

7.45 ACRES - 2 TRACTS FLOYDS KNOBS HOMESTEAD MULTIPAR ONLINE AUCTION

3544 BRUSH COLLEGE ROAD FLOYDS KNOBS, IN 47119

- ONLINE BIDDING ENDS -

SUNDAY, AUGUST 10 @ 6PM





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS 3544 BRUSH COLLEGE ROAD, FLOYDS KNOBS, IN 47119 BIDDING ENDS SUNDAY, AUGUST 10, 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.

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).

MULTIPAR AUCTION METHOD

The multipar auction method is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid. For a new bid on a single lot or combination, the overall total must increase by a minimum of \$1,000.

COMBINATION BIDDING

Combination bidding begins on Sunday, August 3, 2025 at 6:00PM

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, please call our office for assistance @ 812-944-0217.

NO MAX BID FEATURE

There is no maximum bid feature in a multipar auction. Any posted bid will increase to the bid amount entered.

EXTENDED BIDDING

Bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. If a bid is placed on any parcel in the last 10 minutes, the entire auction will remain open for an additional 10 minutes. If any further bidding occurs, the extension timer will reset to 10 minutes. If no further bidding

occurs, the lots close when the timer runs out. Any posted bid will increase to the bid amount entered. The online bidder 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.

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 Friday**, **September 19**, **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.*

GAS & OIL LEASES

Subject to (if) any and all non-productive gas and oil leases.

SURVEY

All land measurements are per courthouse records. A survey is of record dated May 19, 1994 by John G. Brinkworth.

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

The seller will give possession 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.

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 *Sunday, July 20 through Sunday, August 10, 2025.*

AGENCY

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

SELLER

Mary Jane Huth Reed Estate

PERSONAL REPRESENTATIVE

Brian K. Reed

ATTORNEY

Jennifer Kraft Kuchle Lorch Naville Ward, LLC

3544 Brush College Road, Floyds Knobs, IN 47119

Listing #: 202509610 Total Finished Sqft: 1,445 Active (07/19/25) Above Grade Finished SqFt: 1,445



Prop Type: Residential/Farm SubType: Residential County: Floyd Township: Lafayette Subdivision: No School Dst: **New Albany-Floyd Cty** Subdiv Nm: Parcel#: 0042190117 Beds: Lot Sz: 7.45 / 324,522 Lot Size Src: Assessor Raths: 1 (10) Abv Grd SF: 1,445 Lot Dim: Tot Fin SF: Year Built: 1900 1,445 New Const: No Annual Tax: 3,135 Est Completion: Home Warranty: Tax Year: 2024/2025

68,300 DOM: Land Assess: 10 116,400 HOA \$: Improvements:

Total Assess: 184,700 Directions:

I-265 to State Street. West 2 miles on Paoli Pike to right on Scottsville Road. North 3/4 mile to left on Brush College Road to property on right. Or I-64 to Greenville US Hwy. 150 Exit. North 2.2 miles to right on Paoli Pike

\$0

to Scottsville Road.

N 1/2 SW 1/4 17-2-6 - 1.0 AC S 1/2 N 1/2 SW 1/4 17-Legal:

2-6 - 6.4573 AC

Remarks

7.45-ACRES 2 TRACTS | FLOYDS KNOBS HOMESTEAD MULTIPAR ONLINE AUCTION - BIDDING ENDS: SUNDAY, AUGUST 10 @ 6PM. Offering for the first time in nearly a century, the Naville-Huth homestead on 7.45 acres at online multipar auction in two tracts - buy one or both! Corner lot with 633' frontage on Brush College Road and 206' frontage on Scottsville Road, this property includes a classic wood clapboard farmhouse circa 1900 with wrap-around porch and period outbuildings including detached garage, smokehouse & corn crib. Natural gas, electric & water available at street. Public sewer nearby with 4" pressurized force main. Call Aqua America @ 1-877-987-2782 for availability. TRACT 1 - Home & Improvements on 1 Acre TRACT 2 - 6.45 Vacant Acres. 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

Concrete Block, Rock 1 Story Foundation: Type: Basement Type: Cellar, Partial, Unfinished,

Zoning: Basement: Yes Walkup

Construction: **Existing** Laundry: Yes Laundry Location: First Level Laundry Room Outbuildings: Garage, Shed Laundry Type: 633' + 206'

Fireplaces: Fireplace: Road Frontage: Roof Type: Metal

Appliances: Dishwasher, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator

Lot Description: Corner Lot, Creek Exterior Type: Asbestos Shingle, Wood Exterior Feat: Covered Porch, Patio

1st Floor Master, Eat-in Kitchen, Natural Wood Trim Interior Feat:

Road Type: **Paved**

Measurements

Above Grade Finished: 1,445.0 Nonconform Finished: 0.0 Above Grade Unfinish: 0.0 Nonconform Unfinish: 0.0 Below Grade Finished: 0.0 TFLS: 1,445 Below Grade Unfinish: 189.0

Room Sizes & Levels

Total Rooms: 7 Garage: Y Garage Size: 20 x 18 Garage Type: Detached, Front Garage Spaces: 1 **Entry**

<u>Type</u>	Dimension	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Kitchen	15.3 x 14.10	1st Floor	Vinyl	
Bathroom Full	8.10 x 4.11	1st Floor	Vinyl	
Other	8.10 x 7.2	1st Floor	Vinyl	Laundry Mudroom
Living Room	15.10 x 15.2	1st Floor	Wood	
Bedroom	15.2 x 13.7	1st Floor	Wood	Ceiling Height 8'11"
Other	11.11 x 8.5	2nd Floor	Wood	Open Area - Ideal Office, Playroom, FR

Other 11.11 x 11.11 2nd Floor Open Area - Built in Cabinets Wood

Bedroom 13 x 11.11 2nd Floor Wood Built in Cabinets

Utilities

Water Heater: **Natural Gas** Water Type: **Public Onsite**

Natural Water:

Sewer Type: **Septic Onsite**

General Information

At Closing Possession: Covenants & Restr:

No Flood: No Sign: Yes

All information deemed reliable but not guaranteed.

Heat Type:

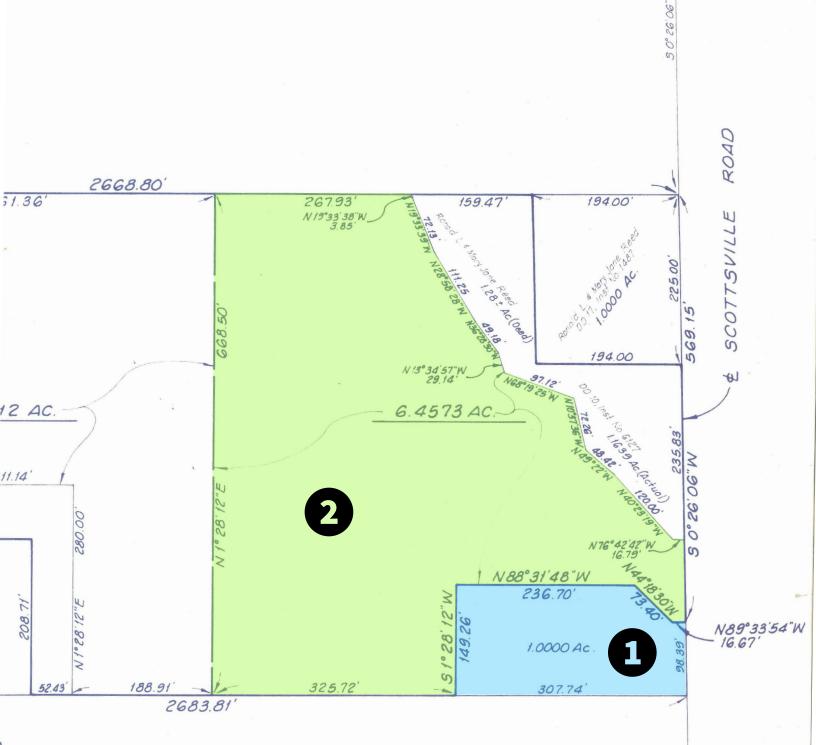
Fuel Type:

Cooling Type:

Forced Air

Central Air

Nat Gas



This is to certify that this map and the survey shown hereon were made under my direct supervision and are true and correct to the best of my knowledge and belief.



Notes

1/20/2021 22Q4: BF FIELD REVIEW & DATA

9/21/2017 18Q3: SKETCH CHANGES

COLLECION.

22-04-01-700-154.000-006

Local Parcel Number 0042190117

Tax ID:

Routing Number 04-01-700-035

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County Floyd

Township LAFAYETTE TOWNSHIP

District 006 (Local 006) LAFAYETTE TOWNSHIP

School Corp 2400

NEW ALBANY-FLOYD COUNTY C

Neighborhood 4000100-006 LAFAYETTE HOMESITE "A"

Section/Plat

17

Location Address (1) 3544 BRUSH COLLEGE RD

FLOYDS KNOBS, IN 47119

Zoning

Subdivision

Lot

Market Model

4000100-006 - Residential

Characte	ristics
Topography	Flood Hazard
Rolling	
Public Utilities	ERA
Water, Electricity	

Streets or Roads TIF Paved

Review Group 2026

Neighborhood Life Cycle Stage

Improving

Printed Monday, May 13, 2024

Reed, Mary J. & Ronald 3544 BRUSH COLLEGE RD **Ownership**

Reed, Mary J. & Ronald

Floyds Knobs, IN 47119

Legal

4331 Scottsville Rd

N 1/2 SW 1/4 17-2-6 1.0 AC

511, 1 Family Dwell - Unplatted (0 to 9.9

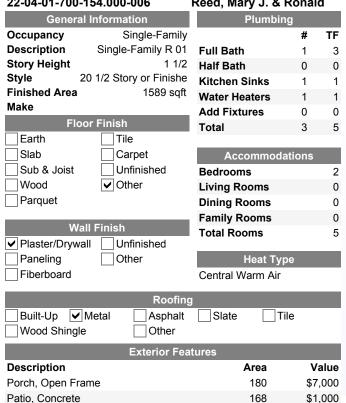
	Transis		oromp			
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/09/1996	Reed, Mary J. & Ronal	0	WD	23/255		I
01/01/1900	SPLIT FROM #2190-0		WD	1		1

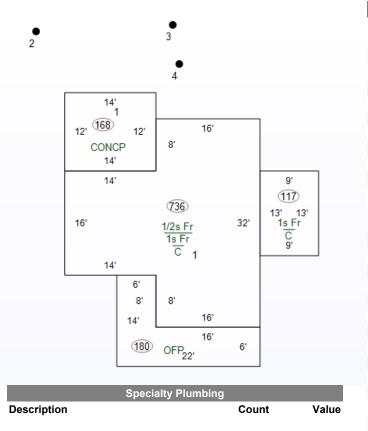
Res

Valuation Records (Work In Progress values are not certified values and are subject to change)										
2024	Assessment Year	2024	2023	2022	2021	2020				
WIP	Reason For Change	AA	AA	AA	AA	AA				
03/08/2024	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020				
Indiana Cost Mod	Valuation Method	Indiana Cost Mod								
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000				
	Notice Required			~	~					
\$40,000	Land	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000				
\$40,000	Land Res (1)	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000				
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0				
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0				
\$116,400	Improvement	\$116,400	\$97,500	\$88,000	\$80,500	\$80,500				
\$115,000	Imp Res (1)	\$115,000	\$95,400	\$86,100	\$78,900	\$78,900				
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0				
\$1,400	Imp Non Res (3)	\$1,400	\$2,100	\$1,900	\$1,600	\$1,600				
\$156,400	Total	\$156,400	\$137,500	\$128,000	\$120,500	\$120,500				
\$155,000	Total Res (1)	\$155,000	\$135,400	\$126,100	\$118,900	\$118,900				
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0				
\$1,400	Total Non Res (3)	\$1,400	\$2,100	\$1,900	\$1,600	\$1,600				

Land Data (Standard Depth: Res 120', CI 120'									20' Base	Base Lot: Res 0' X 0', CI 0' X 0')						
	Land Type	Pricing Metho d	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value	
	9	Α		0	1.0000	1.00	\$40,000	\$40,000	\$40,000	0%	1.0000	100.00	0.00	0.00	\$40,000	

1.00
0
1.00
0.00
0.00
0.00
1.00
0.00
0.00
\$0
0.00
0.0
\$0
\$0
\$0
\$40,000
\$0
\$40,000
\$0
\$0
\$40,000





		(Cost Lado	der		
Floor	Constr	Base	Finish	Value	Totals	
1	1Fr	853	853	\$71,200		
2						
3						
4						
1/4						
1/2	1Fr	736	736	\$26,100		
3/4						
Attic						
Bsmt						
Crawl		853	0	\$5,400		
Slab						
			•	Total Base	\$102,700	
Adjus	tments	1 R	ow Type	Adj. x 1.00	\$102,700	
Unfin I	Int (-)				\$0	
Ex Liv	Units (+)				\$0	
Rec R	oom (+)				\$0	
Loft (+	·)				\$0	
Firepla	ace (+)				\$0	
No He	ating (-)				\$0	
A/C (+	·)		1:8	\$4,100		
No Ele	ec (-)				\$0	
Plumb	ing (+ / -)		5 -	$-5 = 0 \times 0	\$0	
Spec I	Plumb (+)				\$0	
Elevat	or (+)				\$0	
		;	Sub-Total	l, One Unit	\$106,800	
			Sub-Tot	al, 1 Units		
Exterio	or Feature	s (+)		\$8,000	\$114,800	
Garag	es (+) 0 so	qft		\$0	\$114,800	
	Qualit	y and D	esign Fac	tor (Grade)	0.90	
			Locatio	n Multiplier	0.88	
			Replace	ment Cost	\$90,922	

					Su	mmary of Improve	ements									
Description	Story Constr Height Type	Grade Year Eff Built Year		Base Rate	LCM R	Adj ate 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 1/2 Wood Fr	D+2 1900 1900	124 A		0.88	1,589 sqft	\$90,922	50%	\$45,460	0%	100% 1.000	2.260	100.00	0.00	0.00	\$102,700
2: Corn Crib, Frame R 01	1 Free Sta	D 1950 1950	74 A	\$22.87	0.88	8' x14'	\$1,803	65%	\$630	0%	100% 1.000	2.260	0.00	0.00	100.00	\$1,400
3: Detached Garage R 01	1 Wood Fr	D 1900 1900	124 A	\$39.23	0.88 \$27	62 18'x20'	\$9,942	50%	\$4,970	0%	100% 1.000	2.260	100.00	0.00	0.00	\$11,200
4: Utility Shed R 01	1	D 1960 1960	64 A	\$31.58	0.88 \$22	23 6'x10'	\$1,334	65%	\$470	0%	100% 1.000	2.260	100.00	0.00	0.00	\$1,100

Total all pages \$116,400 Total this page \$116,400

22-04-01-700-168.000-006 **General Information**

Parcel Number

22-04-01-700-168.000-006

Local Parcel Number 0042190132

Tax ID:

Routing Number

Property Class 501

04-01-700-034

Vacant - Unplatted (0 to 9.99 Acres)

Year: 2024

Location Information
County
Floyd

Township

LAFAYETTE TOWNSHIP

District 006 (Local 006) LAFAYETTE TOWNSHIP

School Corp 2400

NEW ALBANY-FLOYD COUNTY C

Neighborhood 4000100-006 LAFAYETTE HOMESITE "A"

Section/Plat

17

Location Address (1) **BRUSH COLLEGE RD** FLOYDS KNOBS, IN 47119

Zoning

Subdivision

Lot

Market Model

4000100-006 - Residential

Oh-	and the	a	-
Cha	liaci.	erist	ics

Topography Flood Hazard Rolling **Public Utilities ERA**

Water, Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage

Improving

Printed Monday, May 13, 2024

Review Group 2026

Ownership Reed, Mary J. & Ronald 4331 Scottsville Rd FLOYDS KNOBS, IN 47119

S 1/2 N 1/2 SW 1/4 17-2-6 6.4573 AC

Legal

Transfer of Ownership Date Owner Doc ID Code Book/Page Adj Sale Price V/I Reed, Mary J. & Ronal 200212614 WD 07/29/2002 01/01/1900 HUTH, RAYMOND J., WD

Res

Va	Valuation Records (Work In Progress values are not certified values and are subject to change)										
2024	Assessment Year	2024	2023	2022	2021	2020					
WIP	Reason For Change	AA	AA	AA	AA	AA					
03/08/2024	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020					
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			~	~						
\$28,300	Land	\$28,300	\$28,300	\$28,300	\$28,300	\$28,300					
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0					
\$28,300	Land Non Res (2)	\$28,300	\$0	\$0	\$0	\$0					
\$0	Land Non Res (3)	\$0	\$28,300	\$28,300	\$28,300	\$28,300					
\$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					
\$28,300	Total	\$28,300	\$28,300	\$28,300	\$28,300	\$28,300					
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0					
\$28,300	Total Non Res (2)	\$28,300	\$0	\$0	\$0	\$0					
\$0	Total Non Res (3)	\$0	\$28,300	\$28,300	\$28,300	\$28,300					
	Land Data (Stand	dard Depth: Res 1	120', CI 120' Ba	se Lot: Res 0' X 0	', CI 0' X 0')						

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')													
Land Type	Pricing Soil Metho ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	Α	0	4.0000	1.00	\$6,000	\$6,000	\$24,000	0%	1.0000	0.00	100.00	0.00	\$24,000
92	OA	0	2.4573	1.00	\$1,760	\$1,760	\$4,325	0%	1.0000	0.00	100.00	0.00	\$4,320

Land Computa	itions
Calculated Acreage	6.46
Actual Frontage	0
Developer Discount	
Parcel Acreage	6.46
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
33 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	6.46
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 / Classifed Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$28,300
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$28,300
CAP 3 Value	\$0
Total Value	\$28,300

Data Source External Only

Collector 02/02/2021

BF

Appraiser 02/02/2021

BF

Notes

1/20/2021 22Q4: BF FIELD REVIEW & DATA COLLECION.

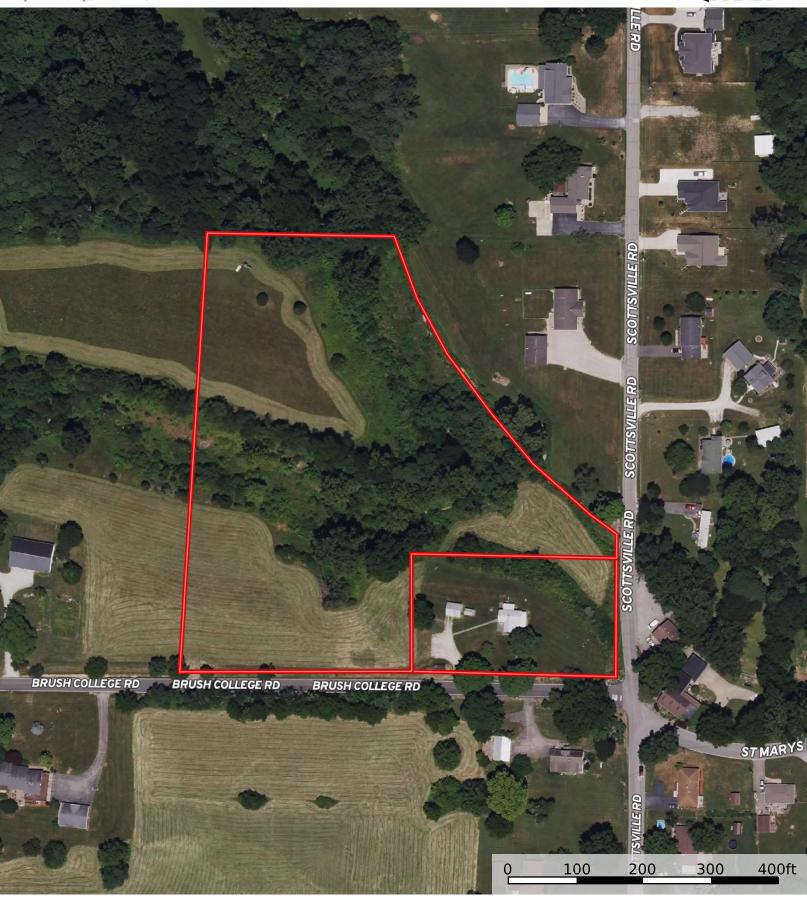
9/21/2017 18Q3: VCANT

12/1/2016 16UP: TP CAME IN AND ALL THE OUTBUILDINGS WERE REMOVED AS OF 2014. SEE ATTATCHED FORM ON THE DEMO. SB

7.45-ACRES 2 TRACTS | FLOYDS KNOBS HOMESTEAD

Floyd County, Indiana, 7.45 AC +/-









Tract 1 - Home | Garage |

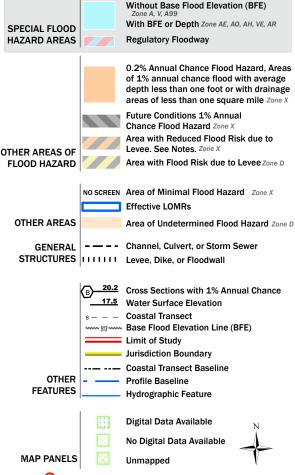
National Flood Hazard Layer FIRMette





Legend

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



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

an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/16/2025 at 7:50 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.

7.45-ACRES 2 TRACTS | FLOYDS KNOBS HOMESTEAD

Floyd County, Indiana, 7.45 AC +/-









Tract 1 - Home | Garage |

4704 Corydon Pike

All Polygons 7.29 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	3.52	48.29	0	44	6e
SolC2	Spickert-Wrays silt loams, 6 to 12 percent slopes, eroded	2.23	30.59	0	57	3e
UnIC	Urban land-Udarents, hard bedrock substratum, complex, hills, 2 to 15 percent slopes	1.31	17.97	0	1	8
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	0.23	3.16	0	65	2w
TOTALS		7.29(*	100%	-	40.73	5.32

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract 2 - 6.45 Vacant Acres 6.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	3.23	53.21	0	44	6e
SolC2	Spickert-Wrays silt loams, 6 to 12 percent slopes, eroded	2.23	36.74	0	57	3e
UnIC	Urban land-Udarents, hard bedrock substratum, complex, hills, 2 to 15 percent slopes	0.38	6.26	0	-	8
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	0.23	3.79	0	65	2w
TOTALS		6.07(*	100%	-	46.82	4.87

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract 1 - Home | Garage | Smokehouse | Corn Crib | 1 Acre 1.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
UnIC	Urban land-Udarents, hard bedrock substratum, complex, hills, 2 to 15 percent slopes	0.93	76.23	0	ı	8
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	0.29	23.77	0	44	6e
TOTALS		1.22(*	100%	1	10.46	7.52

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- $\left(s\right)$ soil limitations within the rooting zone $\left(w\right)$ excess of water



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

1	PROPER'	TY ADDRESS: 3544 Brush College Road, Floyds Knobs , IN 47119
2	LEADWA	DNING STATEMENT
3 4		ARNING STATEMENT very buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
5 6 7 8 9 10 11 13 14 15	SELLER'S	cuch property may present exposure to lead from lead-based paint that may place young children at risk of developing lead oisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, educed intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to regnant women. The seller of any interest in residential real property is required to provide the buyer with any information in lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any nown lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended for to purchase. S DISCLOSURE nce of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)
16	[
17	(i)	Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
18 19		
20	(ii)	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
21	(**)	g established the treatment of the analysis of
22		
23	(b.) Recor	ds and reports available to the seller: (check (i) or (ii) below)
24 25 26 27	(i) <u>L</u>	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):
28	_	
29 30	(ii) <u>]</u>	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
31	BUYER'S	ACKNOWLEDGEMENT (initial)
32	(c.)	
33	(d.)	
34	(e.)	Buyer has (check (i) or (ii) below):
35	(i) 📙	received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
36		the presence of lead-based paint and/or lead-based paint hazards;
37 38	(ii)	OR
39	(11)	waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
40	BROKER'	'S ACKNOWLEDGMENT (initial)
41	(f.)	·
42	··/	of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word
43		"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
44		,
45		·
<u> </u>	· · · · · · · · · · · · · · · · · · ·	3544 Brush College Road, Floyds Knobs , IN 47119 (Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)
COPYRIGHT IAR 2025

46	CERTIFICATION OF ACCURACY			
47	The following parties have reviewed the i	nformation above an	d certify, to the best of their knowledge, th	at the information they
48	have provided is true and accurate.		•	
49				
50	This Certification and Acknowledgment m	ay be executed simu	Itaneously or in two or more counterparts,	each of which shall be
51	deemed an original, but all of which to	gether shall constitu	ite one and the same instrument. The i	parties agree that this
52	Certification and Acknowledgment may	be transmitted bet	ween them electronically or digitally. T	he parties intend that
53	electronically or digitally transmitted sig	natures constitute o	riginal signatures and arebinding on the	e parties. The original
54	document shall be promptly delivered, if re			,
55		•		5 halos
56				2/12/2025
57	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
58				
59			Brian K. Reed ,Personal Representat	ive
60	PRINTED		PRINTED	
61				
62				
63	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
64				
65				
66	PRINTED		PRINTED N	
67			Dadle	
68			1283/1/DWA	5.28-7015
69	SELLING BROKER*	DATE	LISTIMG BROKER	DATE

Douglas Harritt, Harritt Group, Inc.

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



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

Form #37. Copyright IAR 2025

