



BID PACKET

AUTHENTIC 1800'S LOG HOME ONLINE AUCTION

**3406 GREEN VALLEY ROAD
NEW ALBANY, IN 47150**

ONLINE BIDDING ENDS

WEDNESDAY, MARCH 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

3406 GREEN VALLEY ROAD, NEW ALBANY, IN 47150

Bidding Ends Wednesday, March 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 Monday, April 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 *Wednesday, February 19 through Wednesday, March 12, 2025*.

AGENCY

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

SELLER

Leslie Holstner Jr. Estate

Client Detail

3406 Green Valley Road, New Albany, IN 47150

\$0

Listing #: **202506088**

Total Finished Sqft: **952**

Above Grade Finished SqFt: **952**

Active (02/26/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0084204002
Beds:	1	Lot Sz:	0.769 / 33,498
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	952	Lot Dim:	
Tot Fin SF:	952	Year Built:	1810
New Const:	No	Annual Tax:	76

Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	0
Land Assess:	31,500	HOA \$:	/
Improvements:	47,100		
Total Assess:	78,600		
Directions:	I-265 to Grant Line Road Exit. South to right on Mount Tabor Road to left on Green Valley Road. Property on left.		

Legal: **NE 1/4 PRT L. 4 22-2-6 .769AC.**

Tot Deductions:	\$72,520	<u>Deduction Type</u>	<u>Comment</u>	<u>CS</u>
		Over 65	14,000	
		Homestead Standard	46,200	

Remarks

AUTHENTIC 1800'S LOG HOME ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, MARCH 12 @ 6PM. Selling online an early 1800's authentic log cabin, originally a stage stop and toll house in Floyd Knobs, moved to this New Albany location in 1936. Corner notched hand-hewn logs - probably built around 1810, and nestled on a wooded 3/4 acre lot overlooking creek includes impressive stone fireplace with hearth, wide plank wood floors, wood beamed ceiling and interior wood window shutters. 12' x 20' utility shed. Laundry includes washer only. Wood shingle roof. Property does not include the driveway extension to the south at the rear of the property. Additional street-level concrete pad for parking. Located just minutes to downtown with easy access to I-265. Great opportunity to own a historic and unique Floyd County home. **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:	2 Story	Foundation:	Rock
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Crawl Space, Outside Entrance, Partial, Unfinished, Walkup
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	1 Fireplace: Woodburning	Laundry Type:	Other
Roof Type:	Other	Road Frontage:	249
Appliances:	Clothes Washer, Microwave, Range / Oven, Refrigerator		
Lot Description:	Adj River/Stream/Crk, Garden Area, Wooded Lot		
Exterior Type:	Log		
Exterior Feat:	Covered Porch, Deck, Paved Driveway, Public Sidewalk		
Road Type:	Paved		

Measurements

Above Grade Finished:	952.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	952
Below Grade Unfinish:	396.0		

Room Sizes & Levels

Total Rooms:	3	Garage:	N	Garage Size:		Garage Type:		Garage Spaces:	
Type	Dimension	Level	Flooring	Description					
Living Room	20.8 x 16.6	1st Floor	Wood						
Kitchen	10.3 x 8.3	1st Floor							
Bathroom Full	10.4 x 6	1st Floor		Washer Location					
MainBedroom	20.6 x 16	2nd Floor	Wood						

Utilities

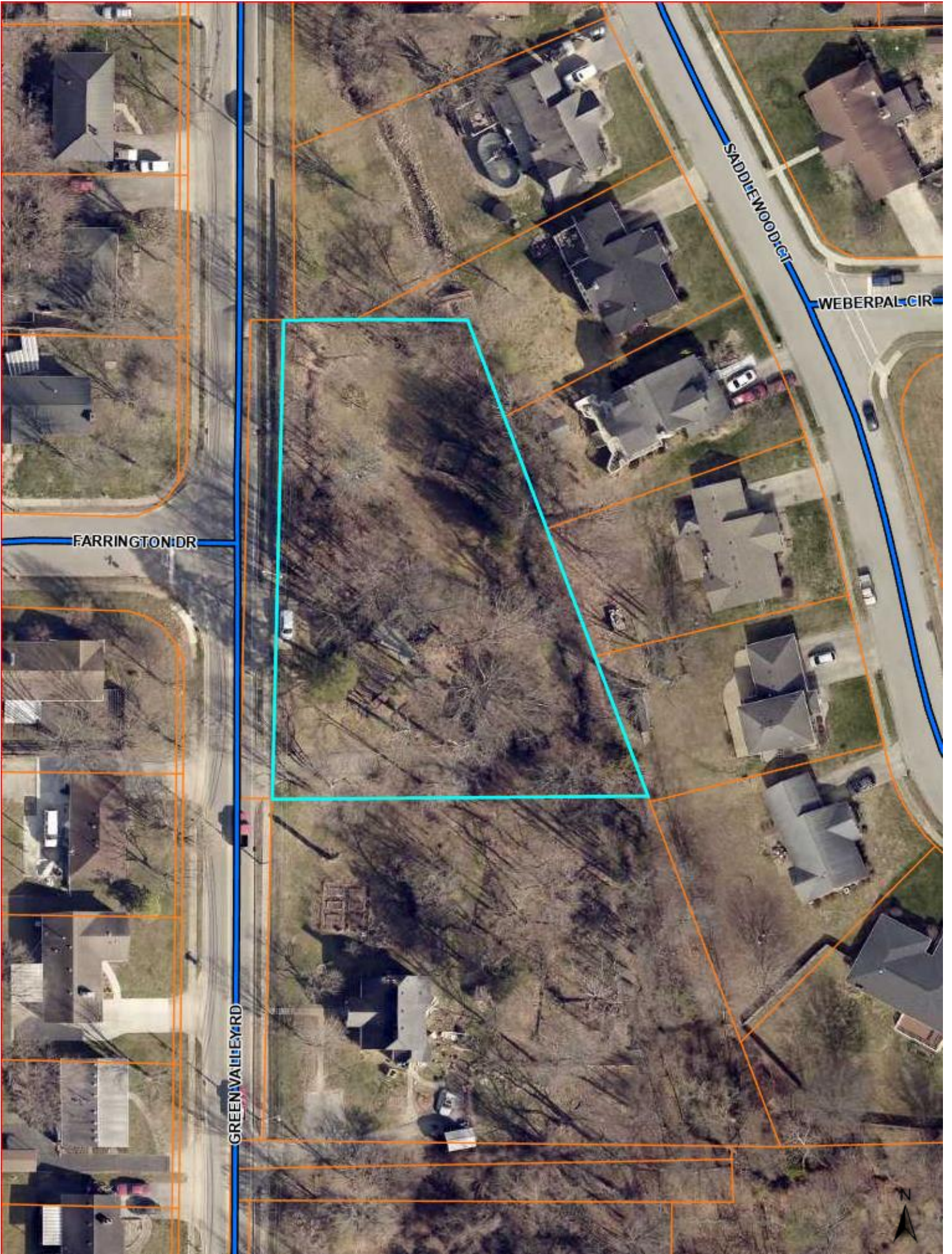
Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Gas
Sewer Type:	Sewer		

General Information

Possession: **At Closing**
Flood: **No**

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

All information deemed reliable but not guaranteed.



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

Parcel Number 22-05-02-200-396.000-008 **Local Parcel Number** 0084204002 **Tax ID:** NE 1/4 Pt. L. 4 22-2-6.769AC.

Routing Number 05-02-2N1-091

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

County Floyd **Township** NEW ALBANY TOWNSHIP

District 008 (Local 008)
NEW ALBANY CITY

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 5000200-008
New Albany City Homesites

Section/Plat 22

Location Address (1)
3406 GREEN VALLEY RD
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5000200-008 - Residential

Characteristics

Topography **Flood Hazard**

Low ERA

Public Utilities **Water, Electricity** **TIF**

Streets or Roads **Paved**

Neighborhood Life Cycle Stage

Static

Printed Monday, May 13, 2024 **Review Group** 2025

Data Source External Only **Collector** 04/21/2020 **BF** **Appraiser** 04/21/2020 **BF**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/09/1995	Holstner, Leslie Jr.	0	WD	22/1068		1
02/09/1993	.101AC. SOLD TO CIT	0	WD	/		1
05/11/1978	ANNEXED TO CITY O	0	WD	/		1
01/01/1900	ADMIN. OF VETERAN		WD	/		1

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	Res
2024	2024	WIP	03/08/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	
2023	2023	AA	01/01/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	
2022	2022	AA	01/01/2022	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	
2021	2021	AA	01/01/2021	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	
2020	2020	AA	01/01/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	

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)
\$31,500	\$31,500	\$0	\$0	\$54,400	\$54,400	\$0	\$0	\$85,900	\$85,900	\$0	\$0
\$31,500	\$31,500	\$0	\$0	\$47,100	\$45,500	\$0	\$0	\$78,600	\$77,000	\$0	\$0
\$31,500	\$31,500	\$0	\$0	\$38,800	\$37,500	\$0	\$0	\$70,300	\$69,000	\$0	\$0
\$31,500	\$31,500	\$0	\$0	\$34,100	\$33,000	\$0	\$0	\$65,600	\$64,500	\$0	\$0
\$31,500	\$31,500	\$0	\$0	\$1,100	\$1,100	\$0	\$0	\$1,100	\$1,100	\$0	\$0
\$31,500	\$31,500	\$0	\$0	\$70,300	\$69,000	\$0	\$0	\$131,300	\$128,000	\$0	\$0

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

Land Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A	0	0.7690	\$47,500	\$58,425	\$44,929	-30%	1.0000	100.00	0.00	0.00	\$31,450

Land Computations

Calculated Acreage	0.77
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.77
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.77
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
Form / Classified Value	\$0
Homeste(s) Value	\$31,500
91/92 Value	\$0
Supp. Page Land Value	\$31,500
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$31,500

General Information **Plumbing**

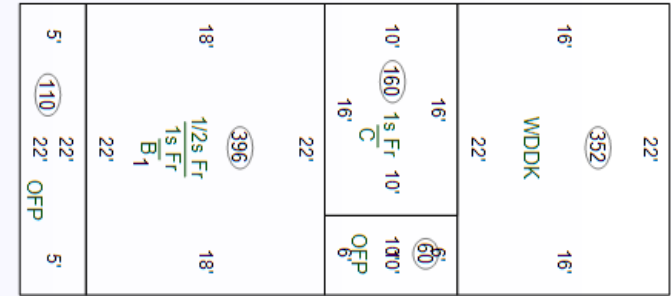
Occupancy	Single-Family	Full Bath	#	TF
Description	Single-Family R 01	Half Bath	1	3
Story Height	1 1/2	Kitchen Sinks	0	0
Style	20 1/2 Story or Finish	Water Heaters	1	1
Finished Area	952 sqft	Add Fixtures	0	0
Make		Total	3	5

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	1
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	3

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

Exterior Features			
Description	Area	Value	
Porch, Open Frame	110	\$4,900	
Porch, Open Frame	60	\$3,400	
Wood Deck	352	\$5,400	



Description	Count	Value
Specialty Plumbing		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Year Eff	Eff 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 1/2	Wood Fr	D	1936	1936	88 F	\$19.35	0.88	\$13.62	1,348 sqft	\$78,989	65%	\$27,650	0%	1.000	1.900	100.00	0.00	0.00	\$52,500
2: Utility Shed R 01	1	Wood Fr	D	1954	1954	70 F	\$19.35	0.88	\$13.62	12x20'	\$3,269	70%	\$980	0%	1.000	1.900	100.00	0.00	0.00	\$1,900

Cost Ladder			
Floor Constr	Base Finish	Value	Totals
1 1Fr	556	556	\$53,100
2			
3			
4			
1/4			
1/2 1Fr	396	396	\$17,600
3/4			
Attic			
Bsmt	396	0	\$16,800
Crawl	160	0	\$2,800
Slab			
Adjustments		Total Base	\$90,300
1 Row Type Adj. x 1.00			\$90,300
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)		MS:1 MO:1	\$4,500
No Heating (-)			\$0
A/C (+)		1:556 1/2:396	\$3,700
No Elec (-)			\$0
Plumbing (+ / -)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$98,500
Sub-Total, 1 Units			\$98,500
Exterior Features (+)		\$13,700	\$112,200
Garages (+) 0 sqft		\$0	\$112,200
Quality and Design Factor (Grade)			0.80
Location Multiplier			0.88
Replacement Cost			\$78,989

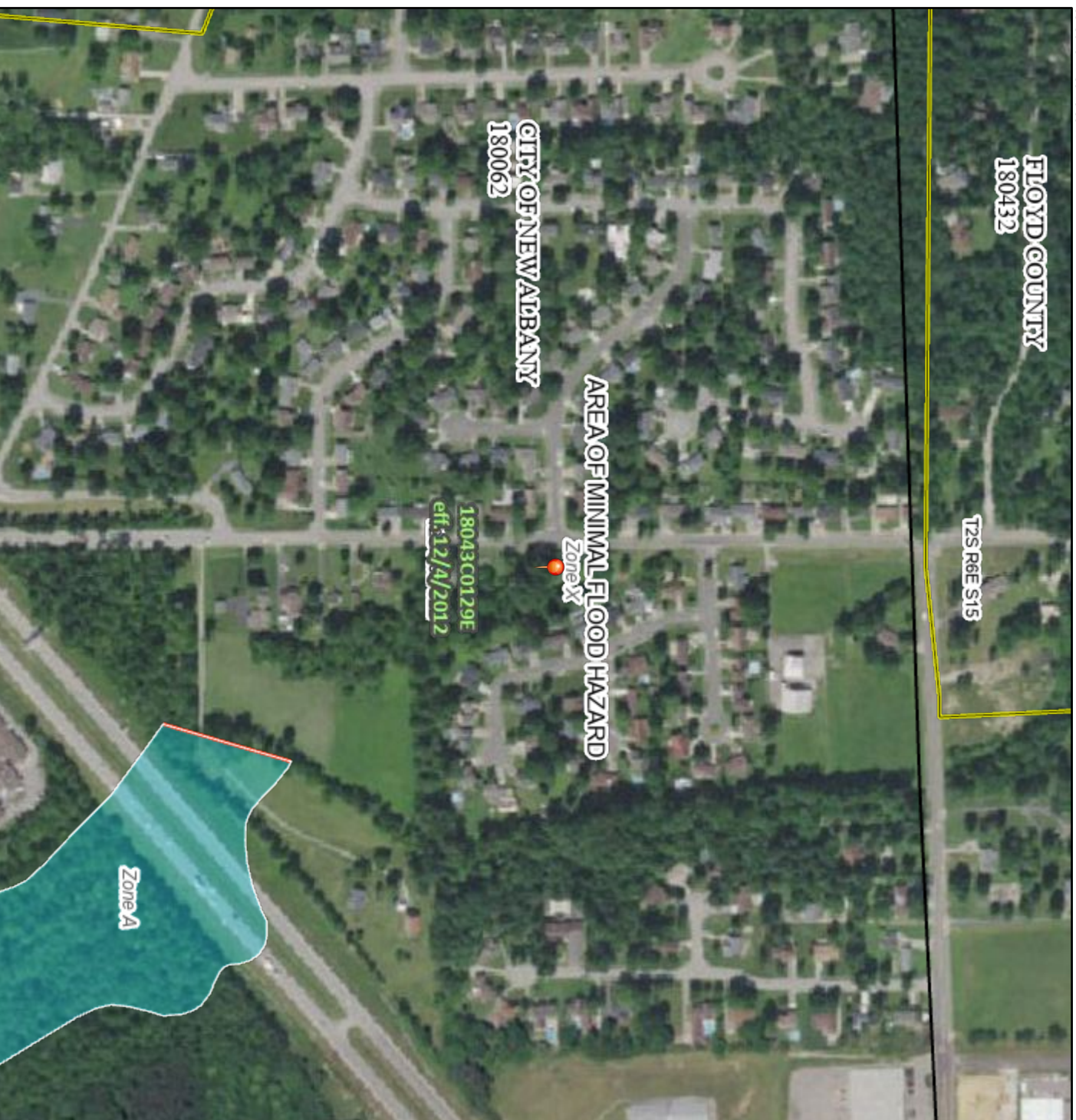


- Parcels
- DNR Floodplain
- FEMA Zone AE Floodway; FEMA Administrative Floodway
- DNR Detailed Floodway
- DNR Approximate Floodway
- FEMA Zone A
- FEMA Zone AE
- DNR Detailed Fringe
- DNR Approximate Fringe
- Additional Floodplain Area; DNR .2 Percent Flood Hazard
- FEMA Protected by Levee
- FEMA Floodplain - Ponding (Depth)
- FEMA Floodplain - Sheet Flow (Depth)
- Not Mapped
- <all other values>

National Flood Hazard Layer FIRMette



85°50'29"W 38°19'59"N



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

OTHER AREAS OF FLOOD HAZARD

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

OTHER AREAS

	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

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

OTHER FEATURES

	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

MAP PANELS

	Digital Data Available
	No Digital Data Available
	Unmapped



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



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/4/2025 at 7:11 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.

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

85°49'52"W 38°19'30"N

Basemap Imagery Source: USGS National Map 2023



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: 3406 Green Valley Rd., New Albany, IN 47150

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) [X] 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) [X] 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.) [X] 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.)

3406 Green Valley Rd., New Albany, IN 47150

(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 PRINTED

60
61
62
63 BUYER'S SIGNATURE DATE

64
65
66 PRINTED

67
68
69 SELLING BROKER DATE

Bruce Eveslage 12-11-2024
SELLER'S SIGNATURE DATE

Leslie Holstner, Jr Estate Bruce Eveslage Personal Rep.
PRINTED

SELLER'S SIGNATURE DATE

PRINTED

Douglas Harritt 12-17-2024
LISTING BROKER DATE
Douglas Harritt, Harritt Group, Inc.



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2024



3406 Green Valley Rd., New Albany, IN 47150
(Property Address)