0

Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

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

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	192	\$9,600
Porch, Open Frame	150	\$5,700



Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1	1Fr	988	988	\$73,800
2				
3				
4				
1/4				
1/2				
3/4				
Attic		392	0	\$4,300
Bsmt		868	0	\$22,400
Crawl		120	0	\$2,600
Slab				

Adjustments		Total Base
Unfin Int (-)	1 Row Type Adj. x 1.00	\$103,100
Ex Liv Units (+)		\$103,100
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1.988	\$2,700
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$105,800
Sub-Total, 1 Units		\$15,300
Exterior Features (+)		\$0
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.91
Replacement Cost		\$99,181

Summary of Improvements		
Description	Count	Value
Specialty Plumbing		

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkrt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+2	1900	1950	71	A	\$41.05	0.91	\$35.52	2,248 sqft	\$99,181	50%	\$-49,590	0%	100%	1.3700	\$67,900
2: Detached Garage R 01	100%	1	Wood Frame	D	1988	1988	33	F	\$32.73	0.91	\$27.20	12'x20'	\$6,206	36%	\$3,970	0%	100%	1.3700	\$5,400
3: Detached Garage R 01	0%	1	Wood Frame	D	1951	1951	70	F	\$18.02	0.91	\$18.02	20'x20'	\$7,921	60%	\$3,170	0%	100%	1.3700	\$4,300
4: Utility Shed R 01	0%	1		D	1950	1950	71	P	\$18.02	0.91	\$18.02	10'x21'	\$2,755	80%	\$550	0%	100%	1.3700	\$800



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: 3140 Railroad Avenue NE, Crandall, IN 47114

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.) DA 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.)

3140 Railroad Avenue NE, Crandall, IN 47114

(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.

**SIGN &
RETURN**

56 Peggy Stilger, Personal Rep. 2-11-21
SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

59
60 Peggy Stilger
61 PRINTED

PRINTED

62
63
64 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

65
66
67 PRINTED

PRINTED

68 [Signature] 2-11-2021
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



3140 Railroad Avenue NE, Crandall, IN 47114
(Property Address)