



BID PACKET

HEART OF FLOYDS KNOBS RANCH HOME **ONLINE AUCTION**

**6245 ST. MARY'S ROAD
FLOYDS KNOBS, IN 47119**

— ONLINE BIDDING ENDS —

WEDNESDAY, JUNE 11 @ 6PM

**HARRITT
GROUP** INC.
HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

6245 ST. MARY'S ROAD, FLOYDS KNOBS, IN 47119

Bidding Ends Wednesday, June 11, 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, July 21, 2025**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

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

EVIDENCE OF TITLE

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

SURVEY

Property is being sold *per survey* by J. Brinkworth & Associates dated March 2025.

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 *Thursday, May 22 through Wednesday, June 11, 2025*.

AGENCY

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

SELLER

Alfred Seewer Jr. & Mildred J. Seewer Living Trust
Dennis Ray Seewer, Trustee

Client Detail

6245 Saint Marys Road, Floyds Knobs, IN 47119

Listing #: **202508330**

Total Finished Sqft: **2,056**

Above Grade Finished SqFt: **732**

\$0
Active (05/28/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Lafayette
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0042080029
Beds:	2	Lot Sz:	0.85 / 37,026
Baths:	1 (1 0)	Lot Size Src:	Survey
Abv Grd SF:	732	Lot Dim:	
Tot Fin SF:	2,056	Year Built:	1950
New Const:	No	Annual Tax:	2,589
Est Completion:			
Home Warranty:		Tax Year:	2024/2025
Land Assess:	47,500	DOM:	1
Improvements:	104,400	HOA \$:	/
Total Assess:	151,900		
Directions:	Hwy. 150 or Paoli Pike to Scottsville Road. North 7/10 mile to right on St. Mary's Road. Travel 2 miles, continue past St. Mary of the Knobs School to left at Y on St. Mary's Road. 4/10 mile to property on left.		

Legal:

PRT E 1/2 SE 1/4 5-2-6 0.85 Acre per Survey

Remarks

HEART OF FLOYDS KNOBS RANCH HOME ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, JUNE 11 @ 6PM. Owned within the same family since 1950, a custom built two bedroom aluminum siding ranch home with partially finished walkout basement on an open and wooded 0.85 acre lot. First time on the market - home ready to move into! March 2025 Survey by J. Brinkworth provided by the seller. Non-conforming lower level with 6'6" ceiling height. Improvements include replacement windows 2021, shingle roof 2024, rubber roof on back wing 2015 & hot water heater 2025. Great location near Floyd Knobs & St. Mary of the Knobs elementary schools. 15 minutes to expressway and downtown New Albany. **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:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Outside Entrance, Partially Finished, Walkout
Outbuildings:		Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Type:	Laundry Room
Roof Type:	Shingle	Road Frontage:	208
Appliances:	Microwave, Range / Oven, Refrigerator		
Lot Description:	Wooded Lot		
Exterior Type:	Aluminum Siding		
Exterior Feat:	Covered Porch, Deck, Paved Driveway		
Interior Feat:	Ceiling Fan(s), Pantry		
Road Type:	Paved		

Measurements

Above Grade Finished:	732.0	Nonconform Finished:	662.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	70.0
Below Grade Finished:	662.0	TFLS:	2,056
Below Grade Unfinish:	70.0		

Room Sizes & Levels

Total Rooms:	8	Garage:	N	Garage Size:		Garage Type:		Garage Spaces:	
Type	Dimension	Level	Flooring	Description					
Living Room	25.5 x 10.9	1st Floor	Carpet						
Kitchen	15.9 x 8	1st Floor	Laminate						
Dining Room	13.5 x 10.3	1st Floor	Laminate						
Bedroom	11 x 8.3	1st Floor	Carpet						
Bedroom	11 x 6.5	1st Floor	Carpet						
Bathroom Full	7.5 x 5	1st Floor	Vinyl						
Office	13.2 x 10	LL/Basement	Vinyl	Exterior Door					
Other	19 x 18.8	LL/Basement	Vinyl	Laundry Storage Room					
Other	14 x 9	LL/Basement	Vinyl						

Utilities

Water Heater: **Electric**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Septic Onsite**

Heat Type: **Heat Pump**
Cooling Type: **Heat Pump**
Fuel Type: **Electric**

General Information

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

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

All information deemed reliable but not guaranteed.

DESCRIPTION OF TRACT 1

BEING THAT 8.229 ACRE TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST, LAFAYETTE TOWNSHIP, FLOYD COUNTY, INDIANA, SHOWN ON THE PLAT OF AN ORIGINAL BOUNDARY SURVEY CERTIFIED BY JOHN G. BRINKWORTH, III, PROFESSIONAL SURVEYOR LS21500032 ON MARCH 17, 2025, PROJECT NUMBER 2024129 AND DESCRIBED AS FOLLOWS: TO-WT:

DESCRIPTION OF TRACT 2

BEING THAT 13.486 ACRE TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST, LAFAETTE TOWNSHIP, FLOYD COUNTY, INDIANA, SHOWN ON THE PLAT OF AN ORIGINAL BOUNDARY SURVEY CERTIFIED BY JOHN G. BRINKWORTH, III, PROFESSIONAL SURVEYOR LS21500002 ON MARCH 17, 2025, PROJECT NUMBER 2024129 AND DESCRIBED AS FOLLOWS, TO-WIT:

DESCRIPTION OF TRACT 3

BEING THAT 0.850 ACRE TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST, LAFAYETTE TOWNSHIP, FLOYD COUNTY, INDIANA, SHOWN ON THE PLAT OF AN ORIGINAL BOUNDARY SURVEY CERTIFIED BY JOHN G. BRINKWORTH, III, PROFESSIONAL SURVEYOR LS21500002 ON MARCH 17, 2025, PROJECT NUMBER 2024129 AND DESCRIBED AS FOLLOWS: TO-WT:

DESCRIPTION OF TRACT 4

BEING THAT 1.077 ACRE TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST, LAFAYETTE TOWNSHIP, FLOYD COUNTY, INDIANA, SHOWN ON THE PLAT OF AN ORIGINAL BOUNDARY SURVEY CERTIFIED BY JOHN G. BRINKWORTH, III, PROFESSIONAL SURVEYOR LS21500002 ON MARCH 17, 2025, PROJECT NUMBER 2024129 AND DESCRIBED AS FOLLOWS, TO-WIT:

DESCRIPTION OF TRACT 5

BEING THAT 0.850 ACRE TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST, LAFAYETTE TOWNSHIP, FLOYD COUNTY, INDIANA, SHOWN ON THE PLAT OF AN ORIGINAL BOUNDARY SURVEY CERTIFIED BY JOHN G. BRINKWORTH, III, PROFESSIONAL SURVEYOR LS21500002 ON MARCH 17, 2025, PROJECT NUMBER 2024129 AND AS DESCRIBED AS FOLLOWS: TOWNSHIP

THENCE SOUTH 69°15'07" WEST, (PASSING A FOUND AXLE AT 10.85 FEET) A TOTAL DISTANCE OF 120.06 FEET TO A SET 58' 10" (17.70 METERS) WEST OF THE POINT OF BEGINNING, 79.33 FEET TO A SET IRON PIN, THENCE NORTH 00°12'46" WEST, 48.08 FEET TO A FOUND AXLE, THENCE NORTH 69°20'01" EAST, (PASSING A FOUND AXLE AT 18.68 FEET) A TOTAL DISTANCE OF 208.32 FEET TO SET SECTION LINE, THENCE SOUTH 70°16'35" EAST, ALONG SAID SECTION LINE, 206.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.850 ACRES.

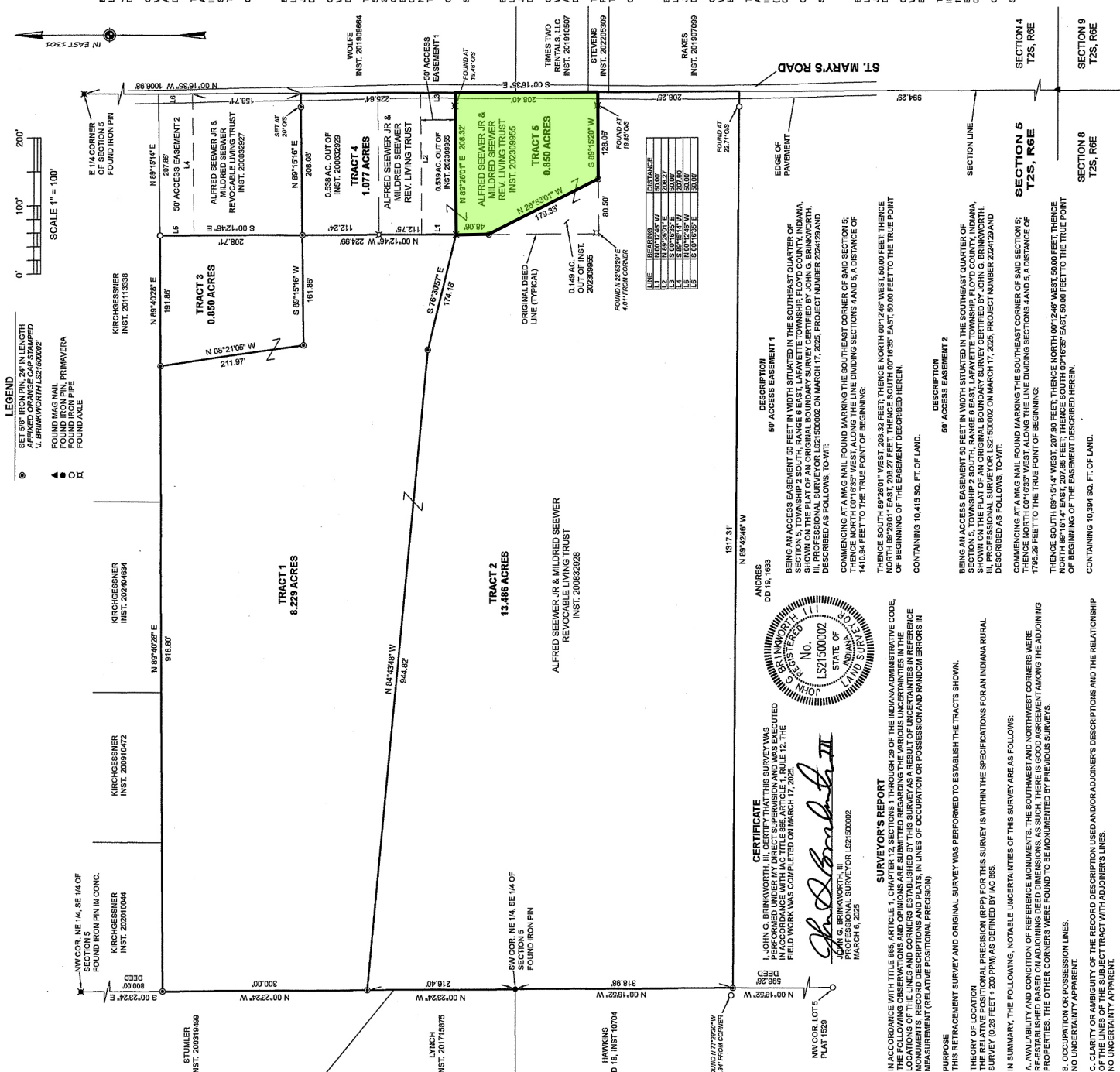
SUBJECT TO THE RIGHT-OF-WAY OF ST. MARY'S ROAD.

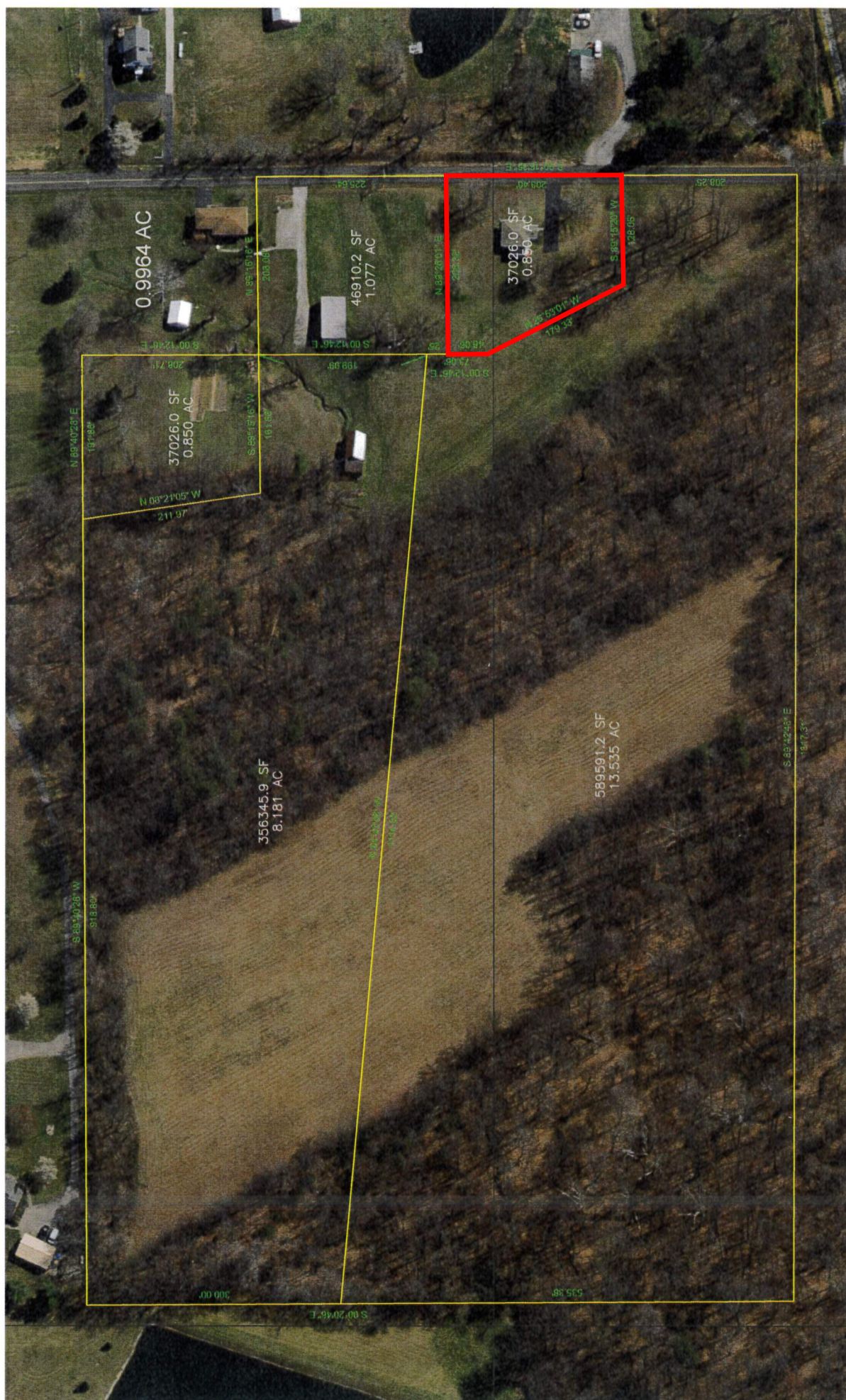
J. BRINKWORTH & ASSOCIATES
SURVEYORS | ENGINEERS | PLANNERS

WESTOWN ROAD, SUITE 3A
BANY, INDIANA 47150
312-944-6731

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ALL FACTS SAID EXAM MAY REVEAL.

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22-04-00-500-028.000-006

General Information

Parcel Number

22-04-00-500-028.000-006

Local Parcel Number

0042080029

Tax ID:

Routing Number

04-00-500-004

Property Class 511

1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County

Floyd

Township

LAFAYETTE TOWNSHIP

District 006 (Local 006)

LAFAYETTE TOWNSHIP

School Corp 2400

NEW ALBANY-FLOYD COUNTY C

Neighborhood 4000200-006

LAFAYETTE HOMESITE "B"

Section/Plat

5

Location Address (1)

6245 ST MARYS RD

FLOYDS KNOBS, IN 47119

Zoning

Subdivision

Lot

Market Model

4000200-006 - Residential

Characteristics

Topography

Flood Hazard

Rolling

Public Utilities

ERA

Water, Electricity

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed

Seewer, Dennis

Ownership

Seewer, Dennis

Successor Trustee

6313 St. Mary's Rd.

FLOYDS KNOBS, IN 47119

Legal

PRT E 1/2 SE 1/4 5-2-6 1.

6245 ST MARYS RD

511, 1 Family Dwell - Unplatted (0 to 9.9

LAFAYETTE HOMESITE "B

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

VII

09/12/2023

Seewer, Dennis

202309955

QC

/

09/12/2023

Seewer, Dennis

202309956

AS

/

01/04/2023

Seewer, Mildred J

202300023

QC

/

11/26/2008

Seewer Joint Revocabl

200832930

QC

/

08/01/2007

SEEWER, ALFRED J

200709958

WD

/

\$80,000

11/09/1972

CARROLL, CLARA LE

0

WD

209/81

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

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

2024

WIP

01/12/2024

Indiana Cost Mod

1.0000

2023

AA

01/01/2023

Indiana Cost Mod

1.0000

2022

AA

01/01/2022

Indiana Cost Mod

1.0000

2021

AA

01/01/2021

Indiana Cost Mod

1.0000

2020

AA

01/01/2020

Indiana Cost Mod

1.0000

Land

\$47,500

\$47,500

\$0

\$0

\$0

\$47,500

\$47,500

\$0

\$0

Land Res (1)

\$47,500

\$47,500

\$0

\$0

\$0

\$47,500

\$47,500

\$0

\$0

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Land Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Improvement

\$104,400

\$104,400

\$0

\$0

\$0

\$104,400

\$104,400

\$0

\$0

Imp Res (1)

\$104,400

\$104,400

\$0

\$0

\$0

\$104,400

\$104,400

\$0

\$0

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Imp Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Total

\$151,900

\$151,900

\$0

\$0

\$0

\$151,900

\$151,900

\$0

\$0

Total Res (1)

\$151,900

\$151,900

\$0

\$0

\$0

\$151,900

\$151,900

\$0

\$0

Total Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Total Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

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

Pricing Metho d

Soil ID

Act Front.

Size

Factor

Rate

Adj. Rate

Ext. Value

Infl. %

Market Factor

Cap 1

Cap 2

Cap 3

Value

9

A

0

1.0000

1.00

\$47,500

\$47,500

\$47,500

0%

1.0000

100.00

0.00

0.00

\$47,500

Calculated Acreage

1.00

Actual Frontage

0

Developer Discount

Parcel Acreage

1.00

81 Legal Drain NV

0.00

82 Public Roads NV

0.00

83 UT Towers NV

0.00

9 Homesite

1.00

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

\$47,500

91/92 Value

\$0

Supp. Page Land Value

CAP 1 Value

\$47,500

CAP 2 Value

\$0

CAP 3 Value

\$0

Total Value

\$47,500

2/12/2024 26Q3: BF FIELD REVIEW AND DATA COLLECTION

3/16/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION.

12/20/2016 18Q3: REMOVE LEANTO

Notes

22-04-00-500-028.000-006

Seewer, Dennis

6245 ST MARYS RD

511, 1 Family Dwell - Unplatted (0 to 9.9

LAFAYETTE HOMESITE "B

1/2



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®

1 PROPERTY ADDRESS: 6245 St. Mary's Rd., Floyds Knobs, IN 47119

3 **LEAD WARNING STATEMENT**

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

14 **SELLER'S DISCLOSURE**

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

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

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

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

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

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

31 **BUYER'S ACKNOWLEDGEMENT (initial)**

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

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

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

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

37 OR

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

40 **BROKER'S ACKNOWLEDGMENT (initial)**

41 (f.) DJ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word
43 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
44
45

6245 St. Mary's Rd., Floyds 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 _____

Dennis R Seewer TTEE

SELLER'S SIGNATURE _____ DATE _____

Dennis Seewer, Trustee
PRINTED _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____

Douglas Harritt *2-17-2025*
LISTING BROKER _____ DATE _____
Douglas Harritt, Harritt Group, Inc.

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



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

6245 St. Mary's Rd., Floyds Knobs, IN 47119
Page 2 of 2 (Lead-Based Paint - Sales)