



BID PACKET

PLUM RUN BRICK RANCH ONLINE AUCTION

8509 PLUM RUN
SELLERSBURG, IN 47172

ONLINE BIDDING ENDS

TUESDAY, APRIL 8 @ 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

8509 PLUM RUN, SELLERSBURG, IN 47172

Bidding Ends Tuesday, April 8, 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, May 19, 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.

HOMEOWNERS ASSOCIATION (HOA) FEES

The new owner will become a member of the Plum Run Home Owner's Association and pay HOA fees due annually. Fees will be prorated to the day of closing based on the current assessment of \$75.00.

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 *Tuesday, March 18 through Tuesday, April 8, 2025*.

AGENCY

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

SELLER

Earl F. Bertrand

CO-ATTORNEYS-IN-FACT

Julia Bertrand

Laura Stoner

Client Detail

8509 Plum Run, Sellersburg, IN 47172

Listing #: 202506603

Total Finished Sqft: 2,950

Above Grade Finished SqFt: 1,694

\$0
Active (03/20/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Silver Creek
Subdivision:	Yes	School Dst:	Silver Creek
Subdiv Nm:	Plum Run	Parcel#:	26000260330
Beds:	3	Lot Sz:	0.24 / 10,454
Baths:	3 (3 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,694	Lot Dim:	
Tot Fin SF:	2,950	Year Built:	2003
New Const:	No	Annual Tax:	3,568
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	0
Land Assess:	47,500	HOA \$:	75.00 / Yearly
Improvements:	299,200		
Total Assess:	346,700		
Directions:	I-65 to Hamburg Salem Exit #7. West on IN-60 for 1.2 miles, left on Hunter Station Rd, 1/2 mile to right on Plum Run to home on left. Or from Charlestown Rd, North on County Line Rd. to right on Dovir Woods Dr. to Twin Springs to Plum Run Dr.		

Legal: **PLUM RUN SUBD SEC 4 LOT 188 - .24 AC**
 Tot Deductions: **\$162,525** Deduction Type Comment
 Supplemental Homestd 114,525

Remarks

PLUM RUN BRICK RANCH ONLINE AUCTION - BIDDING ENDS TUESDAY, APRIL 8 @ 2PM. Selling online a spacious 1,694 square foot brick ranch with cast stone quoin corners, finished walkout daylight basement, and attached two-car garage on 1/4 acre lot. Vaulted and tray ceilings, gas fireplace, equipped first floor laundry, 8' x 12' shed. High efficiency gas furnace & A/C replaced July, 2024. Silver Creek Schools. Located near Hunter Station off IN-60 or enter off County Line Road & Dover Woods Drive in Clark County, easy access to shopping, schools and expressway. 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 (Final Bid + Buyer's Premium), 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. Broker participation welcomed - client registration required prior to auction end date. See full details in the Auction Bid Packet.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Daylight, Full, Partially Finished, Walkout
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	1 Fireplace: Gas Burning	Laundry Location:	First Level
Roof Type:	Shingle	Laundry Type:	Laundry Room
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator	Road Frontage:	99
Exterior Type:	Brick Over Frame		
Exterior Feat:	Deck, Fenced Yard, Patio, Public Sidewalk, Solid Surface Drive, Thermopane windows, Vinyl Siding		
Interior Feat:	1st Floor Master, 1st Floor Utility, Bath Master, Blinds, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Den/Office, Eat-in Kitchen, Family Room, Formal Dining Rm, Jetted Tub, Open Floor Plan, Pantry, Separate Shower(s), Utility/Mud Room, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,694.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	1,256.0	TFLS:	2,950
Below Grade Unfinish:	400.0		

Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **22 x 22** Garage Type: **Attached, Front** Garage Spaces: **2**
Entry

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	25.3 x 14	1st Floor		12' Vaulted Ceiling
Kitchen	12 x 11.6	1st Floor		
Dining Area	19.7 x 7.6	1st Floor		Access to Deck
Dining Room	10 x 12	1st Floor		
Main Bedroom	13.6 x 16.4	1st Floor		8.7' Tray Ceiling, Walk-In Closet
Bathroom Full	8 x 10.3	1st Floor		Main Bedroom

Bedroom	11 x 12	1st Floor	
Bedroom	13 x 11	1st Floor	10' Vaulted Ceiling
Bathroom Full	7.7 x 5	1st Floor	
Other	7.7 x 5.3	1st Floor	Laundry Mudroom
Family Room	33.8 x 22	LL/Basement	Daylight Windows & Double Door
Bathroom Full	5.2 x 9	LL/Basement	
Office	12 x 16	LL/Basement	Window High - Non Conforming Bedroom

Utilities

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

General Information

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

All information deemed reliable but not guaranteed.

General Information
Parcel Number
10-26-10-800-348.000-040
Local Parcel Number
26-00026-033-0
Tax ID:

Ownership
BERTRAND EARL F. & DOROTHY M.
8509 PLUM RUN
SELLERSBURG, IN 47172

Transfer of Ownership
Date
12/28/2002 BERTRAND EARL F.
12/27/2002 GASSER BUILDERS I
02/01/2002 GASSER DAVID A.

Doc ID Code Book/Page Adj Sale Price V/I
WD 2004/4485
WD 2004/4484
WD /

Notes
9/7/2021 GENERAL : REASSESSMENT CHANGED GRADE CW/RFK
12/13/2017 GENERAL : REASSESSMENT (LG-BL) --ADDED FULL BATH, BEDROOM, USHED, AND CHANGED HOME GRADE
8/4/2011 GENERAL : REASSESSMENT ADDED WDDK OVER CONCP, RFX OVER MSTP AND 1 SFR ON BACK BL KH
8/30/2004 : 03-04 F11 ADDED DWELLING & HOMESITE VALUE
5/15/2003 : TLS 10/30/01 EM.
2/1/2002 : 01-02 TT FROM VACATED 26-06-47.
3/01 c
NOTE: INFL FAC TO 30% WHEN LOT SELLS, TO 0% WHEN HSE GOES ON.
2/1/2002 : 2627 CHARLESTOWN ROAD

Routing Number
005.000

Legal
PLUM RUN SUBD SEC 4 LOT 188 - 24 AC

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information
County
Clark

Township
SILVER CREEK TOWNSHIP

District 040 (Local 026)
CLARKSVILLE TOWN-SCT-TFPD

School Corp 0945
SILVER CREEK SCHOOLS

Neighborhood 10085026
silver creek res # 26

Section/Plat

Location Address (1)
8509 PLUM RUN
SELLERSBURG, IN 47172

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics
Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Static
Printed
Saturday, April 20, 2024

Review Group

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

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	04/01/2024	04/06/2023	04/14/2022	03/31/2021	03/18/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required					
Land	\$52,300	\$47,500	\$38,000	\$38,000	\$38,000
Land Res (1)	\$52,300	\$47,500	\$38,000	\$38,000	\$38,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$301,100	\$299,200	\$258,400	\$229,200	\$227,300
Imp Res (1)	\$301,100	\$299,100	\$258,300	\$229,100	\$227,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$100	\$100	\$100	\$100
Total	\$353,400	\$346,700	\$296,400	\$267,200	\$265,300
Total Res (1)	\$353,400	\$346,600	\$296,300	\$267,100	\$265,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$100	\$100	\$100	\$100

Land Data (Standard Depth: Res 150', CI 100' Base Lot: Res 70' X 140', CI 0' X 0')

Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F	99	99x137	0.96	\$550	\$52,272	0%	1.0000	100.00	0.00	0.00	\$52,270

Land Computations

Calculated Acreage	0.31
Actual Frontage	99
Developer Discount	
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
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
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$52,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$52,300

PLUM RUN SECTION IV

Shirley Nolot
CLARK COUNTY RECORDER
Clark County Recorder
I 3218584
PB 11/92
C2 Date 09/22/2000 Time 09:36:15

PLAN COMMISSION CERTIFICATE
UNDER AUTHORITY PROVIDED BY CHAPTER 174-ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERE TO; AND AN ORDINANCE ADOPTED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF CLARKSVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CLARKSVILLE AS FOLLOWS:
APPROVED BY THE TOWN PLAN COMMISSION IN A MEETING HELD ON THE 5 DAY OF April, 2000.

APPROVED BY RESOLUTION OF THE PLAN COMMISSION
PRESIDENT: [Signature] 4-5-00 DATE
ATTEST: SECRETARY: [Signature] 4-5-00 DATE

DEED OF DEDICATION
WE, THE UNDERSIGNED, PLUM RUN PARTNERS INC. BY JANET BLAKE, GENERAL MANAGER, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PLUM RUN SECTION FOUR. ALL STREETS AND ALLEYS SHOWN ARE NOT HERETOFORE DEDICATED; ARE HEREBY DEDICATED TO PUBLIC USE. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND SHOWN ON THIS PLOT MARKED AS EASEMENTS, RESERVED FOR THE USE OF DRAINAGE AND PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES SUBJECT TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT BUILDINGS OR OTHER STRUCTURES EXCEPT FENCES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF THE LOTS HEREIN, SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SAID PUBLIC UTILITIES.

THERE ARE PROTECTIVE COVENANTS, RECORDED IN MISCELLANEOUS DRAWER 32, INSTRUMENT 16565, IN THE OFFICE OF THE CLARK COUNTY RECORDER.

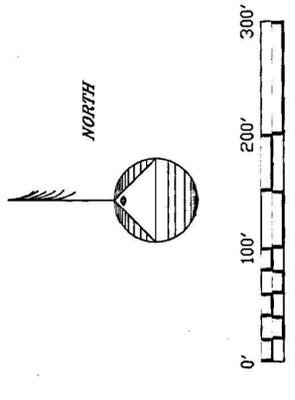
WITNESS MY HAND AND SEAL THIS 5th DAY OF April, 2000.
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
SEP 22 2000
[Signature]
JANET BLAKE, GEN. MANAGER
AUDITOR, CLARK COUNTY

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	116.55'	133.28'	126.14'	S 45°14'19" E	65°31'21"
C2	163.33'	78.46'	77.70'	S 26°14'19" E	27°31'21"
C3	25.00'	39.27'	35.36'	S 85°00'00" E	90°00'00"
C4	25.00'	39.27'	35.36'	N 05°00'00" E	90°00'00"
C5	25.00'	40.03'	35.89'	S 85°52'16" E	91°44'33"
C6	25.00'	38.51'	34.81'	N 04°07'44" E	88°15'27"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 74°05'41" E	20.41'
L2	N 66°57'18" E	51.85'
L3	N 12°42'12" E	39.10'
L4	N 40°08'40" V	49.74'
L5	N 82°23'49" E	46.37'
L6	N 28°17'23" E	44.59'
L7	N 25°54'19" E	20.41'
L8	N 63°52'15" E	37.25'
L9	N 71°29'36" V	38.70'
L10	N 27°41'09" V	35.91'
L11	N 22°31'28" E	48.74'



FINAL PLAT PLUM RUN SECTION IV Being an addition to TOWN of CLARKSVILLE SILVER CREEK TOWNSHIP, CLARK COUNTY, INDIANA

DEVELOPMENT GROUP:
PLUM RUN PARTNERS Inc.
BY: JANET BLAKE, GENERAL MANAGER
2627 Charlestown Road
New Albany Indiana 47150

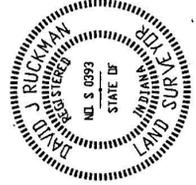
- NOTES:
- 5/8" STEEL PINS AND CAPS SET AT ALL LOT CORNERS.
 - BEARINGS ARE BASED ON PRIOR SURVEYS
 - CLASS "B" SURVEY TITLE 864 I.A.C.
 - A GENERAL EASEMENT TO OVERHANG ELECTRIC LINES IS HEREBY GRANTED.
 - THERE ARE 20 FEET UTILITY AND DRAINAGE EASEMENTS ADJOINING THE ROAD R/W'S.



DAVID J. RUCKMAN CO.
SURVEYORS PLANNERS & CONSULTANTS
4259 Stone Mtn. Rd.
New Albany, In. 47150
(812)-949-8354

SCALE: 1"=100' DATE: 6-12-97 DWN: JBA REV: 3/23/2000

PLUM RUN IV
SECTION FOUR 11.685 ACRES
BEING PT. OF SURVEY # 108 OF THE ILLINOIS GRANT
SILVER CREEK TWP., CLARK CO. IN.



[Signature]
DAVID J. RUCKMAN L.S. # S0393

- NOTES:
- The property shown is located in "C" according to flood map 180426 0125 C dated 2/18/1983, as shown.
 - All lot corners are monumented with 5/8" x 30" steel pins and caps.
 - Source of Title: Deed Drawer Instrument
- I HEREBY DECLARE THAT THERE ARE NO CHANGES FROM THE MATTER OF SURVEY SINCE THE BOUNDARY SURVEY RECORDED IN MISCELLANEOUS RECORD INSTRUMENT IN ACCORDANCE WITH TITLE 866, IAC 1-1-12 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

11x 92



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)
3.18.25

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) **8509 Plum Run Drive, Sellersburg, IN 47172**

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	X				Cistern	X				
Clothes Dryer			X		Septic Field/Bed	X				
Clothes Washer			X		Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood			X		Water Heater/Electric			X		
Microwave Oven			X		Water Heater/Gas	X				
Oven			X		Water Heater/Solar	X				
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener	X				
Room Air Conditioner(s)	X				Well	X				
Trash Compactor	X				Septic and Holding Tank/Septic Mound	X				
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			X		
					Are the structures connected to a public sewer system?			X		
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?				X	
					Are the improvements connected to a private/community water system?				X	
					Are the improvements connected to a private/community sewer system?				X	
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	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat	X				
Garage Door Opener / Controls			X		Furnace Heat/Gas			X		
Inside Telephone Wiring and Blocks/Jacks			X		Furnace Heat/Electric	X				
Intercom			X		Solar House-Heating	X				
Light Fixtures	X		X		Woodburning Stove	X				
Sauna	X				Fireplace GAS			X		
Smoke/Fire Alarm(s)				X	Fireplace Insert	X				
Switches and Outlets				X	Air Cleaner	X				
Vent Fan(s)			X		Humidifier	X				
60/100/200 Amp Service (Circle one)			X		Propane Tank	X				
Generator	X				Other Heating Source	X				

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>[Signature]</i>	Date (mm/dd/yy) 3.18.25	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)
8509 Plum Run Drive, Sellersburg, IN 47172

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			X
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
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?	X		
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?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain: * some mold on back basement wall along the base boards as well as some moisture			

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)
Selling as is at auction by power of Attorney

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use of non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	X	X	3.18.25
Is there any damage due to wind, flood, termites, or rodents?			X
Have any structures been treated for wood destroying insects?			X
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay for flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	X		
Is the property located within one (1) mile of an airport?		X	

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Signature of Seller <i>Paula Bertrand</i>	Date (mm/dd/yy) 3.18.25	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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National Flood Hazard Layer FIRMette

85°47'11"W 38°23'5"N



Legend

SEE FIS 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
Zone X

Area of Minimal Flood Hazard
Zone X

Effective LOMR

Area of Undetermined Flood Hazard
Zone D

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

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation

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

MAP PANELS

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 **3/20/2025 at 5:21 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.

Basemap Imagery Source: USGS National Map 2023

85°46'33"W 38°23'7"N

1:6,000

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

Clark County 180426

T99 R99 S109

Town of Sellersburg 180028

AREA OF MINIMAL FLOOD HAZARD
Zone X

Town of Clarksville 180026

18019C0168E
4/16/2014
Not Printed

T99 R99 S108

18019C0169E
eff. 4/16/2014

Clark County 180426