



BID PACKET

18 ACRE BEAR CREEK FARMHOUSE & BARN ONLINE AUCTION

2897 E. BETHLEHEM CHURCH ROAD
PALMYRA, IN 47164

ONLINE BIDDING ENDS

MONDAY, MARCH 3 @ 2PM

**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

2897 E. Bethlehem Church Road, Palmyra, IN 47164

Bidding Ends Monday, March 3, 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 Monday, April 14, 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 river banks of the property along Bear Creek are located in Flood Zone A. The home and outbuildings are 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. (A previous survey dated Dec. 3, 1976 is available for review)

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.

LP GAS TANK

LP gas tank is leased annually through Pearce Bottle Gas, Greenville, IN.

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 **Monday, February 10 through Monday, March 3, 2025**.

AGENCY

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

SELLER

Karen L. & Timothy A. Bowe

Client Detail

2897 E Bethlehem Church Road, Palmyra, IN 47164

\$0

Listing #: **202505714**

Total Finished Sqft: **1,898**

Above Grade Finished SqFt: **1,898**

Active (02/06/25)



Prop Type: Residential/Farm	SubType: Farm	
County: Washington	Township: Jackson	
Subdivision: No	School Dst: East Washington	
Subdiv Nm:	Parcel#: 0050020510	
Beds: 3	Lot Sz: 18 / 784,080	
Baths: 1 (1 0)	Lot Size Src: Assessor	
Abv Grd SF: 1,898	Lot Dim:	
Tot Fin SF: 1,898	Year Built: 1918	
New Const: No	Annual Tax: 499	
Est Completion:	Tax Year: 2023/2024	
Home Warranty:	DOM: 7	
Land Assess: 24,300	HOA \$: /	
Improvements: 87,000		
Total Assess: 111,300		
Directions:	From Greenville take Hwy. 150 West to right on IN-335 to left on Bethlehem Church Road or From Palmyra or Salem take IN-135 to E. Martinsburg Fire Rd. to right on Bethlehem Church Road.	
Legal:	22-10-400-014.000-05 PT SW 10-1-4 18AC	
Tot Deductions: \$84,480	<u>Deduction Type</u>	<u>Comment</u>
	Disabled Veteran	14,000
	Homestead Standard	48,000

Remarks

18 ACRE BEAR CREEK FARMHOUSE & BARN ONLINE AUCTION - BIDDING ENDS: MONDAY, MARCH 3 @ 2PM. Selling online a spacious one story farmhouse with two covered porches, circular drive, 28' x 40' metal pole barn with 14' x 32' open lean-to and two additional sheds on 18 wooded acres bordering Bear Creek with 1,100 feet of road frontage. Located off IN-335 just west of Greenville in Washington County. Whether you're looking for a peaceful retreat or hobby farm, this property offers it all with endless potential. Features 9' ceilings, hardwood floors in LR & DR with wood french doors. Gas insert in the fireplace does not work, LP gas tank leased. Property along Bear Creek is located in Flood Zone A. Home and outbuildings are not in Flood Zone. 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: Concrete Block, Rock	
Zoning: Agri/ Residential	Basement: Yes	Basement Type: Cellar, Outside Entrance
Construction: Existing	Laundry: Yes	Laundry Location: First Level
Outbuildings: Pole Barn, Shed	Laundry Type: Laundry Room	
# Fireplaces: 1 Fireplace: Gas Burning	Road Frontage:	
Roof Type: Shingle		
Appliances: Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description: Creek, Park-like View, Secluded Lot, Wooded Lot		
Exterior Type: Aluminum Siding		
Exterior Feat: Covered Porch		
Interior Feat: 1st Floor Master, Built-in Bookcase, Ceiling Fan(s), Den/Office, Eat-in Kitchen, Family Room, Formal Dining Rm, Natural Wood Trim, Pantry, Attic		

Measurements

Above Grade Finished: 1,898.0	Nonconform Finished: 0.0
Above Grade Unfinish: 0.0	Nonconform Unfinish: 0.0
Below Grade Finished: 0.0	TFLS: 1,898
Below Grade Unfinish: 169.0	

Room Sizes & Levels

Total Rooms: **9** Garage: **Y** Garage Size: **40 x 28** Garage Type: **Detached, Front** Garage Spaces: **3**
Entry, Pole Barn

Type	Dimension	Level	Flooring	Description
Kitchen	17 x 12	1st Floor		
Other	8.8 x 9	1st Floor		Laundry Room
Bathroom Full	9.2 x 7.6	1st Floor		
Family Room	17 x 14	1st Floor		
Bedroom	10.8 x 14.8	1st Floor		
Office	8.10 x 10.8	1st Floor		
Dining Room	17 x 15	1st Floor		
Bedroom	12.6 x 9.4	1st Floor		Door to Attic Staircase

Living Room 13.7 x 15.2 1st Floor
Bedroom 9 x 12 1st Floor

Utilities

Water Heater: **LP Gas**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Septic Onsite**

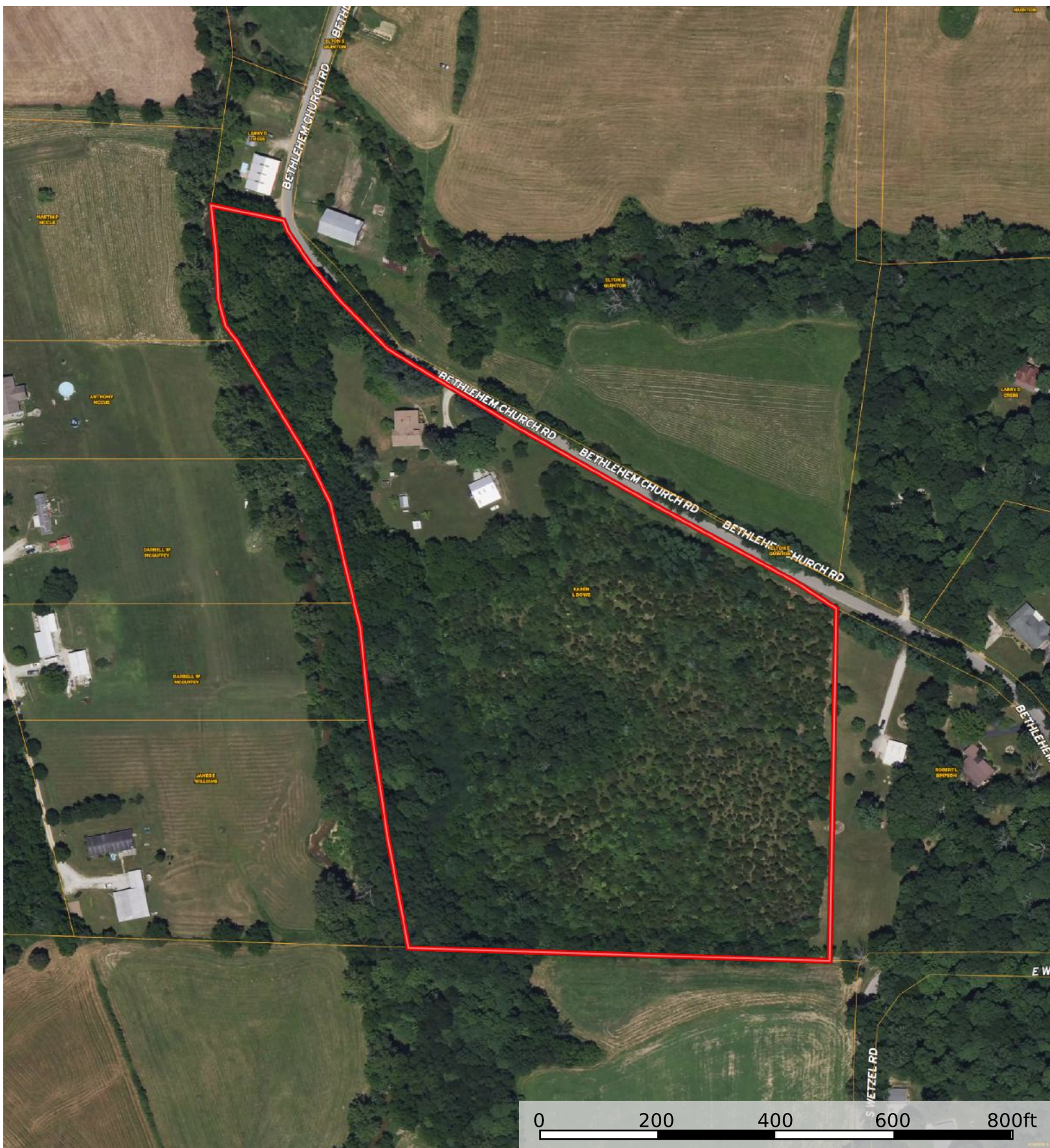
Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **LP Gas**

General Information

Possession: **At Closing**
Flood: **Yes**
Seller Will Lease: **No**

Covenants & Restr: **No**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.



 Boundary

General Information
 Parcel Number: 88-04-10-000-014.000-008
 Local Parcel Number: 0050020510
 Tax ID: 22-10-400-014.000-05 PT SW 10-1-4 18ac
Ownership
 Henize Family TRUST
 2897 E Bethlehem Church Rd
 Palmyra, IN 47164
 Date: 02/14/2018
 Owner: Henize Family TRUST
 01/01/1900
 HENIZE, HENRY W J
Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price V/I
 WVR / /
 W/D / /
 9/8/2016 Deed: L-6 252

Routing Number
 400.000
Property Class 101
 Cash Grain/General Farm
Year: 2024
Location Information
 County: Washington
 Township: JACKSON TOWNSHIP
District 008 (Local 008)
 JACKSON TOWNSHIP
School Corp 8215
 EAST WASHINGTON
Neighborhood 90511-008
 Jackson Res & Ag
Section/Plat
 000
Location Address (1)
 2897 E BETHLEHEM CHURCH RD
 PALMYRA, IN 47164

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	WIP	AA	04/22/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$25,600	\$24,300	\$23,000	\$22,300	\$22,400
2024	WIP	AA	04/05/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
2024	WIP	AA	04/06/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$7,600	\$6,300	\$5,000	\$4,300	\$4,300
2024	WIP	AA	01/01/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	WIP	AA	06/23/2020	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$91,600	\$87,000	\$113,000	\$99,500	\$96,100
2024	WIP	AA		Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$90,800	\$86,200	\$112,200	\$98,700	\$95,300
2024	WIP	AA		Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$0	\$0	\$0	\$0
2024	WIP	AA		Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$800	\$800	\$800	\$800	\$800
2024	WIP	AA		Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$117,200	\$111,300	\$136,000	\$121,800	\$118,400
2024	WIP	AA		Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$108,800	\$104,200	\$130,200	\$116,700	\$113,300
2024	WIP	AA		Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$7,600	\$6,300	\$5,000	\$4,300	\$4,300
2024	WIP	AA		Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$800	\$800	\$800	\$800	\$800

Land Computations

Calculated Acreage	18.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	18.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homestead	1.00
91/92 Acres	0.00
Total Acres Farmland	17.00
Farmland Value	\$7,590
Measured Acreage	17.00
Avg Farmland Value/Acre	446
Value of Farmland	\$7,580
Classified Total	\$0
Farm / Classified Value	\$7,600
Homestead(s) Value	\$18,000
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$18,000
CAP 2 Value	\$7,600
CAP 3 Value	\$0
Total Value	\$25,600

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 75' X 150', Cl 75' X 150')

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		0	1.0000	\$18,000	\$18,000	\$18,000	0%	1.0000	100.00	0.00	0.00	\$18,000
4	A	COC	0	0.160000	\$2,280	\$2,029	\$325	0%	1.0000	0.00	100.00	0.00	\$320
4	A	COD	0	0.220000	\$2,280	\$1,756	\$386	0%	1.0000	0.00	100.00	0.00	\$390
5	A	COC	0	1.000000	\$2,280	\$2,029	\$2,029	-60%	1.0000	0.00	100.00	0.00	\$810
5	A	COD	0	0.750000	\$2,280	\$1,756	\$1,317	-60%	1.0000	0.00	100.00	0.00	\$530
6	A	HM	0	0.270000	\$2,280	\$2,417	\$653	-80%	1.0000	0.00	100.00	0.00	\$130
6	A	COC	0	7.890000	\$2,280	\$2,029	\$16,009	-80%	1.0000	0.00	100.00	0.00	\$3,200
6	A	CAE2	0	1.570000	\$2,280	\$1,140	\$1,790	-80%	1.0000	0.00	100.00	0.00	\$360
6	A	COD	0	5.030000	\$2,280	\$1,756	\$8,833	-80%	1.0000	0.00	100.00	0.00	\$1,770
72	A	HM	0	0.110000	\$2,280	\$1,140	\$125	-40%	1.0000	0.00	100.00	0.00	\$80

Zoning
 Land Type: A
 Pricing Method: SOIL
 Act Front: 0
 Size Factor: 1.00
 Rate: \$18,000
 Adj. Rate: \$18,000
 Ext. Value: \$18,000
 Infl. %: 0%
 Market Factor: 1.0000
 Cap 1: 100.00
 Cap 2: 0.00
 Cap 3: 0.00
 Value: \$18,000

Subdivision
 Land Type: A
 Pricing Method: COC
 Act Front: 0
 Size Factor: 0.160000
 Rate: \$2,280
 Adj. Rate: \$2,029
 Ext. Value: \$325
 Infl. %: 0%
 Market Factor: 1.0000
 Cap 1: 0.00
 Cap 2: 100.00
 Cap 3: 0.00
 Value: \$320

Lot
 Land Type: A
 Pricing Method: COC
 Act Front: 0
 Size Factor: 1.000000
 Rate: \$2,280
 Adj. Rate: \$2,029
 Ext. Value: \$2,029
 Infl. %: -60%
 Market Factor: 1.0000
 Cap 1: 0.00
 Cap 2: 100.00
 Cap 3: 0.00
 Value: \$810

Market Model
 N/A
Characteristics
 Topography: Flood Hazard
 Rolling:
 Public Utilities: ERA
 Electricity:
 Streets or Roads: TIF
 Unpaved:
Neighborhood Life Cycle Stage
 Other:
 Printed: Tuesday, May 14, 2024
 Review Group: 2022
 Data Source: Aerial
 Collector: 06/28/2022
 Scott
 Appraiser

General Information Single-Family Full Bath # 1 TF 3
 Description Single-Family R 01
 Story Height 1 Half Bath 0 0
 Style 13 Older convent' 1/1 Kitchen Sinks 1 1
 Finished Area 1898 sqft Water Heaters 1 1
 Make Add Fixtures 0 0
 Floor Finish Total 3 5

Plumbing

Occupancy	Single-Family	Full Bath	1	TF	3
Description	Single-Family R 01	Half Bath	0		0
Story Height	1	Kitchen Sinks	1		1
Style	13 Older convent' 1/1	Water Heaters	1		1
Finished Area	1898 sqft	Add Fixtures	0		0
Make		Total	3		5

Accommodations

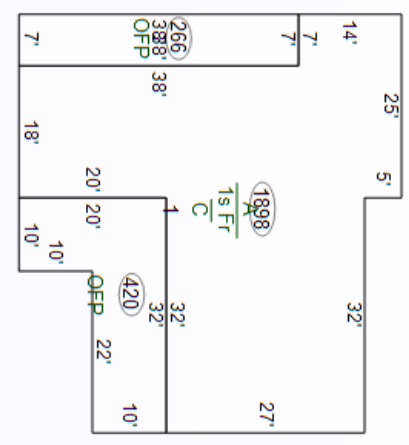
Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Roofing

Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
Paneling	<input type="checkbox"/> Other
Fiberboard	Central Warm Air
Built-Up	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile
Wood Shingle	<input type="checkbox"/> Other

Exterior Features

Description	Area	Value
Porch, Open Frame	266	\$10,000
Porch, Open Frame	420	\$12,800



Specialty Plumbing

Description	Count	Value
Exterior Features (+)		\$22,800
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.88
Replacement Cost		\$133,452

Summary of Improvements

Description	Story	Constr	Grade	Year Built	Year	Eff Year	Eff Co	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	Wood Fr	D+2	1918	1918		106 F	0.88	0.88		3,796 sqft	\$133,452	65%	\$46,710	0%	100%	1.550	1.000	100.00	0.00	0.00	\$72,400
2: Detached Garage R 01	1	Pole	C	2001	2001		23 A	\$15.97	0.88	\$14.05	40'x42'	\$23,610	22%	\$18,420	0%	100%	1.000	1.000	100.00	0.00	0.00	\$18,400
3: Utility Shed	1	SV	C	1970	1970		54 A	0.88	0.88		12'x16'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
4: Utility Shed	1	SV	D	1999	1999		25 A	0.88	0.88		12'x12'		55%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$300

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
Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

OTHER AREAS GENERAL STRUCTURES

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

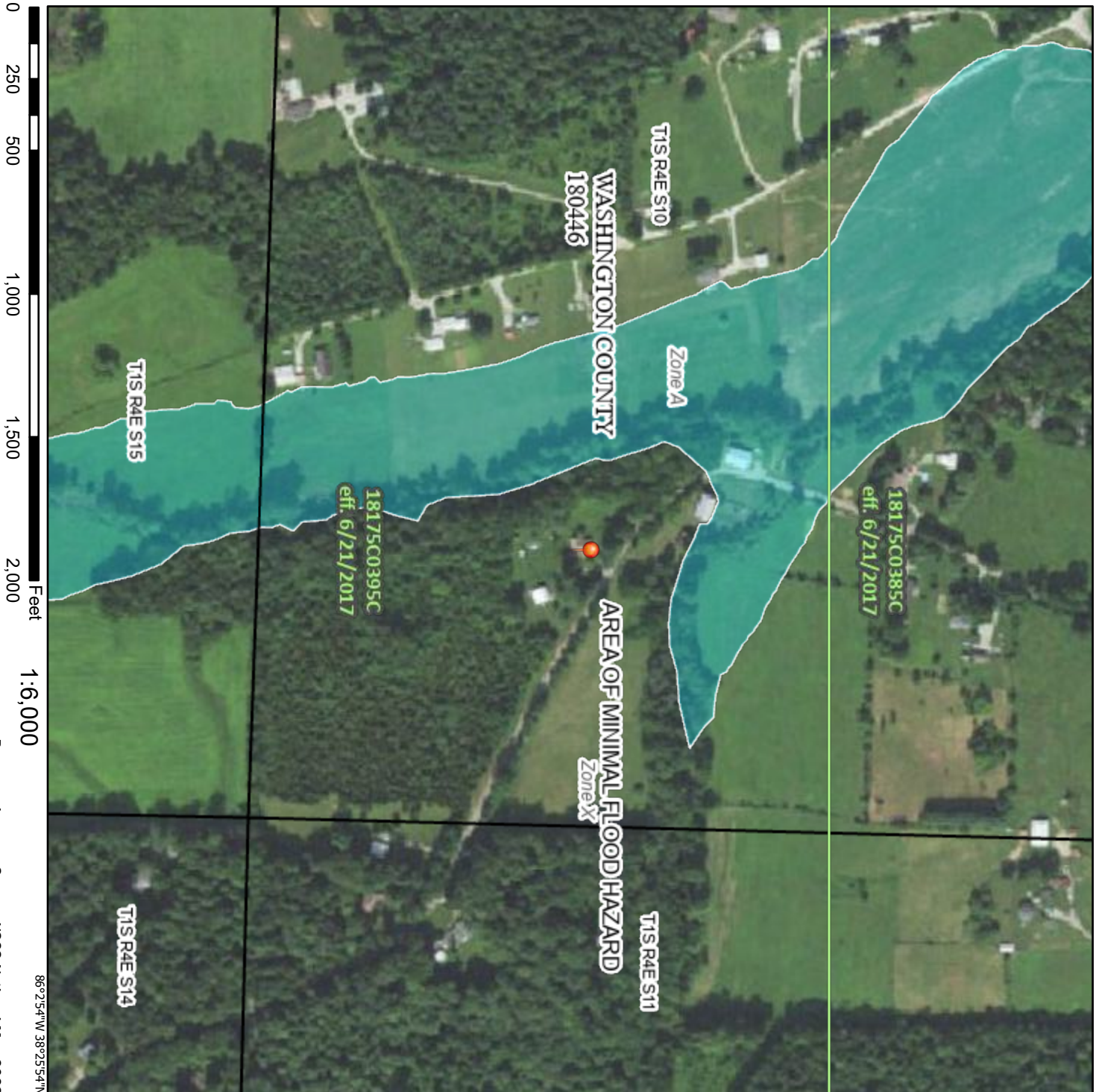
20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- 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.



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 1/29/2025 at 4:38 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 images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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: 2897 Bethlehem Church Rd., Palmyra, IN 47164

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.

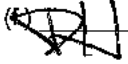
(b.) Records and reports available to the seller: *(check (i) or (ii) below)*

- (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)

 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.)**

2897 Bethlehem Church Rd., Palmyra, IN 47164

(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				<u>Kaern L. Bowe</u>	
57	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE		DATE
58					
59				Kaern L. Bowe	
60	PRINTED		PRINTED		
61				<u>Timothy A. Bowe</u>	
62					
63	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE		DATE
64					
65				Timothy A. Bowe	
66	PRINTED		PRINTED		
67				<u>[Signature]</u>	<u>2-4-2025</u>
68					
69	SELLING BROKER	DATE	LISTING BROKER	Douglas Harritt, Harritt Group, Inc.	DATE



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Form #37. Copyright IAR 2024



2897 Bethlehem Church Rd., Palmyra, IN 47164
(Property Address)



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

Feb. 4, 2025

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)

2897 Bethlehem Church Rd., Palmyra, IN 47164

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 <i>gas</i>			<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	<i>5</i>		<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"/>		
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	<input checked="" type="checkbox"/>				Attic Fan	<input checked="" type="checkbox"/>				
Burglar Alarm	<input checked="" type="checkbox"/>				Central Air Conditioning			<input checked="" type="checkbox"/>		
Ceiling Fan(s)			<input checked="" type="checkbox"/>		Hot Water Heat	<input checked="" type="checkbox"/>				
Garage Door Opener / Controls					Furnace Heat/Gas			<input checked="" type="checkbox"/>		
Inside Telephone Wiring and Blocks/Jacks			<input checked="" type="checkbox"/>		Furnace Heat/Electric	<input checked="" type="checkbox"/>				
Intercom	<input checked="" type="checkbox"/>				Solar House-Heating	<input checked="" type="checkbox"/>				
Light Fixtures			<input checked="" type="checkbox"/>		Woodburning Stove	<input checked="" type="checkbox"/>				
Sauna	<input checked="" type="checkbox"/>				Fireplace				<input checked="" type="checkbox"/>	
Smoke/Fire Alarm(s)				<input checked="" type="checkbox"/>	Fireplace Insert		<input checked="" type="checkbox"/>			
Switches and Outlets			<input checked="" type="checkbox"/>		Air Cleaner	<input checked="" type="checkbox"/>				
Vent Fan(s)	<input checked="" type="checkbox"/>				Humidifier	<input checked="" type="checkbox"/>				
60/100/200 Amp Service (Circle one)			<input checked="" type="checkbox"/>		Propane Tank			<input checked="" type="checkbox"/>		
Generator	<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>Barrie Bourie</i>	Date (mm/dd/yy) <i>02-04-25</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Jim Bourie</i>	Date (mm/dd/yy) <i>02-04-25</i>	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)
----------------------------------	-----------------	----------------------------------	-----------------

Property address (number and street, city, state, and ZIP code)

2897 Bethlehem Church Rd., Palmyra, IN 47164

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years. <u>20</u>	<input checked="" type="checkbox"/>		
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)

Selling as is at Online Auction.

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:			
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?		<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"/>	<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?		<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 <u>Karen Bowe</u>	Date (mm/dd/yy) <u>02-04-25</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>02-04-25</u>	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.



