

25 ACRES - 4 TRACTS - HOME ABSOLUTE FLOYD COUNTY MULTIPAR ONLINE AUCTION

3619 KEPLEY ROAD GEORGETOWN, IN 47122

ONLINE BIDDING ENDS —

SUNDAY SEPTEMBER 7 @ 6PM





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS 3619 KEPLEY ROAD, GEORGETOWN, IN 47122 BIDDING ENDS: SUNDAY, SEPTEMBER 7, 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 31, 2025 @ 6PM.

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, October 17, 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

Property is being sold per current survey dated 7/22/2025, provided by the seller and prepared by David J. Ruckman, P.L.S.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller. If property sells in individual tracts, the buyer will assume 2026 taxes due and payable 2027. If the property sells as a whole to one buyer, the taxes will be prorated to the day of closing. *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, subject to tenant's rights on the 2025 fall crop harvest.

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 ABSOLUTE WITH NO RESERVE

Property is selling absolute with no reserve 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, August 17 through Sunday, September 7, 2025.*

AGENCY

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

SELLER

Robert Love Estate

CO-PERSONAL REPRESENTATIVE

Max Love Kelly Love Walker

ESTATE ATTORNEY

Steven S. Lohmeyer, Attorney The Lohmeyer Law Office

3619 Kepley Road, Georgetown, IN 47122

Listing #: 2025010290 Total Finished Sqft: 1,408 Above Grade Finished SqFt: 1,408 Active (08/13/25)



Prop Type: Residential/Farm SubType: **Farm** County: Floyd Township: Georgetown New Albany-Floyd Cty Subdivision: No School Dst: 0020400008 Subdiv Nm: Parcel#: Beds: Lot Sz: 25 / 1,089,000 3 2 (11) Lot Size Src: Baths: Survey Lot Dim: Abv Grd SF: 1,408

Tot Fin SF: 1,408 Year Built: 1964
New Const: No Annual Tax: 3,433
Est Completion:

Home Warranty: Tax Year: 2024/2025

Land Assess: **142,500** DOM: **1** Improvements: **172,100** HOA \$: /

Total Assess: **314,600**

Directions: I-64 to Georgetown Exit 118 to St. Rd. 64. West 5.8 miles on IN-64 towards downtown Georgetown to right

on Kepley Road. North 2 miles to property on left –

\$0

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directly across from Highland Lake Estates.

Legal: Part of Section 20, T-2-S, R-5-E, 25 Acres Per Survey,

Georgetown Township, Floyd County, IN.
Tot Deductions: \$102,638Deduction Type Comment

Supplemental Homestd 54,638

Remarks

25 ACRES - 4 TRACTS - HOME | ABSOLUTE FLOYD COUNTY MULTIPAR ONLINE AUCTION - BIDDING ENDS SUNDAY SEPTEMBER 7 @ 6PM. A picturesque 25-acre farm being sold absolute at multipar online auction to the highest bidder. Property features 1,408 square foot 3 BR - 1.5 bath mid-century ranch with detached garage. 1,575 feet of frontage on 3 roads - Kepley Road, Utz Road, and Jefferson Court. Offering in 4 tracts, ranging from 5.42 to 8.20 acres - with the opportunity to purchase a single tract or the entire property. Located 2 miles north off State Road 64 and directly across from Highland Lake Estates. 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 due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing if sold as a whole. If property sells in individual tracts buyer will assume 2026 taxes due 2027. 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. Home possession at closing, land possession subject to 2025 fall harvest crop rights. Broker participation welcomed - client registration required prior to auction. See full details in the Auction Bid Packet.

Amenities

Type: 1 Story Foundation: Concrete Block, Crawl Space, Rock
Pagement, Voc.
Basement Type: Cellar, Crawl Space,

Zoning: Agri/ Residential Basement: Yes Unfinished

Construction: Existing Laundry: Yes Laundry Location: First Level

Outbuildings: Garage, Other Laundry Type: Laundry Room

Fireplaces: Fireplace: Road Frontage: 1575

Roof Type: Shingle

Appliances: Clothes Dryer, Clothes Washer, Dishwasher, Oven Self Clean, Range / Oven, Refrigerator

Lot Description: Secluded Lot, Wooded Lot

Exterior Type: Aluminum Siding

Exterior Feat: Covered Porch, Landscaped, Porch, Thermopane windows

Interior Feat: 1st Floor Master, Bath 1/2 Master, Breakfast Bar, Ceiling Fan(s), Natural Wood Trim, Utility/Mud Room

Road Type: Paved

Bedroom

Measurements

Above Grade Finished: 1,408.0 Nonconform Finished: 0.0
Above Grade Unfinish: 0.0 Nonconform Unfinish: 0.0
Below Grade Finished: 0.0 TFLS: 1,408
Below Grade Unfinish: 352.0

Carpet

Room Sizes & Levels

Total Rooms: 7 Garage: Y Garage Size: 24 x 36 Garage Type: Detached, Front Garage Spaces: 2

				Littiy
<u>Type</u>	Dimension	<u>Level</u>	<u>Flooring</u>	Description
Living Room	18.10 x 18.6	1st Floor	Carpet	
Dining Area	15.6 x 9.7	1st Floor	Carpet	
Kitchen	15.1 x 9.9	1st Floor	Vinyl	
Bedroom	15.1 x 8.05	1st Floor	Carpet	
Bedroom	11.1 x 9	1st Floor	Carpet	
Bathroom Half	4.11 x 3.09	1st Floor	Vinyl	

12.06 x 10.03 1st Floor

Utilities

Water Heater: Electric Heat Type: Heat Pump
Water Type: Public Onsite Cooling Type: Heat Pump
Natural Water: Fuel Type: Electric

Sewer Type: Septic Onsite

General Information

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

All information deemed reliable but not guaranteed.

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.

* EXAMPLE 1 - Single Lot Bids

TRACT	ACRES	BID	BIDDER
1	8.90	\$50,000	5
2	8.79	\$50,000	20
3	5.00	\$150,000	9
TO.	TAL	\$250,000	

* EXAMPLE 2 - Combination Bid + Single Lot Bid

TRACT	ACRES	BID	BIDDER
1 & 2	17.69	\$101,000	13
3	5	\$150,000	9
TO ⁻	ΓAL	\$251,000	

RULES

- 1 SINGLE TRACT BIDDING BEGINS SUNDAY, AUGUST 17 @ 6PM
- 2 COMBINATION BIDDING BEGINS SUNDAY, AUGUST 31 @ 6PM
- FOR A NEW BID ON A SINGLE LOT OR COMBINATION,
 THE OVERALL TOTAL MUST INCREASE BY A MINIMUM OF \$1,000

EXTENDED BIDDING

- 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.

HELPFUL TIPS

- Don't wait until the end; prices will not go down.
- Bid only on the lots that you want to own.
- Any posted bid is considered active and could be back in winning position any time during the auction.
- Before you bid, determine your auction strategy what you want to buy and how much you can bid.
- Consult with Harritt Group staff to help with bidding strategy or math before/during the auction.

Static Zoning Floyd 덛 Neighborhood 2000100-002 School Corp 2400 District 002 (Local 002) GEORGETOWN TOWNSHIP Property Class 101 Routing Number 22-02-02-000-007.000-002 Printed Neighborhood Life Cycle Stage Paved Streets or Roads Water, Electricity Public Utilities 2000100-002 - Residential Market Model Subdivision GEORGETOWN, IN 47122 3619 KEPLEY RD Section/Plat Georgetown Homesite NEW ALBANY-FLOYD COUNTY C GEORGETOWN TOWNSHIP County Year: 2024 Cash Grain/General Farm 02-02-000-066 Tax ID: 0020400008 Local Parcel Number 22-02-02-000-007.000-002 Parcel Number Гороgraphy ocation Address (1) **Township** Location Information General Information Monday, May 13, 2024 Characteristics Flood Hazard ERA 븎 7 G Land Type Love, Robert & Emma J. Georgetown, IN 47122 Love, Robert & Emma J. 3619 Kepley Rd NE 1/4 20-2-5 10.810 Ac. Indiana Cost Mod d Pricing Soil 01/12/2024 \$193,700 \$19,700 \$3,100 **\$150,000** \$146,900 \$216,500 **\$66,500** \$46,800 \$19,700 \$3,100 1.0000 2024 ¥₽ CRB2 CRB2 CRB2 Total Land **Equalization Factor** Valuation Method As Of Date Reason For Change **Assessment Year** Improvement Notice Required Imp Non Res (2) Total Non Res (2) Total Non Res (3) Imp Non Res (3) Imp Res (1) Land Non Res (2) Land Non Res (3) Land Res (1) Act Front. Total Res (1) Land Data (Standard Depth: Res 120', CI 120' 8.0000 1.3000 0.5100 1.0000 Size Factor 0.98 0.98 1.00 01/01/1900 Date 08/04/1961 3619 KEPLEY RD Indiana Cost Mod Progress values are not certified \$46,800 **\$216,500** \$193,700 \$19,700 **\$150,000** \$146,900 \$0 01/01/2024 \$2,280 \$2,280 \$2,280 **\$66,500** \$46,800 \$19,700 Rate \$3,100 1.0000 2024 **BUCKNER, ELBERT &** ⋛ Love, Robert & Emma Owner \$46,800 \$2,234 \$2,234 \$2,234 Indiana Cost Mod Adj. Rate **\$135,900 \$133,200** 01/01/2023 \$180,000 \$199,100 **\$63,200** \$46,800 \$16,400 \$16,400 \$2,700 1.0000 \$17,872 \$46,800 \$1,139 \$2,904 2023 Value \$0 Fransfer of Ownership Indiana Cost Mod -40% -60% Lot: Res 0' X 0', CI 0' X 0') 101, Cash Grain/General Farm **\$177,300** \$161,900 \$13,000 **\$117,500** \$115,100 01/01/2022 Doc ID Code Book/Page Adj Sale Price V/I **\$59,800** \$46,800 \$13,000 \$2,400 \$2,400 1.0000 1.0000 1.0000 Market Factor 1.0000 Agricultural and are subject to change) 1.0000 2022 < \$0 ĕ ⋚ 100.00 Cap 1 Indiana Cost Mod 0.00 0.00 0.00 **\$103,400** \$101,500 **\$161,400** \$148,300 \$11,200 01/01/2021 100.00 100.00 100.00 Cap 2 **\$58,000** \$46,800 \$11,200 0.00 \$1,900 164/367 1.0000 2021 < ⋛

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4/8/2022 26Q1: BF FIELD REVIEW & DATA COLLECTION.

7/9/2018 22Q1: 2018 BF FIELD REVIEW AND DATA COLLECTION.

3/24/2015 09DE: 2009 DESTROYED PROPERTY T21S AND CRIBOT DESTROYED BY WIND. REMOVED FROM PROPERTY. CS 5-13-2010

3724/2015 14UP: 2014 UPDATE
FORM 130 FILED FOR 14/15. ADJUSTED USING
COMPS. FORM 134 TO
PTABOA. SB 12/2/14

3/24/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

2020 ⋛

Indiana Cost Mod 01/01/2020

1.0000

\$11,100 **\$57,900** \$46,800

\$92,900 \$94,700

\$1,800

														\$680	\$1,160	\$17,870	\$46,800		Value		\$1,800	\$11,100	\$139,700	\$152,600
Total Value	CAP 3 Value	CAP 2 Value	CAP 1 Value	Supp. Page Land Value	91/92 Value	Homesite(s) Value	Farm / Classifed Value	Classified Total	Value of Farmland	Avg Farmland Value/Acre	Measured Acreage	Farmland Value	Total Acres Farmland	91/92 Acres	9 Homesite	83 UT Towers NV	82 Public Roads NV	81 Legal Drain NV	Parcel Acreage	Developer Discount	Actual Frontage	Calculated Acreage	Land Computations	
\$66,500	\$0	\$19,700	\$46,800		\$0	\$46,800	\$19,700	\$0	\$19,710	2009	9.81	\$19,710	9.81	0.00	1.00	0.00	0.00	0.00	10.81		0	10.81	ns	

Cap 3

0.00 0.00 0.00

Review Group

2023

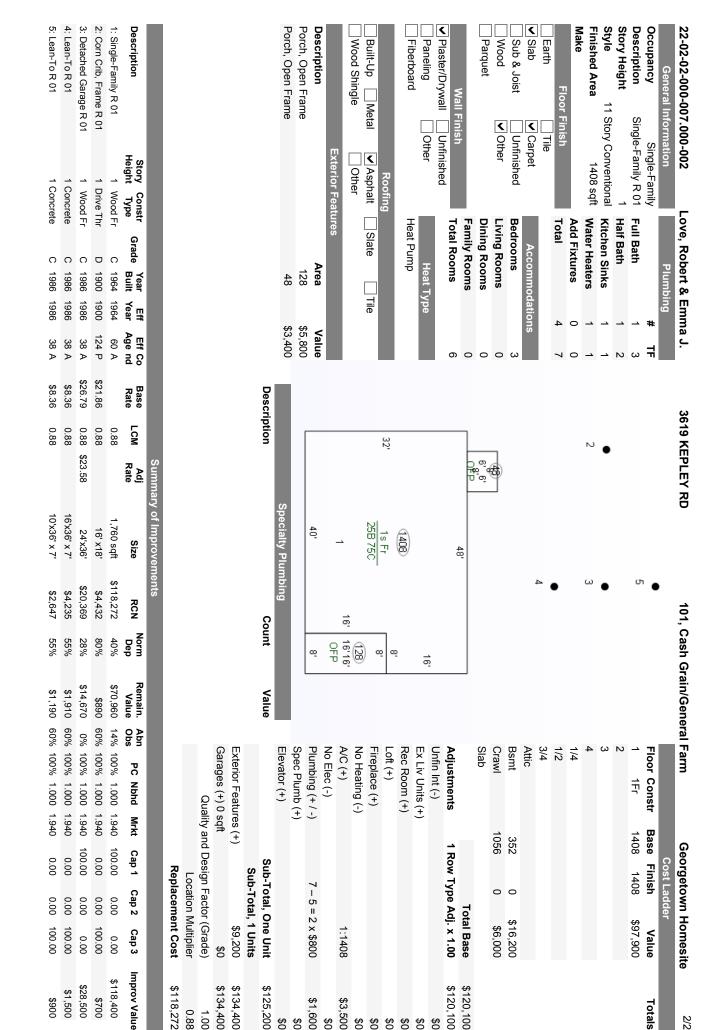
Data Source External Only

Collector 04/13/2022

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Appraiser 04/13/2022

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\$1,600

\$0

\$3,500

\$0

\$0

\$0

Totals

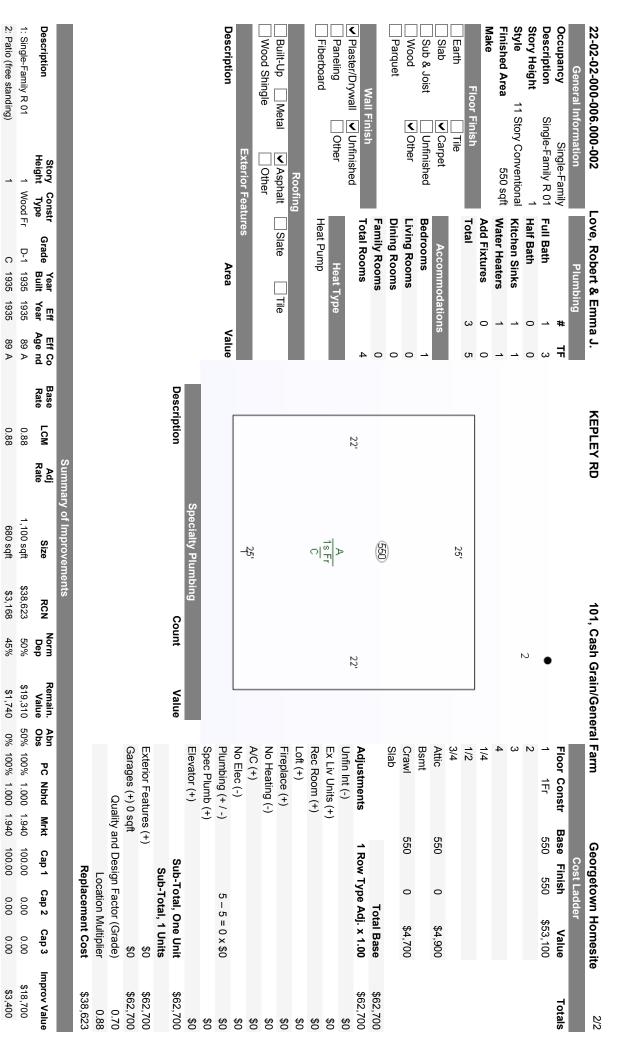
2/2

Total all pages \$150,000 Total this page \$150,000

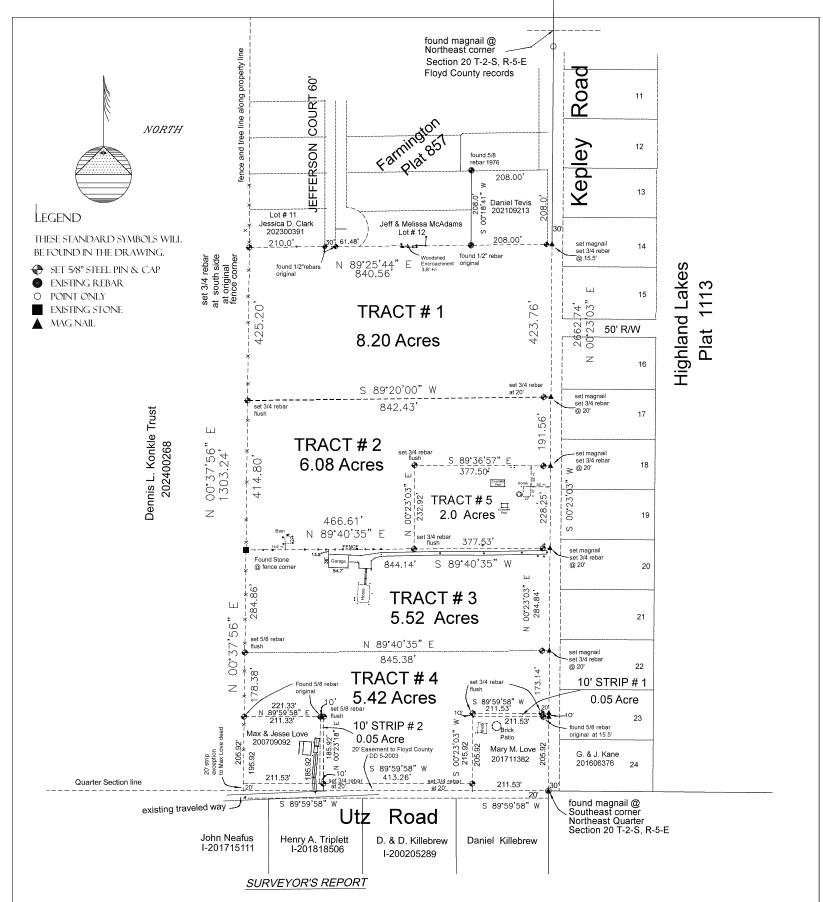
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0.88 1.00

Market Model 2000100-002 - Residential Characteristics Topography Flood Hazard Rolling Public Utilities ERA Water, Electricity Streets or Roads Paved Neighborhood Life Cycle Stage Static Printed Monday, May 13, 2024 Review Group 2023	Zoning Subdivision Lot	County Floyd Township GEORGETOWN TOWNSHIP District 002 (Local 002) GEORGETOWN TOWNSHIP School Corp 2400 NEW ALBANY-FLOYD COUNTY C Neighborhood 2000100-002 Georgetown Homesite Section/Plat 20 Location Address (1) KEPLEY RD GEORGETOWN, IN 47122	General Information Parcel Number 22-02-02-000-006.000-002 Local Parcel Number 0020400007 Tax ID: Routing Number 02-02-000-067 Property Class 101 Cash Grain/General Farm Year: 2024 Location Information
Data Source	Type d 9 A 4 A 5 A	01.	Love, R 3619 K George
	Metho ID d A CRE A CRE A GLE	01/12/2024 Indiana Cost Mod 1.0000 \$76,000 \$46,800 \$29,200 \$22,100 \$22,100 \$22,100 \$22,100 \$22,000 \$30 \$22,000 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30	Love, Robert & Emma J Ownership Love, Robert & Emma J. 3619 Kepley Rd Georgetown, IN 47122 Legal SE 1/4 20-2-5 16.38 A. Valuation Re 2024 Assessm WIP Reason F
External Only	32 Fr		☆
Only	Act Front. 0 10 0 10 0 1	As Of Date Valuation Method Equalization Fact Notice Required Land Land Res (1) Land Non Res (2) Land Non Res (3) Improvement Imp Res (1) Imp Non Res (2) Imp Non Res (3) Total Total Res (1) Total Res (1) Total Non Res (2) Total Non Res (3)	Emma J. lership lima J. 122 122 egal egal assessment Year Reason For Chang
Col	Size I 1.0000 10.7000 1.9800 2.7000	As Of Date Valuation Method Equalization Factor Notice Required Land Land Res (1) Land Non Res (2) Land Non Res (3) Imp Res (1) Imp Non Res (2) Imp Non Res (3) Total Total Res (1) Total Res (3) Total Non Res (3) Land Non Res (3)	Emma J. lership lima J. 122 122 egal assessment Year Reason For Change
Collector	1.00 0.98 0.89 0.50	Indiar	KEPLEY I Date 11/05/1970 03/23/1918 01/01/1900 K In Progress
04/13/2022	Rate \$46,800 \$2,280 \$2,280 \$2,280	f Date 01/01/2024 01/01/2024 ation Method Indiana Cost Mod Indiana Cost Mod Ilization Factor 1.0000 1.1 & Required \$76,000 \$71,000 d Res (1) \$46,800 \$46,800 d Non Res (2) \$29,200 \$24,000 d Non Res (3) \$22,100 \$20,000 Non Res (1) \$22,100 \$20,000 Non Res (2) \$0 \$20,000 Il Res (1) \$98,100 \$91,000 Il Res (1) \$68,900 \$66,000 Il Non Res (2) \$29,200 \$24,000 Il Non Res (3) \$98,100 \$91,000 Il Non Res (3) \$29,200 \$24,000 Il Non Res (3) \$29,200 \$24,000 Il Non Res (3) \$29,200 \$24,000 Il Non Res (2) \$29,200 \$24,000 Il Non Res (2) \$29,200 \$24,000 Il Non Res (3) \$20,000 \$24,000 Il Non Res (2) \$20,000 \$20,000 Il Non Res (2) \$20,000 \$20,000 Il Non R	EPLEY RD Date Ow 11/05/1970 Low 03/23/1918 ME 01/01/1900 ZIM 01/01/1900 ZIM In Progress valu AA
22 BF	\$46,800 \$2,234 \$2,029 \$1,140	324 100 100 100 100 100 100 100 1	Owner Love, Rob MERIWET ZIMMERN ZIMMERN AA
"	te Value 0 \$46,800 4 \$23,904 9 \$4,017 0 \$3,078	01/01/2023 Indiana Cost Mod In 1.0000 \$71,100 \$46,800 \$24,300 \$20,100 \$20,100 \$91,200 \$91,200 \$66,900 \$24,300 \$924,300 \$91,200 \$886,900 \$24,300 \$91,200 \$91,200	Emma J. NEEPLEY RD NETRINGER OF TRANSFer of Date 11/05/1970 Love, Robert & Emma 03/23/1918 MERIWETHER, LLOY 01/01/1900 ZIMMERMAN, CAROL egal Millimining Carolina Season For Change KEPLEY RD Transfer of Change Owner 01/05/1970 Love, Robert & Emma 03/23/1918 MERIWETHER, LLOY 01/01/1900 ZIMMERMAN, CAROL 2023 Assessment Year 2024 2023 AA AA
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ppraiser 04/13/2022	Market Factor 1.0000 1.0000 1.0000	01/01/2022 01/01 a Cost Mod Indiana Cos 1.0000 1 \$66,000 \$63 \$46,800 \$46 \$19,200 \$16 \$0 \$14,700 \$13 \$14,700 \$13 \$14,700 \$13 \$14,700 \$13 \$1,700 \$13 \$1,700 \$13 \$1,700 \$13 \$1,700 \$13 \$1,700 \$13	of Ownership Doc ID Code Book/Page Adj Sa 0 WD 198/539 0 WD 70/402 WD / WD / Agricultural Les and are subject to change) 2022 AA AA
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₽ -	Cap 3 0.00 0.00 0.00 0.00		Adj Sale Price
	Value \$46,800 \$23,900 \$4,020 \$1,230	01/01/2020 Indiana Cost Mod 1.0000 \$63,200 \$46,800 \$16,400 \$12,000 \$12,000 \$12,000 \$512,000 \$512,000 \$512,000 \$512,000 \$512,000 \$512,000 \$512,000 \$512,000 \$512,000	≦
Farmland Value Measured Acreage Avg Farmland Value/Acre Value of Farmland Classified Total Farm / Classifed Value Homesite(s) Value 91/92 Value Supp. Page Land Value CAP 1 Value CAP 2 Value CAP 3 Value CAP 3 Value	Parcel Acreage 81 Legal Drain NV 82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland	Land Computations Calculated Acreage Actual Frontage Developer Discount	Georgetown Homesite Notes Notes 48/2022 26Q1: BF FIELD REVIEW & DATA COLLECTION. ADDED CONC 04.13.20222 BF 79/2018 22Q1: 2018 BF FIELD REVIEW AND DATA COLLECTION. 3/24/2015 99DE: 2009 DESTROYED PROPERTY UTL SHD AND T31SO DESTROYED BY WIND. TROMOVED FROM PROPERTY. CS 5-13-2010 3/24/2015 14UP: 2014 UPDATE FORM 130 FILED FOR 14/15. ADJUSTED VALUE FOR 8+ YRS VACANCY FORM 134 TO PTABOA. SB 12/2/2014 3/24/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF
\$29,150 15.38 1895 \$29,150 \$29,200 \$46,800 \$46,800 \$29,200 \$29,200 \$76,000	0.00 0.00 0.00 1.00 15.38	16.38	1/2 ATA 222 BF V AND ROPERTY WIND. D VALUE



Total all pages \$22,100 Total this page \$22,100



In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because of:

- A. Availability and condition of reference monuments.
- B. Occupation or possession lines.
- C. Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines.
- D. The relative positional accuracy of the measurements.

This is a Retracement & original Survey of the Robert & Emma Love Tracts DR 164-367, & 198-539 of the Floyd County Deed Records The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE over multiple days. Set 5/8 & 3/4 rebars and mag nails as shown hereon. Created TRACTS 1-5 and two 10' strips this date as shown hereon.

The lines and corners shown hereon were established with the aid of the following:

- 1. Floyd County Surveyors Records for recorded coordinates for the Section 20 corners., which agreed with our findings
- 2. deeds per said county records, Plats 857 & 1113 & surveys by Boofter LS, Ruckman LS and Primavera LS.

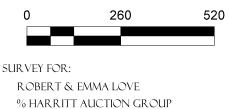
3. found corner monuments as shown hereon.

As a result of this above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: up to 0.26 feet due to slightly disturbed monuments found at existing possession corners.

Due to occupation or possession lines: 3.8' wood shed encroachment on north line as shown Due to Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines: none, Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for a Rural Survey (0.26 feet plus 100 parts per million).

No Title Search was provided so this property could be subject to Easements not shown.



CERTIFICATE OF SURVEY I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PER FOR MED WHOLLY LINDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC TITLE 865 1-12-1 THR OUGH 29. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:



DATE: 07/22/2025

LOVE FAMILY FARM

PART OF SECTION 20 T-2-S, R-5- E

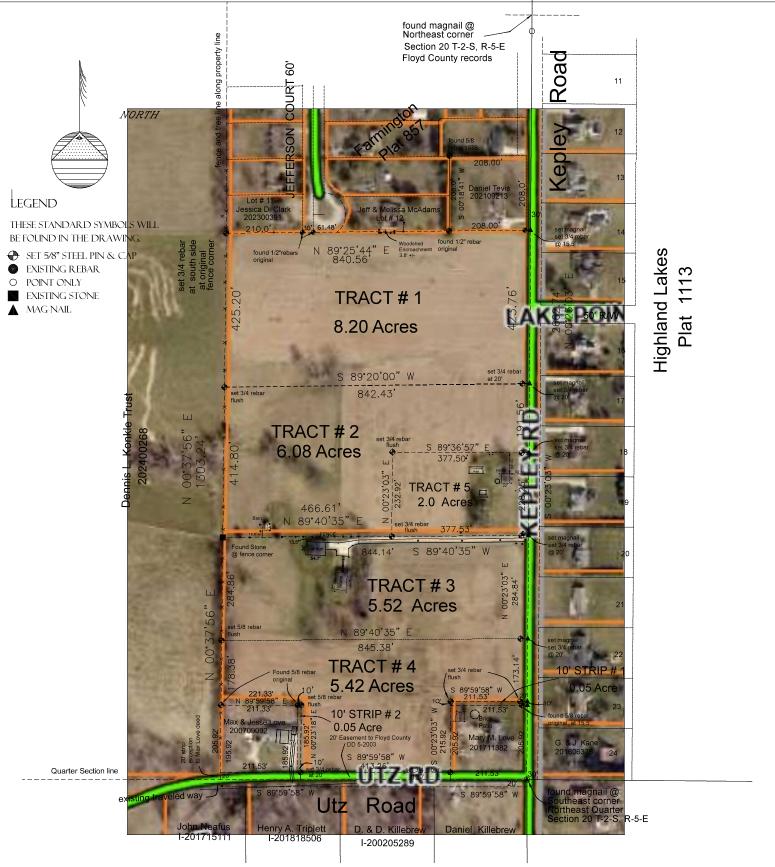
GEORGETOWN TWP., FLOYD COUNTY, INDIANA

RUCKMAN LAND SURVEYORS

TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA,

DAVID J. RUCKMAN, P.L.S. 1001 STARWOOD VALLEY BORDEN, INDIANA 47106

812-670 8385 DAVIDJRUCKMAN@AOL.COM



SURVEYOR'S REPORT

In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because of:

- A. Availability and condition of reference monuments.
- B. Occupation or possession lines.
- Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines.
- D. The relative positional accuracy of the measurements.

This is a Retracement & original Survey of the Robert & Emma Love Tracts DR 164-367, & 198-539 of the Floyd County Deed Records The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE over multiple days. Set 5/8 & 3/4 rebars and mag nails as shown hereon. Created TRACTS 1-5 and two 10' strips this date as shown hereon.

The lines and corners shown hereon were established with the aid of the following:

- 1. Floyd County Surveyors Records for recorded coordinates for the Section 20 corners., which agreed with our findings.
- deeds per said county records, Plats 857 & 1113 & surveys by Boofter LS, Ruckman LS and Primavera LS
- 3. found corner monuments as shown hereon.

As a result of this above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: up to 0.26 feet due to slightly disturbed monuments found at existing possession corners.

Due to occupation or possession lines: 3.8' wood shed encroachment on north line as shown. Due to Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines: none, Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for a Rural Survey (0.26 feet plus 100 parts per million).

No Title Search was provided so this property could be subject to Easements not shown.



SURVEY FOR: ROBERT & EMMA LOVE

% HARRITT AUCTION GROUP

CERTIFICATE OF SURVEY I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC TITLE 865 1-12-1 THROUGH 29. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:



DRAWN: SCALE = 07/22/2025

LOVE FAMILY FARM

PART OF SECTION 20 T-2-S, R-5-E

GEORGETOWN TWP., FLOYD COUNTY, INDIANA

RUCKMAN LAND SURVEYORS

TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA,

DAVID J. RUCKMAN, P.L.S.

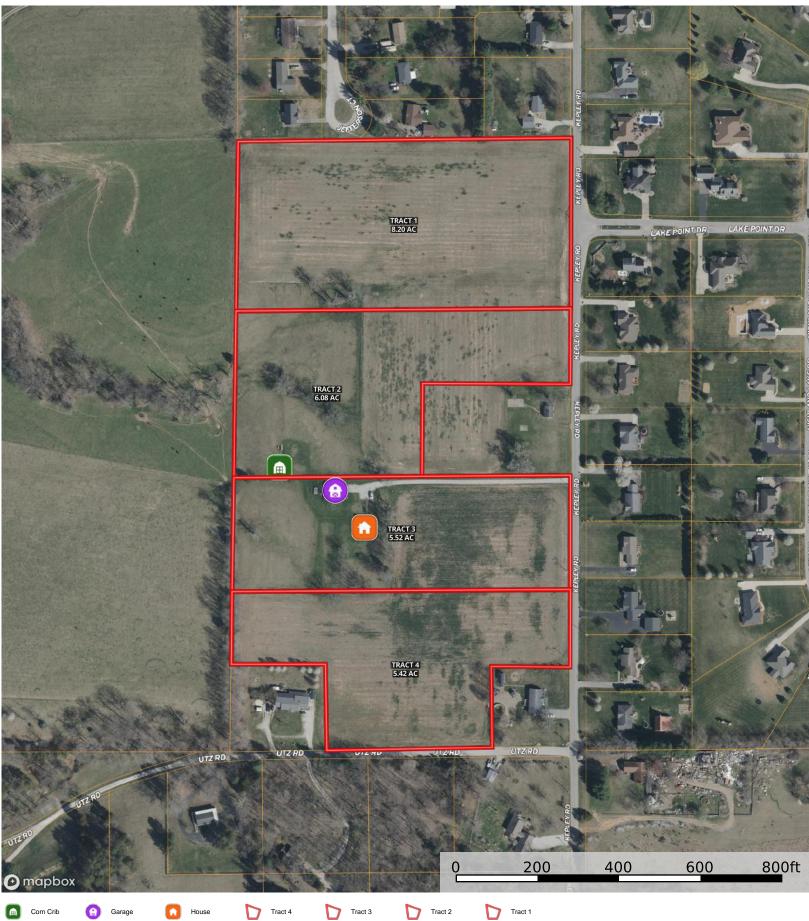
1001 STARWOOD VALLEY BORDEN, INDIANA 47106

812-670 8385 DAVIDJRUCKMAN@AOL.COM

25 Acres - 4 Tracts - Home | Floyd County Absolute

Floyd County, Indiana, 25.22 AC +/-

















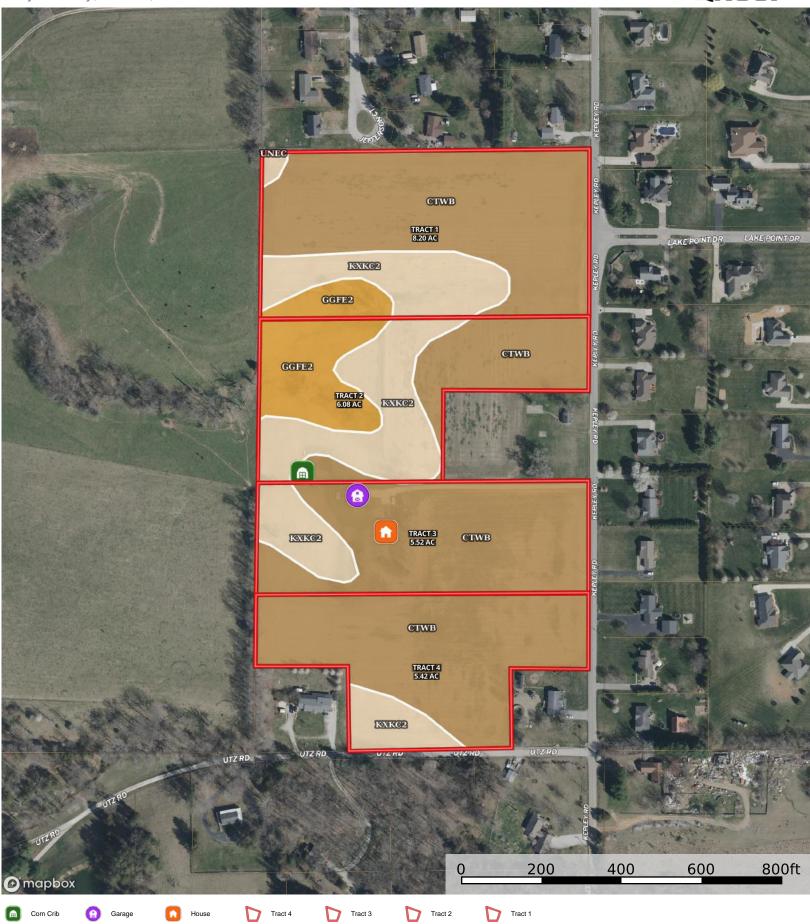




25 Acres - 4 Tracts - Home | Floyd County Absolute

Floyd County, Indiana, 25.22 AC +/-





| All Polygons 24.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	16.96	68.94	0	71	2e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	5.48	22.28	0	68	3e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	2.15	8.74	0	44	6e
UneC	Urban land-Udarents, clayey substratum, complex, hills, 2 to 12 percent slopes	0.01	0.04	0	1	8
TOTALS		24.6(*	100%	-	67.94	2.57

(*) 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 7.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	5.59	70.76	0	71	2e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	1.74	22.03	0	68	3e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	0.56	7.09	0	44	6e
UneC	Urban land-Udarents, clayey substratum, complex, hills, 2 to 12 percent slopes	0.01	0.13	0	-	8
TOTALS		7.9(*)	100%	•	68.34	2.51

(*) 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 5.89 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	2.22	37.69	0	68	3e
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	2.08	35.31	0	71	2e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	1.59	26.99	0	44	6e
TOTALS		5.89(*	100%	-	62.58	3.46

(*) 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 3 5.36 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	4.53	84.51	0	71	2e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	0.83	15.49	0	68	3e
TOTALS		5.36(*	100%	-	70.54	2.15

(*) 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 4 5.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	4.76	87.34	0	71	2e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	0.69	12.66	0	68	Зе
TOTALS		5.45(*)	100%	-	70.62	2.13

(*) 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.



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

National Flood Hazard Layer FIRMette

85°58'57"W 38°19'45"N



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

SPECIAL FLOOD HAZARD AREAS

With BFE or Depth Zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE) Zone A, V, A99

Regulatory Floodway

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

Area with Reduced Flood Risk due to Chance Flood Hazard Zone X **Future Conditions 1% Annual**

Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs Area of Undetermined Flood Hazard Zone D

OTHER AREAS

GENERAL - -- Channel, Culvert, or Storm Sewer

STRUCTURES | 1 1 1 1 1 1 1 Levee, Dike, or Floodwall

Water Surface Elevation Cross Sections with 1% Annual Chance Base Flood Elevation Line (BFE) Coastal Transect

 Coastal Transect Baseline Jurisdiction Boundary

Limit of Study

Profile Baseline

Hydrographic Feature

FEATURES

OTHER

Digital Data Available No Digital Data Available

MAP PANELS

Unmapped



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

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

become superseded by new data over time. time. The NFHL and effective information may change or reflect changes or amendments subsequent to this date and was exported on 8/4/2025 at 12:08 AM and does not authoritative NFHL web services provided by FEMA. This map The flood hazard information is derived directly from the

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 elements do not appear: basemap imagery, flood zone labels, This map image is void if the one or more of the following map

250

500

1,000

1,500

2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023





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	PROPE	ERTY	ADDRESS: 3619 Kepley Road, Georgetown, IN 47122
2 3	LEAD	WARI	NING STATEMENT
4	LLAD		ry 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		such pois redu preg on le know	th property may present exposure to lead from lead-based paint that may place young children at risk of developing lead soning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, used intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to gnant women. The selfer of any interest in residential real property is required to provide the buyer with any information lead-based paint hazards from risk assessments or inspections in the selfer's possession and notify the buyer of any will lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended to purchase.
13	ecile	pie r	Necl celibe
14 15			DISCLOSURE e of lead-based paint and/or lead-based paint hazards: <i>(check (i) or (ii) below)</i>
16	(4.)110	30110	c of lead-based paint and/of lead-based paint flazatos. [check (i) of (ii) below)
17 18	(i)		Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
19		6-2 -1	
20 21 22	(ii)	[X]	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
23	(b.) Red	cords	and reports available to the seller: (check (i) or (ii) below)
24 25 26 27	(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):
28			
29 30	(ii)		Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
31			CKNOWLEDGEMENT (initial)
32 33	(c.) (d.)		
34	(e.)		Buyer has received the pamphlet <u>Protect Your Family From Lead In Your Home.</u> Buyer has <i>(check (i) or (ii) below):</i>
35 36 37	(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
38 39	(ii)		waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
40	BROKE	R'\$ /	ACKNOWLEDGMENT (initial)
41	(f.)\\\	7	Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42		1	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			
			3619 Kepley Road, Georgetown, IN 47122
			(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

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*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

