



BID PACKET

FLOYDS KNOBS BRICK RANCH & POLE BARN ONLINE AUCTION

**3148 SPICKERT KNOB ROAD
FLOYDS KNOBS, IN 47119**

ONLINE BIDDING ENDS

SUNDAY, JANUARY 12 @ 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

3148 SPICKERT KNOB ROAD, FLOYDS KNOBS, IN 47119

Bidding Ends Sunday, January 12, 2025

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

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds 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 Friday, February 21, 2025**. 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.

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 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 of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

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

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Sunday, December 22, 2024 through Sunday, January 12, 2025*.

AGENCY

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

SELLER

Franklin D. Banet Estate

Client Detail

3148 Spickert Knob Road, Floyds Knobs, IN 47119

\$0

Listing #: **2024012913**

Total Finished Sqft: **1,992**

Above Grade Finished SqFt: **1,470**

Active (12/26/24)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Lafayette
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0042200026
Beds:	3	Lot Sz:	0.63 / 27,443
Baths:	2 (2 0)	Lot Size Src:	Deed
Abv Grd SF:	1,470	Lot Dim:	
Tot Fin SF:	1,992	Year Built:	1962
New Const:	No	Annual Tax:	1,803
Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	0
Land Assess:	35,500	HOA \$:	/
Improvements:	185,900		
Total Assess:	221,400		
Directions:	Hwy. 150 or State Street to Paoli Pike to Scottsville Road. 7/10 mile to right on St. Mary's Road. 1/10 mile to slight right on Spickert Knob Road. 2/10 mile to home on left.		

Legal: **N 1/2 SE 1/4 17-2-6 Lot 7, 0.63 AC.**
 Tot Deductions: **\$111,160** Deduction Type Comment
 Supplemental Homestd 63160

C
F

Remarks

FLOYDS KNOBS BRICK RANCH & POLE BARN ONLINE AUCTION - BIDDING ENDS: SUNDAY, JANUARY 12 @ 6PM. One owner 3 bedroom-2 bath ranch home with family room addition, partially finished basement, attached garage and a pole barn on an open and level 0.63-acre lot bordered in rear by a creek tributary. Centrally located off St. Mary's Road, just one mile from Paoli Pike near elementary schools. Family room addition with doors to deck and patio features 11' vaulted ceiling with wet bar open to kitchen with island. Access to walk-up basement from exterior and attached garage. Improvements include replacement windows, roof replacement 2020 and HVAC system replaced November 2024. Additional drive to a 24' x 30' pole barn and 13' x 30' enclosed lean-to with two 16' x 7' overhead doors. Chair lift sells separately in upcoming Banet Contents Online Auction. 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 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Outside Entrance, Partially Finished, Walkup
Outbuildings:	Pole Barn	Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Type:	Other
Roof Type:	Shingle	Road Frontage:	100
Appliances:	Dishwasher, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Adj River/Stream/Crk		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Deck, Landscaped, Patio, Paved Driveway, Solid Surface Drive, Stone, Thermopane windows, Vinyl Siding		
Interior Feat:	1st Floor Master, Bath Master, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Family Room, Natural Wood Trim, Open Floor Plan, Rec Room, Wet Bar		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,470.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	522.0	TFLS:	1,992
Below Grade Unfinish:	598.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **28 x 12** Garage Type: **Attached, Detached, Front Entry, Pole Barn** Garage Spaces: **3**

Type	Dimension	Level	Flooring	Description
Living Room	14.4 x 16.5	1st Floor	Carpet	
Kitchen	16.4 x 12	1st Floor	Other	
Family Room	13.8 x 24	1st Floor	Carpet	11' Vaulted Ceiling
Bathroom Full	6.4 x 5.2	1st Floor	Tile	
Bedroom	10.9 x 8	1st Floor	Vinyl	
Bedroom	10.10 x 11	1st Floor	Carpet	

Bedroom 11.8 x 13 1st Floor Carpet
Bathroom Full 8.5 x 4.10 1st Floor Tile Main Bedroom

Utilities

Water Heater: **Electric** Heat Type: **Heat Pump**
Water Type: **Public Onsite** Cooling Type: **Heat Pump**
Natural Water: Fuel Type: **Electric**
Sewer Type: **Septic Onsite**

General Information

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

All information deemed reliable but not guaranteed.

General Information **Ownership** **Transfer of Ownership** **Notes**

Parcel Number 22-04-01-700-201.000-006 **Banet, Franklin D**
Local Parcel Number 0042200026 **3148 Spickert Knob Rd**
Tax ID: **FLOYDS KNOBS, IN 47119**
Routing Number 04-01-700-187
Property Class 511 1 Family Dwell - Unplatted (0 to 9.9)
Year: 2024

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
08/15/2022	Banet, Franklin D	202209630	WD	/	/		
05/28/2002	Banet, Franklin D. & Fr	200209409	QC	/	/		
07/29/1998	BANET, FRANCES		WD	25/11213			
06/16/1965	BANET, FRANKLIN D.		WD	178251			
01/01/1900	BANET, RAYMOND F		WD	/	/		

Legal N 1/2 SE 1/4 T7-26 L 7 S3 AC.

Res



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	WIP	03/08/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500
2023	2023	AA	01/01/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500
2022	2022	AA	01/01/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500
2021	2021	AA	01/01/2022	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500
2020	2020	AA	01/01/2021	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500
2019	2019	AA	01/01/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500

Location Information	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2024	2023	2022	2021	2020
District 006 (Local 006)	2024	WIP	03/08/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500
LAFAYETTE TOWNSHIP	2024	WIP	03/08/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500
School Corp 2400	2024	WIP	03/08/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500
NEW ALBANY-FLOYD COUNTY C	2024	WIP	03/08/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500
Neighborhood 4000100-006	2024	WIP	03/08/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500
LAFAYETTE HOMESITE "A"	2024	WIP	03/08/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$35,500	\$35,500	\$35,500	\$35,500	\$35,500

Section/Plat	Location Address (1)	Location Address (2)	Location Address (3)	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
17	3148 SPICKERT KNOB RD	FLOYDS KNOBS, IN 47119		\$35,500	\$35,500	\$0	\$0	\$221,700	\$217,900	\$0	\$3,800	\$257,200	\$253,400	\$0	\$3,800
				\$35,500	\$35,500	\$0	\$0	\$185,900	\$170,400	\$0	\$15,500	\$221,400	\$205,900	\$0	\$15,500
				\$35,500	\$35,500	\$0	\$0	\$173,100	\$159,000	\$0	\$14,100	\$208,600	\$194,500	\$0	\$14,100
				\$35,500	\$35,500	\$0	\$0	\$157,700	\$145,900	\$0	\$11,800	\$193,200	\$181,400	\$0	\$11,800
				\$35,500	\$35,500	\$0	\$0	\$158,500	\$145,900	\$0	\$12,600	\$194,000	\$181,400	\$0	\$12,600
				\$35,500	\$35,500	\$0	\$0	\$181,400	\$181,400	\$0	\$0	\$181,400	\$181,400	\$0	\$0
				\$35,500	\$35,500	\$0	\$0	\$11,800	\$11,800	\$0	\$0	\$11,800	\$11,800	\$0	\$0
				\$35,500	\$35,500	\$0	\$0	\$12,600	\$12,600	\$0	\$0	\$12,600	\$12,600	\$0	\$0

Land Computations	Calculated Acreage	Actual Frontage	Developer Discount
	0.63	0	<input type="checkbox"/>
Parcel Acreage	0.63		
81 Legal Drain NV	0.00		
82 Public Roads NV	0.00		
83 UT Towers NV	0.00		
9 Homeseite	0.63		
91/92 Acres	0.00		
Total Acres Farmland	0.00		
Farmland Value	\$0		
Measured Acreage	0.00		
Avg Farmland Value/Acre	0.0		
Value of Farmland	\$0		
Classified Total	\$0		
Farm / Classified Value	\$0		
Homeseite(s) Value	\$35,500		
91/92 Value	\$0		
Supp. Page Land Value	\$0		
CAP 1 Value	\$35,500		
CAP 2 Value	\$0		
CAP 3 Value	\$0		
Total Value	\$35,500		

Land Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A	0	0.6300	1.41	\$40,000	\$56,400	0%	1.0000	100.00	0.00	0.00	\$35,530

Market Model 4000100-006 - Residential

Characteristics

Topography Level	Flood Hazard	Public Utilities	Water, Electricity	Streets or Roads	Paved	Neighborhood Life Cycle Stage
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improving

Printed Monday, May 13, 2024

Review Group 2026 **Data Source** External Only **Collector** 02/05/2021 **BF** **Appraiser** 02/05/2021 **BF**

General Information **Plumbing** **Accommodations** **Heat Type** **Roofing** **Exterior Features** **Summary of Improvements** **Specialty Plumbing** **Cost Ladder**

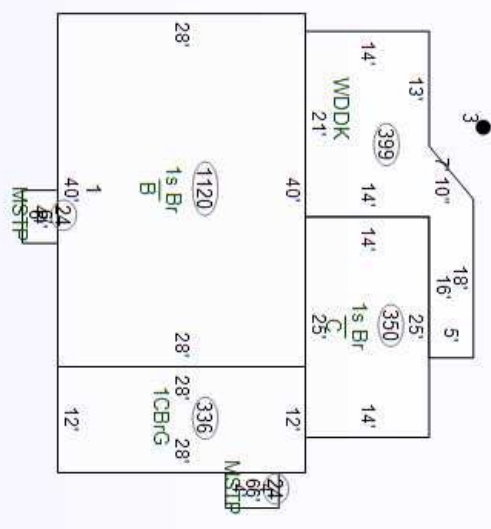
Occupancy	Single-Family	Single-Family R 01	Full Bath	1	3	#	TF
Story Height	1	1	Half Bath	1	2		
Style	1	1	Kitchen Sinks	1	1		
Finished Area	1470 sqft	1	Water Heaters	1	1		
Make		0	Add Fixtures	0	0		
Floor Finish		4	Total	4	7		

Earth	Tile	Bedrooms	0
Slab	Carpet	Living Rooms <td>0</td>	0
Sub & Joist	Unfinished	Dining Rooms <td>0</td>	0
Wood	Other	Family Rooms <td>0</td>	0
Parquet		Total Rooms <td>0</td>	0

Plaster/Drywall	Unfinished	Heat Type
Paneling	Other	Central Warm Air
Fiberboard		

Built-Up	Metal	Asphalt	Slate	Tile
Wood Shingle		Other		

Description	Area	Value
Stoop, Masonry	24	\$1,500
Wood Deck	399	\$6,000
Stoop, Masonry	24	\$1,500



Description	Count	Value
Specialty Plumbing		

Adjustments	1 Row Type Adj. x 1.00	Total Base	\$143,600
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)	3.432		\$6,100
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1.1470		\$3,600
No Elec (-)			\$0
Plumbing (+/-)	7 - 5 = 2 x \$800		\$1,600
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$154,900
Sub-Total, 1 Units			\$154,900
Exterior Features (+)		\$9,000	\$163,900
Garages (+) 336 sqft		\$12,600	\$176,500
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.88
Replacement Cost			\$155,320

Description	Story Height	Constr Type	Grade	Year Built	Year Eff	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrt	Cap 1	Cap 2	Cap 3	Improv Value	
1: Single-Family R 01	1	Brick	C	1962	1962	62	A		0.88		2,590 sqft	\$155,320	42%	\$90,090	0%	100%	1.000	2.260	100.00	0.00	0.00	\$203,600
2: Barrn, Pole (T3) R 01	1	T3AW	C	1979	1979	45	A	\$21.97	0.88		24' x 30' x 14'	\$11,786	60%	\$4,710	0%	100%	1.000	2.260	100.00	0.00	0.00	\$10,600
3: CONCP R	1		C	1987	1987	37	A		0.88		500 sqft	\$2,288	28%	\$1,650	0%	100%	1.000	2.260	100.00	0.00	0.00	\$3,700
4: Lean-To R 01	1	Concrete	C	1997	1997	27	A	\$9.69	0.88		13'x30' x 9'	\$3,326	50%	\$1,660	0%	100%	1.000	2.260	0.00	0.00	100.00	\$3,800



SPICKERT KNOB RD

National Flood Hazard Layer FIRMette



Legend

SEE THIS 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, AR
Regulatory Floodway

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

OTHER AREAS OF FLOOD HAZARD

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

OTHER AREAS

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

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

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

17.5 Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

18043C0128E
eff. 12/4/2012

AREA OF MINIMAL FLOOD HAZARD Zone X

T2S R6E S16

FLOYD COUNTY
180432

786.3 FEET

786 FEET

785 FEET

784.7 FEET

782.3 FEET

782 FEET

781.3 FEET

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85°52'21"W 38°20'23"N

85°51'44"W 38°19'55"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

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 **12/20/2024 at 2:53 AM** 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 images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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.



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 3148 Spickert Knob Road, Floyd's Knobs , IN 47119

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: *(check (i) or (ii) below)*

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: *(check (i) or (ii) below)*

- (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) _____ Buyer has received copies of all information listed above.
- (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) _____ Buyer has *(check (i) or (ii) below)*:
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
 - OR**
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

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

3148 Spickert Knob Road, Floyd's Knobs , IN 47119

(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 _____
BUYER'S SIGNATURE DATE

58
59
60 _____
PRINTED

61
62
63 _____
BUYER'S SIGNATURE DATE

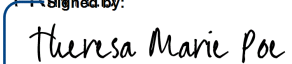
64
65
66 _____
PRINTED

67
68
69 _____
SELLING BROKER DATE

Signed by:

12/17/2024
SELLER'S SIGNATURE DATE

Franklin Lee Banet Co-Personal Representative

PRINTED:

12/17/2024
SELLER'S SIGNATURE DATE

Theresa Marie Poe Co- Personal Representative
PRINTED


12-17-2024
LISTING BROKER DATE

Douglas Harritt, Harritt Group, Inc.



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(Property Address)