



BID PACKET

RANCH HOME WITH POLE BARN ON 3.9 WOODED ACRES
ONLINE AUCTION

4930 CORYDON RIDGE ROAD NE
CORYDON, IN 47112

— ONLINE BIDDING ENDS —

TUESDAY, JULY 8 @ 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

4930 Corydon Ridge Road NE, Corydon, IN 47112

Bidding Ends Tuesday, July 8, 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 18, 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.

RESTRICTIONS & COVENANTS

The real estate is being conveyed subject to restrictions. See copy of warranty deed dated 11/21/1990.

SURVEY

Property is being sold *with* a survey, completed by Timberlake Engineering dated 12/5/24.

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.

LP GAS TANK

LP gas tank is leased from Shelby County Co-Op. Buyer to reimburse Seller at closing for any remaining fuel stored in tank at current market price.

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, June 17 through Tuesday, July 8, 2025*.

AGENCY

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

SELLER

Mildred L. Sheckell Estate

PERSONAL REPRESENTATIVE

Trina Miller

ESTATE ATTORNEY

Christopher L. Byrd

Church Langdon Lopp & Banet

Client Detail

4930 Corydon Ridge Road NE, Corydon, IN 47112

\$0

Listing #: **202508770**

Total Finished Sqft: **1,614**

Above Grade Finished SqFt: **1,614**

Active (06/15/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Township:	Franklin
Subdivision:	No	School Dst:	Lanesville Comm.
Subdiv Nm:		Parcel#:	0030145200
Beds:	3	Lot Sz:	3.922 / 170,842
Baths:	2 (2 0)	Lot Size Src:	Survey
Abv Grd SF:	1,614	Lot Dim:	
Tot Fin SF:	1,614	Year Built:	1991
New Const:	No	Annual Tax:	1,316
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	8
Land Assess:	59,900	HOA \$:	/
Improvements:	194,200		
Total Assess:	254,100		
Directions:	I-64 to Lanesville Exit 113. South on Crandall Lanesville Rd. NE to right at 1st cross street onto Corydon Ridge Rd. NE. Continue 2.1 miles to property on right.		
Legal:	PT SE QR 14-3-4, Franklin Twp, Harrison CO, IN - 3.922 Acres Per Survey		
Tot Deductions:	\$119,700	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	71,700

Remarks

RANCH HOME WITH POLE BARN ON 3.9 WOODED ACRES ONLINE AUCTION - BIDDING ENDS: TUESDAY, JULY 8 @ 2PM. One level ranch-style home with 2-car attached garage and metal pole barn, tucked back off the road with a long, scenic driveway lined with mature trees. Located just minutes from downtown Lanesville and I-64, and just 6 miles from downtown Corydon. Features include family room with a beamed 12-foot cathedral ceiling and wood-burning stove, an equipped kitchen with breakfast bar, full bath laundry room and main bedroom with a shared full bath. Roof Replaced 2023. LP gas tank leased. The 24' x 26' metal pole barn has concrete floor, overhead door and metal roof. Survey provided by seller (12/5/2024). Lanesville Community Schools. **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:	Crawl Space
Zoning:	Residential	Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:	Pole Barn	Laundry Type:	Laundry Room
# Fireplaces:	Fireplace:	Road Frontage:	187
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Secluded Lot, Wooded Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Covered Porch, Patio, Solid Surface Drive, Thermopane windows, Vinyl Siding		
Interior Feat:	Bath Master, Blinds, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Family Room, Foyer, Natural Wood Trim, Skylights, Wood Stove		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,614.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,614
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **23 x 23** Garage Type: **Attached, Front Entry, Pole Barn** Garage Spaces: **3**

Type	Dimension	Level	Flooring	Description
Living Room	16 x 11	1st Floor	Carpet	
Kitchen	11 x 12.9	1st Floor	Vinyl	
Dining Area	15 x 10.5	1st Floor	Carpet	
Family Room	18.10 x 10.11	1st Floor	Carpet	Cathedral Ceiling, Wood Stove, Door to Patio
Main Bedroom	12.10 x 12.5	1st Floor	Carpet	

Bathroom Full	11.6 x 6.10	1st Floor	Vinyl	Shared with Main Bedroom
Bedroom	10.9 x 11.4	1st Floor	Carpet	
Bedroom	11.6 x 10.10	1st Floor	Carpet	
Bathroom Full	7.8 x 9	1st Floor	Vinyl	Includes Equipped Laundry

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	LP Gas
Sewer Type:	Septic Onsite		

General Information

Possession:	At Closing	Covenants & Restr:	Yes
Flood:	No	Sign:	Yes

All information deemed reliable but not guaranteed.

31-10-14-400-005.000-005

General Information

Parcel Number
31-10-14-400-005.000-005
Local Parcel Number
0030145200

Tax ID:

Routing Number

Property Class 510

1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Harrison
Township
FRANKLIN TOWNSHIP

District 005 (Local 003)
FRANKLIN TOWNSHIP

School Corp 3160
LANESVILLE

Neighborhood 3105501-005
Franklin Twp Base Res

Section/Plat
14

Location Address (1)
4930 CORYDON RIDGE RD
CORYDON, IN 47112

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography ☐ **Flood Hazard** ☐
Public Utilities ☐ **ERA**
Streets or Roads ☐ **TIF** ☐
Neighborhood Life Cycle Stage
Other
Printed Thursday, September 12, 2024

Review Group

SHECKELL, MILDRED L. & LAW

Ownership

SHECKELL, MILDRED L. & LAWEREN
LAWERENCE O. SHECKELL
4930 CORYDON RIDGE RD NE
CORYDON, IN 47112

Legal

003-01452-00 PT SE QR 14-3-4 2.749

4930 CORYDON RIDGE RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/21/1990	SHECKELL, MILDRED	0	WD	/	/	I
01/01/1900	MCGEHEE, CHRIS	WD	WD	/	/	I

510, 1 Family Dwell - Platted Lot

Franklin Twp Base Res/310

1/2

9/21/2023 3RD:	Notes
NO CHANGES PER R/A FOR 2024 PAY 2025	
8/13/2019 3RD:	NO CHANGES FOR 2020 PAY 2021 PER R/A
7/18/2014 M:	CHANGED CONDITION FROM AV TO FAIR ON BARN FOR 2015 PAY 2016 PER RA
6/29/2011 M:	CHANGED DWELL TO C 2012 PAY 2013
3/16/2006 CHID:	Previous parcel_id: 030414002005
3/16/2006 DH:	DOOR HANGER NOTE:HOUSE & HOMESITE ADDED NOTE: HOMESTEAD CREDIT APPLIED AS OF 3-1-92
NOTE:	DETGAR ADDED TO THE ASSESSMENT 3-1-93
NOTE:	CE TO REMOVE A FIREPLACE & CHANGE DETGAR TO POLE BARN
NOTE:	ADDED C/A FOR 3/01/99
NOTE:	TO SCHECKELL,MILDRED L & LAWRENCE O
	11/21/90.

Res

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

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/12/2024	04/03/2023	04/06/2022	03/26/2021	03/27/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$53,800	\$53,800	\$47,900	\$40,900	\$37,900
Land Res (1)	\$45,000	\$45,000	\$40,000	\$33,000	\$30,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$8,800	\$8,800	\$7,900	\$7,900	\$7,900
Improvement	\$194,200	\$193,600	\$177,600	\$162,600	\$149,600
Imp Res (1)	\$189,100	\$188,300	\$171,800	\$157,900	\$145,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$5,100	\$5,300	\$5,800	\$4,700	\$4,300
Total	\$248,000	\$247,400	\$225,500	\$203,500	\$187,500
Total Res (1)	\$234,100	\$233,300	\$211,800	\$190,900	\$175,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$13,900	\$14,100	\$13,700	\$12,600	\$12,200

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

Land Type	Pricing Method	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	\$45,000	\$45,000	\$45,000	0%	1.0000	100.00	0.00	0.00	\$45,000
91	A		0	1.7490	1.00	\$5,000	\$5,000	\$8,745	0%	1.0000	0.00	100.00	0.00	\$8,750

Land Computations	
Calculated Acreage	2.75
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.75
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	1.75
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	\$45,000
91/92 Value	\$8,800
Supp. Page Land Value	
CAP 1 Value	\$45,000
CAP 2 Value	\$8,800
CAP 3 Value	\$0
Total Value	\$53,800

Data Source N/A

Collector

Appraiser

31-10-14-400-004.000-005

General Information

Parcel Number
31-10-14-400-004.000-005
Local Parcel Number
0030154800
Tax ID:

Routing Number

Property Class 500
Vacant - Platted Lot

Year: 2024

Location Information

County
Harrison
Township
FRANKLIN TOWNSHIP
District 005 (Local 003)
FRANKLIN TOWNSHIP

School Corp 3160
LANESVILLE

Neighborhood 3105501-005
Franklin Twp Base Res

Section/Plat
14

Location Address (1)
4940 CORYDON RIDGE RD NE
CORYDON, IN 47112

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard ☐
Public Utilities ERA ☐
Streets or Roads TIF ☐
Neighborhood Life Cycle Stage Other ☐

Printed Thursday, September 12, 2024

Review Group

Data Source N/A

Collector

Appraiser

SHECKELL, LAWRENCE O. & MI

Ownership

SHECKELL, LAWRENCE O. & MILDRED L.
4930 CORYDON RIDGE ROAD NE
CORYDON, IN 47112

Legal

PT SE QR 14-3-4 1.218 AC.

4940 CORYDON RIDGE RD NE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VII
04/22/1992	SHECKELL, LAWREN	0	WD	/		I
03/31/1992	MCCLANAHAN, WAR	0	WD	/		I
03/31/1992	MCGEHEE, CHRIS	0	WD	/		I
01/01/1900	FROM MCCLANAHAN	WD	/			I



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

2024	2024	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
02/12/2024	As Of Date	04/08/2024	04/03/2023	04/06/2022	03/26/2021	03/27/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$6,100	Land	\$6,100	\$6,100	\$5,500	\$5,500	\$5,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$6,100	\$0	\$0	\$0	\$0
\$6,100	Land Non Res (3)	\$0	\$6,100	\$5,500	\$5,500	\$5,500
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$6,100	Total	\$6,100	\$6,100	\$5,500	\$5,500	\$5,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$6,100	\$0	\$0	\$0	\$0
\$6,100	Total Non Res (3)	\$0	\$6,100	\$5,500	\$5,500	\$5,500
Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')						

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A		0	1,2180	1.00	\$5,000	\$5,000	\$6,090	0%	1.0000	0.00	100.00	0.00	\$6,090
Subdivision														
Lot														
Market Model														
N/A														
Topography														
Flood Hazard														
Public Utilities														
ERA														
Streets or Roads														
TIF														
Neighborhood Life Cycle Stage														
Other														
Printed														
Thursday, September 12, 2024														
Review Group														
Data Source														
N/A														
Collector														
Appraiser														

Franklin Twp Base Res/310

Notes	
9/21/2023 3RD:	NO CHANGES PER R/A FOR 2024 PAY 2025
8/13/2019 3RD:	NO CHANGES FOR 2020 PAY 2021 PER R/A
1/30/2006 CHD:	Previous parcel_id: 0304140002031
10/25/2002 MEM: TO MC CLANAHAN, 2.218 AC AS OF 3-31-92	
NOTE: TO SHAW, ROBERT A & JACKIE L 1 AC AS OF 3-31-92	
NOTE: TO SHECKELL, LAWRENCE & MILDRED L 1.218 AC	
AS OF 4-22-92	
Land Computations	
Calculated Acreage	1.22
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.22
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	1.22
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	\$0
91/92 Value	\$6,100
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$6,100
CAP 3 Value	\$0
Total Value	\$6,100

~ **LEGEND** ~

— x — x — FENCE
(CM) CALCULATED MEASUREMENT
(R) RECORD
■ STONE
▲ MAGNETIC NAIL
⊛ REBAR (FOUND)
○ PIPE (FOUND)
● TULIP POPLAR TREE
● 5/8" REBAR W/CAP (SET 0-6")

N
W E
S

0' 50' 100' 150'

BASIS OF BEARINGS GRID
NORTH INDIANA EAST ZONE
BASED ON GPS OBSERVATIONS

NW CORNER
LOT #4, THE
WOODS SUBDIVISION

S 00°07'17" W
999.70'(CM)

MCCULLUM
INST#200500306
INST#200500307

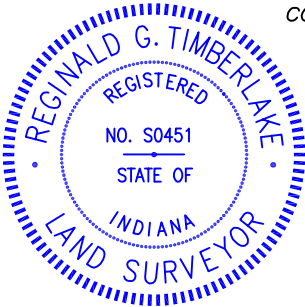
S 70°43'46" W
44.38'(CM)

MILLER
INST#202102379

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°02'51" W	50.86'(R)
L2	S 64°42'14" W	49.15'(R)
L3	S 66°07'11" W	48.60'(R)
L4	S 68°43'43" W	38.55'(CM)
L5	S 11°19'58" E	64.66'(CM)
L6	S 26°56'16" E	63.81'(CM)
L7	N 00°07'17" E	134.93'(CM)

MILLER
INST#202102379



CORYDON RIDGE ROAD

TRACT #1
3.922 Acres

CLARK
INST#201000446

TONY
INST#201400024

CLIENT: TRINA MILLER
OWNERS: LAWRENCE & MILDRED SHEKELL
DEED OF RECORD: DEED RECORD W-8 PAGE 345
& DEED RECORD Z-8 PAGE 678

I HEREBY CERTIFY THAT THE WORK DONE ON THIS PROJECT
WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE REQUIREMENTS OF IAC 865 TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]

FIELD WORK FINISHED 12-17-24

12-27-24



1173 WEST STATE ROAD 62
LEAVENWORTH, IN 47137
812-739-4528

SHEKELL SURVEY

DRAWN BY: RWT	DATE: 12-5-24	PT SE QTR SEC 14,T3S,R4E FRANKLIN TWP HARRISON CO, IN
CHECKED BY: RGT	JOB NUMBER: 24-235	
SCALE: 1"=100'	SHEET 3 OF 3	DWG: \\2024\LANESVILLE.DWG

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)

May 8, 2025

Harritt Group, Inc.

Re: 4930 Corydon Ridge Road NE
Corydon, IN 47112

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

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, HARRISON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE ON THE CORNER-IN-COMMON TO SECTIONS 13, 14, 22, AND 24, TOWNSHIP 3 SOUTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, HARRISON COUNTY, INDIANA, THENCE NORTH 1 DEG. 05' 07" WEST, WITH THE LINE DIVIDING SECTION 14 AND SECTION 13, (PASSING THROUGH AN IRON PIN AT 141.35 FEET) A DISTANCE OF 717.55 FEET TO A PK NAIL IN THE CENTERLINE OF CORYDON RIDGE ROAD; THENCE CONTINUING WITH THE SECTION LINE, NORTH 0 DEG. 08' 20" WEST, WITH THE LINE DIVIDING THOMAS W. McCULLUM, DEED BOOK Y-7, PAGE 241, AND THE EAST LINE OF TRACT 10A REVISED OF THE JACOB RUDY FARM DIVISION, A DISTANCE OF 277.46 FEET TO A POINT ON THE CORNER-IN-COMMON TO TRACT 10A REVISED AND 10B REVISED, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE 1.218 ACRE TRACT 10B DESCRIBED HEREIN, THENCE LEAVING THE SECTION LINE, SOUTH 61 DEG. 39' 57" WEST, WITH A NEW LINE OF DIVISION ACROSS TRACT 10, A DISTANCE OF 187.43 FEET TO A POINT ON A NEW DIVISION CORNER TO TRACT 10; THENCE NORTH 4 DEG. 19' 36" WEST, WITH THE LINE DIVIDING TRACT 9 AND TRACT 10B REVISED, A

DISTANCE OF 306.16 FEET TO AN IRON PIN CORNER TO TRACT 9 AND TRACT 10 IN THE SOUTH LINE OF THE REMAINING LAND OF THE JACOB RUDY FARM DIVISION; THENCE NORTH 69 DEG. 32' 00" EAST, 200.00 FEET TO A FOUND PIPE IN CONCRETE, THE CORNER-IN-COMMON TO LOTS 1 AND 2 OF THE WOODS SUBDIVISION AND TRACT 10B REVISED OF THE JACOB RUDY FARM DIVISION, THENCE SOUTH 0 DEG. 08' 20" EAST, WITH THE WEST LINE OF THE WOODS SUBDIVISION EXTENDED (BASIS OF BEARINGS), 286.27 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.218 ACRES AND SUBJECT TO ALL EASEMENTS OF RECORD AND APPARENT.

ALSO: A DESCRIPTION OF A 2.749 ACRE TRACT LOCATED ON THE NORTH SIDE OF THE CORYDON RIDGE ROAD AND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, HARRISON COUNTY, INDIANA, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE SAID POINT BEING THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, THENCE WITH THE EAST LINE OF SAID SECTION NORTH 01 DEG. 05' 07" WEST, 717.55 FEET, TO A SPIKE IN THE CENTER OF THE CORYDON RIDGE ROAD; THENCE WITH CENTER OF SAID ROAD SOUTH 60 DEG. 25' 14" WEST 67.51 FEET, SOUTH 58 DEG. 50' 33" WEST, 100.74 FEET, TO A SPIKE THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING WITH SAID ROAD SOUTH 60 DEG. 32' 54" WEST 50.86 FEET, SOUTH 64 DEG. 12' 17" WEST, 49.15 FEET, SOUTH 65 DEG. 37' 14" WEST 48.60 FEET, SOUTH 68 DEG. 13' 46" WEST 38.86 FEET TO A SPIKE; THENCE LEAVING SAID ROAD NORTH 09 DEG. 41' 51" WEST 585.01 FEET TO AN IRON PIN; THENCE NORTH 69 DEG. 32' 00" EAST, 238.68 FEET, TO AN IRON PIN; THENCE SOUTH 04 DEG. 19' 36" EAST, 580.90 FEET, TO THE TRUE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS OF RECORD AND APPARENT AND BEING A PART OF DEED BOOK V-8, PAGE 944 AS IN THE RECORDER'S OFFICE, HARRISON COUNTY, INDIANA.

THERE IS A 50 FOOT BUILDING LINE AND UTILITY EASEMENT RUNNING 50 FEET FROM AND PARALLEL TO THE ROAD

FRONTAGE PROPERTY LINES. AND A 15 FOOT UTILITY EASEMENT RUNNING 15 FEET FROM AND PARALLEL TO ALL REMAINING INTERIOR LOT LINES.

SUBJECT TO ALL GOVERNMENT AND UTILITY EASEMENTS AND RESTRICTIONS. ALSO SUBJECT TO ALL ZONING AND PLANNING RULES AND REGULATIONS. SUBJECT TO THE RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED AT DEED RECORD W-8, PAGE 345.

EXCEPTING FROM THE ABOVE-DESCRIBED REAL ESTATE:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, HARRISON COUNTY, INDIANA, BEING A 0.077 ACRE TRACT OF LAND SHOWN ON AN ORIGINAL BOUNDARY SURVEY BY TIMBERLAKE ENGINEERING, JOB NO. 24-235 OF SAID TRACT CERTIFIED BY REGINALD G. TIMBERLAKE #S0451 ON DECEMBER 27, 2024, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PIPE ON THE SECTION LINE AT THE NORTHWEST CORNER OF LOT NO. 4 OF THE WOODS SUBDIVISION; THENCE ALONG THE SECTION LINE; THENCE SOUTH 00 DEG. 07 DEG. 17" WEST 999.70 FEET TO A PIPE AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 70 DEG. 43' 46" WEST 44.38 FEET TO A 5/8" REBAR STAMPED "TIMBERLAKE S0451" HEREAFTER REFERRED TO AS A 5/8" REBAR; THENCE SOUTH 11 DEG. 19' 58" EAST 64.66 FEET TO A 5/8" REBAR; THENCE SOUTH 26 DEG. 56' 16" EAST 63.81 FEET TO A 5/8" "PRIMAVERA REBAR" ON THE SECTION LINE; THENCE NORTH 00 DEG. 07' 17" EAST 134.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.077 ACRES MORE OR LESS AND SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

COURSE DATA USED FOR THIS DESCRIPTION IS BASED ON GRID NORTH, INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AS DETERMINED FROM GPS OBSERVATIONS.

THE ABOVE-DESCRIBED REAL ESTATE NOW BEING MORE FULLY DESCRIBED AS FOLLOWS:

TRACT 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, HARRISON COUNTY, INDIANA, BEING A 3.922 ACRE TRACT OF LAND SHOWN ON AN ORIGINAL BOUNDARY SURVEY PREPARED BY TIMBERLAKE ENGINEERING JOB NO. 24-235 OF SAID TRACT CERTIFIED BY REGINALD G. TIMBERLAKE #S0451 ON DECEMBER 27, 2024, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PIPE ON THE SECTION LINE AT THE NORTHWEST CORNER OF LOT NO. 4 OF THE WOODS SUBDIVISION; THENCE ALONG THE SECTION LINE THENCE SOUTH 00 DEG. 07' 17" WEST 999.70 FEET TO A PIPE; THENCE SOUTH 70 DEG. 43' 46" WEST 44.38 FEET TO A 5/8" REBAR STAMPED "TIMBERLAKE S0451" HEREAFTER REFERRED TO AS A 5/8" REBAR AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 11 DEG. 19' 58" EAST 64.66 FEET TO A 5/8" REBAR; THENCE SOUTH 26 DEG. 56' 16" EAST 63.81 FEET TO A 5/8" PRIMAVERA REBAR ON THE SECTION LINE; THENCE ALONG THE SECTION LINE SOUTH 00 DEG. 07' 17" WEST 150.21 FEET TO A 2/8" REBAR; THENCE SOUTH 62 DEG. 28' 29" WEST 186.44 FEET TO A TULIP POPLAR TREE; THENCE SOUTH 04 DEG. 15' 44" EAST, PASSING A 1/2" REBAR AT 259.05 FEET, A TOTAL DISTANCE OF 278.92 FEET TO THE CENTER OF CORYDON RIDGE ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD THE FOLLOWING FOUR COURSES:

- 1) SOUTH 61 DEG. 02' 51" WEST 50.86 FEET; THENCE
- 2) SOUTH 64 DEG. 42' 14" WEST 49.15 FEET; THENCE
- 3) SOUTH 66 DEG. 07' 11" WEST 48.60 FEET; THENCE
- 4) SOUTH 68 DEG. 43' 43" WEST 38.55 FEET; THENCE LEAVING SAID ROAD NORTH 09 DEG. 37' 51" WEST, PASSING A 1/2" REBAR AT 17.17 FEET, A TOTAL DISTANCE OF 592.47 FEET TO A 1/2" REBAR;

THENCE NORTH 70 DEG. 43' 46" EAST 238.30 FEET TO A 1/2 " GROSSKOPF REBAR; THENCE NORTH 70 DEG. 43'46" EAST 155.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.922 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

COURSE DATA USED FOR THIS DESCRIPTION IS BASED ON GRID NORTH, INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AS DETERMINED FROM GPS OBSERVATIONS.

2.749 ACRES OF THE ABOVE-DESCRIBED REAL ESTATE IS SUBJECT TO THE FOLLOWING RESTRICTIONS AS SET OUT IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 8, 1990 AT DEED RECORD Z-8 PAGE 345 AS FOLLOWS:

- A) The real estate described herein shall be utilized for residential purposes only.
- B) No mobile homes shall be placed on the real estate.
- C) No dwellings shall be permitted on any lot of this plat whose ground floor area of the main structure exclusive of one (1) story open porches, garages, and finished basements is less than 1200 square feet. The developer or designated representative thereof may waive the square footage requirements for structures of unusual architectural design or innovative design, upon approval of the plans for such a building.
- D) Any building structure must be placed fifty (50) feet beyond the existing road right of way.
- E) No junk or inoperable automobiles shall be allowed upon the premises, except in enclosed structures where the same shall not be visible to adjoining property owners or from the public right of way.
- F) No noxious or offensive trade or activity shall be carried on upon the real estate, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.
- G) The real estate shall not be used or maintained as a dumping ground for rubbish, trash, garbage, etc. or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be in a clean sanitary condition.
- H) Individual sewage disposal systems shall be located, and constructed in accordance with the requirements, standards and

recommendations of the State Board of Health. Approval of such systems as installed shall be obtained from such authority.

I) No animal shall be kept upon the real estate except commonly accepted domestic pets. Also accepted are cows and horses.

J) No business or commercial activity of any kind shall be carried out upon the real estate.

From the examination, I find that title to the captioned real estate is vested in **Lawrence O. Sheckell and Mildred L. Sheckell, husband and wife** as to 1.218 Acre parcel, pursuant to that certain Warranty Deed recorded April 22, 1992 at Deed Record Z-8, Page 678, wherein Warren W. McClanahan is the "Grantor" and Lawrence O. Sheckell and Mildred L. Sheckell are the "Grantee"; **Mildred L. Sheckell and Lawrence O. Sheckell**, as to a 2.79 acre parcel, pursuant to that certain Warranty Deed recorded November 26, 1990 at Deed Record W8, Page 345, wherein Chris McGehee is the "Grantor" and Mildred L. Sheckell and Lawrence O. Sheckell are the "Grantee", subject to the following:

1. The 2024 taxes due and payable in 2025 in the amount of \$627.96 each installment, first installment due on May 10, 2025 is unpaid and second installment due on November 10, 2025 is unpaid.

Prt. SE ¼ 14-3-4 2.749 Ac

Key #003-01452-00 Parcel #31-10-14-900-005.000-005

There is a possible 10% penalty on the unpaid first installment of taxes which were due on or before May 10, 2025.

2. 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.
3. 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.
4. Survey prepared by Timberlake Engineering, recorded February 20, 2025, as Instrument No. 202500776 and January 21, 2025 as Instrument No. 202500297.

5. Easement granted to Harrison County REMC, dated April 10, 1991 and recorded at Deed Record 9, Page 453.
6. Subject to a 50 foot building line and utility easement running 50 feet from and parallel to the road frontage property lines. And a 15 foot utility easement running 15 feet from and parallel to all remaining interior lot lines, as shown in that certain Warranty Deed recorded at Deed Record W-8 Page 345.
7. Subject to those restrictions contained in that certain Warranty Deed recorded at Deed Record W-8, Page 345.
8. Any and all easements, restrictions and conditions imposed on said real estate.
9. We have been provided information that Lawrence O. Sheckell died on March 17, 1997. We must be furnished an Affidavit in recordable form or a statement in the Deed that Lawrence O. Sheckell and Mildred L. Sheckell acquired title to the real estate herein in those certain Warranty Deeds recorded April 22, 1992 at Deed Record Z-8, Page 678 and November 26, 1990 at Deed Record W8, Page 345, and their title and bonds of matrimony remained unbroken until the death of Lawrence O. Sheckell on March 17, 1997.
10. We have also been provided proof that Mildred L. Sheckell died on March 22, 2024 and her Estate is pending in the Harrison County Circuit Court under Case No. 31C01-2404-EU-000037.
11. Subject to all matters which an accurate survey would disclose.
12. 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."
13. 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.

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

WARRANTY DEED

THIS INDENTURE WITNESSETH, That CHRIS MCGEHEE, of Meade County,
in the State of Kentucky, CONVEYS AND WARRANTS TO:

Mildred L. Sheckell & Lawrence O. Sheckell

Rt.2 Box 58-AA

Lanesville, Ind. 47136

of Harrison County, in the State of Indiana, for and in
consideration of the sum of One Dollar (\$1.00) and other good
and valuable consideration, the receipt whereof is hereby
acknowledged, the following described real estate in the
County of Harrison, State of Indiana, to-wit:

A description of a 2.749 acre tract located on the North side of the Corydon
Ridge Road and being a part of the SE one quarter of Section 14, Township 3,
South Range 4 East Franklin Township, Harrison County, Indiana, and more fully
described as follows:

Beginning at a found stone said point being the SE corner of Section 14,
Township 3 South, Range 4 East, thence with the East line of said section
N 01 deg 05 min 07 sec W, 717.55 feet, to a spike in the center of the
Corydon Ridge Road; thence with center of said road S 60 deg 25 min 14 sec
W, 67.51 feet, S 58 deg 50 min 33 sec W, 100.74 feet, to a spike the true
point of beginning of herein described tract; thence continuing with said
road S 60 deg 32 min 54 sec W 50.86 feet, S 64 deg 12 min 17 sec W, 49.15
feet, S 65 deg 37 min 14 sec W 48.60 feet, S 68 deg 13 min 46 sec W 38.86
feet, to a spike; thence leaving said road N 09 deg 41 min 51 sec W 585.01
feet, to an iron pin; thence N 69 deg 32 min 00 sec E, 238.68 feet, to an
iron pin; thence S 04 deg 19 min 36 sec E, 580.90 feet, to the true point
of beginning. Subject to all easements of record and apparent and being a
part of Deed Book V-8, Page 944 as in the recorders office, Harrison County,
Indiana.

There is a 50 foot building line and utility easement running 50 feet from
and parallel to the road frontage property lines. And a 15 foot utility
easement running 15 feet from and parallel to all remaining interior lot
lines.

SUBJECT TO ALL GOVERNMENT AND UTILITY EASEMENTS AND RESTRICTIONS. ALSO
SUBJECT TO ALL ZONING AND PLANNING RULES AND REGULATIONS. SUBJECT
TO RESTRICTIONS ATTACHED HERETO AS "Exhibit A".

Lawrence O. Sheckell
Mildred L. Sheckell

Duly entered for taxation, this

26 day of *November* 19 *90*

Joseph V. Mattingly
Auditor Harrison Co., Indiana

NO. 05284
RECEIVED FOR RECORD
at 5:35 o'clock PM and recorded
in 2002 record No. 10-87
Page 345 2002-26 199 0

Jan. 1991
RECORDED HARRISON CO.

345

Grantees, by acceptance of this Warranty Deed, hereby assume and agree to pay real estate taxes commencing with SPRING/1991 Installment, 1991, and all taxes due and payable thereafter.

IN WITNESS WHEREOF, the said CHRIS MCGEHEE has hereunto set his hand and seal this 21ST day of November, 1990.

Chris McGehee
CHRIS MCGEHEE

STATE OF INDIANA, COUNTY OF FLOYD

:SS:

Before me, a notary public in and for said county and state, personally appeared the above named CHRIS MCGEHEE and acknowledged the execution of the foregoing Warranty Deed as his voluntary act and deed this 21ST day of November, 1990.

WITNESS MY HAND AND SEAL.

My Commission Expires:

3/26/92

David L. Hardy
NOTARY PUBLIC
COUNTY OF RESIDENCE:

THIS INSTRUMENT PREPARED BY: CHRIS MCGEHEE

Lawrence & Sheckell
Mildred L. Sheckell

THE REAL ESTATE IS OCCUPIED BY THE PURCHASER AND SHALL BE CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS:

(A) The real estate described herein shall be utilized for residential purposes only.

(B) No mobile homes shall be placed on the real estate.

(C) No dwellings shall be permitted on any lot of this plat whose ground floor area of the main structure exclusive of one (1) story open porches, garages, and finished basements is less than 1200 square feet. The developer or designated representative thereof may waive the square footage requirements for structures of unusual architectural design or innovative design, upon approval of the plans for such a building.

(D) Any building structure must be placed fifty (50) feet beyond the existing road right of way.

(E) No junk or inoperative automobiles shall be allowed upon the premises, except in enclosed structures where the same shall not be visible to adjoining property owners or from the public right of way.

(F) No noxious or offensive trade or activity shall be carried on upon the real estate, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.

(G) The real estate shall not be used or maintained as a dumping ground for rubbish, trash, garbage, etc. or other waste shall not be kept except in sanitary containers. All incinerators or other equipments for the storage or disposal of such material shall be in a clean sanitary condition.

(H) Individual sewage disposal systems shall be located, and constructed in accordance with the requirements, standards and recommendations of the State Board of Health. Approval of such systems as installed shall be obtained from such authority.

(I) No animal shall be kept upon the real estate except commonly accepted domestic pets. Also accepted are cows and horses.

(J) No business or commercial activity or any kind shall be carried out upon the real estate.

Lawrence & Shuckell
Mildred L. Shuckell