

BID PACKET

William Hamilton

FLOYD COUNTY HOME ONLINE AUCTION



**8356 CORYDON RIDGE ROAD
LANESVILLE, IN 47136**



ONLINE BIDDING ENDS

THURSDAY, MAY 28 @ 6PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

8356 Corydon Ridge Road, Lanesville, Indiana 47136

Thursday, May 28, 2020

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 appointment only. 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 hammer bid price to determine the final purchase price. 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, check or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. 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 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. 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. All measurements per courthouse.

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.

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. 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 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.

POSSESSION - Seller will give possession at closing.

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. 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. 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.

PRE-AUCTION SALES Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Real Estate 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.

SELLER William Hamilton

Client Detail

8356 Corydon Ridge Road, Lanesville, IN 47136

Listing #: **202007080** Total Finished Sqft: **1,772** Above Grade Finished Sqft: **1,772** Active (04/10/20) **\$0**



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Georgetown
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220200400016000002
Beds:	3	Lot Sz:	3.783 / 164,787
Baths:	2 (1 1)	Lot Size Src:	Assessor
Abv Grd SF:	1,772	Lot Dim:	
Tot Fin SF:	1,772	Year Built:	1979
New Const:	No	Annual Tax:	2,171
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	66,600	DOM:	31
Improvements:	196,000	HOA \$:	/
Total Assess:	262,600		

Directions: **I-64 to Georgetown Edwardsville Exit #118. West .7 miles on IN 62 to right on Corydon Ridge Road. 3.1 miles to auction on the right.**

Legal: **W 1/2 SW 1/4 4-3-5 3.783 AC.**

Tot Deductions:	\$116,810	Deduction Type	Comment
		Supplemental Homestead	\$68,810
		Mortgage	\$3,000

Deduction Type	Comment
Homestead Standard	\$45,000

Remarks

Floyd County Home Online Auction Ends Thursday, May 28 @ 6 PM. Spacious, brick chalet-style ranch with loft surrounded by 3.783 acres of open and wooded land in beautiful Floyd County IN located only minutes from the main interchange. Features include family room with 17-foot-high-ceiling and masonry brick fireplace wall, an additional 182 SF in a finished loft with sliding doors to balcony, a bright and airy equipped kitchen with dining area, a bar counter, and three large windows, Energy-Tech wood furnace, and a black aluminum fenced in backyard. The unfinished lower level has an additional 1,772 SF and includes a laundry area with deep sink, large workshop area with cabinets and pegboards, and large storage room with shelving. 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 in the form of cash, check or wired funds are due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without buyer's contingencies, all inspections welcomed prior to the auction. All measurements per courthouse records.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement: Yes	Basement Type: Full, Unfinished
Construction:	Existing	Laundry: Yes	Laundry Location: Basement
Outbuildings:		Laundry Type:	Other
# Fireplaces:	1 Fireplace: Woodburning	Road Frontage:	
Roof Type:	Shingle		
Appliances:	Dishwasher, Disposal, Range / Oven, Refrigerator, Water Softener		
Lot Description:	Secluded Lot, Wooded Lot		
Exterior Type:	Brick Over Frame, Cedar Siding		
Exterior Feat:	Balcony, Covered Porch, Fenced Yard, Landscaped, Patio, Paved Driveway, Thermopane windows		
Interior Feat:	Bath 1/2 Master, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Eat-in Kitchen, Foyer, Loft, Natural Wood Trim, Security System, Sump Pump, Wood Stove		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,772.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,772
Below Grade Unfinish:	1,772.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **28 x 26** Garage Type: **Attached, Side Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Kitchen	19.6 x 14.6	1st Floor	Vinyl	
Living Room	19.6 x 19	1st Floor	Carpet	Cathedral Ceiling w/Fireplace
Bedroom	11.6 x 9.6	1st Floor	Carpet	
Bedroom	13 x 11.6	1st Floor	Carpet	
Bedroom	10 x 10	1st Floor	Carpet	
Bathroom Half	6 x 4	1st Floor	Carpet	
Bathroom Full	9 x 8	1st Floor	Vinyl	
Other	14 x 13	2nd Floor	Carpet	Loft

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Electric, Wood
Sewer Type:	Septic Onsite		

General Information

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



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R/6-14)

Date (month, day, year)
May 10, 2020

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) **8356 Corydon Ridge Road, Lanesville, IN 47136**

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	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer	<input checked="" type="checkbox"/>				Septic Field/Bed				<input checked="" type="checkbox"/>	
Clothes Washer	<input checked="" type="checkbox"/>				Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher				<input checked="" type="checkbox"/>	Plumbing				<input checked="" type="checkbox"/>	
Disposal				<input checked="" type="checkbox"/>	Aerator System	<input checked="" type="checkbox"/>				
Freezer	<input checked="" type="checkbox"/>				Sump Pump				<input checked="" type="checkbox"/>	
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood				<input checked="" type="checkbox"/>	Water Heater/Electric				<input checked="" type="checkbox"/>	
Microwave Oven				<input checked="" type="checkbox"/>	Water Heater/Gas	<input checked="" type="checkbox"/>				
Oven				<input checked="" type="checkbox"/>	Water Heater/Solar	<input checked="" type="checkbox"/>				
Range				<input checked="" type="checkbox"/>	Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator				<input checked="" type="checkbox"/>	Water Softener				<input checked="" type="checkbox"/>	
Room Air Conditioner(s)	<input checked="" type="checkbox"/>				Well	<input checked="" type="checkbox"/>				
Trash Compactor	<input checked="" type="checkbox"/>				Septic and Holding Tank/Septic Mound				<input checked="" type="checkbox"/>	
TV Antenna/Dish	<input checked="" type="checkbox"/>				Geothermal and Heat Pump	<input checked="" type="checkbox"/>				
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			<input checked="" type="checkbox"/>		
					Are the structures connected to a public sewer system?				<input checked="" type="checkbox"/>	
					Are there any additions that may require improvements to the sewage disposal system?					<input checked="" type="checkbox"/>
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				<input checked="" type="checkbox"/>	
					Are the improvements connected to a private/community sewer system?				<input checked="" type="checkbox"/>	
					D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
					Attic Fan	<input checked="" type="checkbox"/>				
					Central Air Conditioning				<input checked="" type="checkbox"/>	
					Hot Water Heat	<input checked="" type="checkbox"/>				
					Furnace Heat/Gas	<input checked="" type="checkbox"/>				
					Furnace Heat/Electric				<input checked="" type="checkbox"/>	
					Solar House-Heating	<input checked="" type="checkbox"/>				
					Woodburning Stove				<input checked="" type="checkbox"/>	
					Fireplace				<input checked="" type="checkbox"/>	
					Fireplace Insert	<input checked="" type="checkbox"/>				
					Air Cleaner				<input checked="" type="checkbox"/>	
					Humidifier	<input checked="" type="checkbox"/>				
					Propane Tank	<input checked="" type="checkbox"/>				
					Other Heating Source	<input checked="" type="checkbox"/>				

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>Kendra Little POA</i>	Date (mm/dd/yy) <i>May 10, 2020</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)

8356 Corydon Ridge Road, Lanesville, IN 47136

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			✓
Does the roof leak?			✓
Is there present damage to the roof?			✓
Is there more than one layer of shingles on the house?			✓
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?			✓
Is there any contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			✓
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
Linda Collins, POA			

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

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.

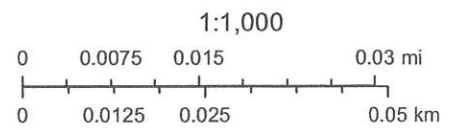
Signature of Seller <i>Linda Collins, POA</i>	Date (mm/dd/yy) <i>May 12, 2020</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's 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)

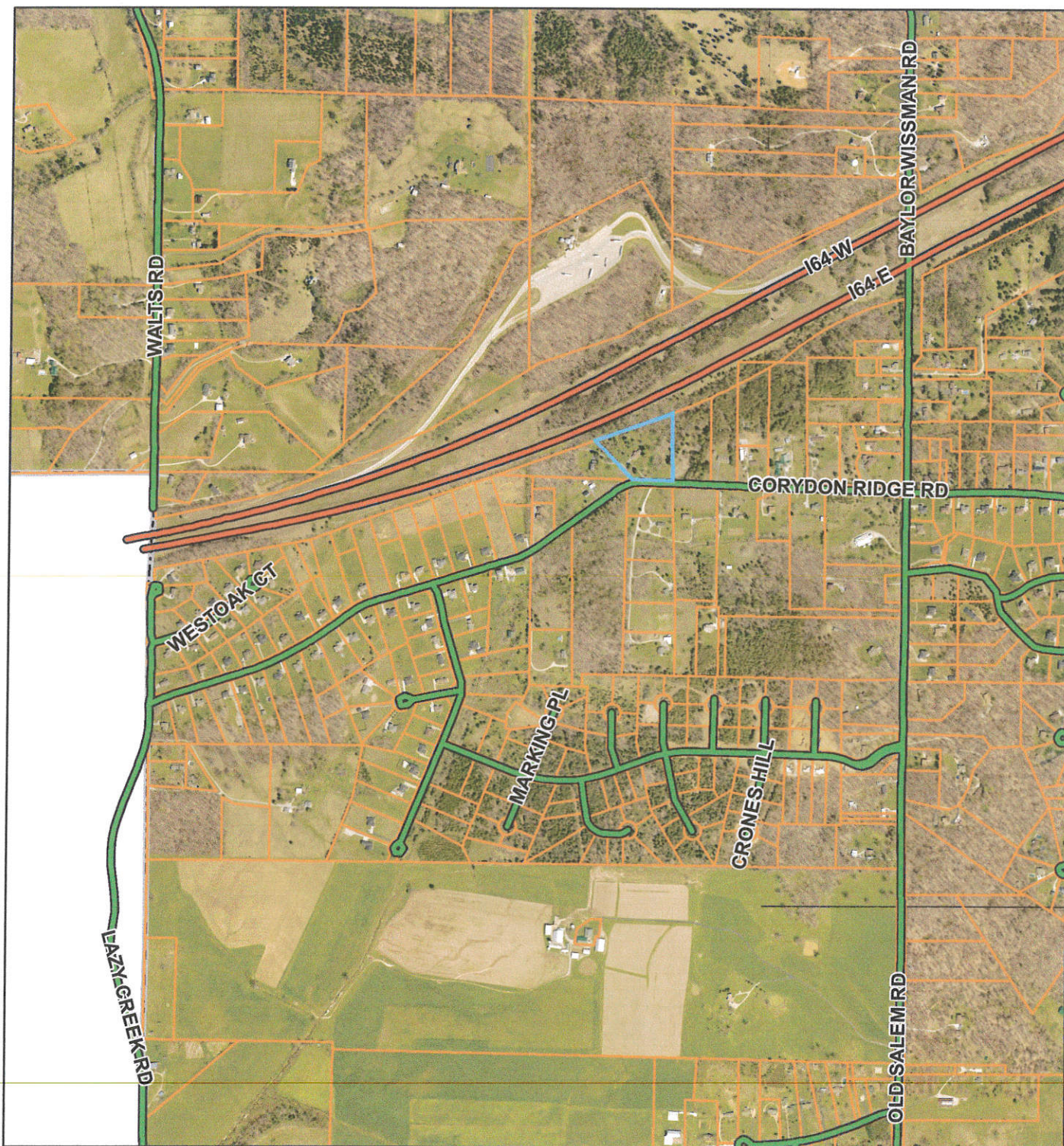


FORM #03.



8356 Corydon Ridge Road, Lanesville, Indiana 47136





1:12,000

