

BID PACKET

Susan Nelson

LITTLE BLUE RIVER HOME AUCTION



**2780 E. CHANLEY ROAD
LEAVENWORTH, IN 47137**



SATURDAY, NOVEMBER 23 @ 9AM
REAL ESTATE SELLS @ 11AM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE AUCTION TERMS AND CONDITIONS
2780 E. Chanley Road, Leavenworth, IN 47137

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.

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 part of the property is located in AE Flood Zone.*

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

REAL ESTATE TAXES 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 day immediately prior to the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

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

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

BROKER PARTICIPATION A commission will be paid to any properly licensed Broker who registers prior to 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

2780 E Chanley Road, Leavenworth, IN 47137

Listing #: 2019012012 Total Finished Sqft: 2,464 Above Grade Finished SqFt: 1,904 Active (11/08/19) \$0



Prop Type: Residential/Farm **SubType:** Residential
County: Crawford **Township:** Ohio
Subdivision: No **School Dst:** Crawford Cty Comm.
Subdiv Nm: **Parcel#:** 131321214001000008
Beds: 3 **Lot Sz:** 6.2 / 270,072
Baths: 3 (3 0) **Lot Size Src:** Assessor
Abv Grd SF: 1,904 **Lot Dim:** **Year Built:** 2003
Tot Fin SF: 2,464 **Annual Tax:** 1,064
New Const: No **Tax Year:** 2018/2019
Home Warranty: No **DOM:** 7
Land Assess: 12,200 **HOA \$:** / None
Improvements: 119,500
Total Assess: 131,700
Directions: I-64 to IN-66W Leavenworth Marengo Exit #92.
 Continue west on S. Indian Ridge Road, S. Fredonia
 Road, Alton Fredonia Road and E. Archibald Falls Road to
 E. Chanley Road. Auction on right.

Legal: PT NE SE 21-4-1E 6.21A
Tot Deductions: \$96,585

Deduction Type	Comment	Deduction Type	Comment
Veterans	\$24,960	Supplemental Homestd	\$23,625
Homestead Standard	\$45,000	Mortgage	\$3,000

Remarks

Little Blue River Home & Contents Auction - Saturday, November 23 @ 9AM (Real Estate Sells @ 11AM) Selling live onsite a custom-built home with a private guest suite on 6.2 acres with 1200 feet of riverbank frontage with boat ramp, just a short boat ride to the Ohio River near Alton, IN. Ideal four-season home or weekend retreat includes a two-bay 30' x 42' garage with 12' x 42' and 26' x 42' lean-to's, a 20' x 48' post-frame carport and a 12' x 12' shelter house with deck overlooking small pond. Home features hardwood and tile floors throughout, built-ins, walk-in cedar closets, cathedral and vaulted ceilings, cedar walls, Generac generator, equipped kitchen with oversized gas range & hood, equipped laundry room, and great room wall unit with 60" TV. Includes a 5'8 x 6' concrete storm shelter, 29' x 47' foam insulated crawl space accessed by french glass doors off the large patio and a walk-in fruit cellar nearby. Part of the land along the river is located in AE Flood Zone. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment day of auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN INSPECTION Sunday, November 17, 1-3 PM or call for an appointment. Additional parcels 131321103001000008, 131321213001000008 & 131321101001002008.

Amenities

Type: 1 Story **Foundation:** Concrete Block, Poured Concrete
Zoning: Residential **Basement:** Yes **Basement Type:** Cellar, Crawl Space, Finished, Partial, Walkout
Construction: Existing **Laundry:** Yes **Laundry Location:** First Level
Outbuildings: Garage, Pole Barn **Laundry Type:** Laundry Room
Fireplaces: 1 **Fireplace:** Gas Burning **Road Frontage:** 100'
Appliances: Clothes Dryer, Clothes Washer, Garage Door Opener, Generator, Range / Oven, Refrigerator
Lot Description: Adj River/Stream/Crk, River Frontage, River View, Scenic View, Waterfront Property, Wooded Lot
Exterior Type: Stucco, Wood
Exterior Feat: Deck, Landscaped, Patio, Thermopane windows
Interior Feat: 1st Floor Master, 1st Floor Utility, Bath Master, Blinds, Breakfast Bar, Built-in Bookcase, Cath/Vaul/Tray Ceil, Cedar Closet(s), Ceiling Fan(s), Den/Office, Family Room, Foyer, Open Floor Plan, Utility/Mud Room, Walk-in Closet(s), Wood Stove
Road Type: Gravelpaved

Measurements

Above Grade Finished:	1,904.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	560.0	TFLS:	2,464
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: 8 **Garage:** Y **Garage Size:** 42 x 30 **Garage Type:** Detached, Front **Garage Spaces:** 2
Entry, Pole Barn

Type	Dimension	Level	Flooring	Description
Living Room	12 x 15	1st Floor	Wood	Great Room
Kitchen	12.10 x 15	1st Floor	Wood	
Dining Area	10 x 15	1st Floor	Wood	
Bedroom	12 x 13.10	1st Floor	Wood	Walk-In Cedar Closet
Bathroom Full	8.9 x 5.10	1st Floor	Wood	
Office	14 x 9.8	1st Floor	Wood	Wall of Shelves
MainBedroom	14 x 12	1st Floor	Wood	2 Walk-In Cedar Closets
Bathroom Full	5.10 x 8.9	1st Floor	Wood	
Family Room	36.10 x 17.6	1st Floor	Tile	
Bedroom	29 x 12.3	LL/Basement	Tile	
Bathroom Full	5.10 x 5.9	LL/Basement	Tile	

Utilities

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

General Information

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



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

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) **2780 E Chanley Rd, Leavenworth, IN 47137**

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	None				Cistern	None			✓	
Clothes Dryer			✓		Septic Field/Bed		✓			
Clothes Washer			✓		Hot Tub				✓	
Dishwasher	None				Plumbing	None				
Disposal	None				Aerator System	None				
Freezer			✓	✓	Sump Pump	None				
Gas Grill			✓		Irrigation Systems	None			✓	
Hood			✓		Water Heater/Electric				✓	
Microwave Oven					Water Heater/Gas					
Oven			✓		Water Heater/Solar	None				
Range			✓		Water Purifier	None				
Refrigerator <i>Drawn in & shipped up</i>		✓			Water Softener	None				
Room Air Conditioner(s)				✓	Well				✓	
Trash Compactor	None				Septic and Holding Tank/Septic Mound				✓	
TV Antenna/Dish				✓	Geothermal and Heat Pump			New		
Other:					Other Sewer System (Explain)	None				
					Swimming Pool & Pool Equipment	None				
								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?					NA
					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	None				Attic Fan			✓		
Burglar Alarm	None				Central Air Conditioning			✓		
Ceiling Fan(s)				✓	Hot Water Heat	None				
Garage Door Opener / Controls			✓		Furnace Heat/Gas			✓		
Inside Telephone Wiring and Blocks/Jacks				✓	Furnace Heat/Electric			✓		
Intercom	None				Solar House-Heating <i>Dual System</i>					
Light Fixtures				✓	Woodburning Stove				✓	
Sauna	None				Fireplace <i>Needs igniter</i>		✓			
Smoke/Fire Alarm(s)			some New	✓	Fireplace Insert <i>"</i>		✓			
Switches and Outlets				✓	Air Cleaner	None				
Vent Fan(s)			✓		Humidifier	None				
60/100/200 Amp Service (Circle one)			✓		Propane Tank			✓		
Generator <i>was working in August</i>				✓	Other Heating Source <i>SPLIT UNIT</i>			✓		

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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

Signature of Seller <i>Susan A Nelson</i>	Date (mm/dd/yy) <i>11-11-19</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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Property address (number and street, city, state, and ZIP code) 2780 E Chanley Rd, Leavenworth, IN 47137

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <i>19 Years 12 Yrs</i>			
Does the roof leak?			<input checked="" type="checkbox"/>
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers?			
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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
<i>There was a roofing nail or two that the gas ket allowed some drips but was repaired. Shows water on rafters in attic.</i>			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>
Are there any encroachments?			<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
Is the present use of non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input checked="" type="checkbox"/>
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents? <i>termite treatment</i>	<input checked="" type="checkbox"/>		
Have any structures been treated for wood destroying insects?	<input checked="" type="checkbox"/>		
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
Is the property in a flood plain?	<input checked="" type="checkbox"/>		
Do you currently pay for flood insurance?	<input checked="" type="checkbox"/>		
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker? <i>IN NC NOT IN</i>	<input checked="" type="checkbox"/>		
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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

Signature of Seller <i>Susan Nelson</i>	Date (mm/dd/yy) <i>11-15-19</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.



SUSAN N
 JAMES N
 DEREK C
 WILLIAM T

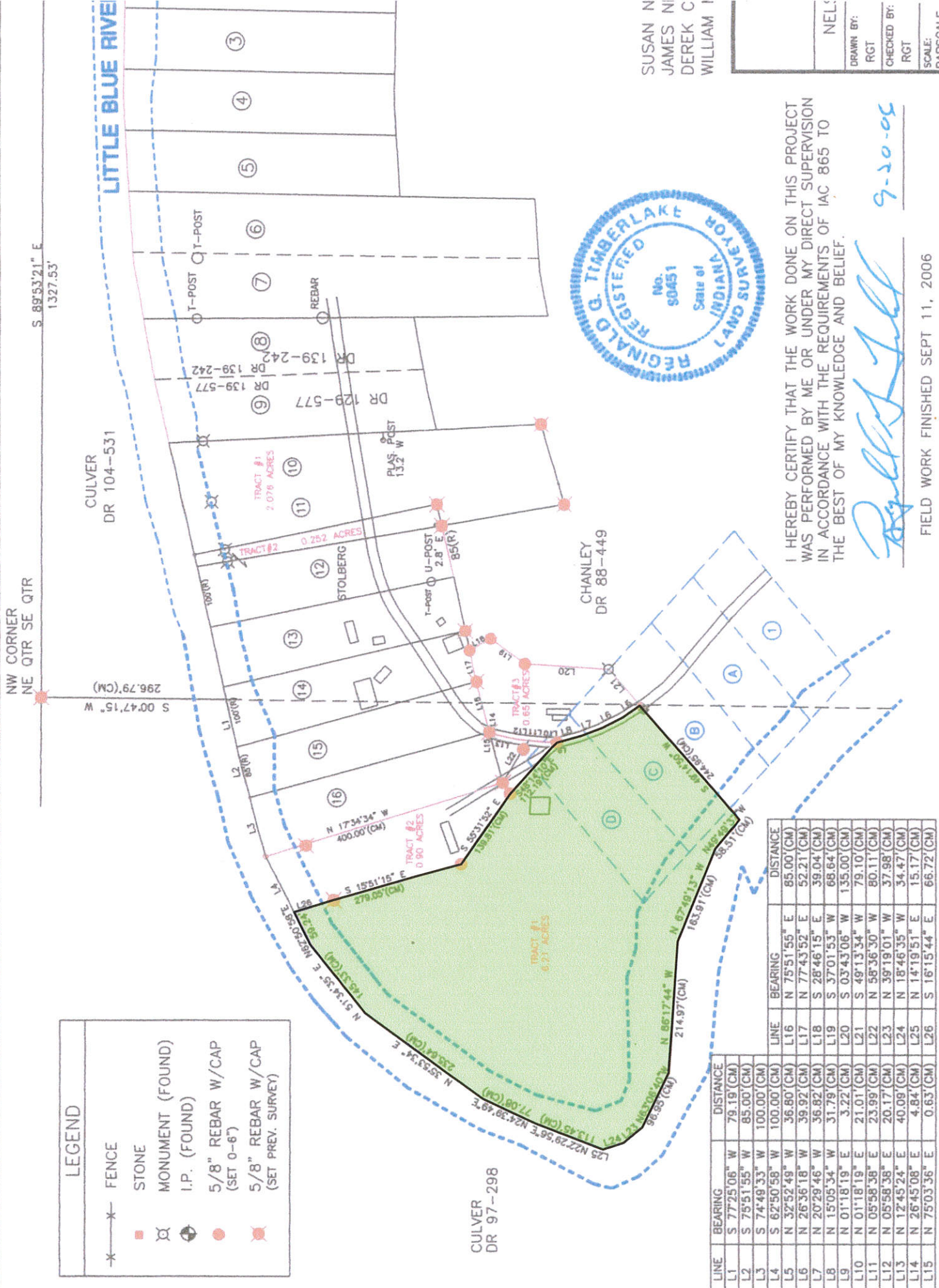
NELLS
DRAWN BY: RGT
CHECKED BY: RGT
SCALE: BARSCALE



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
 9-20-05

FIELD WORK FINISHED SEPT 11, 2006



LEGEND	
	FENCE
	STONE MONUMENT (FOUND)
	I.P. (FOUND)
	5/8" REBAR W/CAP (SET 0-6")
	5/8" REBAR W/CAP (SET PREV. SURVEY)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 77°25'06" W	79.19 (CM)	L16	N 75°51'55" E	85.00 (CM)
L2	S 75°51'55" W	85.00 (CM)	L17	N 77°43'52" E	52.21 (CM)
L3	S 74°49'33" W	100.00 (CM)	L18	S 28°46'15" E	39.04 (CM)
L4	S 62°50'58" W	100.00 (CM)	L19	S 37°01'53" W	68.64 (CM)
L5	N 32°52'49" W	36.80 (CM)	L20	S 03°43'08" W	135.00 (CM)
L6	N 26°36'18" W	39.92 (CM)	L21	S 49°13'34" W	79.10 (CM)
L7	N 20°29'46" W	36.82 (CM)	L22	N 58°36'30" W	80.11 (CM)
L8	N 15°05'34" W	31.79 (CM)	L23	N 39°19'01" W	37.98 (CM)
L9	N 01°18'19" E	3.22 (CM)	L24	N 18°46'35" W	34.47 (CM)
L10	N 01°18'19" E	21.01 (CM)	L25	N 14°19'51" E	15.17 (CM)
L11	N 05°58'38" E	23.99 (CM)	L26	S 16°15'44" E	66.72 (CM)
L12	N 05°58'38" E	20.17 (CM)			
L13	N 12°45'24" E	40.09 (CM)			
L14	N 26°45'08" E	4.84 (CM)			
L15	N 75°03'36" E	0.63 (CM)			

National Flood Hazard Layer FIRMette



38°9'25.60"N

M.76.9.C7.99

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AP*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

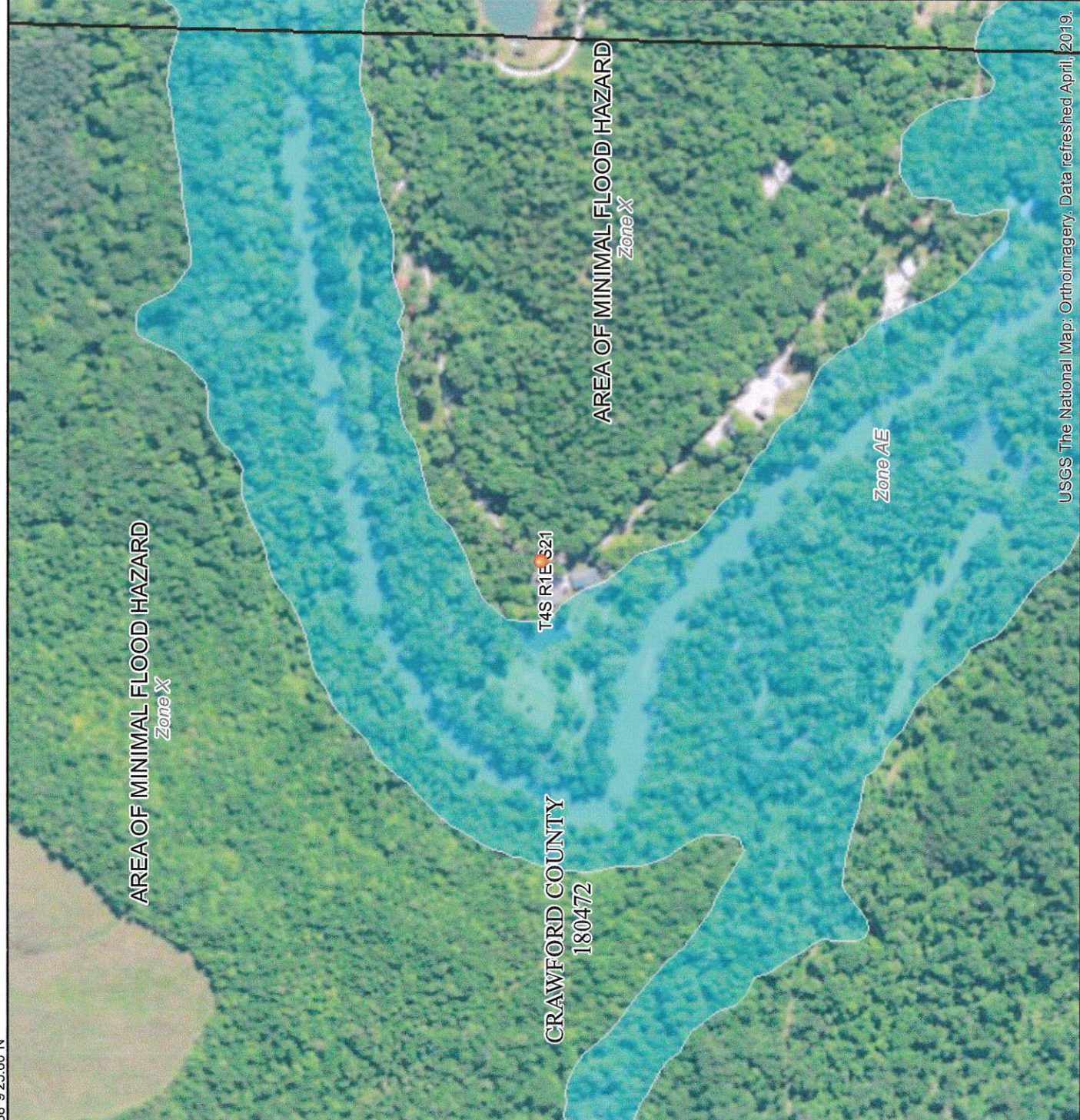
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/7/2019 at 3:00:41 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map identifiers for unmapped and unmodernized areas cannot be used for regulatory purposes.



86°24'26.47"W

USGS The National Map: Orthoimagery. Data refreshed April, 2019.



38°8'57.30"N