

BID PACKET

21 ACRE FLOYD COUNTY ESTATE MULTIPAR ONLINE AUCTION

10495 MALINEE OTT ROAD
GEORGETOWN, IN 47122

ONLINE BIDDING ENDS

WEDNESDAY, SEPTEMBER 25 @ 6PM

**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

10495 Malinee Ott Road, Georgetown, IN 47122

Bidding Ends Wednesday, September 25, 2024

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.

BIDDING ONLINE MULTI-PAR

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.

The multi-parcel auction method is used to sell multiple parcels (lots) of real estate at auction - first offering each lot individually, and then in various combinations. Final sales price is determined by the combinations which realizes the highest bid.

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, 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 in USD 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 Monday, November 4, 2024***. 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. *FEMA 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.*

GAS & OIL LEASES

Subject to any and all non-productive gas and oil leases.

EASEMENTS

Property is sold subject to all easements of record and the R/W of Malinee Ott Road. A Ramsey water easement transverses both Tracts 1 & 2. Any septic lines crossing perpendicular, or running parallel within 10 feet of the water main, the landowner must follow Indiana Administrative Code 327-3-6-9.

SURVEY

Property is being sold per survey prepared by David J. Ruckman, P.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. If property sells in individual tracts the buyer will assume 2025 taxes due and payable 2026. If the property sells as a whole to one buyer, the taxes will be prorated to the day of 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.

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.

ONLINE BIDDING WITH MAXIMUM BID

Internet online bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. The use of the maximum bidding feature allows the bidder to place their maximum bid and the system will bid it accordingly. However, please note that 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, September 4 through Wednesday, September 25, 2024.

AGENCY

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

SELLER

Glen Edward Roark Estate

CO-PERSONAL REPRESENTATIVE

Robert D. Lay

Elizabeth C. Lay

ESTATE ATTORNEY

Jenny Kraft Kuchle, Attorney

Lorch Naville Ward LLC

MULTIPAR AUCTION METHOD

The **MULTIPAR AUCTION METHOD** is used to sell multiple parcels (tracts) of real estate at auction – first offering each tract individually, and then in combination. The final sales price is determined by the combination which realizes the highest bid.

RULES

- 1 COMBINATION BIDS ALLOWED AFTER ALL INDIVIDUAL LOTS HAVE A BID**
- 2 FOR A NEW BID ON A SINGLE LOT OR COMBINATION, THE OVERALL TOTAL MUST INCREASE BY A MINIMUM OF \$1,000**

* EXAMPLE 1 – Single Lot Bids

TRACT	ACRES	BID	BIDDER
1	8.90	\$50,000	5
2	8.79	\$50,000	20
3	5.00	\$150,000	9
TOTAL		\$250,000	

* EXAMPLE 2 – Combination Bid + Single Lot Bid

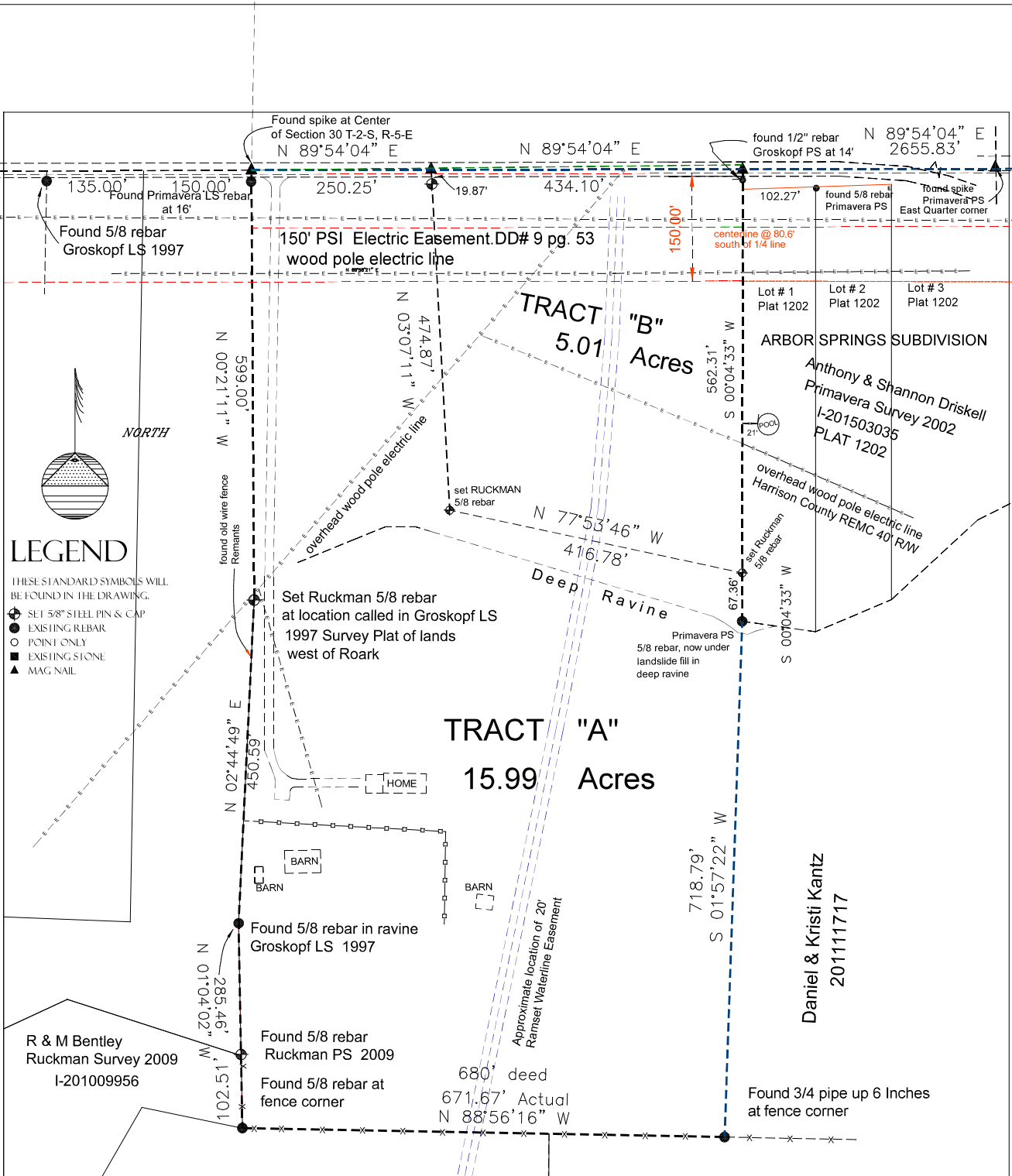
TRACT	ACRES	BID	BIDDER
1 & 2	17.69	\$101,000	13
3	5	\$150,000	9
TOTAL		\$251,000	

EXTENDED BIDDING

- If a bid is placed in the last 10 minutes, the auction will remain open for an additional 10 minutes.
- If any further bidding occurs, the extension timer will reset to 10 minutes.
- If no further bidding occurs, the lots close when the timer runs out.

HELPFUL TIPS

- Don't wait until the end; prices will not go down.
- Bid only on the lots that you want to own.
- Any posted bid is considered active and could be back in winning position any time during the auction.
- Before you bid, determine your auction strategy – what you want to buy and how much you can bid.
- Consult with Harritt Group staff to help with bidding strategy or math before/during the auction.



LEGEND
 THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
 ● SET 5/8" STEEL PIN & CAP
 ○ EXISTING REBAR
 ○ POINT ONLY
 ■ EXISTING STONE
 ▲ MAG NAIL

SURVEYOR'S REPORT

In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because of:
 A. Availability and condition of reference monuments.
 B. Occupation or possession lines.
 C. Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoiners lines.
 D. The relative positional accuracy of the measurements.

This is a an original and Retracement survey subdividing the property described in I-202001665 of the Floyd County, Indiana records. The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE..

- The lines and corners shown hereon were established with the aid of the following:
 1. Plat 1202, Primavera LS Survey 2009, Groskopf Survey 2002, Ruckman Survey 2009
 2. deeds per said county records, and
 3. found corner monuments at center and east 1/4 corner of Section 30.

Existing Pin Monuments were found at the 8 (eight) outside corners, which defined the Boundary. Set out this date a 4.87 Acre Tract and the remaining 15.93 Acre Roark Homeplace. Set Ruckman 5/8 rebars at the new corners and offsets on line as shown.

As a result of this above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:
 Due to Availability and condition of reference monuments: up to 8.3' on south line.

Due to occupation or possession lines: up 8.3± due to fences shown and found monuments.
 Due to Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoiners lines: 8.3'
 Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for an Rural Survey (0.26 feet plus 100 parts per million).

A Title Search was not provided prior to this Survey, so this Site may be subject to Easements not shown hereon.



CERTIFICATE OF SURVEY
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC. TITLE 865 H-21 THROUGH 29. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

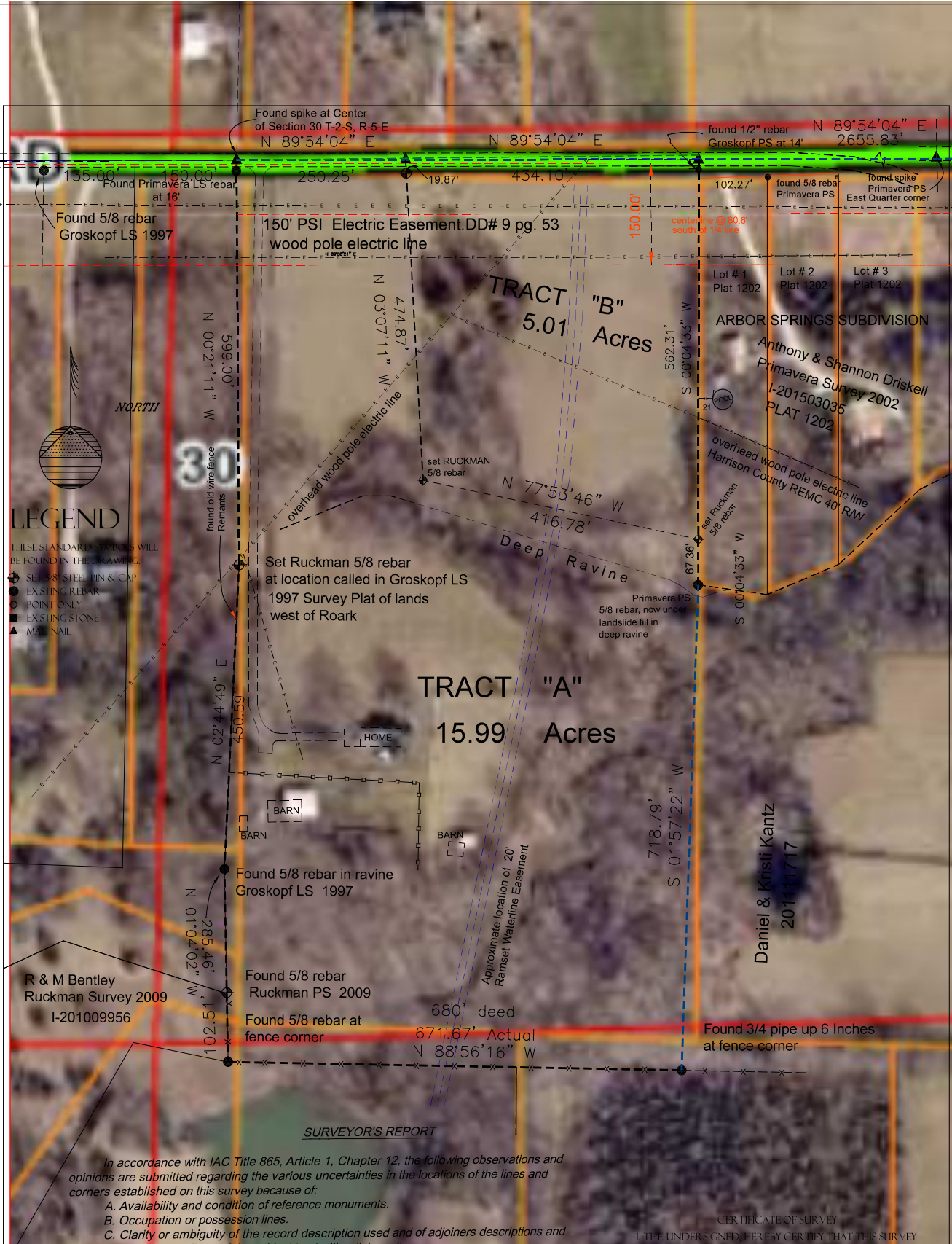
David J. Ruckman
 DAVID J. RUCKMAN, PS # 80040393

SCALE = 1" = 200'	DATE 07/26/24	DRAWN:	REV:
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MAP FOR: GLEN E. ROARK
 MALLINEE OTT ROAD
HARRITT AUCTIONS

GLEN E. ROARK MAP
 PART OF SECTION 30 T-2-S, R-5-E
 GEORGETOWN TOWNSHIP, FLOYD COUNTY INDIANA
 Ref. Deed -202001665

RUCKMAN LAND SURVEYORS
 TITLE BOUNDARY LAND SURVEYORS
 LICENSED TO PRACTICE IN INDIANA
 DAVID J. RUCKMAN, P.L.S.
 1001 STARWOOD VALLEY
 BORDEN, INDIANA 47106
 812-670 8385 DAVIDJRUCKMAN@AOL.COM



LEGEND
 THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
 ● SET 5/8" STILL PIN & CAP
 ○ EXISTING REBAR
 ○ POINT ONLY
 ■ EXISTING STONE
 ▲ MAIN NAIL

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- Availability and condition of reference monuments.
- Occupation or possession lines.
- Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines.
- The relative positional accuracy of the measurements.

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Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for an Rural Survey (0.26 feet plus 100 parts per million).

A Title Search was not provided prior to this Survey, so this Site may be subject to Easements not shown hereon.

The 20' waterline easement to Ramsey Water Company is shown hereon based on flags set by the water company.



CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC TITLE 865 H-21 THROUGH 29. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

David J. Ruckman
 DAVID J. RUCKMAN, PS # 80040393

SCALE = 1" = 200'	DATE 07/26/24	DRAWN:	REV:
MAP FOR: GLEN E. ROARK MALLINEE OTT ROAD HARRITT AUCTIONS			
GLEN E. ROARK MAP PART OF SECTION 30 T-2-S, R-5-E GEORGETOWN TOWNSHIP, FLOYD COUNTY INDIANA Ref. Deed -202001665			
RUCKMAN LAND SURVEYORS TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA DAVID J. RUCKMAN, P.L.S. 1001 STARWOOD VALLEY BORDEN, INDIANA 47106 812-670 8385 DAVIDJ.RUCKMAN@AOL.COM			

Client Detail

10495 Malinee Ott Road, Georgetown, IN 47122

\$0

Listing #: **2024010515** Total Finished Sqft: **2,346** Above Grade Finished SqFt: **2,346** Active (09/02/24)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Georgetown
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0020450025
Beds:	3	Lot Sz:	21 / 914,760
Baths:	3 (2 1)	Lot Size Src:	Survey
Abv Grd SF:	2,346	Lot Dim:	684' x 1348' x 671' x 1308'
Tot Fin SF:	2,346	Year Built:	1971
New Const:	No	Annual Tax:	2,992
Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	0
Land Assess:	66,500	HOA \$:	/
Improvements:	259,300		
Total Assess:	325,800		
Directions:	I-64 to Georgetown Exit 118 to IN-64 towards Georgetown. West 3.8 miles to right on Georgetown Greenville Road. Continue 1.4 miles to left on Malinee Ott Road to property on left.		
Legal:	PRT. S E 1/4 30-2-5 - 21 Acres per survey.		
Tot Deductions:	\$141,400	Deduction Type	Comment
		Supplemental Homestd	93400

Remarks

21 ACRE FLOYD COUNTY ESTATE MULTIPAR ONLINE AUCTION - BIDDING ENDS WEDNESDAY, SEPTEMBER 25 @ 6PM. Private and secluded setting w/2,346 SF 1.5 story brick home with 11' x 24' sunroom, metal shingle roof, Kohler generator, 34' x 50' pole barn, open sided 10' x 18' pole barn, 18' x 20' pole barn with porch, fenced barn areas and kennel with water & electric. Offered for the first time at multipar auction in two tracts, with the ability to buy individually or as an entirety. Tract 1 - 16 Acres + Home & Barns, Tract 2 - 5 Vacant Acres. Property has 684' road frontage, 800' paved driveway, a recently completed survey by David J. Ruckman, no deed restrictions or covenants, water & electric available at street. Agent estimates square footage on 2nd floor. Easy access to the expressway just 6 miles west of I-64 and minutes to downtown New Albany and Louisville. **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 in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.

Amenities

Type:	1.5 Story	Foundation:	Poured Concrete
Zoning:	Agri/ Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Crawl Space, Partial, Unfinished
Outbuildings:	Barn(s), Kennel, Pole Barn	Laundry:	Yes
# Fireplaces:	1 Fireplace: Gas Burning	Laundry Type:	Laundry Room
Roof Type:	Metal	Road Frontage:	684
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Generator, Microwave, Oven Self Clean, Range / Oven, Refrigerator, Water Softener		
Lot Description:	Wooded Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Deck, Fenced Yard, Landscaped, Paved Driveway, Sunroom, Thermopane windows, Vinyl Siding		
Interior Feat:	1st Floor Master, 1st Floor Utility, Bath Master, Ceiling Fan(s), Family Room, Formal Dining Rm, Foyer, Pantry, Utility/Mud Room, Walk-in Closet(s), Attic		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,346.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,346
Below Grade Unfinish:	1,214.0		

Room Sizes & Levels

Total Rooms: **9** Garage: **Y** Garage Size: **20 x 26** Garage Type: **Attached, Side Entry** Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	18 x 14.7	1st Floor	Carpet	
Dining Room	14 x 12	1st Floor	Carpet	
Kitchen	13 x 9.8	1st Floor	Tile	Pantry Closet
Dining Area	8.8 x 8.3	1st Floor	Wood	
Family Room	18.8 x 13	1st Floor	Wood	Fireplace

Bathroom Half	7.9 x 4.5	1st Floor	Tile	
MainBedroom	14.3 x 13.5	1st Floor	Wood	
Bathroom Full	7.7 x 7.3	1st Floor	Tile	
Other	11.7 x 6	1st Floor	Tile	Laundry Mud Room
Bedroom	14 x 17	2nd Floor	Carpet	
Bedroom	16.7 x 12	2nd Floor	Carpet	
Bathroom Full	13.4 x 5.4	2nd Floor	Tile	

Utilities

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

General Information

Possession:	At Closing	Covenants & Restr:	No
Flood:	No	Sign:	Yes

All information deemed reliable but not guaranteed.

Client Detail

5 Acres - Tract 2 Malinee Ott Road, Georgetown, IN 47122

Listing #: 2024010517

\$0

Active (09/02/24)



Prop Type: **Vacant Land**
County: **Floyd**
Subdiv: **No**
Township: **Georgetown**
Acres: **5.0100**
Zoning:
Outbuildings:
Mobile/Modular:
Wooded YN: **Yes**
Exempt:
Road Type: **Paved**
Road Frontage: **434**
HOA:
Financing Comment: **Other**

Lot Sz: **218,235.60**
Lot Sz Src: **Survey**
DOM: **0**
Lot Dim: **434' x 562' x 416' x 474'**
Irreg. Dim:
Annual Tax: **2,992**
Tax Year: **2023/2024**
Land Assess: **\$66,500**
Improvements: **\$259,300**
Total Assess: **\$325,800**
Timber Acreage:
Pasture Acreage:
Possible Financing: **Other**

Parcel#: 0020450025
Lot Description: **Additional Land Av, Wooded Lot**
Legal: **Part of Larger Parcel - PRT. S E 1/4 30-2-5 5.01 Acres Per Survey**
Directions: **I-64 to Georgetown Exit 118 to IN-64 towards Georgetown. West 3.8 miles to right on Georgetown Greenville Road. Continue 1.4 miles to left on Malinee Ott Road to property on left**

Remarks

FLOYD COUNTY ESTATE MULTIPAR ONLINE AUCTION - BIDDING ENDS WEDNESDAY, SEPTEMBER 25 @ 6PM. Tract 2 - Five vacant acres, open and wooded with 434' road frontage, gently sloping, ideal for walkout basement. No building restrictions. Electricity and water available at the street. Completed survey by David J. Ruckman. Subject to water & electric easements. Taxes part of larger parcel including improvements - see MLS# 2024010515 for additional details. Easy access to the expressway just 6 miles west of I-64 and minutes to downtown New Albany and Louisville. 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 in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. If the property sells in individual tracts the buyer will assume 2025 taxes due and payable 2026. If property sells as a whole - Tract 1 & 2 together - the taxes will be prorated to day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.

Utilities

Natural Gas: **No**
Water Type: **Public Available**
Natural Water:
Electricity:

General Information

Possession: **At Closing**
Restrictions: **No**
Flood: **No**
Seller Will Lease:
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

General Information
 Parcel Number 22-02-03-000-018-000-002
 Local Parcel Number 0020450025
 Tax ID: _____
Ownership
 Roark, Glen Edward
 10495 Malinee Ott Rd
 GEORGETOWN, IN 47122
Transfer of Ownership
 Date 02/11/2020 Owner Roark, Glen Edward Doc ID Code Book/Page Adj Sale Price VI
 09/15/1967 Roark, Glen & Frances 202001655 QC
 01/01/1900 ROBERTS, JOHN & M 0 WD 185/562
 WD /
Legal
 PRT. S E 1/4 30-2-5-21.31 A
Notes
 1/25/2023 2602: BF FIELD REVIEW & DATA COLLECTION
 3/20/2019 2202: 2019 BF FIELD REVIEW AND DATA COLLECTION.
 9/18/2017 1801: SKETCH CHANGE

Routing Number
 02-03-000-038
Property Class 101
 Cash Grain/General Farm
Year: 2024
Location Information
 County Floyd
 Township GEORGETOWN TOWNSHIP
 District 002 (Local 002)
 GEORGETOWN TOWNSHIP
 School Corp 2400
 NEWALBANY-FLOYD COUNTY C
 Neighborhood 2000100-002
 Georgetown Homesite
 Section/Plat 30
 Location Address (1)
 10495 MALINEE OTT RD
 GEORGETOWN, IN 47122

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

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2024	2023	2022	2021	2020
2024	2024	AA	01/01/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$70,500	\$66,500	\$62,400	\$60,200	\$60,100
2024	2024	AA	01/01/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$46,800	\$46,800	\$46,800	\$46,800	\$46,800
2024	2024	AA	01/01/2022	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$23,700	\$19,700	\$15,600	\$13,400	\$13,300
2024	2024	AA	01/01/2021	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$286,100	\$259,500	\$226,800	\$214,100	\$196,000
2024	2024	AA	01/01/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$283,700	\$234,700	\$202,800	\$195,100	\$178,600
2024	2024	AA	01/01/2018	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$2,400	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2017	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$24,600	\$24,000	\$19,000	\$17,400
2024	2024	AA	01/01/2016	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$356,600	\$325,800	\$289,200	\$274,300	\$256,100
2024	2024	AA	01/01/2015	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$330,500	\$281,500	\$249,600	\$241,900	\$225,400
2024	2024	AA	01/01/2014	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$26,100	\$19,700	\$15,600	\$13,400	\$13,300
2024	2024	AA	01/01/2013	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$24,600	\$24,000	\$19,000	\$17,400
2024	2024	AA	01/01/2012	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2011	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2010	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2009	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2008	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2007	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2006	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2005	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2004	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2003	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2002	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2001	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	2024	AA	01/01/2000	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0

Land Computations

Category	Value
Calculated Acreage	21.31
Actual Frontage	0
Developer Discount	0
Parcel Acreage	21.31
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	0.00
Total Acres Farmland	20.31
Farmland Value	\$23,680
Measured Acreage	20.31
Avg Farmland Value/Acre	1166
Value of Farmland	\$23,680
Classified Total	\$0
Farm / Classified Value	\$23,700
Homesite(s) Value	\$46,800
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$46,800
CAP 2 Value	\$23,700
CAP 3 Value	\$0
Total Value	\$70,500

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

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A	CRB2	0	1.0000	\$46,800	\$46,800	\$46,800	0%	1.0000	100.00	0.00	0.00	\$46,800
4	A	CRB2	0	4.0000	\$2,280	\$2,234	\$8,936	0%	1.0000	0.00	100.00	0.00	\$8,940
4	A	CRB2	0	2.7000	\$2,280	\$2,234	\$6,032	0%	1.0000	0.00	100.00	0.00	\$6,030
4	A	CRB2	0	1.61	\$2,280	\$2,234	\$3,597	0%	1.0000	0.00	100.00	0.00	\$3,600
6	A	BEF	0	1.3000	\$2,280	\$1,140	\$1,482	-80%	1.0000	0.00	100.00	0.00	\$300
6	A	CRC	0	2.7000	\$2,280	\$1,938	\$5,233	-80%	1.0000	0.00	100.00	0.00	\$1,050
6	A	CRD	0	4.0000	\$2,280	\$1,756	\$7,024	-80%	1.0000	0.00	100.00	0.00	\$1,400
6	A	GU	0	2.7000	\$2,280	\$1,140	\$3,078	-80%	1.0000	0.00	100.00	0.00	\$620
71	A	CRB2	0	1.3000	\$2,280	\$2,234	\$2,904	-40%	1.0000	0.00	100.00	0.00	\$1,740

Characteristics
 Market Model 2000100-002 - Residential
 Topography Rolling
 Flood Hazard
 Public Utilities
 Electricity
 Streets or Roads Paved
 Neighborhood Life Cycle Stage
 Static
 Printed

ERA
 ERA
 TIF
 TIF
Data Source External Only
Collector 01/31/2023 BF
Appraiser 01/31/2023 BF

Wednesday, July 3, 2024
Review Group 2024



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®

1

2 **PROPERTY ADDRESS: 10495 Malinee Ott Road, Georgetown, IN 47122**

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.) cl Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word**
43 **"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

44

45

10495 Malinee Ott Road, Georgetown, IN 47122

(Property Address)

46 **CERTIFICATION OF ACCURACY**

47 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
48 have provided is true and accurate.

49
50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
54 document shall be promptly delivered, if requested.


55
56
57 _____ DATE
BUYER'S SIGNATURE

58
59
60 _____
PRINTED

61
62
63 _____ DATE
BUYER'S SIGNATURE

64
65
66 _____
PRINTED

67
68
69 _____ DATE
SELLING BROKER

DocuSigned by:

5/15/2024
SELLER'S SIGNATURE DATE

Robert D. Lay (Co-Personal Rep)
PRINTED

DocuSigned by:

5/15/2024
SELLER'S SIGNATURE DATE

Elizabeth Carroll Lay (Co-Personal Rep)
PRINTED

DocuSigned by:

5/15/2024
LISTING BROKER DATE

Douglas Harritt, Harritt Group, Inc.



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10495 Malinee Ott Road, Georgetown, IN 47122
(Property Address)