



BID PACKET

C2 ZONED COMMERCIAL BUILDING ONLINE AUCTION

1702 DUTCH LANE
JEFFERSONVILLE, IN 47130

— ONLINE BIDDING ENDS —

TUESDAY, AUGUST 5 @ 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

1702 Dutch Lane, Jeffersonville, IN 47130

Bidding Ends Tuesday, August 5, 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, September 15, 2025**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

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

FLOOD DESIGNATION

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

EVIDENCE OF TITLE

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

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

EXISTING EASEMENT

Property is subject to an existing 20' x 365' access easement on the north side of the building.

ZONING

C2 Zoned <https://cityofjeff.net/planning-zoning/>

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession of Real Estate at closing.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will

automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, July 15 through Tuesday, August 5, 2025*.

AGENCY

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

SELLER

Larry Bower Estate

PERSONAL REPRESENTATIVE

Andrea Bower

ESTATE ATTORNEY

CLLB Law

Gary Banet, Attorney

Bridget Cantrell, Attorney

Client Detail

1702 Dutch Lane, Jeffersonville, IN 47130

Listing #: **202509709**

Total Finished Sqft: **700**

Above Grade Finished SqFt: **700**

\$0
Active (07/22/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Jeffersonville
Subdivision:	No	School Dst:	
Subdiv Nm:		Parcel#:	21000430330
Beds:	0	Lot Sz:	0.711 / 30,971
Baths:	2 (0 2)	Lot Size Src:	Assessor
Abv Grd SF:	700	Lot Dim:	
Tot Fin SF:	700	Year Built:	1975
New Const:	No	Annual Tax:	3,161
Est Completion:			
Home Warranty:		Tax Year:	2024/2025
Land Assess:	48,400	DOM:	0
Improvements:	57,100	HOA \$:	/
Total Assess:	105,500		
Directions:	I-65 to Exit 1 - 10th Street to left on Dutch Lane. 1/2 mile to property on right.		
Legal:	GT 9 0.3742 AC		

Remarks

C2 ZONED COMMERCIAL BUILDING | ONLINE AUCTION - BIDDING ENDS: TUESDAY, AUGUST 5 @ 2PM. Multi-use 6,000 SF pre-engineered, clear-span drive-through garage near downtown. Dock-well loading ramp w/canopy, two 12' x 14' and an 8' x 8' overhead doors, three-phase electric, 2 story 700 SF office space, 2 half baths, parts cage, mezzanine loft storage, 3980 SF paved & 14,671 SF gravel parking areas all on 0.711-acre lot w/81' frontage. 20' x 365' access easement on north side. Former home to Bower & Associates, a machinery moving, rigging and rental business. Prime location off Tenth Street (IN-62) in Clark County, IN w/ east access to Louisville metro area. Office has central heat and air, warehouse has Renzor gas hanging heater - no air (replaced 2024). **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. See full details in the Auction Bid Packet.

Amenities

Zoning:	Commercial	Basement:	No	Basement Type:	
Construction:	Existing	Laundry:		Laundry Location:	
# Fireplaces:	Fireplace:	Road Frontage:	81		
Road Type:	Paved				

Measurements

Above Grade Finished:	700.0	Nonconform Finished:	0.0
Above Grade Unfinish:	5,300.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	700
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms:	0	Garage:	N	Garage Size:		Garage Type:		Garage Spaces:	
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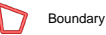
Utilities

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

General Information

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

All information deemed reliable but not guaranteed.



Boundary

Frost
4
\$22

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

AUG 25 2006

Barbara Haas
AUDITOR, CLARK COUNTY

Shirley Nolot
CLARK COUNTY RECORDER
Filed for Record as Presented
I 200617844 Page 1 of 4
C2 Date 08/25/2006 Time 10:24:04

Tax Key Nos. 021-43-0320
021-43-0330

Tax Bill Mailing Address:
3632 Kerry Ann Way
Jeffersonville, IN 47130

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, THAT

Betty Jo Bower
5412 S. Bethlehem Rd
Nabb, IN 47147

("Grantor")

RELEASES AND QUITCLAIMS

unto

Larry M. Bower
3632 Kerry Ann Way
Jeffersonville, IN 47130

("Grantee")

for and in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, any and all of the Grantor's right, title and interest in the real estate situated in Clark County, Indiana, more particularly described in Exhibit A attached hereto, and commonly referred to as 1702 Dutch Lane, Jeffersonville, Indiana.

This conveyance is made pursuant to the terms of the Settlement Agreement in the matter of In Re the Marriage of Larry Martin Bower v. Betty Jo Bower, Scott Superior Court, Cause No. 72D01-0201-DR-14.

IN WITNESS WHEREOF, Grantor has signed, acknowledged and delivered this Quitclaim Deed this 19 day of July, 2006.

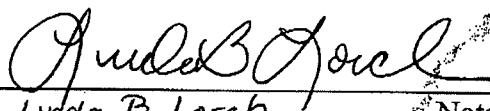
Betty J Bower

BETTY JO BOWER

STATE OF Indiana)
COUNTY OF Floyd) SS

Before the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared BETTY JO BOWER, grantor herein, and acknowledged the execution of the foregoing Quitclaim Deed.

Witness my hand and notarial seal this 19 day of July, 2006.



Linda B. Lorch, Notary Public

My commission expires: 8/30/07

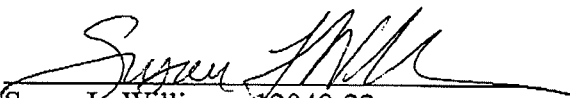
County of residence: Floyd

******DEED PREPARED WITHOUT TITLE EXAMINATION**

This Instrument Prepared By:

Susan L. Williams, 12049-22
Frost Brown Todd LLC
120 W. Spring Street, Suite 400
New Albany, Indiana 47150
(812) 948-2800

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.



Susan L. Williams, 12049-22

EXHIBIT A

Being part of Grant No. 9 of the Illinois Grant, Clark County, Indiana, more particularly described as follows:

Beginning at the Southerly corner of said Grant No. 9; thence with the line dividing Grant No. 8 and said Grant No. 9, North 35 degrees 47' 00" West 1369.85 feet to a point in the centerline of Dutch Lane and the Northerly line of Whelans Lane extended; thence leaving said centerline with said Northerly line North 54 degrees 13' 00" East 200.00 feet to a point, the true point of beginning; thence continuing with said Northerly line North 54 degrees 13' 00" East 180.00 feet to a point; thence North 35 degrees 47' 00" West 156.5 feet to a point; thence South 54 degrees 13' 00" West 180.00 feet to a point; thence South 35 degrees 47' 00" East 156.5 feet to a point, the true point of beginning, containing 0.6467 acres more or less.

Being part of Grant No. 9 of the Illinois Grant, Clark County, Indiana, more particularly described as follows:

Beginning at the southerly corner of said Grant No. 9; thence with the line dividing Grant No. 8 and said Grant No. 9, North 35 degrees 47' 00" West 1444.85 feet to a point in the centerline of Dutch Lane and the northerly line of Virginia Nichols and Doris H. Larog property, D. R. 292 at page 34, the true point of beginning; thence leaving said centerline with said northerly line North 54 degrees 13' 00" East 200.00 feet to a point; thence North 35 degrees 47' 00" West 81.50 feet to a point; thence south 54 degrees 13' 00" West 200.00 feet to a point said point being in said centerline of Dutch Lane; thence with said centerline South 35 degrees 47' 00" East 81.50 feet to a point, the true point of beginning, containing 0.3742 acre more or less.

Also a 20 foot access easement being part of Grant No. 9 of the Illinois Grant, Clark County, Indiana, more particularly described as follows:

Beginning at the Southerly corner of Grant No. 9; thence with the line dividing Grant No. 8 and said Grant No. 9, North 35 degrees 47' 00" West 1526.35 feet to a point in the centerline of Dutch Lane; thence leaving centerline of Dutch Lane North 54 degrees 13' 00" East 15.0 feet to a point in the Easterly right-of-way of Dutch Lane, said point being the true point of beginning; thence continuing North 54 degrees 13' 00" East 365.00 feet to a point; thence North 35 degrees 47' 00" West 20.00 feet to a point; thence South 54 degrees 13' 00" West 365.00 feet to a point in the Easterly right-of-way of Dutch Lane; thence with said Easterly right-of-way South 35 degrees 47' 00" East 20.00 feet to a point, the true point of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Being part of Grant No. 9 of the Illinois Grant, City of Jeffersonville, Clark County, Indiana, more particularly described as follows:

Beginning at the southerly corner of said Grant No. 9; thence with the line dividing Grant No. 8 and said Grant No. 9, north 35 deg. 47 min. 00 sec. west 1369.85 feet to a point in the centerline of Dutch Lane and the northerly line of Whelan Lane extended; thence leaving said centerline with said northerly line north 54 deg. 13 min. 00 sec. east 200.00 feet to a point, said point being the easterly corner of the 0.34 acre tract of land now or formerly owned by Virginia Nichols and Doris H. Larog as recorded in Deed Record 292 at page 34, said point being the true point of beginning; thence leaving said northerly line with the northeasterly line of said 0.34 acre tract north 35 deg. 47 min. 00 sec. west 75.00 feet to a point, said point being the northerly corner of said 0.34 acre tract; thence leaving said 0.34 acre tract on a line bearing north 54 deg. 13 min. 00 sec. east 180.00 feet to a point; thence south 35 deg. 47 min. 00 sec. east 75.00 feet to a point in the northerly line of said Whelan Lane; thence with said northerly line south 54 deg. 13 min. 00 sec. west 180.00 feet to a point, the true point of beginning, containing 0.3099 acres more or less.

Being the same property conveyed to Larry M. Bower and Betty Jo Bower by Warranty Deed dated May 13, 1991 and recorded on May 14, 1991 in Deed Drawer 23, Instrument No. 5774, in the Office of the Recorder of Clark County, Indiana.