



BID PACKET

FLOYDS KNOBS 2.4 ACRE COMMERCIAL ZONED HOME
ONLINE AUCTION

4683 PAOLI PIKE
FLOYDS KNOBS, IN 47119

— ONLINE BIDDING ENDS —
TUESDAY, MAY 13 @ 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

4683 PAOLI PIKE, FLOYDS KNOBS, IN 47119

Bidding Ends Tuesday, May 13, 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 Tuesday, June 24, 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.

ZONING

General Commercial District (GC)

<https://www.in.gov/counties/floyd/files/Development-Standards-Guide.pdf>

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 *Tuesday, April 22 through Tuesday, May 13, 2025*.

AGENCY

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

SELLER

Utica Township Volunteer Fire Fighters Association
Matthew C. Owen, President

Client Detail

4683 Paoli Pike, Floyds Knobs, IN 47119

Listing #: **202507586**

Total Finished Sqft: **984**

Above Grade Finished SqFt: **984**

\$0
Active (04/28/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Lafayette
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0042160052
Beds:	2	Lot Sz:	2.4 / 104,544
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	984	Lot Dim:	
Tot Fin SF:	984	Year Built:	1938
New Const:	No	Annual Tax:	2,721
Est Completion:			
Home Warranty:		Tax Year:	2024/2025
Land Assess:	33,700	DOM:	0
Improvements:	127,400	HOA \$:	/
Total Assess:	161,100		
Directions:	I-64 West to Exit #119 Greenville US-150. West 2.4 miles to right on Paoli Pike. Property 2/10 mile on right. Or from I-265 State Street Exit #1, travel NW 3.5 miles to property on left.		
Legal:	W 1/2 SW 1/4 EX R/W 18-2-6 2.4AC		

Remarks

FLOYDS KNOBS 2.4 ACRE COMMERCIAL ZONED HOME ONLINE AUCTION - BIDDING ENDS: TUESDAY, MAY 13 @ 2PM. Wooded and open 2.4 acres with 543 feet of road frontage zoned General Commercial District with a refurbished 984 square foot 2 bedroom - 1 bath bungalow in the heart of Floyd Knobs. Includes an equipped kitchen with updated cherry cabinets, breakfast bar and tile floor, hardwood floors, enclosed 34' x 9' porch with bar, partial basement with two storage rooms and equipped laundry area, storage shed with lean-to and rear paved parking. Excellent visibility just off US-150 and minutes to Highlander Point Shopping Corridor and expressways. Outstanding potential for homeowner investment or future commercial redevelopment. **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:	Concrete Block
Zoning:	Commercial	Basement:	Yes
Construction:	Existing	Laundry:	Yes
Outbuildings:	Shed	Laundry Type:	Other
# Fireplaces:	Fireplace:	Road Frontage:	543
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Wooded Lot		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Porch, Deck, Enclosed Porch, Landscaped, Paved Driveway, Thermopane windows		
Interior Feat:	Breakfast Bar, Ceiling Fan(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	984.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	984
Below Grade Unfinish:	492.0		

Room Sizes & Levels

Total Rooms:	6	Garage:	N	Garage Size:		Garage Type:		Garage Spaces:	
Type	Dimension	Level	Flooring	Description					
Living Room	16 x 15.2	1st Floor	Wood						
Dining Area	9 x 10	1st Floor	Wood						
Kitchen	11 x 12	1st Floor	Tile						
Bathroom Full	8.5 x 5.10	1st Floor	Tile						
Bedroom	12.4 x 9.3	1st Floor	Carpet						
Bedroom	12.5 x 12.4	1st Floor	Carpet						
Other	34 x 8.7	1st Floor	Wood						
Enclosed Porch - No Heat - Window A/C									

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
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Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Septic Onsite**

Cooling Type: **Central Air**
Fuel Type: **Nat Gas**

General Information

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

Covenants & Restr: **Unknown**
Sign: **Yes**

All information deemed reliable but not guaranteed.

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

11 Story Conventional

Finished Area

984 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☒ Unfinished

☒ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Wood Shingle

☐ Slate

☐ Tile

Exterior Features

Description

Stoop, Masonry

Canopy, Roof Extension

Porch, Enclosed Frame

Area

80

80

306

Value

\$2,100

\$1,000

\$13,500

Plumbing

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

#

1

0

1

1

0

3

TF

3

0

1

1

0

5

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

2

0

0

0

5

Heat Type

Central Warm Air

Cost Ladder

Floor Constr

Base

Finish

Value

1

1Fr

984

984

2

3

4

1/4

1/2

3/4

Attic

Bsmt

492

0

\$18,700

Crawl

492

0

\$4,500

Slab

Adjustments

1 Row Type Adj. x 1.00

\$102,200

Unfin Int (-)

\$0

Ex Liv Units (+)

\$0

Rec Room (+)

\$0

Loft (+)

\$0

Fireplace (+)

\$0

No Heating (-)

\$0

A/C (+)

1:984

\$2,900

No Elec (-)

\$0

Plumbing (+ / -)

5 - 5 = 0 x \$0

\$0

Spec Plumb (+)

\$0

Elevator (+)

\$0

Sub-Total, One Unit

\$105,100

Sub-Total, 1 Units

Exterior Features (+)

\$16,600

\$121,700

Garages (+) 0 sqft

\$0

\$121,700

Quality and Design Factor (Grade)

0.95

Location Multiplier

0.88

Replacement Cost

\$101,741

Summary of Improvements

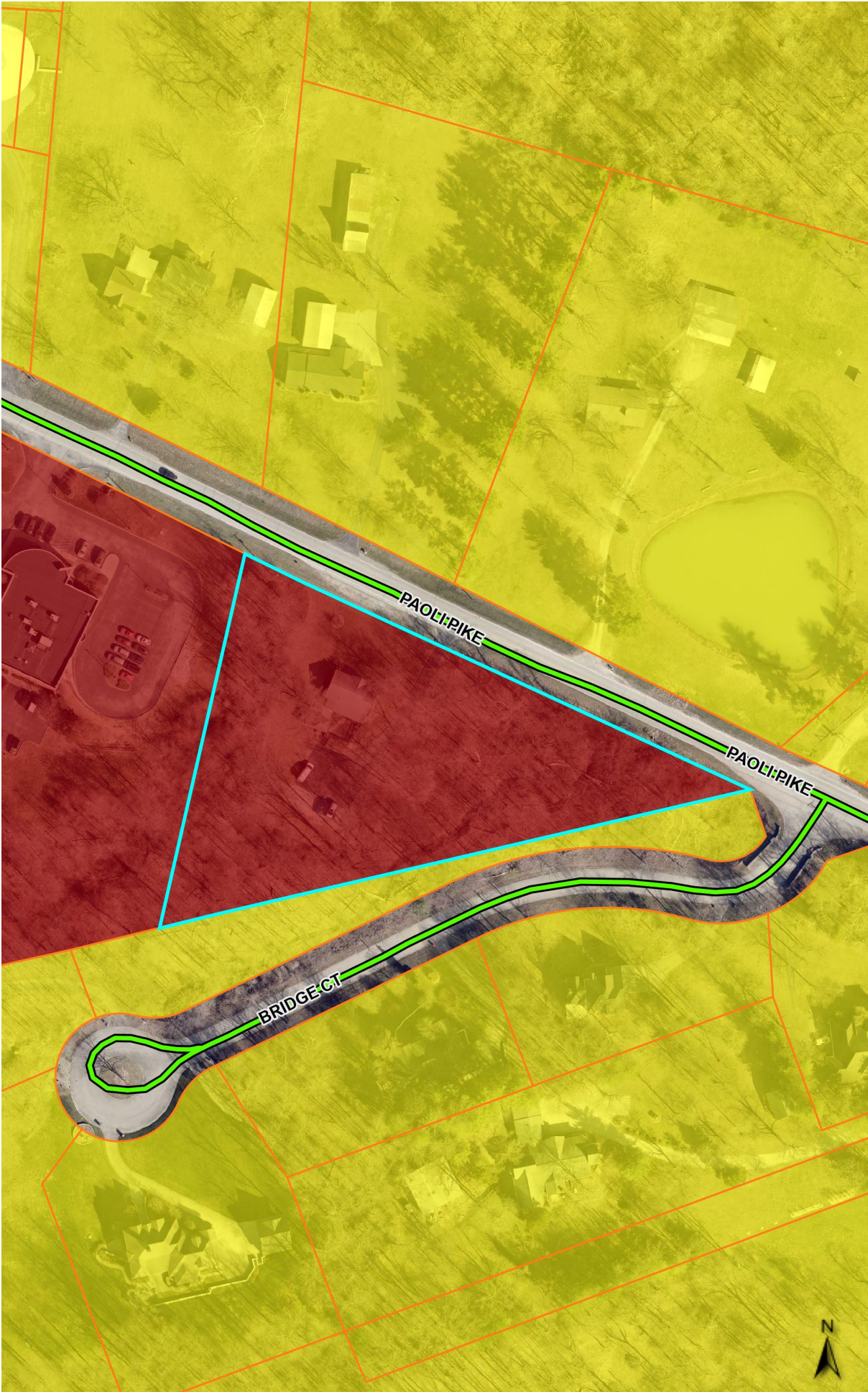
Description

Count

Value

Specialty Plumbing

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	C-1	1938	1938	86 A	0.88	0.88		1,476 sqft	\$101,741	45%	\$55,960	6%	100%	2,400	100.00	0.00	0.00	\$126,200
2: Utility Shed R 01	1		D	1938	1938	86 A	\$26.02	0.88	\$18.32	8'x10'	\$1,465	65%	\$510	0%	100%	2,400	100.00	0.00	0.00	\$1,200

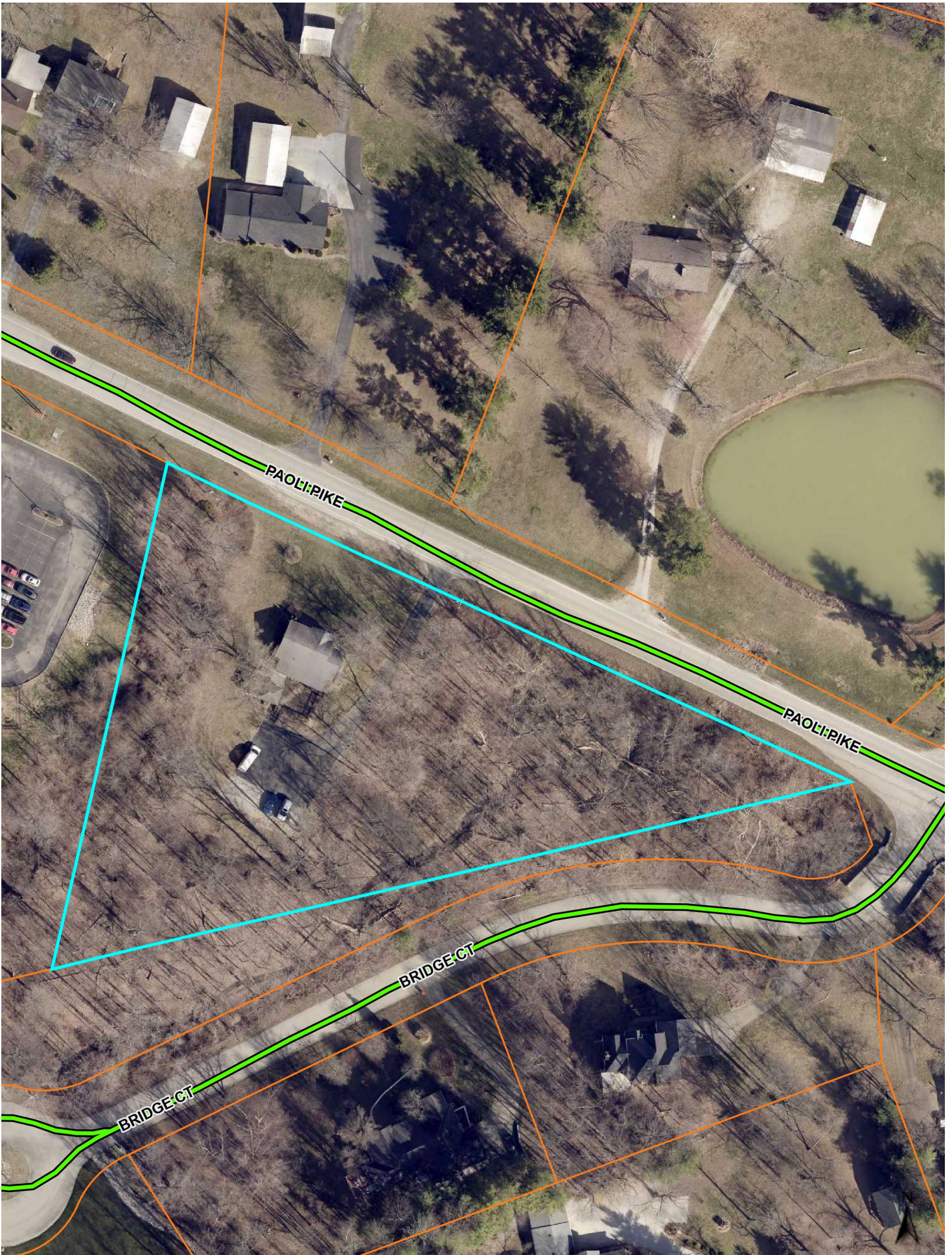


Parcels



County Zone Map

- AR - Agriculture
- RR - Rural Residential
- PD-RR - Planned Development
- RS - Residential Suburban
- PD-RS - Planned Development
- RU - Residential Urban
- MF - Multi-Family
- NC - Neighborhood Commercial
- PD-NC - Planned Development
- HS - Highway Service
- GC - General Commercial
- PD-GC - Planned Development
- PR - Park
- GI - General Industrial
- OB - Office Business
- PU - Plan Unit
- Other Values



National Flood Hazard Layer FIRMette



85°54'3"W 38°20'17"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

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

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

N

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 **4/4/2025 at 4:36 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.

85°53'26"W 38°19'49"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: 4683 Paoli Pike, Floyd's Knobs , IN 47119

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

(i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

(c.) _____ Buyer has received copies of all information listed above.

(d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) _____ Buyer has *(check (i) or (ii) below)*:

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) ☒ 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.)

4683 Paoli Pike, Floyd's Knobs , IN 47119

(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

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CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

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

BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

BUYER'S SIGNATURE _____ DATE _____

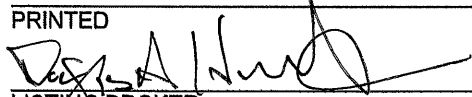
PRINTED _____

SELLING BROKER* _____ DATE _____

 3/25/25
SELLER'S SIGNATURE _____ DATE _____

Matthew Owen, President Utica Twp. Vol. Fire Fighters Assc.
PRINTED _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____
 3/25/25
LISTING BROKER _____ DATE _____
Douglas Harritt, Harritt Group, Inc.

*Only required if the Buyer's Broker receives compensation from the Seller.



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Form #37. Copyright IAR 2025



(Property Address)

4683 Paoli Pike, Floyd's Knobs, IN 47119
Page 2 of 2 (Lead-Based Paint - Sales)

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6/6-14)

Date (month, day, year)

03/25/2025

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)

4683 Paoli Pike, Floyd's Knobs, IN 47119

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

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	03/25/25		
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)



EQUAL HOUSING
OPPORTUNITY

LAW OFFICES
YOUNG, LIND, ENDRES & KRAFT
126 WEST SPRING STREET
NEW ALBANY, INDIANA 47150
AREA CODE 812
TELEPHONE 945-2555
TELECOPIER 948-6956
WWW.YLEK.COM

JOHN A. KRAFT
JUSTIN E. ENDRES
KATELYN M. HINES

LEWIS A. ENDRES
(1949-1992)
EUGENE F. LIND
(1942-2001)
C. THOMAS YOUNG
(1943-2002)

March 11, 2025

Harritt Group, LLC

Re: Utica Township Volunteer
Fire Fighters Association
4683 Paoli Pike
Floyds Knobs, IN 47119

This is to advise that I have examined the Public Records to this 11th day of March, 2025, at 8:00 A.M., as to the real estate situate in the County of Floyd, State of Indiana, described as follows, to-wit:

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, FLOYD COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE REAL ESTATE CONVEYED TO LOUIS C. AND MARY C. KAESTNER, RECORDED IN DEED RECORD 111, AT PAGE 178 OF THE FLOYD COUNTY, INDIANA RECORDS, RUNNING THENCE NORTH 75 DEG. 12' EAST 219.25 FEET TO A STAKE, THE TRUE PLACE OF BEGINNING; THENCE NORTH 6 DEG. 52' EAST, 370.47 FEET OF THE CENTER LINE OF STATE ROAD NO. 150; THENCE SOUTH 65 DEG. 06' EAST ALONG THE CENTER LINE OF SAID ROAD 543.67 FEET TO A POINT; THEN 75 DEG. 12' WEST 556.05 FEET TO THE TRUE PLACE OF BEGINNING, CONTAINING 2.40 ACRES.

From the examination, I find that title to the captioned real estate is vested in **Utica Township Volunteer Fire Fighters Association**, an Indiana non-profit corporation, pursuant to that certain Quitclaim Deed recorded September 5, 2024, as Instrument No. 202409913, wherein Utica Township Fire Department, Inc. is the "Grantor" and Utica Township Volunteer Fire Fighters Association is the "Grantee", subject to the following:

1. The 2023 taxes due and payable in 2024, in the amount of \$1,229.52 each installment, first installment due on May 10, 2024 is paid and second installment due on November 10, 2024 is paid.
W ½ SW ¼ RW 18-2-6 10-2-6 2.40 Ac
Key #004-21600-52 Parcel #22-04-01-800-050.000-006

There is also a storm water fee in the amount of \$19.50 each installment, first installment due on May 10, 2024 is paid and second installment due on November 10, 2024 is paid.

2. The 2024 taxes due and payable in 2025, became a lien against the captioned real estate as of January 1, 2024, in an amount not yet ascertainable.
3. The 2025 taxes due and payable in 2026, became a lien against the captioned real estate as of January 1, 2025, in an amount not yet ascertainable.
4. Please note that because it is not possible to verify the status of the sewer use charges or delinquent sewer use charges because of the manner in which the records are kept, this commitment does not certify the existence or status of sewer use charges and the undersigned assumes no liability for the unavailability of the information.
5. Any and all easements, restrictions and conditions imposed on said real estate.
6. Subject to all matters which an accurate survey would disclose.
7. Effective July 1, 2006, every document recorded in any Recorder's Office in the State of Indiana must include the following signed statement at the conclusion of the document: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."
8. Pursuant to IC 27-7-3.7 Indiana Good Funds Law, effective July 1, 2009 any funds in the amount of \$10,000.00 or more, received from any party to the transaction, to be in the form of an irrevocable wire transfer.

9. Presentation of a Certificate of Existence and a duly certified resolution authorizing the Seller entity to sell the subject real estate for the amount agreed upon. This resolution should also designate those persons authorized to sign the Deed and the various closing documents on behalf of the entity.

I find nothing further of record according to the Floyd County, Indiana records, which adversely affect the title to the above captioned real estate.

Respectfully submitted,

YOUNG LIND, ENDRES & KRAFT



JOHN A. KRAFT

JAK/bc