

# 25+ WOODED RECREATIONAL ACRES CLARK CO. LAND

# ONLINE AUCTION

**SUNSET DRIVE** MEMPHIS, IN 47143

- ONLINE BIDDING ENDS -

WEDNESDAY, MAY 28 @ 6PM





## REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS 25.81 ACRES, SUNSET DRIVE, MEMPHIS, IN 47143 Bidding Ends Wednesday, May 28, 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 July 7**, **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. *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 part of the property is located in the AE Floodway & AE Fringe 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.

#### **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, May 7 through Wednesday, May 28, 2025.* 

#### **AGENCY**

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

#### **SELLER**

DaSilva Investments LLC Michael DaSilva, Member

#### 25.81 Acres Sunset Drive, Memphis, IN 47143

Listing #: 202507939 Active (05/12/25)

Prop Type: **Vacant Land** Lot Sz: 1,124,283.60 Lot Sz Src: County: Clark Assessor Subdiv: DOM: Township: Lot Dim: Carr

Acres: 25.8100 Irreg. Dim:

Zoning: Annual Tax: 275 Outbuildings: Tax Year: 2024/2025 Mobile/Modular: Land Assess: \$17,500

Wooded YN: Yes Improvements: \$0 Exempt: Total Assess: \$17,500

Road Type: Timber Acreage: Paved Road Frontage: 600+ Pasture Acreage:

Possible Financing: Other

Financing Comment: See Auction Terms

Parcel#: 02000220050

Adl Parc#: 10-02-19-900-005.000-026

Lot Description: Creek, Wooded Lot

Legal: GT 182 14.1914 AC & GT 199 11.6281 AC: 25.82 Acres

Directions: From I-65 take Hamburg Exit 7 to IN-60. West 8 miles to right on Ebenezer Church Road. Continue 1 mile to right on Bennettsville Road. 6/10th mile to left on Sunset Drive. 2/10th mile to auction on left

#### Remarks

25+ WOODED RECREATIONAL ACRES | CLARK CO. LAND ONLINE AUCTION - BIDDING ENDS WEDNESDAY, MAY 28 @ 6PM. Selling online at auction, two vacant wooded parcels offered as a whole 25.81 acres with 600+ feet of road frontage on Sunset Drive, and over 600+ feet of frontage along the Muddy Fork Creek. Located just off Bennettsville Road in a suburban residential neighborhood, adjacent to Sunset Hills and Deer Lake Estates near Covered Bridge Golf Club & Deam Lake. Part of land in AE Floodway & AE Fringe Flood Zone. Water & electricity available at street. Additional creek transverses property. Minutes to IN-60 and I-65 Hamburg Exit, 10 Miles North of I-265 Grantline Road Exit and 16 Miles NW of Louisville Metropolitan Area. 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.

Utilities

Natural Gas: Natural Water: Creek

**Public Available** Electricity: Water Type:

Sewer Type: None

General Information

At Closing Seller Will Lease: Possession:

Restrictions: Sian: Yes Flood: Terms:

Yes

All information deemed reliable but not guaranteed.



## Sunset Drive, Memphis, IN

Clark County, Indiana, 25.8 AC +/-



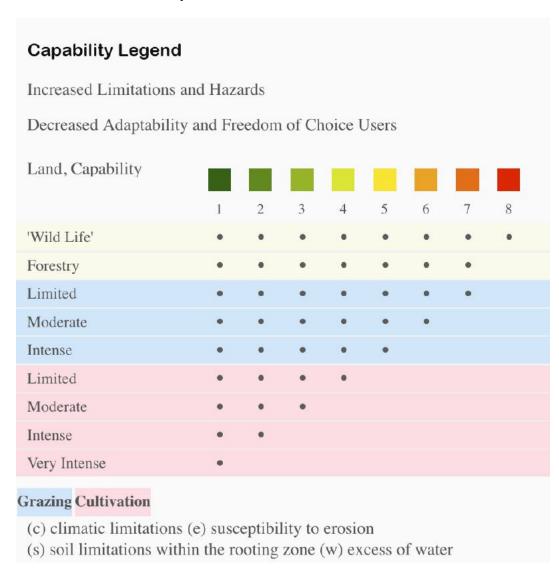




### Boundary 24.26 ac

| SOIL CODE | SOIL DESCRIPTION   | ACRES  | %     | СРІ | NCCPI | CAP |
|-----------|--|--------|-------|-----|-------|-----|
| WaaAV     | Wakeland silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration       | 9.49   | 39.1  | 0   | 89    | 2w  |
| StdAW     | Stendal silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration      | 9.36   | 38.57 | 0   | 83    | 2w  |
| WokAV     | Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration         | 4.59   | 18.91 | 0   | 94    | 2w  |
| PcrB2     | Pekin silt loam, 2 to 6 percent slopes, eroded   | 0.66   | 2.72  | 0   | 64    | 2e  |
| BbhA      | Bartle silt loam, 0 to 2 percent slopes  | 0.11   | 0.45  | 0   | 71    | 2w  |
| BfcC3     | Blocher, soft bedrock substratum-Weddel complex, 6 to 12 percent slopes, severely eroded | 0.05   | 0.21  | 0   | 53    | 4e  |
| TOTALS    |  | 24.26( | 100%  | -   | 86.76 | 2.0 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





Data Source N/A

Collector

**Appraiser** 

Total Value

\$12,900 \$0

\$12,900

\$12,860

906

\$12,860 14.19

14.19

14.19

1/2

0.00

0.00

0.00 0.00

0.00

\$12,900

\$0

1/2

Printed

Monday, April 28, 2025 Review Group

Data Source N/A

Collector

**Appraiser** 

Total Value CAP 3 Value

\$0 \$5,500 \$0

\$5,500

\$5,450

469

\$5,450 11.63

11.63

0.00 0.00 0.00 11.63

0.00

0.00