

# BID PACKET

---

Janet Fosskuhl Estate

# STARLIGHT HOME AUCTION



**4435 FOSKUHL ROAD  
FLOYDS KNOBS, IN 47119**



**SATURDAY, NOVEMBER 16 @ 9AM**  
REAL ESTATE SELLS @ 11AM

**HARRITT  
GROUP** INC.

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**REAL ESTATE AUCTION TERMS AND CONDITIONS**  
**4435 Foskuhl Road, Floyds Knobs, IN 47119**

**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.

**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.

**DRIVEWAY EASEMENT** Access to the property is currently via driveway easement as a means of ingress and egress. The property has 209 feet of road frontage.

**SURVEY** - A current survey by Timberlake Engineering is provided by the seller.

**INSPECTION** - Property is being sold "As Is" with no contingencies and no warranties expressed or implied by the seller or the auction company. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and due diligence concerning the property and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. All information contained in the advertising and all related materials is subject to the terms and conditions outlined in the purchase agreement. All measurements are per courthouse records.

*Buyer acknowledges that in every neighborhood there are conditions that others may find objectionable. The buyer shall, therefore, be responsible to become fully acquainted with the neighborhood and other off-site conditions that could affect the Property.*

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

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

**REAL ESTATE TAXES AND ASSESSMENTS** - Buyer to assume Spring 2019 taxes due Spring 2020. All taxes that have accrued prior to 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. 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. *Note current taxes are based on a larger tract of land.*

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

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

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

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

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

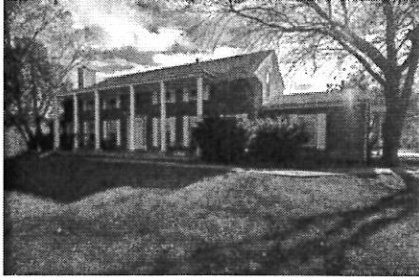
**Client Detail**

**4435 Foskuhl Road, Floyds Knobs, IN 47119**

**\$0**

Listing #: **2019011885** Total Finished Sqft: **4,804** Above Grade Finished SqFt: **3,880**

Active (11/01/19)



Prop Type: **Residential/Farm** SubType: **Residential**  
 County: **Floyd** Township: **Lafayette**  
 Subdivision: **No** School Dst: **New Albany-Floyd Cty**  
 Subdiv Nm: Parcel#: **220403000271000006**  
 Beds: **4** Lot Sz: **2 / 87,120**  
 Baths: **4 (3 1)** Lot Size Src: **Survey**  
 Abv Grd SF: **3,880** Lot Dim: **209' x 416'**  
 Tot Fin SF: **4,804** Year Built: **1988**  
 New Const: **No** Annual Tax: **4,387**  
 Home Warranty: **No** Tax Year: **2018/2019**  
 Land Assess: **109,000** DOM: **0**  
 Improvements: **353,100** HOA \$: **/ None**  
 Total Assess: **462,100**

Directions: **Highway 150 or Paoli Pike to Scottsville Road. North 3.8 miles to right on Starlight Road. Continue 2 miles to right on Foskuhl Road. Auction 0.6 miles on right. Or St. Marys Road to Banet Road to left on Foskuhl Road to auction on left.**

Legal: **Part of NW 1/4 SE 1/4 30-1-6 Containing 2 Acres Per Survey**

Tot Deductions:	\$163,780	Deduction Type	Comment	Deduction Type	Comment
		Mortgage	\$3,000	Supplemental Homestd	\$115,780
		Homestead Standard	\$45,000		

**Remarks**

**Home & Contents Auction Saturday, November 16 @ 9AM. (Real Estate sells at 11AM). Selling live at auction a spacious 1 1/2 story brick home with a covered front porch, wrap-around deck, finished basement w/patio, and a 2-car garage on a 2-acre lot. This home features 2372 SF on the main level including a living room with fireplace, formal dining, spacious kitchen with two pantries, dining area with bay window and large deck overlooking countryside, family room off kitchen, master bedroom suite with jetted tub, 4th bedroom/office, 1/2 bath & laundry/mudroom off attached 26' x 24' garage with side entry. Additional 1508 SF up include 2-bedroom suites each with a full bath & a cedar-lined walk-in closet, plus a 7' x 34' walk-in closet perfect for seasonal storage. The full basement includes a finished family room with built-in bookcases, a large storage area filled with shelves and an 8' x 15'6 concrete vault-storm shelter. The two-acre homesite has 209' road frontage with driveway easement access. Taxes & assessment based on larger parcel. 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. Buyer to assume Spring 2019 taxes due Spring 2020. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN Tuesday, November 5, 4-6 PM, Friday, November 15, 1-5 PM or call for an appointment.**

**Amenities**

Type: **1.5 Story** Foundation: **Poured Concrete**  
 Zoning: **Residential** Basement: **Yes** Basement Type: **Full, Partially Finished, Walkout**  
 Construction: **Frame On-Site** Laundry: **Yes** Laundry Location: **First Level**  
 Outbuildings: Laundry Type: **Laundry Room**  
 # Fireplaces: **1** Fireplace: **Woodburning** Road Frontage: **209'**  
 Appliances: **Dishwasher, Garage Door Opener, Oven Self Clean, Range / Oven**  
 Exterior Type: **Brick Over Frame, Vinyl Siding**  
 Exterior Feat: **Covered Porch, Deck, Landscaped, Patio, Paved Driveway, Thermopane windows, Vinyl Siding**  
 Interior Feat: **1st Floor Master, Bath Master, Breakfast Bar, Cath/Vaul/Tray Ceil, Cedar Closet(s), Ceiling Fan(s), Eat-in Kitchen, Family Room, Formal Dining Rm, Foyer, Jetted Tub, Natural Wood Trim, Pantry, Rec Room, Separate Shower(s), Split Bedrooms, Utility/Mud Room, Walk-in Closet(s)**  
 Road Type: **Paved**

**Measurements**

Above Grade Finished:	<b>3,880.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>924.0</b>	TFLS:	<b>4,804</b>
Below Grade Unfinish:	<b>1,448.0</b>		

**Room Sizes & Levels**

Total Rooms: **10** Garage: **Y** Garage Size: **24 x 26** Garage Type: **Attached, Side Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	21 x 13.6	1st Floor	Carpet	Fireplace
Dining Room	20 x 13	1st Floor	Carpet	
Kitchen	29 x 14	1st Floor	Vinyl	
Family Room	16 x 15.6	1st Floor	Carpet	
Main Bedroom	15.6 x 14	1st Floor	Carpet	
Bathroom Full	10 x 10.6	1st Floor	Tile	Master Bath
Bedroom	14 x 13	1st Floor	Carpet	
Bathroom Half	6 x 5	1st Floor	Tile	
Other	11.6 x 6	1st Floor	Vinyl	Mudroom
Bedroom	20.6 x 13	2nd Floor	Carpet	
Bathroom Full	7 x 5.6	2nd Floor	Tile	
Bedroom	20.6 x 12	2nd Floor	Carpet	
Bathroom Full	7 x 5.6	2nd Floor	Tile	
Family Room	42 x 22	LL/Basement	Carpet	

**Utilities**

Water Heater: **Electric** Heat Type: **Forced Air**  
 Water Type: **Public Onsite** Cooling Type: **Central Air**  
 Natural Water: Fuel Type: **LP Gas**  
 Sewer Type: **Septic Onsite**

**General Information**

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

22-04-03-000-271.000-006  
**General Information**  
 Parcel Number  
 22-04-03-000-271.000-006  
 Local Parcel Number  
 0041970014  
 Tax ID:

**Routing Number**  
 04-03-0N0-011

**Property Class 101**  
 Cash Grain/General Farm

**Year: 2019**

**Location Information**

County  
 Floyd  
 Township  
 LAFAYETTE TOWNSHIP  
 District 006 (Local 006)  
 LAFAYETTE TOWNSHIP  
 School Corp 2400  
 NEW ALBANY-FLOYD COUNTY C

Neighborhood 4000100-006  
 LAFAYETTE HOMESITE "A"  
 Section/Plat  
 30  
 Location Address (1)  
 4435 FOSKUHL RD  
 FLOYDS KNOBS, IN 47119

**Foskuhl, Bernard J. Jr. & Janet**  
**Ownership**  
 Foskuhl, Bernard J. Jr. & Janet  
 4435 Foskuhl Rd  
 Floyds Knobs, IN 47119

**Legal**

NW 1/4 SE 1/4 30-1-6 38.113 AC Pct NW 1/4 SE  
 1/4 30-14-6 877 AC (004-1970-046  
 )22-04-03-000-045-000-006



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

2019	2019	2019	2018	2018	2018
Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required
WIP	AA	06/25/2019	Indiana Cost Mod	1.0000	
06/24/2019		02/15/2019	Indiana Cost Mod	1.0000	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	1.0000	1.0000
1.0000					
\$109,000	\$109,000	\$111,200	\$111,200	\$111,200	\$111,400
\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
\$69,000	\$69,000	\$71,200	\$71,200	\$71,200	\$71,400
\$0	\$0	\$0	\$0	\$0	\$0
\$353,100	\$353,100	\$302,600	\$345,400	\$345,400	\$345,400
\$343,000	\$343,000	\$294,000	\$335,800	\$335,800	\$335,800
\$0	\$0	\$0	\$0	\$0	\$0
\$10,100	\$10,100	\$8,600	\$9,600	\$9,600	\$9,600
\$462,100	\$462,100	\$411,600	\$456,600	\$456,600	\$456,800
\$383,000	\$383,000	\$334,000	\$375,800	\$375,800	\$375,800
\$69,000	\$69,000	\$69,000	\$71,200	\$71,200	\$71,400
\$10,100	\$10,100	\$8,600	\$9,600	\$9,600	\$9,600

**Land Data (Standard Depth: Res: 120', Cl: 120' Base Lot: Res: 0' X 0', Cl: 0' X 0')**

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
9	A		0	1.0000	1.00	\$40,000	\$40,000	\$40,000	0%	100%	1.0000	\$40,000
9	A		0	1	1.00	\$40,000	\$40,000	\$40,000	0%	100%	1.0000	\$40,000
4	A	CRC2	0	11.413	0.89	\$1,560	\$1,388	\$15,841	0%	0%	1.0000	\$15,840
4	A	GLD3	0	0.8000	0.50	\$1,560	\$780	\$624	0%	0%	1.0000	\$620
4	A	ZAC2	0	9.3000	0.64	\$1,560	\$998	\$9,281	0%	0%	1.0000	\$9,280
6	A	GLD2	0	6.177	0.50	\$1,560	\$780	\$4,818	-80%	0%	1.0000	\$960
6	A	GLE2	0	5.3000	0.50	\$1,560	\$780	\$4,134	-80%	0%	1.0000	\$830
6	A	ZAC2	0	2.7000	0.64	\$1,560	\$998	\$2,695	-80%	0%	1.0000	\$540
71	A	BDB	0	1.3000	0.77	\$1,560	\$1,201	\$1,561	-40%	0%	1.0000	\$940

**Topography**  
 Rolling   
 Flood Hazard   
**Public Utilities**  
 Water, Electricity ERA   
**Streets or Roads**  
 Paved TIF   
**Neighborhood Life Cycle Stage**  
 Improving   
 Printed Monday, October 7, 2019

**Review Group** 2018  
 Data Source External Only Collector BF Appraiser BF

**22-04-03-000-271.000-006**  
**101, Cash Grain/General Farm**  
**Transfer of Ownership**  
 Doc ID Code Book/Page Adj Sale Price VI  
 0 WD 19/3601 \$0 I  
 0 WD 212/430 \$0 I  
 0 WD / \$0 I

**Routing Number**  
 04-03-0N0-011

**Property Class 101**  
 Cash Grain/General Farm

**Year: 2019**

**Location Information**

County  
 Floyd  
 Township  
 LAFAYETTE TOWNSHIP  
 District 006 (Local 006)  
 LAFAYETTE TOWNSHIP  
 School Corp 2400  
 NEW ALBANY-FLOYD COUNTY C

Neighborhood 4000100-006  
 LAFAYETTE HOMESITE "A"  
 Section/Plat  
 30  
 Location Address (1)  
 4435 FOSKUHL RD  
 FLOYDS KNOBS, IN 47119

**LAFAYETTE HOMESITE "A"**  
**Notes**  
 7/5/2017 18Q4: ADDED HOUSE  
 1/4/2017 18Q3: NO CHANGE  
 9/13/2012 07CM: COMBINATION  
 OWNER REQUEST 22-04-03-000-045-000-006 BE  
 COMBINED ON THIS PARCEL CS 820-2007

**Routing Number**  
 04-03-0N0-011

**Property Class 101**  
 Cash Grain/General Farm

**Year: 2019**

**Location Information**

County  
 Floyd  
 Township  
 LAFAYETTE TOWNSHIP  
 District 006 (Local 006)  
 LAFAYETTE TOWNSHIP  
 School Corp 2400  
 NEW ALBANY-FLOYD COUNTY C

Neighborhood 4000100-006  
 LAFAYETTE HOMESITE "A"  
 Section/Plat  
 30  
 Location Address (1)  
 4435 FOSKUHL RD  
 FLOYDS KNOBS, IN 47119

**Land Computations**

Calculated Acreage	38.99
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	38.99
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	2.00
91/92 Acres	0.00
Total Acres Farmland	36.99
Farmland Value	\$29,010
Measured Acreage	36.99
Avg Farmland Value/Acre	784
Value of Farmland	\$29,000
Classified Total	\$0
Farm / Classified Value	\$29,000
Homesite(s) Value	\$80,000
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$40,000
CAP 2 Value	\$69,000
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$109,000</b>

**Topography**  
 Rolling   
 Flood Hazard   
**Public Utilities**  
 Water, Electricity ERA   
**Streets or Roads**  
 Paved TIF   
**Neighborhood Life Cycle Stage**  
 Improving   
 Printed Monday, October 7, 2019

**Review Group** 2018  
 Data Source External Only Collector BF Appraiser BF

**General Information**

Occupancy Single-Family  
 Description Single-Family R 02  
 Story Height 1 1/2  
 Style 20 1/2 Story or Finishe  
 Finished Area 3880 sqft  
 Make

**Plumbing**

# TF  
 Full Bath 2 6  
 Half Bath 0 0  
 Kitchen Sinks 1 1  
 Water Heaters 1 1  
 Add Fixtures 0 0  
 Total 4 8

**Floor Finish**

Tile  
 Carpet  
 Unfinished  
 Other

**Wall Finish**

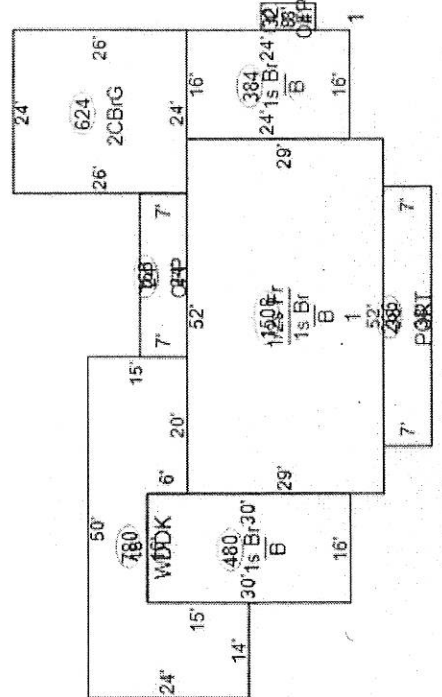
Plaster/Drywall  
 Unfinished  
 Paneling  
 Other  
 Fiberboard

**Roofing**

Built-Up  
 Asphalt  
 Slate  
 Tile  
 Wood Shingle  
 Other

**Exterior Features**

Description Area Value  
 Porch, Open Frame 32 \$2,500  
 Porch, Open Frame 168 \$6,300  
 Portico 266 \$7,400  
 Wood Deck 780 \$10,400



**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	2372	2372	\$143,200	
2				
3				
4				
1/4				
2 1/2 1Fr	1508	1508	\$36,500	
3/4				
Attic				
Bsmt	2372	0	\$42,400	
Crawl				
Slab				

Adjustments  
 Unfin Int (-)  
 Ex Liv Units (+)  
 Rec Room (+)  
 Loft (+)  
 Fireplace (+)  
 No Heating (-)  
 A/C (+)  
 No Elec (-)  
 Plumbing (+/-)  
 Spec Plumb (+)  
 Elevator (+)

Total Base \$222,100  
 1 Row Type Adj. x 1.00 \$222,100  
 \$0  
 \$0  
 \$0  
 \$0  
 \$0  
 \$4,300  
 \$0  
 \$6,000  
 \$0  
 \$2,400  
 \$0  
 \$0  
 \$234,800

Exterior Features (+) \$26,600  
 Garages (+) 624 sqft \$17,500  
 Quality and Design Factor (Grade) 1.15  
 Location Multiplier 0.91  
 Replacement Cost \$291,869

**Specialty Plumbing**

Description	Count	Value

**Summary of Improvements**

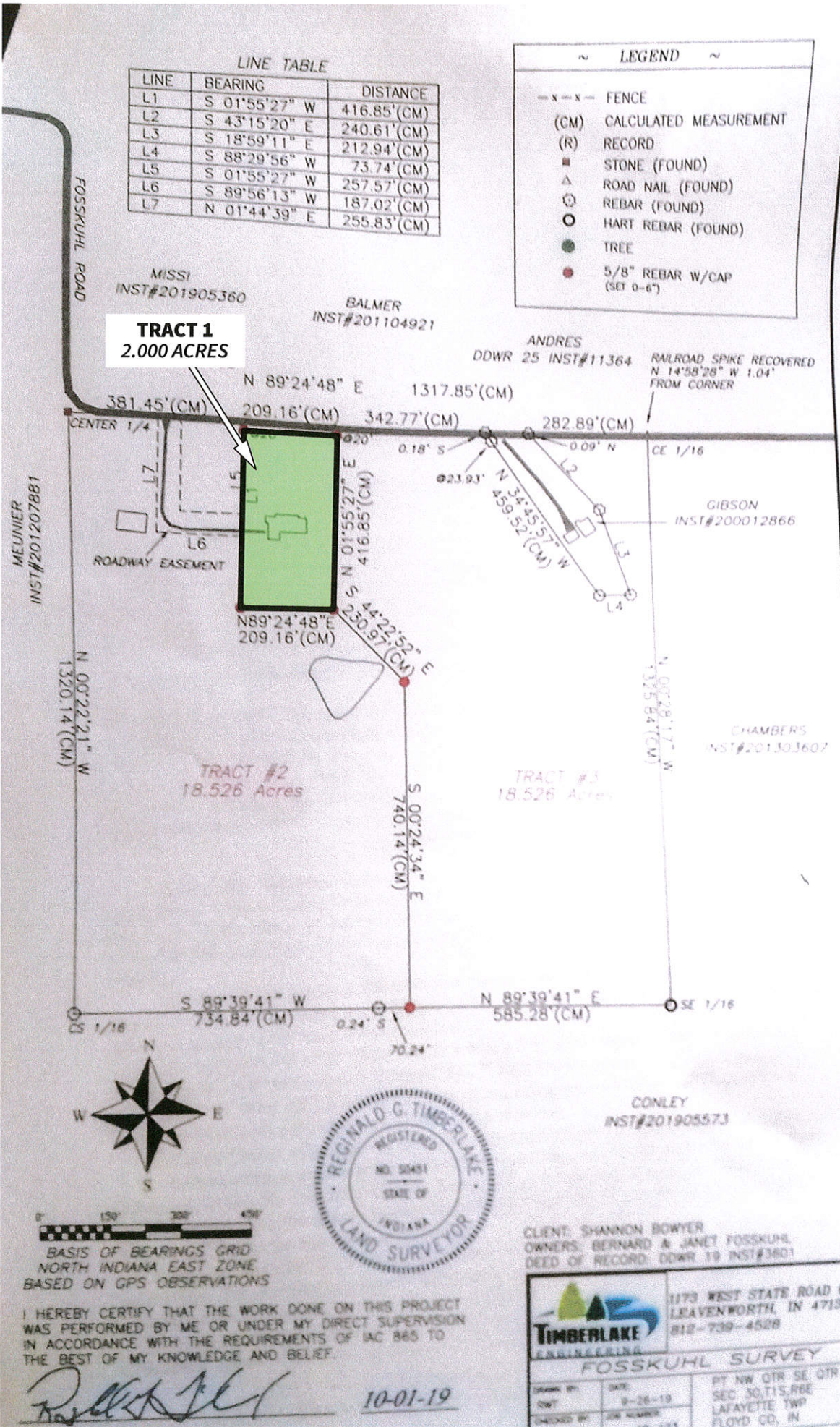
Description	Res Eligibl	Story Height	Year Built	Eff Year	Eff Age	Co Age	Base Rate	LCM	Adj Rate	RCN	Size	RCN	Value	Improv Value
1: Single-Family R 02	100%	1 1/2	1988	1988	31	A	\$13.64	0.91	\$9.39	\$291,869	6,252 sqft	\$291,869	\$310,500	
2: Barn, Pole (T3) R 02	0%	1	1980	1980	39	A	\$13.64	0.91	\$9.39	\$15,991	39' x 60' x 10'	\$15,991	\$10,100	
<b>Summary of Improvements</b>														
Total all pages													\$353,100	
Total this page													\$320,600	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°55'27" W	416.85'(CM)
L2	S 43°15'20" E	240.61'(CM)
L3	S 18°59'11" E	212.94'(CM)
L4	S 88°29'56" W	73.74'(CM)
L5	S 01°55'27" W	257.57'(CM)
L6	S 89°56'13" W	187.02'(CM)
L7	N 01°44'39" E	255.83'(CM)

~ LEGEND ~

- x - x - FENCE
- (CM) CALCULATED MEASUREMENT
- (R) RECORD
- STONE (FOUND)
- △ ROAD NAIL (FOUND)
- ⊙ REBAR (FOUND)
- HART REBAR (FOUND)
- TREE
- 5/8" REBAR W/CAP (SET 0-6")

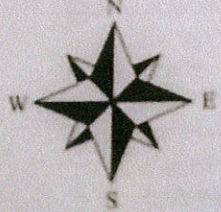


**TRACT 1  
2.000 ACRES**

TRACT #2  
18.526 Acres

TRACT #3  
18.526 Acres

FOSSKUHL ROAD  
MISSI INST#201905360  
BALMER INST#201104921  
ANDRES DDWR 25 INST#11364  
RAILROAD SPIKE RECOVERED N 14°58'28" W 1.04' FROM CORNER  
GIBSON INST#200012866  
CHAMBERS INST#201303607  
CONLEY INST#201905573  
MEDNIER INST#201207881  
CENTER 1/4  
CE 1/16  
SE 1/16  
RD 1/16



BASIS OF BEARINGS GRID  
NORTH INDIANA EAST ZONE  
BASED ON GPS OBSERVATIONS



I HEREBY CERTIFY THAT THE WORK DONE ON THIS PROJECT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF IAC 865 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Reginald G. Timberlake*

10-01-19

CLIENT: SHANNON BOWYER  
OWNERS: BERNARD & JANET FOSSKUHL  
DEED OF RECORD: DDWR 19 INST#3801

**TIMBERLAKE ENGINEERING**  
1173 WEST STATE ROAD #  
LEAVENWORTH, IN 47131  
812-739-4528

**FOSSKUHL SURVEY**

DRAWN BY:	DATE:	PT NW QTR SE QTR
CHECKED BY:	9-26-19	SEC. 30, T15, R06
		LAFAYETTE TWP FLOYD CO., IN