



BID PACKET

# INDUSTRIAL ZONED 1 ACRE HOME & GARAGE **ONLINE AUCTION**

**519 HAUSFELDT LANE  
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

**TUESDAY, JUNE 24 @ 2PM**

**HARRITT  
GROUP** INC.  
**HARRITGROUP.COM**

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - [INFO@HARRITGROUP.COM](mailto:INFO@HARRITGROUP.COM)



## REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

519 HAUSFELDT LANE, NEW ALBANY, IN 47150

Bidding Ends Tuesday, June 24, 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, August 4, 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.*

**ZONING**

The property is zoned Industrial.

**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 located in Zone X and the NE point in the rear is located in FEMA Zone A.*

**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.

**CONTENTS INCLUDED**

The property is being sold as is, including all remaining contents and debris.

**POSSESSION**

The 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, June 3 through Tuesday, June 24, 2025*.

#### **AGENCY**

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

#### **SELLER**

Jarrett J. Hamilton Estate

**PERSONAL REPRESENTATIVE**

John Hamilton

**ESTATE ATTORNEY**

Justin Endres, Attorney

Young Lind Endres Kraft Law Offices



## Client Detail

### 519 Hausfeldt Lane, New Albany, IN 47150

**\$0**

Listing #: **202508412**

Total Finished Sqft: **1,176**

Above Grade Finished SqFt: **1,176**

**Active (05/31/25)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>New Albany</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>0052590011</b>
Beds:	<b>3</b>	Lot Sz:	<b>0.98 / 42,689</b>
Baths:	<b>1 (1 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,176</b>	Lot Dim:	
Tot Fin SF:	<b>1,176</b>	Year Built:	<b>1953</b>
New Const:	<b>No</b>	Annual Tax:	<b>1,026</b>
Est Completion:		Tax Year:	<b>2024/2025</b>
Home Warranty:		DOM:	<b>0</b>
Land Assess:	<b>47,500</b>	HOA \$:	<b>/</b>
Improvements:	<b>104,600</b>		
Total Assess:	<b>152,100</b>		
Directions:	<b>I-265 to Grantline Rd Exit 3. North 2/10 mile to left on Hausfeldt Lane. 6/10 mile to property on right just past Park East Blvd.</b>		
Legal:	<b>SW1/4 14-2-6 0.9795 AC.</b>		
Tot Deductions:	<b>\$87,038</b>	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	39,038

#### Remarks

**INDUSTRIAL ZONED 1 ACRE | HOME & GARAGE ONLINE AUCTION - BIDDING ENDS: TUESDAY, JUNE 24 @ 2PM.** Industrial zoned 0.9795-acre lot with a 1950s one level vinyl siding ranch home - including contents, plus a 24' x 38' detached two-car garage with loft in a prime New Albany industrial corridor. A high traffic location - just minutes from I-265 Grant Line Road, about 15 minutes north of Louisville, KY. The property is in need of rehab and clean up. Mechanics and appliances in unknown condition. Per FEMA map, the very NE point of lot is located in Flood Zone A. Great buying opportunity - motivated seller! **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:	<b>1 Story</b>	Foundation:	<b>Crawl Space</b>
Zoning:	<b>Industrial</b>	Basement:	<b>No</b>
Construction:	<b>Existing</b>	Laundry:	<b>Yes</b>
Outbuildings:	<b>Garage</b>	Laundry Type:	<b>Laundry Room</b>
# Fireplaces:	Fireplace:	Road Frontage:	<b>117</b>
Roof Type:	<b>Shingle</b>		
Appliances:	<b>Clothes Dryer, Clothes Washer, Microwave, Range / Oven, Water Softener</b>		
Exterior Type:	<b>Vinyl Siding</b>		
Road Type:	<b>Paved</b>		

#### Measurements

Above Grade Finished:	<b>1,176.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>1,176</b>
Below Grade Unfinish:	<b>0.0</b>		

#### Room Sizes & Levels

Total Rooms:	<b>0</b>	Garage:	<b>Y</b>	Garage Size:	<b>38 x 24</b>	Garage Type:	<b>Detached, Front Entry</b>	Garage Spaces:	<b>2</b>
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#### Utilities

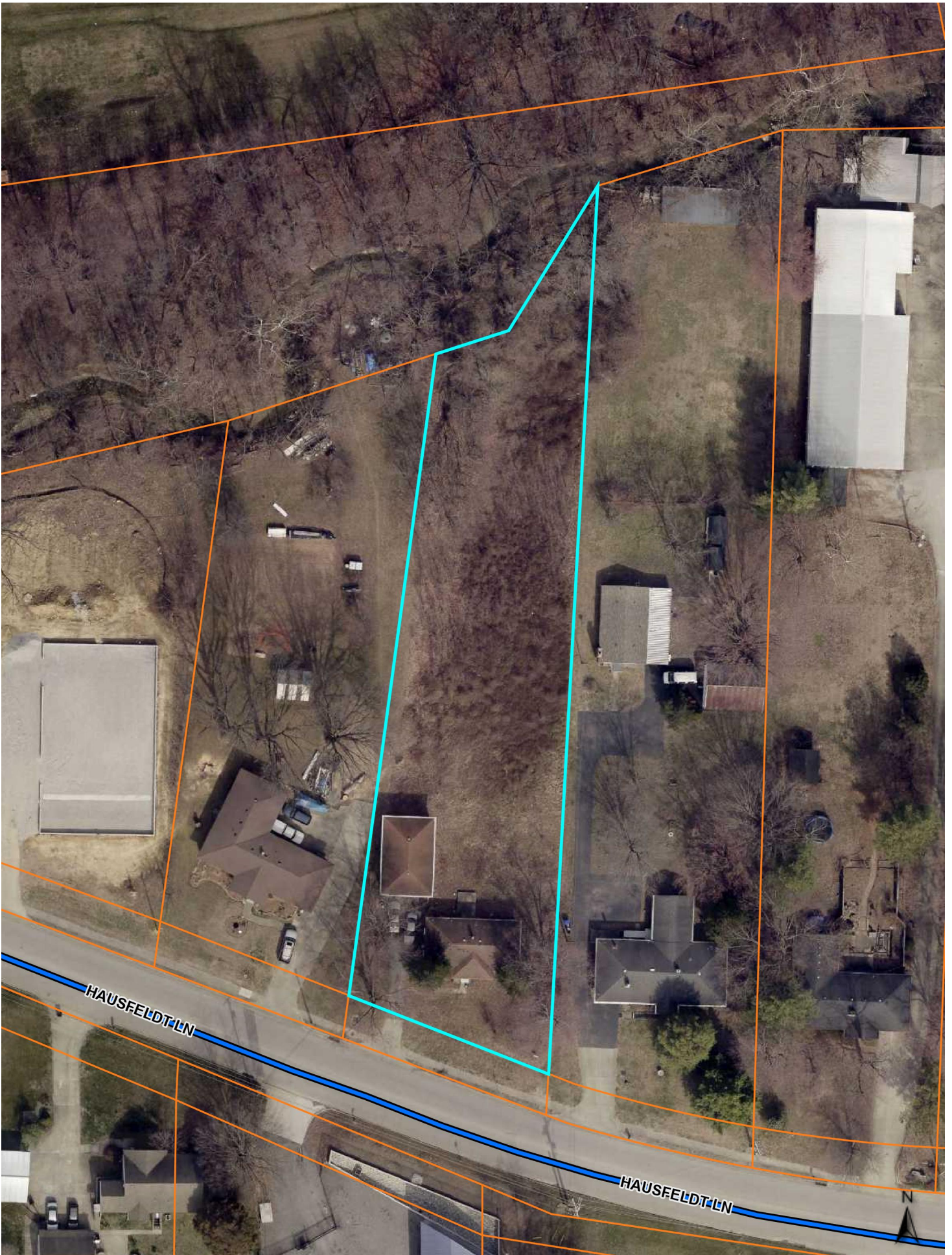
Water Heater:	<b>Electric</b>	Heat Type:	<b>Forced Air</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>Central Air</b>
Natural Water:		Fuel Type:	<b>Nat Gas</b>
Sewer Type:	<b>Sewer</b>		

#### General Information

Possession:	<b>At Closing</b>	Covenants & Restr:	<b>Unknown</b>
Flood:	<b>Yes</b>	Sign:	<b>Yes</b>

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

1176 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

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

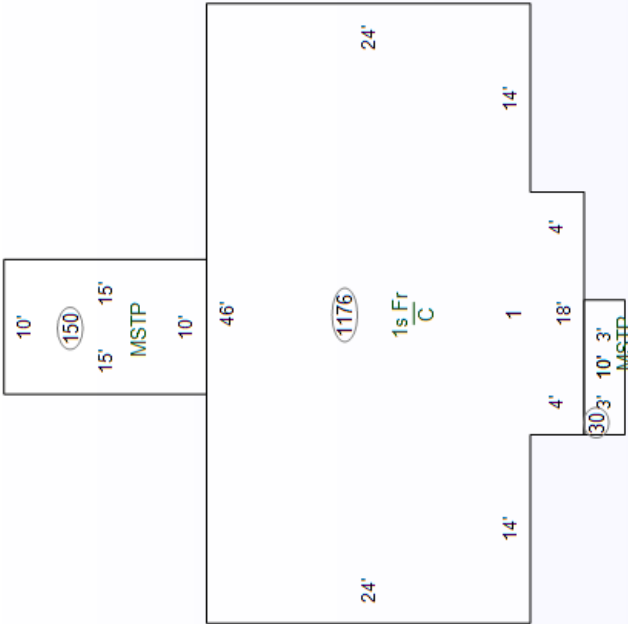
0

Total Rooms

5

Heat Type

Central Warm Air



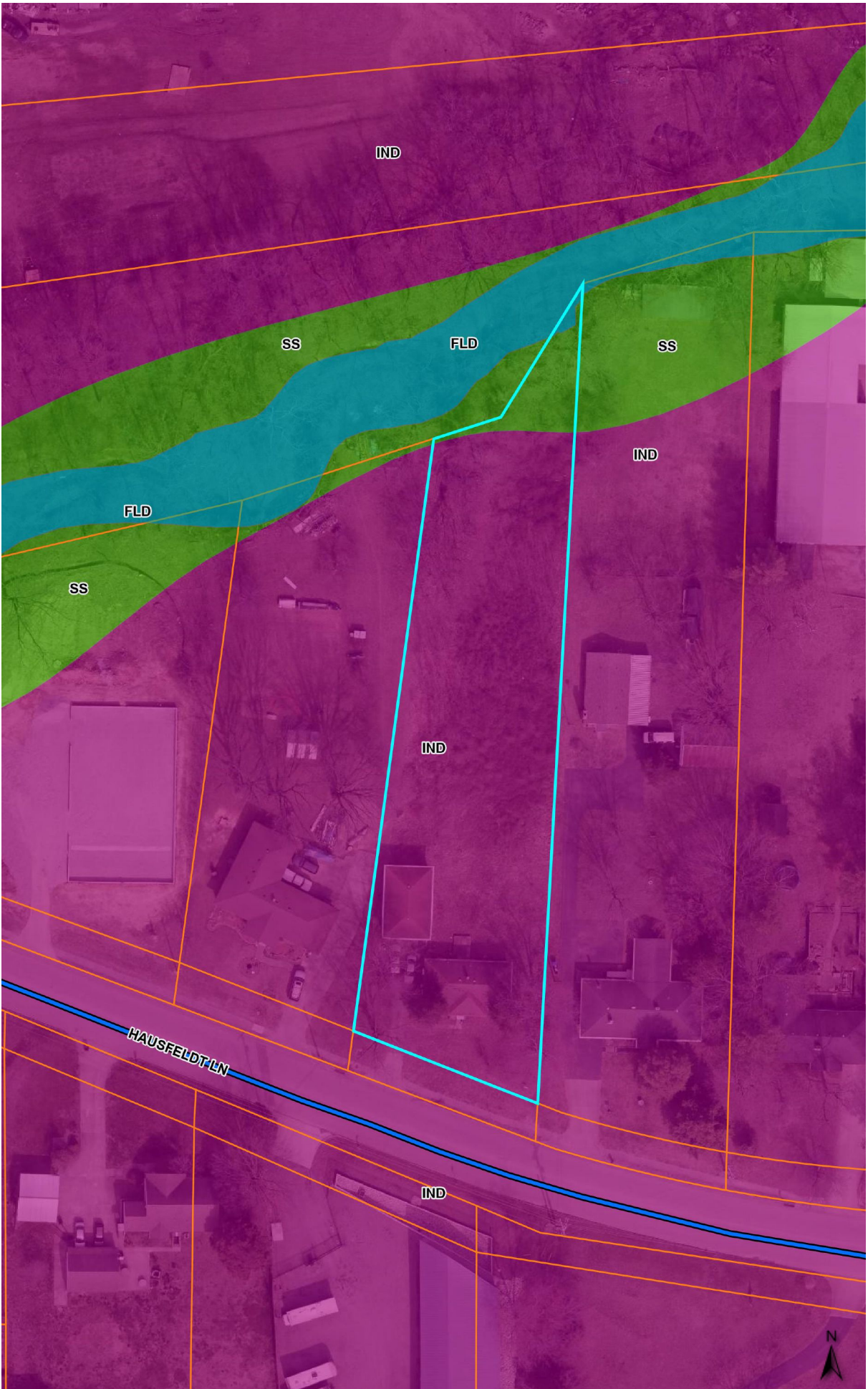
Specialty Plumbing

Description	Count	Value
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Sub-Total, One Unit		Sub-Total, 1 Units
Exterior Features (+)	\$4,400	\$102,500
Garages (+) 0 sqft	\$0	\$102,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88
Replacement Cost		\$90,200

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Eff Co 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	1953	1953	71	A	\$26.79	0.88		1,176 sqft	\$90,200	45%	\$49,610	0%	100%	1,750	100.00	0.00	0.00	\$86,800
2: Detached Garage R 01	1	Wood Fr	D	1953	1953	71	A	\$26.79	0.88	\$22.35	24'x38'	\$20,385	50%	\$10,190	0%	100%	1,750	100.00	0.00	0.00	\$17,800



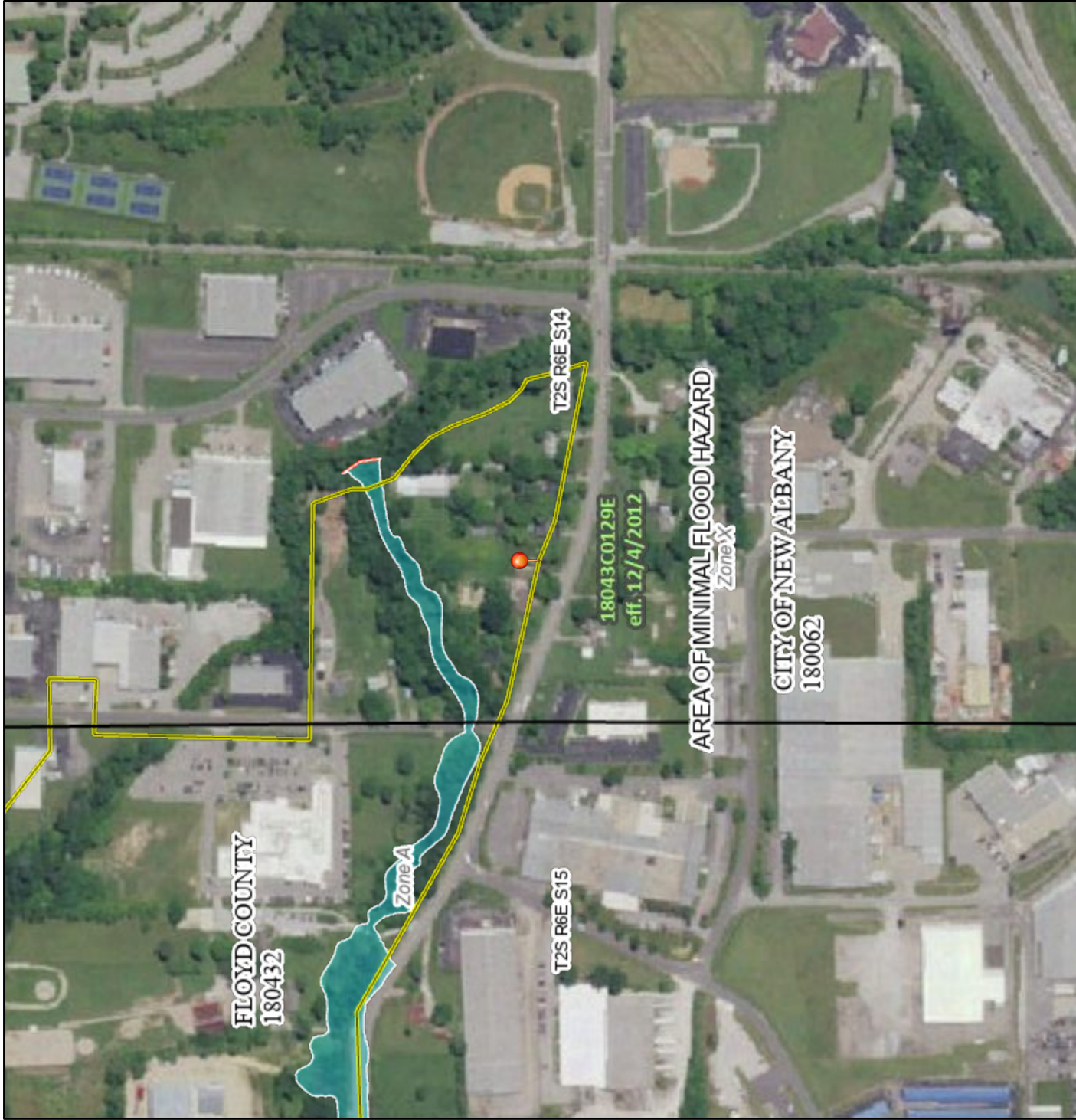
- Parcels
- New Albany Zone Map
- LDR - Low Density Residential
  - MDR - Mixed Density Residential
  - TR - Traditional Residential
  - D - Downtown
  - MU - Mixed Use
  - MC - Mixed Use Corridor Commercial
  - HC - Highway Oriented Commercial
  - IND - Industrial
  - IST - Institutional
  - CEM - Cemetery
  - FLD - Floodplain
  - SS - Steep Slope
- Floodplains (DFIRM)
- A
  - AE Fringe
  - AE Floodway
  - AO,
  - 0.2% Annual Chance Flood Hazard
  - Reduced Risk Due to Levee



# National Flood Hazard Layer FIRMette



85°49'51"W 38°20'31"N



85°49'13"W 38°20'3"N

Basemap Imagery Source: USGS National Map 2023

## 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

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*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

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

Digital Data Available

No Digital Data Available

Unmapped

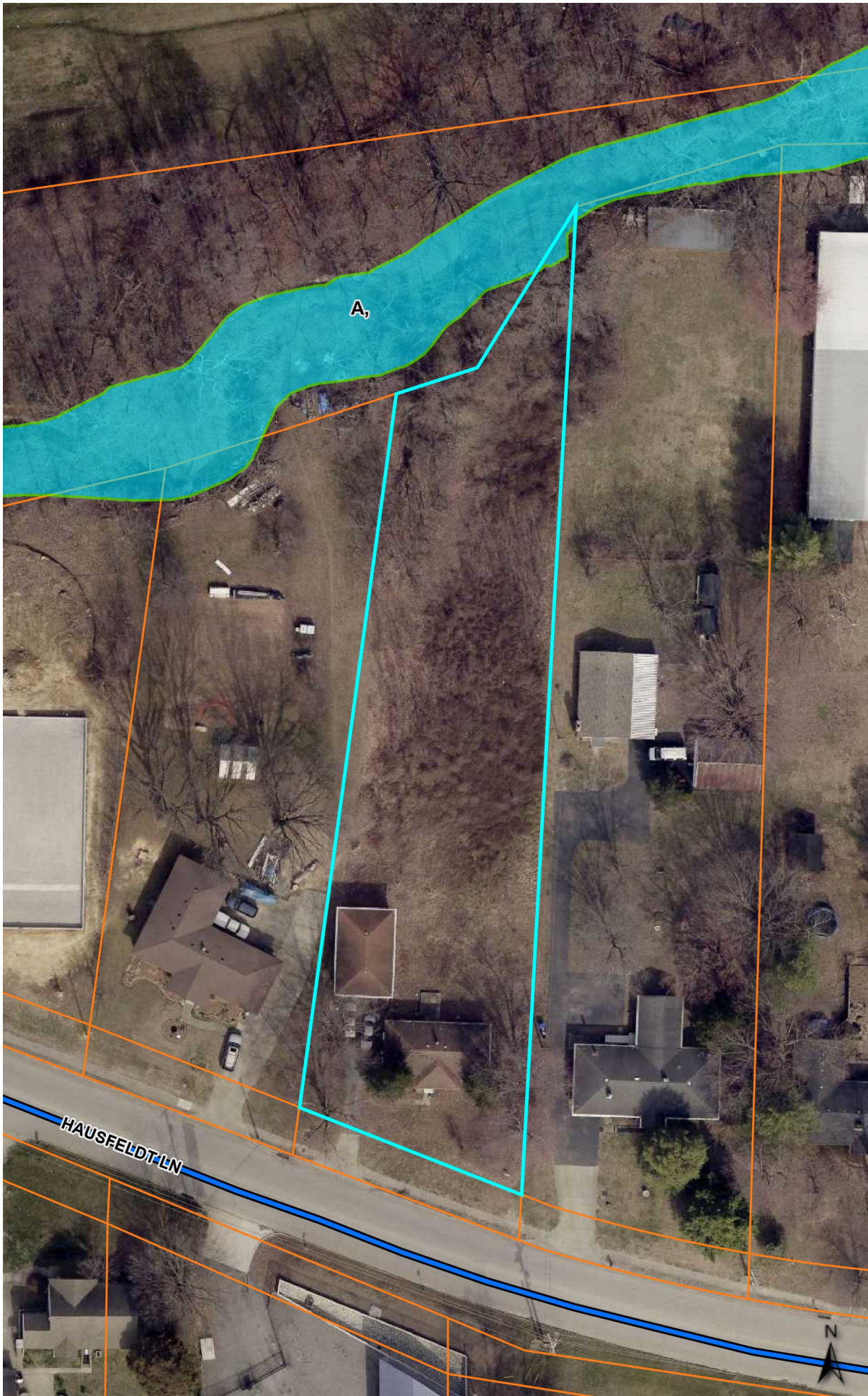
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **2/28/2025 at 2:12 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.





Parcels



DNR Floodplain

- FEMA Zone AE Floodway; FEMA Administrative Floodway
- DNR Detailed Floodway
- DNR Approximate Floodway
- FEMA Zone A
- FEMA Zone AE
- DNR Detailed Fringe
- DNR Approximate Fringe
- Additional Floodplain Area; DNR .2 Percent Flood Hazard
- FEMA Protected by Levee
- FEMA Floodplain - Ponding (Depth)
- FEMA Floodplain - Sheet Flow (Depth)
- Not Mapped
- <all other values>



# 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: 519 Hausfeldt Lane, New Albany, IN 47150

### 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.) Dlt 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.)**

519 Hausfeldt Lane, New Albany, IN 47150

(Property Address)

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

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

55  
56  
57 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

58  
59  
60 PRINTED \_\_\_\_\_ **John Hamilton, Personal Representative**  
61 PRINTED \_\_\_\_\_

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

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

67  
68  
69 SELLING BROKER\* \_\_\_\_\_ DATE \_\_\_\_\_ LISTING BROKER \_\_\_\_\_ DATE \_\_\_\_\_

DocuSigned by:  
*john hamilton* 3/27/2025

CSA75927D1806888  
**John Hamilton, Personal Representative**  
PRINTED

Signed by:  
*Douglas A. Harritt* 3/27/2025

CSA916P19B18930  
**Douglas Harritt, Harritt Group, Inc.**

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



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