



BID PACKET

HARRISON COUNTY 16 ACRES 2 HOMES & GARAGE ONLINE AUCTION

4915 O'BANNON ROAD SE
ELIZABETH, IN 47117

— ONLINE BIDDING ENDS —

TUESDAY, AUGUST 12 @ 6PM

**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

4915 O'Bannon Road SE, Elizabeth, IN 47117

Bidding Ends Tuesday, August 12, 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 22, 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

All land measurements are per courthouse records. Survey available dated June 17, 1976 by Paul Primavera Land Surveyor.

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.

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 22 through Tuesday, August 12, 2025*.

AGENCY

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

SELLER

Edgar Poe Living Trust
Eric R. Poe, Trustee

Client Detail

4915 O'Bannon Road SE, Elizabeth, IN 47117

Listing #: **202509839**

Total Finished Sqft: **2,050**

Above Grade Finished SqFt: **1,380**

\$0
Active (07/28/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Township:	Posey
Subdivision:	No	School Dst:	South Harrison
Subdiv Nm:		Parcel#:	0080075100
Beds:	4	Lot Sz:	16 / 696,960
Baths:	3 (3 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,380	Lot Dim:	
Tot Fin SF:	2,050	Year Built:	1990
New Const:	No	Annual Tax:	1,480
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	0
Land Assess:	68,800	HOA \$:	/
Improvements:	190,500		
Total Assess:	259,300		
Directions:	I-64 to Georgetown Exit #118. West on IN-62 3 miles to left on IN-11. South 11 miles to right on O'Bannon Road. 4/10th mile to auction on the left.		
Legal:	008-00751-00 E PT SW QR 28-4-5 16. AC 8 751		
Tot Deductions:	\$126,275	<u>Deduction Type</u>	<u>Comment</u>
		Over 65	14000
		Homestead Standard	48000

Remarks

HARRISON COUNTY 16 ACRES | 2 HOMES & GARAGE ONLINE AUCTION - BIDDING ENDS: TUESDAY, AUGUST 12 @ 6PM. Selling online a secluded 16-acres of open level land bordered by woods surrounding a one-owner 1,380 square foot 4 bedroom - 3 bath ranch with private walkout basement living quarters with kitchenette, a 1991 single-wide 3 bedroom - 2 bath 14 x 76 mobile home, a steel-framed 30'x 40' two bay garage, and multiple outbuildings including chicken coops and run. Paul Primavera 1976 Survey. Located in south Harrison County, just minutes from Chariot Run Golf Course and an easy 30-minute drive to downtown Louisville. A ready-to-enjoy versatile property in a private Southern Indiana community. **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:	Poured Concrete
Zoning:	Agri/ Residential	Basement:	Yes
Construction:	Existing	Laundry:	Yes
Outbuildings:	Garage, Shed, Other	Laundry Type:	Laundry Room
# Fireplaces:	Fireplace:	Road Frontage:	52
Roof Type:	Metal		
Appliances:	Dishwasher, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Secluded Lot, Wooded Lot		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Porch, Deck, Thermopane windows		
Interior Feat:	1st Floor Master, Bath Master, Blinds, Ceiling Fan(s), Den/Office, Eat-in Kitchen, Family Room, Second Kitchen, Utility/Mud Room, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,380.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	670.0	TFLS:	2,050
Below Grade Unfinish:	710.0		

Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **30 x 40** Garage Type: **Detached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	18.6 x 13.8	1st Floor	Wood	
Kitchen	20 x 10.9	1st Floor	Wood	
Main Bedroom	11.9 x 14	1st Floor	Wood	
Bathroom Full	14.7 x 5	1st Floor		Wood & Vinyl Flooring
Bedroom	10 x 10	1st Floor	Wood	
Bedroom	10.5 x 12.11	1st Floor	Wood	
Bathroom Full	5.6 x 8.3	1st Floor	Luxury Vinyl Plank	

Other	6.6 x 5	1st Floor	Wood	Laundry Mudroom
Family Room	19.11 x 11.9	LL/Basement	Carpet	
Bedroom	18.11 x 11.9	LL/Basement	Carpet	Open Hallway to Walkout
Bathroom Full	7 x 8	LL/Basement	Vinyl	
Office	11.11 x 11.9	LL/Basement	Carpet	Two Double Closets
Kitchen	6 x 8	LL/Basement	Vinyl	Kitchenette - No Range/Oven

Utilities

Water Heater:	Natural Gas	Heat Type:	Baseboard, Heat Pump
Water Type:	Public Onsite	Cooling Type:	Heat Pump
Natural Water:		Fuel Type:	Dual, Electric, Nat Gas
Sewer Type:	Septic Onsite		

General Information

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

All information deemed reliable but not guaranteed.

31-15-28-300-012.000-015

General Information

Parcel Number
31-15-28-300-012.000-015
Local Parcel Number
0080075100

Tax ID:

Routing Number

Property Class 101

Cash Grain/General Farm

Year: 2024

Location Information

County
Harrison

Township

POSEY TOWNSHIP

District 015 (Local 008)

POSEY TOWNSHIP

School Corp 3190

SOUTH HARRISON

Neighborhood 3115501-015

Posey Twp Base Res

Section/Plat

28.00

Location Address (1)

4915 OBANNON RD SE

ELIZABETH, IN 47117

POE, EDGAR LIVING TRUST

Ownership

POE, EDGAR LIVING TRUST
4915 O'BANNON RD SE
ELIZABETH, IN 47117

4915 OBANNON RD SE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/29/2022	POE, EDGAR LIVING	202205017	QC	/	/	I
01/01/1900	POE, EDGAR & SUSA		WD	/	/	I

101, Cash Grain/General Farm

Posey Twp Base Res/3115

Notes

8/17/2020 3RD: CHANGED SQ FT ON DWELLING (YR 1990) FROM: 1356 TO: 1380 DUE TO INCORRECT MEASUREMENTS. SQ FT ON WDDK FROM: (192 TO: 204) & ADDED 2 UTLSHED'S (6X8 YR 2005 SV@300. & 10X15 YR 2014 SV@800.) PER R/A FOR 2021 PAY 2022

8/17/2018 NOTE: CORRECTED YEAR OF MH PER PERMIT

9/19/2016 3RD: ADDED 10X16 WDDK TO MH FOR 17 PAY 18 PER RA.

6/5/2012 M: REMOVED UTL SHED AND LEANTO AND ADDED T3AW AND CHANGED GRADE ON 1990 HOUSE TO C-1 FOR REASSESSMENT 2012 PAY 2013

4/13/2012 M: CHANGED SINGLE WIDE MOBILE HOME TO ISFR/S FOR 2012 PAY 2013

1/30/2006 CHD: Previous parcel_id: 0405280001900

13/2006 MEM: 1990 ADDED HOUSE HOMESITE NOTE: HOMESTEAD CREDIT APPLIED AS OF 3-1-92
NOTE: ADDED HOMESITE & MH(14X76) YR 1990 FOR 03/01/06'

NOTE: CHANGED CONDITION ON DWELLING FROM GOOD TO AV & SV MH FOR 11000. PER PTABOA FOR 2006 PAY 2007

NOTE: REMOVED T3 AW BLDG #2 BURNED 03-

Land Computations

Calculated Acreage 16.00
Actual Frontage 0

Developer Discount ☐

Parcel Acreage 16.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homesite 2.00

91/92 Acres 0.00

Total Acres Farmland 14.00

Farmland Value \$8,780

Measured Acreage 14.00

Avg Farmland Value/Acre 627

Value of Farmland \$8,780

Classified Total \$0

Farm / Classified Value \$8,800

Homesite(s) Value \$60,000

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$30,000

CAP 2 Value \$38,800

CAP 3 Value \$0

Total Value \$68,800

Legal

008-00751-00 E PT SW QR 28-4-5 16. AC
8 751



Agricultural

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
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"/>						
Land						
\$68,800	Land	\$68,800	\$57,300	\$45,800	\$25,000	\$21,100
\$30,000	Land Res (1)	\$30,000	\$25,000	\$20,000	\$10,000	\$8,100
\$38,800	Land Non Res (2)	\$38,800	\$32,300	\$25,800	\$15,000	\$13,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement						
\$190,500	Improvement	\$190,500	\$175,500	\$167,600	\$153,700	\$150,500
\$166,500	Imp Res (1)	\$166,500	\$151,300	\$143,500	\$130,800	\$129,000
\$11,000	Imp Non Res (2)	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
\$13,000	Imp Non Res (3)	\$13,000	\$13,200	\$13,100	\$11,900	\$10,500
Total						
\$259,300	Total	\$259,300	\$232,800	\$213,400	\$178,700	\$171,600
\$196,500	Total Res (1)	\$196,500	\$176,300	\$163,500	\$140,800	\$137,100
\$49,800	Total Non Res (2)	\$49,800	\$43,300	\$36,800	\$26,000	\$24,000
\$13,000	Total Non Res (3)	\$13,000	\$13,200	\$13,100	\$11,900	\$10,500

Land Data (Standard Depth: Res 120', CI 120' 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 A	A		0	1.0000	1.00	\$30,000	\$30,000	\$30,000	0%	1.0000	100.00	0.00	0.00	\$30,000
9 A	A		0	1.0000	1.00	\$30,000	\$30,000	\$30,000	0%	1.0000	0.00	100.00	0.00	\$30,000
4 A	A	BBD2	0	0.298500	0.75	\$2,280	\$1,710	\$510	0%	1.0000	0.00	100.00	0.00	\$510
4 A	A	BPD3	0	1.257940	0.65	\$2,280	\$1,482	\$1,864	0%	1.0000	0.00	100.00	0.00	\$1,860
4 A	A	CRB2	0	1.326810	0.98	\$2,280	\$2,234	\$2,964	0%	1.0000	0.00	100.00	0.00	\$2,960
6 A	A	BPD3	0	10.083580	0.65	\$2,280	\$1,482	\$14,944	-80%	1.0000	0.00	100.00	0.00	\$2,990
6 A	A	CRB2	0	1.033160	0.98	\$2,280	\$2,234	\$2,308	-80%	1.0000	0.00	100.00	0.00	\$460

Characteristics

Topography
Rolling ☐

Flood Hazard

Public Utilities

ERA ☐

Streets or Roads

Unpaved ☐

Neighborhood Life Cycle Stage

Other ☐

Printed Thursday, September 12, 2024

Review Group

Collector

Data Source N/A

Appraiser

General Information

Occupancy

Single-Family

Single-Family R 01

Description

Single-Family R 01

Story Height

1

N/A

Style

Kitchen Sinks

Finished Area

1380 sqft

Make

1380 sqft

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☐ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

☐ Parquet

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

5

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

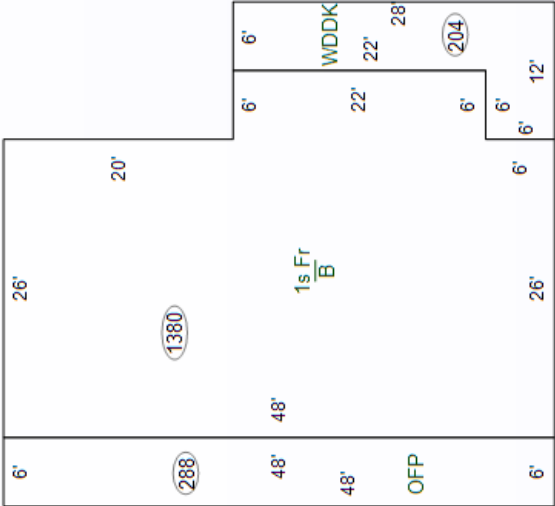
☐ Paneling

☐ Other

☐ Fiberboard

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Sub-Total, One Unit	\$135,500
Sub-Total, 1 Units	\$135,500

Exterior Features (+)	\$14,000	\$149,500
Garages (+) 0 sqft	\$0	\$149,500
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.88	
Replacement Cost	\$124,982	

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	C-1	1990	1990	34 A	0.88	0.88		2,760 sqft	\$124,982	26%	\$92,490	0%	100%	1,800	100.00	0.00	0.00	\$166,500
2: Barn, Pole (T3)	1	T3AW	C	2002	2002	22 A	\$19.27	0.88		30' x 40' x 12'	\$19,758	40%	\$11,850	0%	100%	1,000	100.00	0.00	0.00	\$11,900
3: Utility Shed	1	SV	D	2005	2005	19 F	0.88			6'x8'		55%		0%	100%	1,000	0.00	100.00	0.00	\$300

PAUL PRIMAVERA & ASSOCIATES

REGISTERED ENGINEERS & LAND SURVEYORS

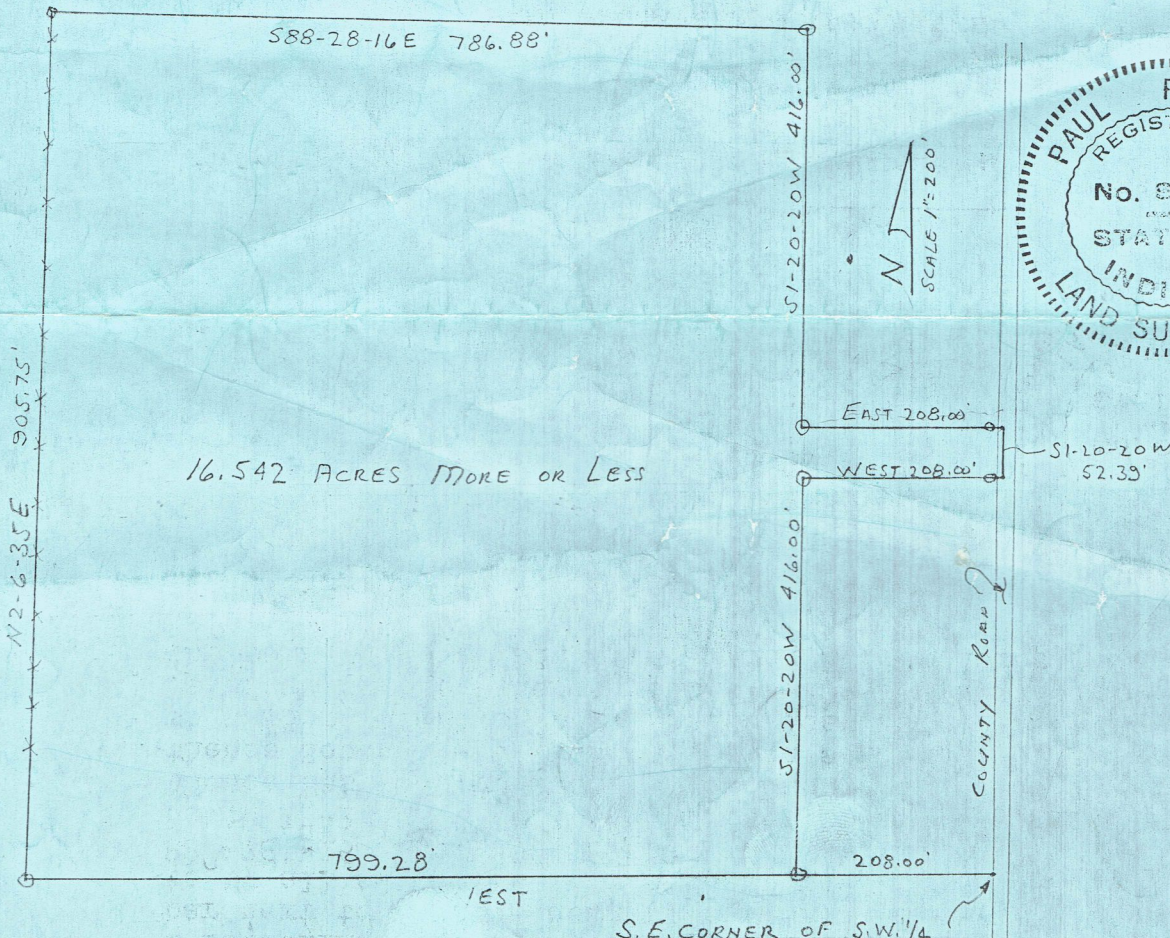
101 SOUTH CAPITOL AVE., CORYDON

P. O. BOX 123
CORYDON, INDIANA 47112

PHONE 738-4124

The following is a legal description prepared this 17th day of June, 1976, of real property in the Southwest quarter of Section 28, Township 4 South, Range 5 East, in Posey Township, Harrison County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said quarter, thence West with the Section line, basis of bearings this description 208.00 feet to a #5 reinforcing bar, this being the point of beginning, thence continuing West with said Section line 799.28 feet to a #5 reinforcing bar, being the corner agreed on by all adjoiners as the property corner, thence with a fenceline North $2^{\circ}-6'-35''$ East 905.75 feet to a #5 reinforcing bar next to a fence corner, said fenceline and corner agreed to by all adjoiners to represent the property line, thence South $88^{\circ}-28'-16''$ East 786.88 feet to a #5 reinforcing bar, thence South $1^{\circ}-20'-20''$ West 416.00 feet to a #5 reinforcing bar, thence East 208.00 feet to the East line of said quarter, thence South $1^{\circ}-20'-20''$ West with said East line 52.39 feet to a #5 reinforcing bar, thence West 208.00 feet to a #5 reinforcing bar, thence South $1^{\circ}-20'-20''$ West 416.00 feet to the point of beginning containing 16.542 Acres more or less.



CERTIFICATE OF SURVEY





I, the undersigned hereby certify that I am a Registered Land Surveyor of the State of Indiana; that this Plat correctly represents a survey completed under my personal supervision, that all the markers shown thereon actually exist, and that their locations are accurately shown.

[Signature]

#76-816

0-#5 REINF BAR



 Garage  Mobile Home  Main Home  Boundary