



BID PACKET

HARRISON COUNTY 2.2 ACRE | HOME & OUTBUILDINGS
ONLINE AUCTION

**702 FAIRVIEW CHURCH ROAD SW
CORYDON, IN 47112**

— ONLINE BIDDING ENDS —

TUESDAY, JULY 22 @ 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

702 Fairview Church Road SW, Corydon, IN 47112

Bidding Ends Tuesday, July 22, 2025

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Tuesday, September 2, 2024**. 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 with a survey on file, dated 7/14/24. All land measurements are per courthouse records.

RIGHT-OF-WAYS

Property is subject to the right-of-ways of State Highway 135 and Fairview Church Road and to all pertaining easements, restrictions and right of ways.

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 tanks are leased from Ferrellgas. 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, July 1 through Tuesday, July 22, 2025*.

AGENCY

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

SELLER

Dennis R. Coffman

Client Detail

702 Fairview Church Road SW, Corydon, IN 47112

Listing #: 202509244

Total Finished Sqft: 1,431

Above Grade Finished SqFt: 1,431

\$0
Active (07/03/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Township:	Harrison
Subdivision:	No	School Dst:	South Harrison
Subdiv Nm:		Parcel#:	0040039900
Beds:	2	Lot Sz:	2.271 / 98,925
Baths:	1 (1 0)	Lot Size Src:	Survey
Abv Grd SF:	1,431	Lot Dim:	2.271
Tot Fin SF:	1,431	Year Built:	1967
New Const:	No	Annual Tax:	2,383
Est Completion:			
Home Warranty:		Tax Year:	2024/2025
Land Assess:	56,400	DOM:	0
Improvements:	153,600	HOA \$:	/
Total Assess:	210,000		
Directions:	I-64 to Corydon Exit 105 to South on IN-135. Continue 6.2 miles to the right on Fairview Church Road. Auction immediately on the right.		
Legal:	004-00399-00 PT E1/2 SW QR 13-4-3 2.271 SURVEY ON FILE 07-14-2014 ** LIFE ESTATE TO DAVID COFFMAN		

Remarks

HARRISON COUNTY 2.2 ACRE | HOME & OUTBUILDINGS ONLINE AUCTION - BIDDING ENDS: TUESDAY, JULY 22 @ 2PM. One story 1431 sq. ft. ranch with 18' x 26' attached carport on 2.2 acres with several outbuildings including a 78' x 28' detached garage workshop w/gas heat & water, 30 x 40 pole barn w/loft & lean to, 12' x 12' storage shed and 16' x 28' metal barn w/lean to. Property has 47.79 feet of frontage and approx. 250 feet of state right-of-way frontage, providing easy access to the garage workshop and rear driveway leading to the barns. Home improvements include roof replacement 2024, replacement windows, HVAC system replaced 2024. Located at the corner of IN-135 just 6 miles south of I-64 with easy access to downtown, and just minutes to Brandenburg. **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 end date. See full details in the Auction Bid Packet.

Amenities

Type:	1 Story	Foundation:	Crawl Space
Zoning:		Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:	Garage, Barn(s), Pole Barn, Shed	Laundry Type:	Laundry Room
# Fireplaces:	Fireplace:	Road Frontage:	47.79
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Corner Lot		
Exterior Type:	Aluminum Siding		
Exterior Feat:	Covered Porch, Gazebo, Patio, Solid Surface Drive, Stone, Thermopane windows		
Interior Feat:	1st Floor Utility, Breakfast Bar, Built-in Bookcase, Ceiling Fan(s), Den/Office, Kitchen Island, Natural Wood Trim, Open Floor Plan, Pantry, Sump Pump, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,431.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,431
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: 6	Garage: N	Garage Size: 26 x 18	Garage Type: Attached, Carport, Detached, Front Entry, Pole Barn	Garage Spaces: 6
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Type	Dimension	Level	Flooring	Description
Family Room	27 x 15.7	1st Floor	Carpet	Family-Dining Room
Kitchen	13.3 x 14.9	1st Floor	Vinyl	
Office	14.9 x 9	1st Floor	Carpet	Den - Sliding Door to Carport
Other	8.7 x 7.7	1st Floor	Vinyl	Laundry Utility Room
Bedroom	11.7 x 11.9	1st Floor	Carpet	
Bedroom	18 x 9.9	1st Floor	Carpet	
Bathroom Full	7.7 x 8	1st Floor	Vinyl	

Utilities

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

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **LP Gas**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

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

All information deemed reliable but not guaranteed.

31-13-13-300-029.000-007

General Information

Parcel Number
31-13-13-300-029.000-007
Local Parcel Number
0040039900
Tax ID:

Routing Number

Property Class 510

1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Harrison
Township
HARRISON TOWNSHIP
District 007 (Local 004)
HARRISON TOWNSHIP
School Corp 3190
SOUTH HARRISON

Neighborhood 3107501-007

Harrison Twp Base Res

Section/Plat

13

Location Address (1)

702 FAIRVIEW CHURCH RD
CORYDON, IN 47112

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography
High ☐
Public Utilities
Water, Gas, Electricity ☐
Streets or Roads
Paved ☐
Neighborhood Life Cycle Stage
Other ☐
Printed Thursday, September 12, 2024

Review Group

COFFMAN, DENNIS R.

Ownership

COFFMAN, DENNIS R.
702 FAIRVIEW CHURCH RD SW
c/o David Coffman
CORYDON, IN 47112

Legal

004-00399-00 PT E1/2 SW OR 13-4-3 2.271
SURVEY ON FILE 07-14-2014 **LIFE ESTATE TO
DAVID COFFMAN



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

Assessment Year	2024	2024	2024	2023	2022	2021	2020
Reason For Change	WIP	AA	AA	AA	AA	AA	AA
As Of Date	02/12/2024	04/08/2024	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	Indiana Cost Mod	
Equalization Factor	1.0000	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"/>	<input type="checkbox"/>	
Land	\$56,400	\$56,400	\$46,400	\$40,100	\$34,700	\$29,700	
Land Res (1)	\$50,000	\$50,000	\$40,000	\$35,000	\$30,000	\$25,000	
Land Non Res (2)	\$0	\$6,400	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$6,400	\$0	\$6,400	\$5,100	\$4,700	\$4,700	
Improvement	\$153,600	\$153,600	\$146,800	\$135,800	\$123,500	\$110,000	
Imp Res (1)	\$128,700	\$146,100	\$121,800	\$101,900	\$93,700	\$82,600	
Imp Non Res (2)	\$0	\$4,900	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$24,900	\$2,600	\$25,000	\$33,900	\$29,800	\$27,400	
Total	\$210,000	\$210,000	\$193,200	\$175,900	\$158,200	\$139,700	
Total Res (1)	\$178,700	\$196,100	\$161,800	\$136,900	\$123,700	\$107,600	
Total Non Res (2)	\$0	\$11,300	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$31,300	\$2,600	\$31,400	\$39,000	\$34,500	\$32,100	

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	\$50,000	\$50,000	\$50,000	0%	1.0000	100.00	0.00	0.00	\$50,000
91	A		0	1.271	1.00	\$5,000	\$5,000	\$6,355	0%	1.0000	0.00	100.00	0.00	\$6,360

702 FAIRVIEW CHURCH RD

Transfer of Ownership

Date
03/21/2022
07/28/2014
09/23/1963
Owner
COFFMAN, DENNIS R.
COFFMAN, DAVID A.
COFFMAN, DAVID A.
Doc ID
202201672
201403493
0
Code
QC
WR
WD
Book/Page
/
/
006F/574
Adj Sale Price
/
/
/

Res

Harrison Twp Base Res/31

Notes

9/12/2022 3RD: RESKETCHED DWELLING THAT WAS INCORRECT, CHANGED SQ FT FROM: (1006 TO: 1251). 1CCP FROM: (18X20 TO: 18X26). CHANGED SQ FT ON BARN (YR 1980) FROM: (2700 TO: 2210) APPLIED 0.65 MKRT FACTOR, ADDED LEAN-TO(8X38) & REMOVED UTLSHED (12X12 YR 1980 SV@800.) PER R/A FOR 2023 PAY 2024

7/29/2019 3RD: ADDED BLDG S FOR 2020 PAY 2021 PER B&D

8/22/2018 3RD: NO CHANGES PER R/A FOR 2019 PAY 2020

9/3/2014 M: .075 AC COMBINED TO THIS PARCEL FROM: 31-13-13-300-028.000-007 THAT HAS BEEN DELETED/PER SURVEY DATED 6-27-14 FOR 03/01/15

10/24/2013 M: CHANGED VALUE ON LEAN-TO(15X40 YR 1998 FROM 2400. TO SV@1000.) & GAZEBO(12X12 YR 2000 FROM 3300. TO SV@1000.) PER R/A FOR 03/01/14

10/12/2011 M: CHANGE OMP TO REXIMSTP AND CHANGED SIZE OFP 6X10 AND CHANGED GRADE FROM C TO C-1 FOR REASSESSMENT 2012 PAY 2013

1/30/2006 CHID: Previous parcel_id: 0403130003600

3/27/1998 COM: NOTE: REMOVED T2 FLAT CHANGED MSTP TO OFF & ADDED WDOCK FOR 1994 NOTE: REMOVED POOL FOR 1998

Land Computations

Calculated Acreage 2.27
Actual Frontage 0
Developer Discount ☐

Parcel Acreage 2.27
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 1.27
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 \$50,000
91/92 Value \$6,400
Supp. Page Land Value
CAP 1 Value \$50,000
CAP 2 Value \$6,400
CAP 3 Value \$0
Total Value \$56,400

Data Source N/A

Collector

Appraiser



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

702 Fairview Church Road SW, Corydon, IN 47112

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern				X	
Clothes Dryer			X		Septic Field/Bed			X		
Clothes Washer			X		Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal	X				Aerator System	X				
Freezer			X		Sump Pump			X		
Gas Grill	X				Irrigation Systems	X				
Hood			X		Water Heater/Electric			X		
Microwave Oven			X		Water Heater/Gas	X				
Oven			X		Water Heater/Solar	X				
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener	X				
Room Air Conditioner(s)	X				Well	X				
Trash Compactor	X				Septic and Holding Tank/Septic Mound			X		
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			X		
					Are the structures connected to a public sewer system?				X	
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?			X		
					Are the improvements connected to a private/community sewer system?			X		
					D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
					Attic Fan			X		
					Central Air Conditioning			X		
					Hot Water Heat	X				
					Furnace Heat/Gas			X		
					Furnace Heat/Electric	X				
					Solar House-Heating	X				
					Woodburning Stove	X				
					Fireplace	X				
					Fireplace Insert	X				
					Air Cleaner	X				
					Humidifier	X				
					Propane Tank			X	Reinstall (2)	
					Other Heating Source	X				

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)												
702 Fairview Church Road SW, Corydon, IN 47112												
2. ROOF		YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES					YES	NO	DO NOT KNOW
Age, if known <u>2</u> Years.		<input checked="" type="checkbox"/>			Do structures have aluminum wiring?							<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>		Are there any foundation problems with the structures?						<input checked="" type="checkbox"/>	
Is there present damage to the roof?			<input checked="" type="checkbox"/>		Are there any encroachments?						<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>		Are there any violations of zoning, building codes, or restrictive covenants?						<input checked="" type="checkbox"/>	
If yes, how many layers?					Is the present use of non-conforming use? Explain:							
3. HAZARDOUS CONDITIONS		YES	NO	DO NOT KNOW								
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?				<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input checked="" type="checkbox"/>	<u>ORC</u>							<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	
Explain:												
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)												
<p><u>Selling As is in Auction.</u></p>												
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>												
Signature of Seller <u>[Signature]</u>				Date (mm/dd/yy) <u>6-26-25</u>		Signature of Buyer				Date (mm/dd/yy)		
Signature of Seller				Date (mm/dd/yy)		Signature of Buyer				Date (mm/dd/yy)		
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.												
Signature of Seller (at closing)				Date (mm/dd/yy)		Signature of Seller (at closing)				Date (mm/dd/yy)		





 Boundary

National Flood Hazard Layer FIRMette



86°8'48"W 38°9'42"N

Legend

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

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

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

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

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

MAP PANELS

Digital Data Available

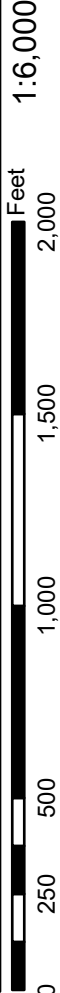
No Digital Data Available

Unmapped

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



86°8'11"W 38°9'14"N



Basemap Imagery Source: USGS National Map 2023

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 **2/20/2025 at 2:51 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.



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: 702 Fairview Church Rd SW , Corydon , IN 47112

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

- (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) _____ Buyer has received copies of all information listed above.
- (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) _____ Buyer has *(check (i) or (ii) below)*:
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
- OR**
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

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

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(Property Address)

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 _____

Douglas A Harritt

SELLER'S SIGNATURE _____ DATE _____

Dennis R. Coffman
PRINTED

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____

LISTING BROKER _____ DATE _____

Douglas A Harritt



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