



BID PACKET

# ABSOLUTE HARRISON COUNTY 1800'S BUILDING ONLINE AUCTION

5447 MAIN STREET SE  
ELIZABETH, IN 47117

ONLINE BIDDING ENDS

**MONDAY, SEPTEMBER 16 @ 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

5447 MAIN STREET, ELIZABETH, IN 47117

Bidding Ends Monday, September 16, 2024

**This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.**

### **BIDDING ONLINE**

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, October 28, 2024**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

### **INSPECTION**

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are

welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

#### **FLOOD DESIGNATION**

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

#### **EVIDENCE OF TITLE**

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

#### **SURVEY**

Property is being sold *without* a survey. All land measurements are per courthouse records.

#### **ZONING**

Front 120 Feet - Zoned B-2 Central Business District  
Back 144 Feet - Zoned R-1 Suburban Residential

#### **EXISTING EASEMENT**

Property is subject to a recorded easement for septic lateral from neighboring property.

#### **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 *Monday, September 2 through Monday, September 16, 2024.*

**AGENCY**

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

**SELLER**

Charles K. Denzinger Estate

**PERSONAL REPRESENTATIVE**

Frank W. Denzinger

## Client Detail

**5447 Main Street SE, Elizabeth, IN 47117**

Listing #: **2024010520**

Total Finished Sqft: **1,840**

Above Grade Finished SqFt: **1,840**

**\$0**  
**Active (09/02/24)**



Prop Type: **Residential/Farm** SubType: **Residential**  
County: **Harrison** Township: **Posey**  
Subdivision: **No** School Dst: **South Harrison**  
Subdiv Nm: Parcel#: **0150007500**  
Beds: **0** Lot Sz: **0.409 / 17,816**  
Baths: **0 (0 0)** Lot Size Src: **Assessor**  
Abv Grd SF: **1,840** Lot Dim: **66' x 264'**  
Tot Fin SF: **1,840** Year Built: **1901**  
New Const: **No** Annual Tax: **589**

Est Completion: Home Warranty:  
Land Assess: **10,000** Tax Year: **2023/2024**  
Improvements: **35,000** DOM: **7**  
Total Assess: **45,000** HOA \$: **/**

Directions: **East from downtown Corydon on IN-62 to right on Corydon New Middletown Road SE to Elizabeth New Middletown Road. Continue to the Elizabeth 4-Way on Main Street. Auction on right. 015-00075-00 INLOT 11**

Legal:

### Remarks

**ABSOLUTE HARRISON COUNTY 1800'S BUILDING ONLINE AUCTION - BIDDING ENDS MONDAY, SEPTEMBER 16 @ 2PM.** Selling online at absolute auction to the highest bidder, a circa 1800's Federal style 1840 SF two story brick building on a 4/10 acre lot - 66' frontage x 264' deep located downtown in the heart of Elizabeth on Highway 11 in Harrison County, Indiana. Next door to Elizabeth Fire Department. This building has been unoccupied for years and has substantial damage. Front 120 Feet of Lot is Zoned B-2 Central Business District, Back 144 Feet of Lot Zoned R-1 Suburban Residential. A recorded easement for septic lateral encroaching from neighboring property. 12 Miles to Downtown Corydon, 21 Miles to Downtown Louisville. All contents included. AREA ATTRACTIONS include 1819 General Store, South Harrison Park, Chariot Run Golf Club and others. **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**  
Zoning: **Residential, Central Business District**  
Construction: **Existing**  
# Fireplaces: **2** Fireplace: **Unknown**  
Roof Type: **Metal**

Foundation:  
Basement: **Yes** Basement Type: **Partial**  
Laundry: Laundry Location:  
Road Frontage:

### Measurements

Above Grade Finished: **1,840.0**  
Above Grade Unfinish: **0.0**  
Below Grade Finished: **0.0**  
Below Grade Unfinish: **690.0**

Nonconform Finished: **0.0**  
Nonconform Unfinish: **0.0**  
TFLS: **1,840**

### Room Sizes & Levels

Total Rooms: **0** Garage: **N** Garage Size: Garage Type: Garage Spaces:

### Utilities

Water Heater: **None**  
Water Type: **Public Available**  
Natural Water:  
Sewer Type: **None**

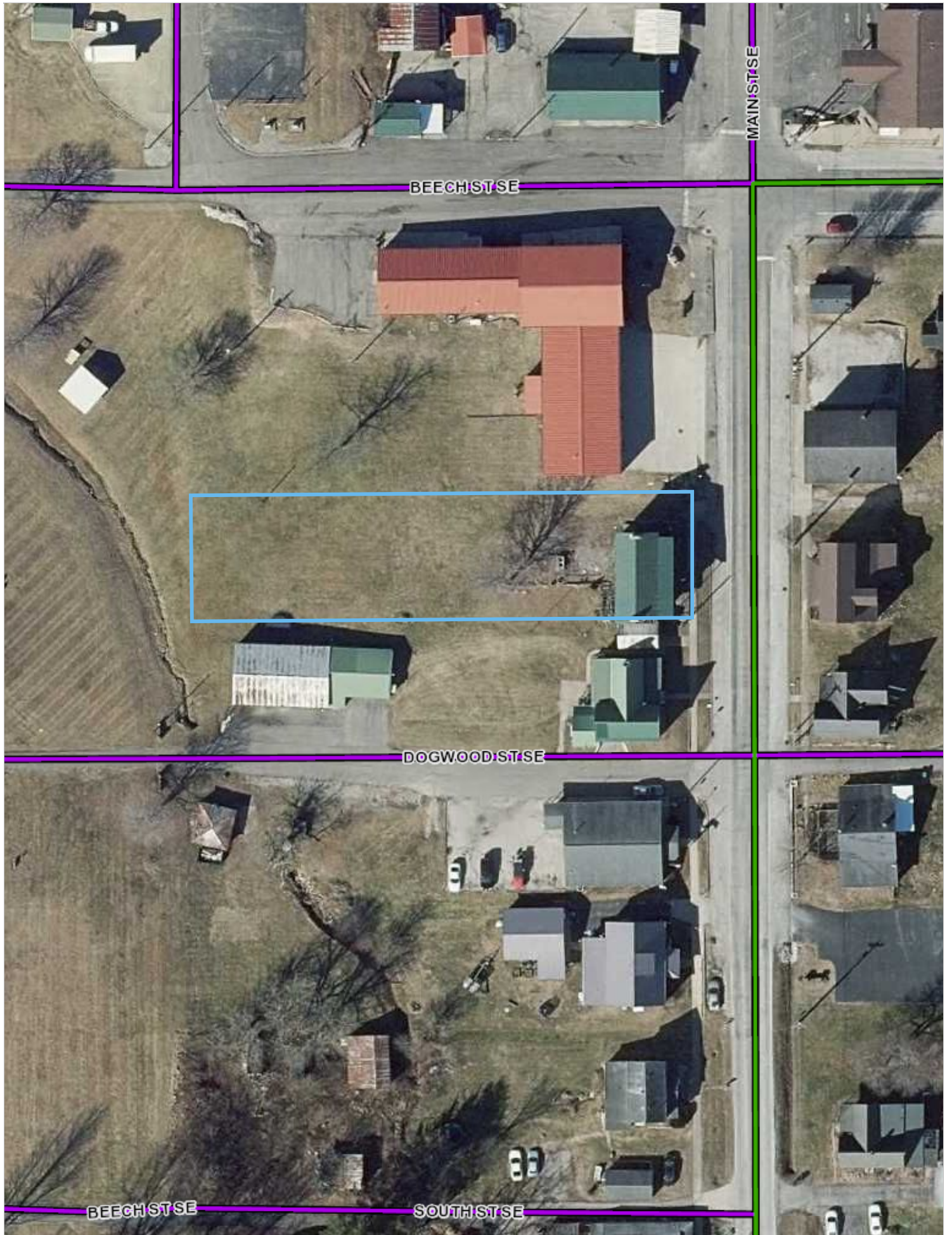
Heat Type: **None**  
Cooling Type: **None**  
Fuel Type: **None**

### General Information

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

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

All information deemed reliable but not guaranteed.



**General Information**

**Parcel Number**  
31-15-33-154-005.000-016  
**Local Parcel Number**  
0150007500  
**Tax ID:**  
015-00075-00

**Ownership**

DENZINGER, CHARLES K.  
3820 ANGELO RD  
CORYDON, IN 47112

**Transfer of Ownership**

**Date** **Owner**  
07/07/1992 DENZINGER, CHARL  
11/07/1989 RICHARDS, WILBUR  
01/01/1900 FROM: RICHARDS,WI  
01/01/1900 O'BANNON & LADUK  
01/01/1900 FROM RICHARDS, D

**Notes**

1/5/2023 3RD: (23-24) changed land from over ride pricing to acreage.  
8/18/2020 3RD: ADDED MASONRY FIREPLACE (1 STACK & 1 OPENING) PER R/A FOR 2021 PAY 2022  
4/19/2012 M: CHANGED WDDK/WDDK TO OFF/OFP CHANGED COND ON DWELL 2012 PAY 2013  
9/13/2007 CHD: Previous parcel\_id: 0405332302500  
NOTE: TO RICHARDS, WILBUR F & DORIS J  
NOTE: 16X19'DETGAR & 16X20 UTL SH TORN DOWN 6-9-90  
NOTE: TO DENZINGER, CHARLES K AS OF 7-7-92.  
NOTE: REM H/C 3-1-96  
NOTE: REMOVED OFP AND 480 1 SFR PART OF HOME  
AND WDDKS FOR 2010 PAY 2011

**Routing Number**

-

**Property Class 510**

1 Family Dwell - Platted Lot

**Year: 2023**

**Location Information**

**County**  
Harrison  
**Township**  
POSEY TOWNSHIP  
**District 016 (Local 015)**  
ELIZABETH TOWN  
**School Corp 3190**  
SOUTH HARRISON

**Neighborhood 3116502-016**

Elizabeth Town

**Section/Plat**

33.23

**Location Address (1)**

5447 MAIN ST SE  
ELIZABETH, IN 47117

**Zoning**

9 A

**Subdivision**

**Lot**

**Market Model**

N/A

**Characteristics**

**Topography** **Flood Hazard**  
Level   
**Public Utilities** **ERA**  
Water, Gas, Electricity   
**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**

Other

**Printed**

Wednesday, November 8, 2023

**Review Group**

**Data Source**

N/A

**Collector**

**Appraiser**



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

Assessment Year	2023	2022	2021	2020	2019
<b>Reason For Change</b>	WIP	AA	AA	AA	AA
<b>As Of Date</b>	11/07/2023	04/06/2022	03/26/2021	03/27/2020	03/19/2019
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Land Res (1)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$35,000	\$33,800	\$31,100	\$30,200	\$29,100
Imp Res (1)	\$35,000	\$33,800	\$31,100	\$30,200	\$29,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$45,000	\$43,800	\$41,100	\$40,200	\$39,100
Total Res (1)	\$45,000	\$43,800	\$41,100	\$40,200	\$39,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Land Pricing Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Res Market Factor	Value
9 A	0	0.409	\$15,000	\$24,450	\$10,000	0%	100%	1.0000	\$10,000

**Land Computations**

Calculated Acreage	0.41
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.41
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.41
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	\$10,000
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$10,000
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$10,000</b>

General Information

Occupancy Single-Family  
 Description Single-Family R.01  
 Story Height 2  
 Style N/A  
 Finished Area 1840 sqft  
 Make

Plumbing

# TF  
 Full Bath 1 3  
 Half Bath 0 0  
 Kitchen Sinks 1 1  
 Water Heaters 1 1  
 Add Fixtures 0 0  
 Total 3 5

Floor Finish

Earth  
 Tile  
 Slab  
 Carpet  
 Sub & Joist  
 Unfinished  
 Wood  
 Other  
 Parquet

Accommodations

Bedrooms 4  
 Living Rooms 0  
 Dining Rooms 0  
 Family Rooms 0  
 Total Rooms 8

Wall Finish

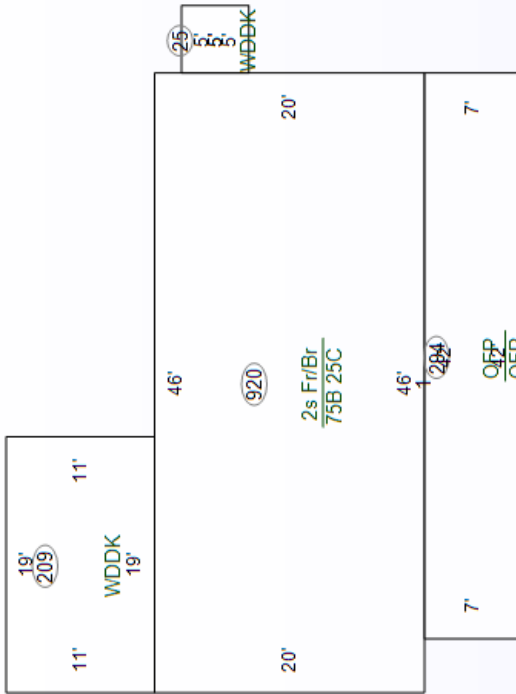
Plaster/Drywall  
 Unfinished  
 Paneling  
 Other  
 Fiberboard

Roofing

Built-Up  
 Metal  
 Asphalt  
 Slate  
 Tile  
 Wood Shingle  
 Other

Exterior Features

Porch, Open Frame  
 Porch, Open Frame  
 Wood Deck  
 Wood Deck



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	920	920	\$81,100	
2	94	920	920	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		690	0	\$22,100	
Crawl		230	0	\$3,200	
Slab					

Total Base \$149,600

1 Row Type Adj. x 1.00 \$149,600

\$0

\$0

\$0

\$0

Fireplace (+) MS:1 MO:1 \$4,500

No Heating (-) 1:920 2:920 (\$6,200)

A/C (+) \$0

No Elec (-) \$0

Plumbing (+/-) 5 - 5 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$147,900

Sub-Total, 1 Units \$147,900

Exterior Features (+) \$21,100 \$169,000

Garages (+) 0 sqft \$0 \$169,000

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.90

Replacement Cost \$121,680

Specialty Plumbing

Description	Count	Value

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mkrt	Improv Value
1: Single-Family R.01	100%	2	4/6 Masonry	D	1901	1901	122	P	0.90	0.90			2,530 sqft	75%	\$30,420	0%	100%	1.150	1.0000	\$35,000





**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: 5447 Main Street SE, Elizabeth , IN 47117

**LEAD WARNING STATEMENT**

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

**SELLER'S DISCLOSURE**

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

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

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

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

**BUYER'S ACKNOWLEDGEMENT (initial)**

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

**BROKER'S ACKNOWLEDGMENT (initial)**

(f.) [Signature] 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.)**

5447 Main Street SE, Elizabeth , IN 47117

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

55  
56  
57 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SELLER'S SIGNATURE Charles K. Denzinger PR DATE \_\_\_\_\_

58  
59 PRINTED \_\_\_\_\_ **Charles K. Denzinger Estate** \_\_\_\_\_  
60 PRINTED \_\_\_\_\_

61  
62  
63 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

64  
65  
66 PRINTED \_\_\_\_\_ PRINTED \_\_\_\_\_

67  
68  
69 SELLING BROKER \_\_\_\_\_ DATE \_\_\_\_\_ LISTING BROKER Douglas Harritt 9-2-2024 DATE \_\_\_\_\_  
Douglas Harritt, Harritt Group, Inc.



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(Property Address)