



BID PACKET

155 ACRES ★ 10 TRACTS STARLIGHT ESTATE

MULTIPAR ONLINE AUCTION

6700 BLOCK OF ST JOHNS ROAD
FLOYDS KNOBS, IN 47119

ONLINE BIDDING ENDS

SUNDAY, NOVEMBER 9 @ 6PM

BID ONLINE AT [HARRITGROUP.COM](https://www.harrittgroup.com)





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

155 Acres - St. Johns Road, Floyds Knobs, IN 47119

BIDDING ENDS: Sunday, November 9, 2025 @ 6PM

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, November 2, 2025.

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 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, December 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.

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 8/25/25, provided by the seller and prepared by David J. Ruckman, P.L.S.

PRIVATE ROADWAY EASEMENT & MAINTENANCE AGREEMENT

Property is sold subject to any and all easements of record including a 50' road, utility & drainage easement for the joint use of Lots 5, 6, 7, 8, 9 & 10. The Estate, while granting the easement for roadway purposes, will not be constructing the roadway known as Balmer Ridge and takes no responsibility for any costs of constructing or maintaining. The sole cost will be upon future owners of those tracts.

NOTE - Check back for a copy of the Private Roadway Easement And Maintenance Agreement.

PROTECTIVE COVENANTS & RESTRICTIONS

Property is being sold subject to protective covenants and restrictions: See attached document.

UTILITIES

Water, electric & internet are available nearby at buyer's expense. See website for contact information.

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.

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, October 19, 2025 through Sunday, November 9, 2025.

AGENCY

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

SELLER

Marie A. Balmer Estate

PERSONAL REPRESENTATIVE

Bruce Balmer

ESTATE ATTORNEY

Pamela Thompson

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
TOTAL		\$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
TOTAL		\$251,000	

RULES

- 1 SINGLE TRACT BIDDING BEGINS** SUNDAY, OCTOBER 19 @ 6PM
- 2 COMBINATION BIDDING BEGINS** SUNDAY, NOVEMBER 9 @ 6PM
- 3 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.

Client Detail

6700 Block of St Johns Road, Floyds Knobs, IN 47119Listing #: **2025011783****\$0****Active (10/14/25)**

Prop Type: **Vacant Land**
 County: **Clark**
 Subdiv:
 Township: **Carr**
 Acres: **155.0000**
 Zoning: **Agri/ Residential**
 Outbuildings: **Barn(s)**
 Mobile/Modular: **Not Allowed**
 Wooded YN: **Yes**
 Exempt:
 Road Type: **Paved**
 Road Frontage: **2,673**
 Home Owner Assoc:
 HOA:
 Financing Comment: **See Auction Terms**

Lot Sz: **6,751,800.00**
 Lot Sz Src: **Survey**
 DOM: **4**
 Lot Dim:
 Irreg. Dim:
 Annual Tax: **1,882**
 Tax Year: **2024/2025**
 Land Assess: **\$118,800**
 Improvements: **\$13,000**
 Total Assess: **\$131,800**
 Timber Acreage:
 Pasture Acreage:
 Tillable Acreage: **55**
 Possible Financing: **Other**

Parcel#: 02000120040
 Adl Parc#: **10-02-02-000-042.000-026**
 Lot Description: **Hill/Knobs View, Wooded Lot**
 Legal: **SEC. 17-1S-6E & SEC. 20-1S-6E 155 Acres per Survey**
 Directions: **From I-265 Grantline Road: North 4.5 miles to left on W. St. Joe Road by Chicken House restaurant. West 7/10 mile to top of hill, continue 1.3 miles onto St. Johns Road. Right on St. Johns Road 2.3 miles to the property.**

Remarks

155 ACRES - 10 TRACTS | STARLIGHT ESTATE MULTIPAR ONLINE AUCTION - BIDDING ENDS SUNDAY, NOVEMBER 9 @ 6PM.
An expansive 155-acres of rolling Starlight countryside divided into 10 individual tracts ranging from 5 to 32 acres. A beautiful mix of open fields and mature woodlands, with road frontage on both sides of St. Johns Road and easement frontage on the proposed Balmer Ridge. Whether you plan to build, invest, or expand, seize this rare opportunity to buy land in one of Southern Indiana's most delightful communities. The property is selling by multipar, allowing bidders the opportunity to purchase a single tract, any combination, or the entire property. Come out and pursue your dream, you'll never want to leave! Additional Parcel #s 10-02-02-000-041.000-026 & 10-02-01-700-007.000-026. 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.

Utilities

Natural Gas: **No**
 Water Type: **None**
 Sewer Type: **None**

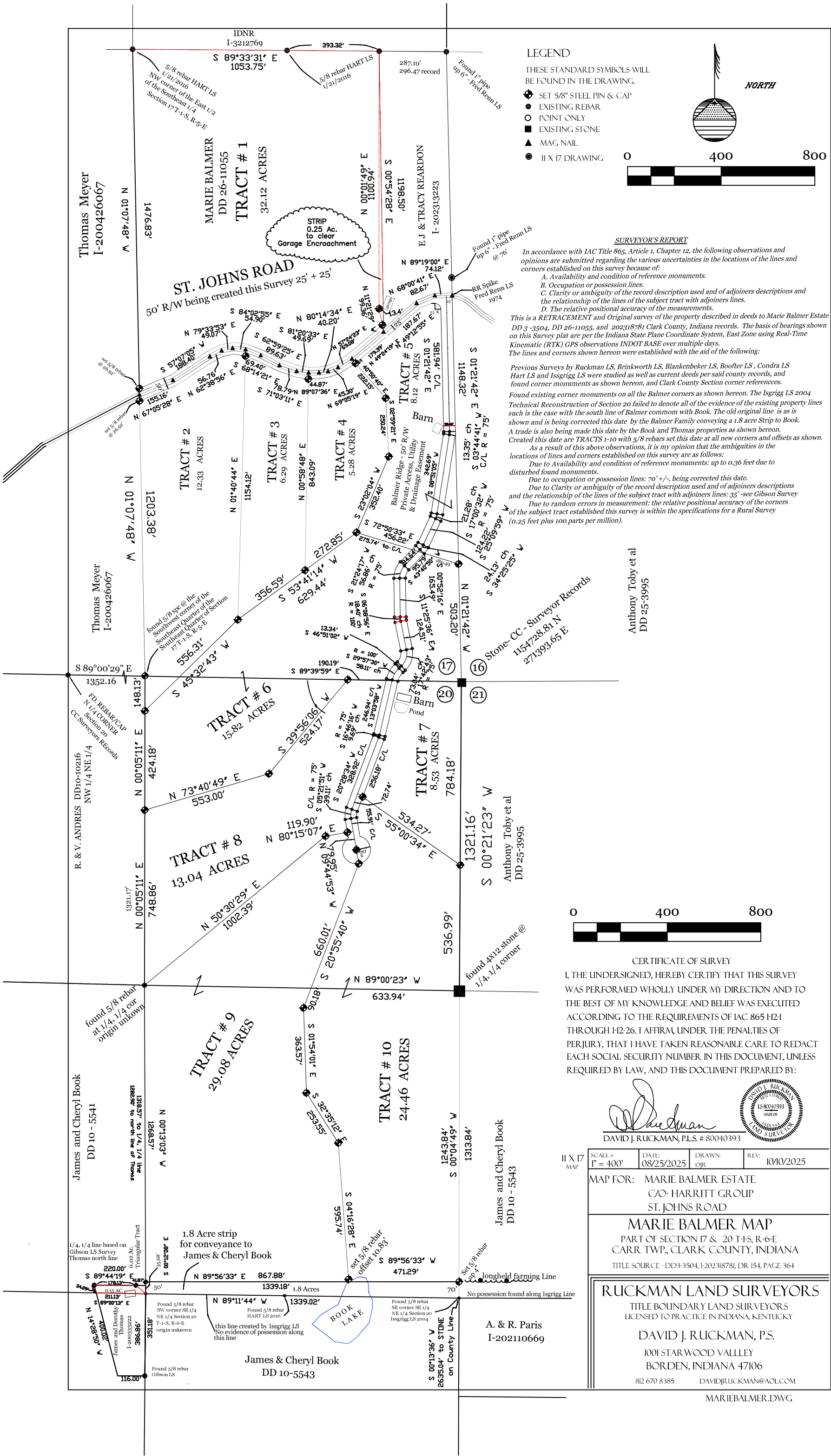
Natural Water: **Pond**
 Electricity: **No**

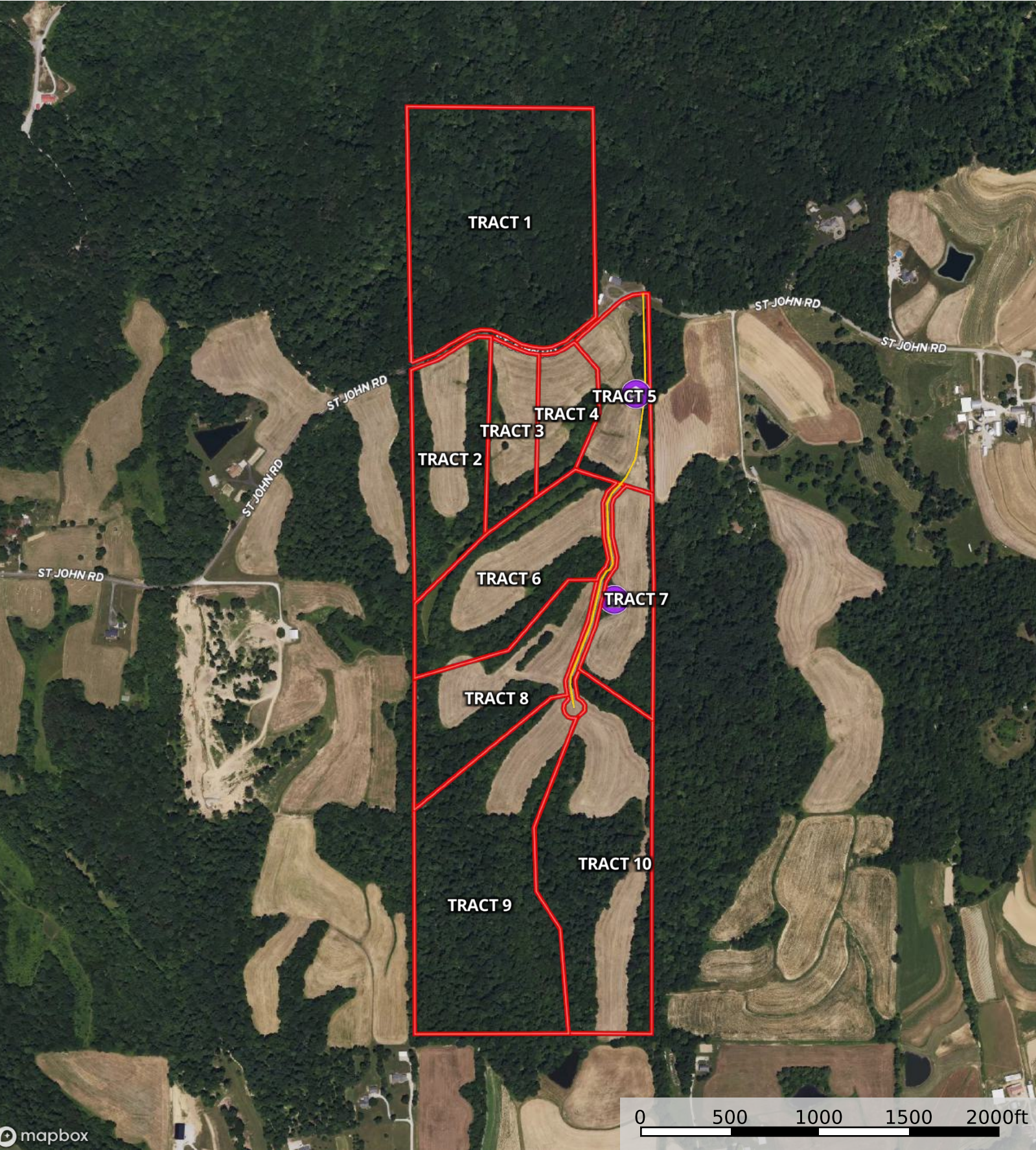
General Information

Possession: **At Closing**
 Restrictions: **Yes**
 Flood: **No**

Seller Will Lease: **No**
 Sign: **Yes**
 Terms:

All information deemed reliable but not guaranteed.





Barn

Primary Road

Pond / Tank

Tract 1

Tract 2

Tract 3

Tract 4

Tract 5

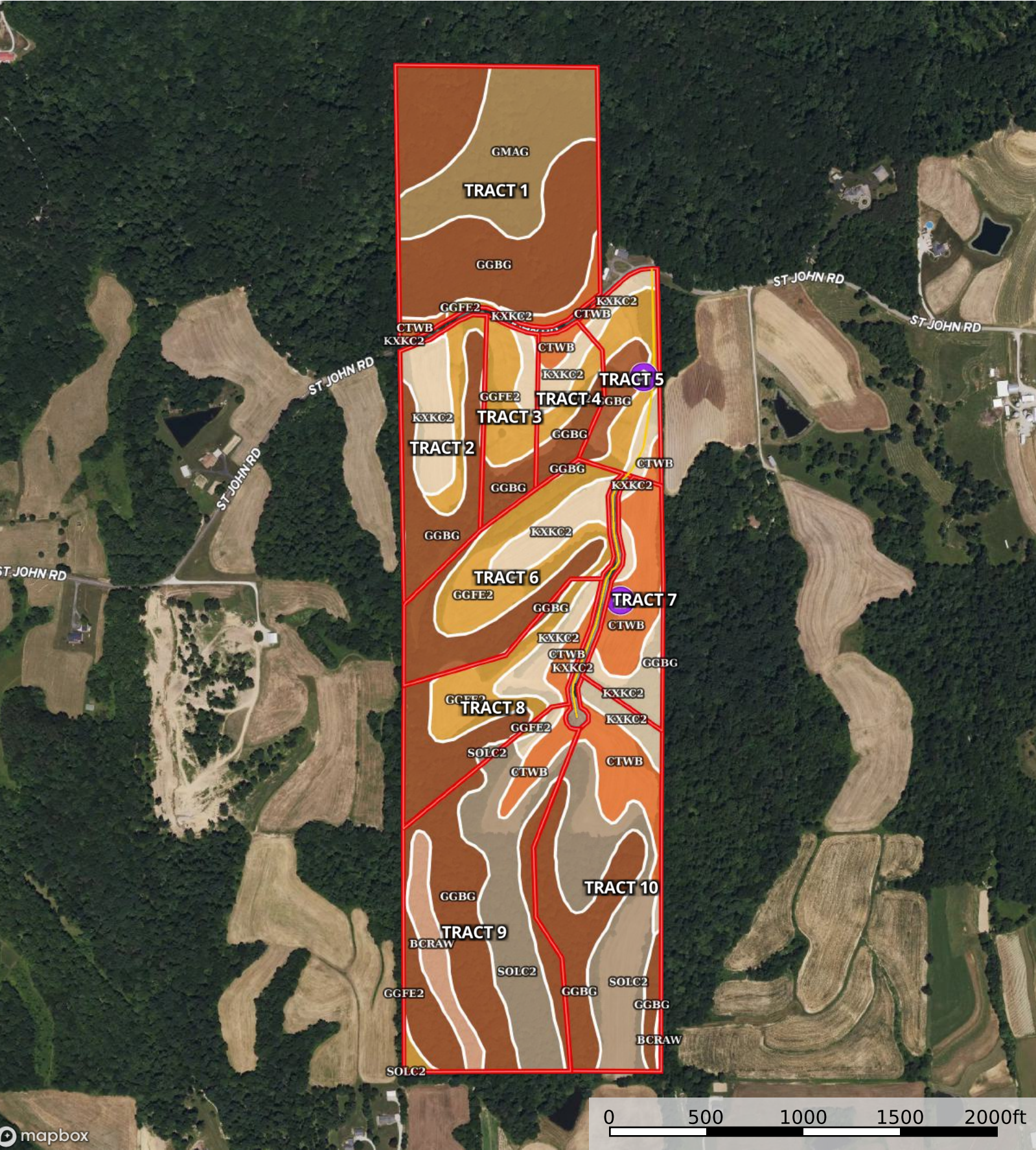
Tract 6

Tract 7

Tract 8

Tract 9

Tract 10



Barn

Primary Road

Pond / Tank

Tract 1

Tract 2

Tract 3

Tract 4

Tract 5

Tract 6

Tract 7

Tract 8

Tract 9

Tract 10

| All Polygons 148.87 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	60.37	40.55	0	11	7e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	21.81	14.65	0	44	6e
SolC2	Spickert-Wrays silt loams, 6 to 12 percent slopes, eroded	19.97	13.41	0	57	3e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	17.61	11.83	0	69	3e
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	13.97	9.38	0	71	2e
GmaG	Gnawbone-Kurtz silt loams, 20 to 60 percent slopes	11.91	8.0	0	12	7e
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	3.23	2.17	0	65	2w
TOTALS		148.87(*)	100%	-	35.74	5.27

(*) 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 31.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	17.51	56.09	0	11	7e
GmaG	Gnawbone-Kurtz silt loams, 20 to 60 percent slopes	11.91	38.15	0	12	7e
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	1.39	4.45	0	71	2e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	0.29	0.93	0	44	6e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	0.12	0.38	0	69	3e
TOTALS		31.22(*)	100%	-	14.58	6.75

(*) 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 11.77 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	5.93	50.34	0	11	7e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	3.64	30.9	0	69	3e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	2.15	18.25	0	44	6e
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	0.05	0.42	0	71	2e
TOTALS		11.77(*)	100%	-	35.19	5.56

(*) 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 5.98 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
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GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	3.36	56.28	0	44	6e
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	1.63	27.3	0	11	7e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	0.92	15.41	0	69	3e
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	0.07	1.17	0	71	2e
TOTALS		5.98(*)	100%	-	39.23	5.76

(*) 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 5.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	1.77	35.26	0	11	7e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	1.3	25.9	0	44	6e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	1.19	23.71	0	69	3e
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	0.76	15.14	0	71	2e
TOTALS		5.02(*)	100%	-	42.38	5.04

(*) 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 5 7.76 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	3.22	41.49	0	44	6e
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	2.12	27.32	0	11	7e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	1.89	24.36	0	69	3e
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	0.53	6.83	0	71	2e
TOTALS		7.76(*)	100%	-	42.92	5.27

(*) 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 6 15.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	6.7	44.37	0	44	6e
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	5.51	36.49	0	11	7e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	2.88	19.07	0	69	3e
TOTALS		15.09(*)	100%	-	36.7	5.79

(*) 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 8 12.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	4.8	38.71	0	11	7e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	4.21	33.95	0	44	6e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	2.19	17.66	0	69	3e
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	1	8.06	0	71	2e
SoIC2	Spickert-Wrays silt loams, 6 to 12 percent slopes, eroded	0.2	1.61	0	57	3e
TOTALS		12.4(*)	100%	-	38.03	5.49

(*) 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 7 7.67 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	4.84	63.02	0	71	2e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	2.78	36.2	0	69	3e
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	0.05	0.65	0	11	7e
TOTALS		7.67(*)	100%	-	69.79	2.4

(*) 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 9 28.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	13.28	46.89	0	11	7e
SoIC2	Spickert-Wrays silt loams, 6 to 12 percent slopes, eroded	9.45	33.37	0	57	3e
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	3.06	10.81	0	65	2w
CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	1.5	5.3	0	71	2e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	0.58	2.05	0	44	6e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	0.44	1.55	0	69	3e
TOTALS		28.31(*)	100%	-	36.94	4.78

(*) 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 10 23.65 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SoIC2	Spickert-Wrays silt loams, 6 to 12 percent slopes, eroded	10.32	43.65	0	57	3e
GgbG	Gilwood-Brownstown silt loams, 25 to 75 percent slopes	7.77	32.87	0	11	7e

CtwB	Crider-Bedford-Navilleton silt loams, 2 to 6 percent slopes	3.83	16.2	0	71	2e
KxkC2	Knobcreek-Navilleton silt loams, 6 to 12 percent slopes, eroded	1.56	6.6	0	69	3e
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	0.17	0.72	0	65	2w
TOTALS		23.65(*)	100%	-	45.02	4.15

(*) 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.

Capability Legend

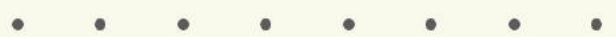
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

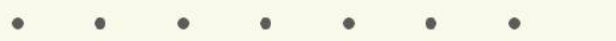
Land, Capability



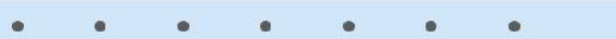
'Wild Life'



Forestry



Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

10-02-02-000-042.000-026

General Information

Parcel Number
10-02-02-000-042.000-026
Local Parcel Number
02-00013-007-0

Tax ID:

Routing Number
005.000

Property Class 100
Vacant Land

Year: 2025

Location Information

County
Clark

Township
CARR TOWNSHIP

District 026 (Local 002)
CARR TOWNSHIP

School Corp 0935
HENRYVILLE-BORDEN SCHOOLS

Neighborhood 10025001
carr twp base res

Section/Plat

Location Address (1)
ST JOHNS ROAD

FLOYDS KNOBS, IN 47119

BALMER EDWIN & MARIE

Ownership

BALMER EDWIN & MARIE
7403 ST JOHN RD
FLOYDS KNOBS, IN 47119

ST JOHNS ROAD

Transfer of Ownership

Date
01/01/1900

Owner

BALMER EDWIN & M

100, Vacant Land

Doc ID Code Book/Page Adj Sale Price VII

WD /

carr twp base res/10025001

Notes

10/29/2024 GENERAL : REASSESSMENT 25P26, NO CHANGE, EB/EW
8/11/2020 GENERAL : REASSESSMENT -- LG/MS -- NO CHANGE
9/2/2016 BLDG PERMIT: REASSESSMENT NO CHANGE BL/KH
6/2/2014 GENERAL : CORRECTED AC-LEGAL SHOWED 40-ONLY ASSESSED FOR 20
6/12/2012 GENERAL : REASSESSMENT VACANT PER BROOK DS. KH

Legal

SEC 20-1S-6E 40 AC



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

Agricultural

2025	2025	2025	2024	2023	2022	2021
Assessment Year	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/29/2025	As Of Date	04/17/2025	04/18/2024	04/06/2023	04/14/2022	03/31/2021
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					
Land	Land	\$19,400	\$18,600	\$15,400	\$12,200	\$10,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$19,400	Land Non Res (2)	\$19,400	\$18,600	\$15,400	\$12,200	\$10,500
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$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
\$19,400	Total	\$19,400	\$18,600	\$15,400	\$12,200	\$10,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$19,400	Total Non Res (2)	\$19,400	\$18,600	\$15,400	\$12,200	\$10,500
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	ZaB2	0	5.3000	0.72	\$2,390	\$1,721	\$9,121	0%	1.0000	0.00	100.00	0.00	\$9,120
6	A	GI D2	0	22.0000	0.50	\$2,390	\$1,195	\$26,290	-80%	1.0000	0.00	100.00	0.00	\$5,260
6	A	Wm	0	5.3000	1.06	\$2,390	\$2,533	\$13,425	-80%	1.0000	0.00	100.00	0.00	\$2,680
6	A	ZaB2	0	5.3000	0.72	\$2,390	\$1,721	\$9,121	-80%	1.0000	0.00	100.00	0.00	\$1,820
6	A	ZaC3	0	2.1000	0.55	\$2,390	\$1,315	\$2,762	-80%	1.0000	0.00	100.00	0.00	\$550

Market Model

N/A

Characteristics

Topography Flood Hazard ☐
Public Utilities ERA ☐
Streets or Roads TIF ☐
Neighborhood Life Cycle Stage Static Printed

Monday, April 28, 2025
Review Group 3

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	40.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	40.00
Farmland Value	\$19,430
Measured Acreage	40.00
Avg Farmland Value/Acre	486
Value of Farmland	\$19,440
Classified Total	\$0
Farm / Classified Value	\$19,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$19,400
CAP 3 Value	\$0
Total Value	\$19,400

10-02-02-000-041.000-026

General Information

Parcel Number
10-02-02-000-041.000-026
Local Parcel Number
02-00013-006-0

Tax ID:

Routing Number
001.000

Property Class 199
Other Agricultural Use

Year: 2025

Location Information

County
Clark

Township
CARR TOWNSHIP

District 026 (Local 002)
CARR TOWNSHIP

School Corp 0935
HENRYVILLE-BORDEN SCHOOLS

Neighborhood 10025001
carr twp base res

Section/Plat

Location Address (1)
ST JOHNS ROAD

FLOYDS KNOBS, IN 47119

ST JOHNS ROAD

199, Other Agricultural Use

carr twp base res/10025001

1/2

Ownership

BALMER MARIE A.
BALMER MARIE A.
7103 ST. JOHNS ROAD
FLOYD KNOBS., IN 47119

Date
07/20/1994

Owner
BALMER MARIE A.

Doc ID Code Book/Page Adj Sale Price VII
WD /

Transfer of Ownership

Notes
10/29/2024 GENERAL : REASSESSMENT 25P26, ADDED T3OW, EB/EW
8/11/2020 GENERAL : REASSESSMENT -- LG/MS -- NO CHANGE
9/2/2016 BLDG PERMIT: REASSESSMENT NO CHANGE BL/KH
6/12/2012 GENERAL : REASSESSMENT VACANT PER BROOK DS, KH

Legal

SEC. 20-1S-6E 40A



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

		Agricultural			
Assessment Year	2025	2025	2024	2023	2021
Reason For Change	WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	03/29/2025	04/17/2025	04/18/2024	04/06/2023	03/31/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$31,400	\$31,400	\$30,000	\$25,000	\$17,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$31,400	\$31,400	\$30,000	\$25,000	\$17,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$4,400	\$4,400	\$0	\$0	\$0
Imp Res (1)	\$4,400	\$4,400	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$35,800	\$35,800	\$30,000	\$25,000	\$17,000
Total Res (1)	\$4,400	\$4,400	\$0	\$0	\$0
Total Non Res (2)	\$31,400	\$31,400	\$30,000	\$25,000	\$17,000
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	GIC2	0	4.0000	0.55	\$2,390	\$1,315	\$5,260	0%	1.0000	0.00	100.00	0.00	\$5,260
4	A	GID2	0	1.3000	0.50	\$2,390	\$1,195	\$1,554	0%	1.0000	0.00	100.00	0.00	\$1,550
4	A	GIE2	0	2.7000	0.50	\$2,390	\$1,195	\$3,227	0%	1.0000	0.00	100.00	0.00	\$3,230
4	A	ZaB2	0	5.3000	0.72	\$2,390	\$1,721	\$9,121	0%	1.0000	0.00	100.00	0.00	\$9,120
4	A	ZaC2	0	1.3000	0.64	\$2,390	\$1,530	\$1,989	0%	1.0000	0.00	100.00	0.00	\$1,990
4	A	ZaC3	0	2.7000	0.55	\$2,390	\$1,315	\$3,551	0%	1.0000	0.00	100.00	0.00	\$3,550
6	A	GIC2	0	1.3000	0.55	\$2,390	\$1,315	\$1,710	-80%	1.0000	0.00	100.00	0.00	\$340
6	A	GID2	0	5.3000	0.50	\$2,390	\$1,195	\$6,334	-80%	1.0000	0.00	100.00	0.00	\$1,270
6	A	ZaB2	0	10.8000	0.72	\$2,390	\$1,721	\$18,587	-80%	1.0000	0.00	100.00	0.00	\$3,720
6	A	ZaC3	0	5.3000	0.55	\$2,390	\$1,315	\$6,970	-80%	1.0000	0.00	100.00	0.00	\$1,390

Characteristics

Flood Hazard

Public Utilities

ERA

Streets or Roads

TIF

Neighborhood Life Cycle Stage

Static

Printed

Monday, April 28, 2025

Review Group 3

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage 40.00

Actual Frontage 0

Developer Discount ☐

Parcel Acreage 40.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 40.00

Farmland Value \$31,420

Measured Acreage 40.00

Avg Farmland Value/Acre 786

Value of Farmland \$31,440

Classified Total \$0

Farm / Classified Value \$31,400

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$0

CAP 2 Value \$31,400

CAP 3 Value \$0

Total Value \$31,400

10-02-01-700-007.000-026

General Information

Parcel Number
10-02-01-700-007.000-026

Local Parcel Number
02-00012-013-0

Tax ID:

Routing Number
016.000

Property Class 199
Other Agricultural Use

Balmer Marie A

Ownership

Balmer Marie A
7403 St Johns Road
Floyds Knobs, IN 47119

SEC. 17-1S-6E 7.5 AC

6705 ST JOHNS ROAD

199, Other Agricultural Use

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/06/2023	Balmer Marie A	202318781	PR	/		I
01/01/1900	BALMER RONALD LE	WD	/			I

carr twp base res/10025001

1/2

Notes

10/29/2024 GENERAL : REASSESSMENT 25P26, ADJUSTED SIZE AND HEIGHT ON POLE ABRN. EBIEW

8/11/2020 GENERAL : REASSESSMENT -- LG/MS -- NO CHANGE

Legal

SEC. 17-1S-6E 7.5 AC



Agricultural

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

8/22/2016 BLDG PERMIT: REASSESSMENT ADDED 32 X 40 POLE BARN, MARKET FACTOR .65 BL/KH

6/29/2012 GENERAL : REASSESSMENT -- (LG-DS) -- NO CHANGE

Year: 2025

Location Information

County
Clark

Township
CARR TOWNSHIP

District 026 (Local 002)
CARR TOWNSHIP

School Corp 0935
HENRYVILLE-BORDEN SCHOOLS

Neighborhood 10025001
carr twp base res

Section/Plat

Location Address (1)
6705 ST JOHNS ROAD
FLOYDS KNOBS, IN 47119

2025	Assessment Year	2024	2023	2022	2021
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/29/2025	As Of Date	04/18/2024	04/06/2023	04/14/2022	03/31/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐
\$17,900	Land	\$17,100	\$14,300	\$11,300	\$9,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0
\$17,900	Land Non Res (2)	\$17,100	\$14,300	\$11,300	\$9,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0
\$8,600	Improvement	\$7,300	\$8,000	\$14,200	\$10,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0
\$8,600	Imp Non Res (3)	\$7,300	\$8,000	\$14,200	\$10,900
\$26,500	Total	\$24,400	\$22,300	\$25,500	\$20,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0
\$17,900	Total Non Res (2)	\$17,100	\$14,300	\$11,300	\$9,700
\$8,600	Total Non Res (3)	\$7,300	\$8,000	\$14,200	\$10,900
Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')					

Land Type 4

Pricing Method A

Soil ID

Act Front. 0

Size 7.5000

Factor 1.00

Rate \$2,390

Ext. Value \$17,925

Infl. % 0%

Market Factor 1.0000

Value \$17,930

Cap 1 0.00

Cap 2 100.00

Cap 3 0.00

Value \$17,930

Subdivision

Lot

Market Model N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Static Printed

Monday, April 28, 2025

Review Group 3

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A		0	7.5000	1.00	\$2,390	\$17,925	0%	1.0000	0.00	100.00	0.00	\$17,930
Land Computations													
Calculated Acreage													7.50
Actual Frontage													0
Developer Discount													☐
Parcel Acreage													7.50
81 Legal Drain NV													0.00
82 Public Roads NV													0.00
83 UT Towers NV													0.00
9 Homesite													0.00
91/92 Acres													0.00
Total Acres Farmland													7.50
Farmland Value													\$17,930
Measured Acreage													7.50
Avg Farmland Value/Acre													2391
Value of Farmland													\$17,930
Classified Total													\$0
Farm / Classified Value													\$17,900
Homesite(s) Value													\$0
91/92 Value													\$0
Supp. Page Land Value													
CAP 1 Value													\$0
CAP 2 Value													\$17,900
CAP 3 Value													\$0
Total Value													\$17,900

Appraiser

Collector

Data Source N/A

General Information		Plumbing	
Occupancy	Barn, Pole (T3)	#	TF
Description	Barn, Pole (T3)		
Story Height	0	Full Bath	
Style	N/A	Half Bath	
Finished Area		Kitchen Sinks	
Make		Water Heaters	
		Add Fixtures	
		Total	
Floor Finish			
☐ Earth	☐ Tile		
☐ Slab	☐ Carpet		
☐ Sub & Joist	☐ Unfinished		
☐ Wood	☐ Other		
☐ Parquet			
Wall Finish			
☐ Plaster/Drywall	☐ Unfinished		
☐ Paneling	☐ Other		
☐ Fiberboard			
Roofing			
☐ Built-Up	☐ Metal	☐ Slate	☐ Tile
☐ Wood Shingle	☐ Other		

Heat Type

Description	Area	Value
-------------	------	-------

1

Specialty Plumbing

Description	Count	Value
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Sub-Total, One Unit	\$0
Sub-Total, 1 Units	
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	
Location Multiplier	0.87
Replacement Cost	\$18,991

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: Barn, Pole (T3)	1	T3AW	D	2010	2010	15 A	\$18.05	0.87		35' x 40' x 20'	\$18,991	30%	\$13,290	0%	100%	1,000	0.650	0.00	0.00	100.00	\$8,600

10-02-01-700-002.000-026

General Information

Parcel Number

10-02-01-700-002.000-026

Local Parcel Number

02-00012-004-0

Tax ID:

Routing Number

013.000

Property Class 100

Vacant Land

Year: 2025

Location Information

County

Clark

Township

CARR TOWNSHIP

District 026 (Local 002)

CARR TOWNSHIP

School Corp 0935

HENRYVILLE-BORDEN SCHOOLS

Neighborhood 10025001

carr twp base res

Section/Plat

Location Address (1)

SAINT JOHNS ROAD

FLOYDS KNOBS, IN 47119

Characteristics

Topography

Flood Hazard

Level

Public Utilities

ERA

Streets or Roads

TIF

Neighborhood Life Cycle Stage

Static

Printed

Monday, April 28, 2025

Review Group

3

BALMER MARIE A.

Ownership

BALMER MARIE A.

7403 ST. JOHNS ROAD

FLOYD KNOBS., IN 47119

Date

01/01/1900

BALMER MARIE A.

Owner

WD

Doc ID

Code

Book/Page

Adj Sale Price

VII

SAINT JOHNS ROAD

100, Vacant Land

carr twp base res/10025001

1/2

Notes

10/29/2024 GENERAL : REASSESSMENT 25P26, NO CHANGE. EB/EW

8/11/2020 GENERAL : REASSESSMENT -- LG/MS -- NO CHANGE

8/22/2016 BLDG PERMIT: REASSESSMENT NO CHANGE. BL/KH

6/29/2012 GENERAL : REASSESSMENT -- (LG-DS) -- NO CHANGE

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)									
2025	Assessment Year	2025	2024	2023	2022	2021			
Land Metho d	Pricing Soil ID	Act Front.	Size	Factor	Rate	Ext. Value	Infl. %	Market Factor	Value
4 A	GID2	0	15.1620	0.50	\$2,390	\$18,119	0%	1.0000	\$18,120
4 A	GIE2	0	6.0420	0.50	\$2,390	\$7,220	0%	1.0000	\$7,220
4 A	ZaB2	0	9.1200	0.72	\$2,390	\$15,696	0%	1.0000	\$15,700
6 A	GID2	0	1.4820	0.50	\$2,390	\$1,771	-80%	1.0000	\$350
6 A	GIE2	0	4.5600	0.50	\$2,390	\$5,449	-80%	1.0000	\$1,090
6 A	WcG	0	23.0320	0.50	\$2,390	\$27,523	-80%	1.0000	\$5,500
6 A	ZaB2	0	6.0420	0.72	\$2,390	\$10,398	-80%	1.0000	\$2,080
Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')									
		Act Front.	Size	Factor	Rate	Ext. Value	Infl. %	Market Factor	Value
		0	15.1620	0.50	\$2,390	\$18,119	0%	1.0000	\$18,120
		0	6.0420	0.50	\$2,390	\$7,220	0%	1.0000	\$7,220
		0	9.1200	0.72	\$2,390	\$15,696	0%	1.0000	\$15,700
		0	1.4820	0.50	\$2,390	\$1,771	-80%	1.0000	\$350
		0	4.5600	0.50	\$2,390	\$5,449	-80%	1.0000	\$1,090
		0	23.0320	0.50	\$2,390	\$27,523	-80%	1.0000	\$5,500
		0	6.0420	0.72	\$2,390	\$10,398	-80%	1.0000	\$2,080

PROTECTIVE COVENANTS & RESTRICTIONS

Marie Balmer Estate
St. John's Road, Floyds Knobs, IN

- No mobile home, double wide, modular home, trailer, basement, tent or shack erected shall be used at any time as a residence (temporarily or permanently) nor shall any structure of a temporary character be used as a residence.
- No junk or inoperative vehicles shall be allowed upon the premises except in enclosed structures where the same shall not be visible to adjoining property owners or from the public right of way.
- No noxious or offensive trade or activity shall be carried on upon the real estate, nor shall anything be done thereon which may be or may become an annoyance and/or a nuisance to the neighbor. Normal agricultural activities, including livestock and farming, are allowed.
- The real estate shall not be used or maintained as a dumping ground for rubbish, etc. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- Individual sewage disposal systems shall be located, and constructed in accordance with governmental requirements, standards, and recommendations installed shall be obtained from such authority.

Prt. Key #002-12-0130 Prt. Parcel #10-02-01-700-007.000-026
Prt. Key #002-12-0040 Prt. Parcel #10-02-01-700-002.000-026
Prt. Key #002-13-0060 Prt. Parcel #10-02-02-000-041.000-026
Prt. Key #002-13-0700 Prt. Parcel #10-02-02-000-042.000-026

**PRIVATE ROADWAY, UTILITY, USE
AND CONSTRUCTION AND MAINTENANCE AGREEMENT**

NOTICE: THE ESTATE, WHILE GRANTING THE EASEMENT FOR ROADWAY AND UTILITY PURPOSES AS HEREIN STATED, WILL NOT BE CONSTRUCTING THE ROADWAY OR UTILITIES AND TAKES NO RESPONSIBILITY FOR ANY COSTS OF CONSTRUCTING OR MAINTAINING. THE SOLE COST WILL BE UPON FUTURE OWNERS OF THOSE TRACTS.

THIS AGREEMENT, made and entered into this ____ day of _____, 2025, by **BRUCE BALMER**, Personal Representative of the Unsupervised Estate of **MARIE BALMER a/k/a MARIE A. BALMER**, the surviving spouse of **EDWIN BALMER**, who died on August 24, 1983, and states as follows:

A. That Marie Balmer, the surviving spouse of Edwin Balmer was the owner of certain Real Estate located at 6705 St. Johns Road, Floyds Knobs, Clark County, Indiana, being shown as Parcels 10-02-01-700-007.000-026, 10-02-01-700-002.000-026, 10-02-02-000-041.000-026, and 10-02-02-000-042.000-026.

B. That pursuant to an Order Approving Family Settlement Agreement, the Real Estate is to be sold in ten (10) tracts to be known as The Balmer Division Plan.

C. That Tracts Five (5) through Ten (10) of the Balmer Division Plan, as shown on a Survey prepared by Ruckman Land Surveyors attached as Exhibit "A" will be served by a Fifty (50') Roadway Easement to be known as Balmer Ridge, and is more particularly described as follows:

LAND DESCRIPTION - - BALMER RIDGE ROAD 50' R/W

BEING A CENTERLINE DESCRIPTION OF THE 50 FOOT BALMER RIDGE ROAD, UTILITY & DRAINAGE EASEMENT,, STRIP OF LAND LYING IN SECTION 17 & 20, TOWNSHIP 1 SOUTH, RANGE 6 EAST, CARR TOWNSHIP, CLARK COUNTY, INDIANA, SAME BEING PART OF THE LANDS OF THE MARIE BALMER ESTATE AS DESCRIBED IN DD 26-11055 AND 202318781, SAME BEING AS COMPOSED BY DAVID J. RUCKMAN PS# 80040393 FROM MAP DATED 08/28/25, SAME BEING BOUNDED AS FOLLOWS:

COMMENCING AT A MAGNAIL AT THE INTERSECTION OF THE BALMER EAST LINE AND THE CENTERLINE OF ST. JOHN'S ROAD; THENCE SOUTH 89°19' 00" WEST A DISTANCE OF 25 FEET TO THE TRUE PLACE OF BEGINNING; THENCE WITH SAID CENTERLINE THE FOLLOWING CALLS, SOUTH 01° 21' 42" EAST A DISTANCE OF 581.94 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT, AN ARC OF 13.37' FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 03° 44' 41" WEST, A CHORD OF 13.35 FEET; THENCE SOUTH 08° 51' 05" WEST A DISTANCE OF 342.69 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT, AN ARC OF 21.36 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 17° 00' 32" WEST, A CHORD OF 21.28 FEET; THENCE SOUTH 25° 09' 59" WEST A DISTANCE OF 124.22 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT, AN ARC OF 24.23 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH

34° 25' 25" WEST, A CHORD OF 24.13 FEET; THENCE SOUTH 43° 40' 50" WEST A DISTANCE OF 95.79 FEET;

THENCE WITH A CURVE TURNING TO THE LEFT, AN ARC OF 58.32 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 21° 24' 17" WEST, A CHORD OF 56.86 FEET; THENCE SOUTH 00° 52' 16" EAST A DISTANCE OF 165.49 FEET; THENCE WITH A CURVE TURNING TO THE LEFT, AN ARC OF 18.42 FEET, A RADIUS OF 100.00 FEET, A CHORD BEARING OF SOUTH 06° 08' 56" EAST, A CHORD OF 18.40 FEET; THENCE SOUTH 11° 25' 36" EAST A DISTANCE OF 124.51 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT, AN ARC OF 76.28 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 17° 42' 43" WEST, A CHORD OF 73.04 FEET; THENCE SOUTH 46° 51' 02" WEST A DISTANCE OF 13.34 FEET; THENCE WITH A CURVE TURNING TO THE LEFT, AN ARC OF 58.96 FEET, A RADIUS OF 100.00 FEET, A CHORD BEARING OF SOUTH 29° 57' 30" WEST, A CHORD OF 58.11 FEET; THENCE SOUTH 13° 03' 58" WEST A DISTANCE OF 242.08 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT, AN ARC OF 9.70 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 16° 46' 16" WEST, A CHORD OF 9.69 FEET; THENCE SOUTH 20° 28' 34" WEST A DISTANCE OF 328.92 FEET; THENCE WITH A CURVE TURNING TO THE LEFT AN ARC OF 39.56 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 05° 21' 51" WEST, A CHORD OF 39.11 FEET; THENCE SOUTH 09° 44' 53" EAST A DISTANCE OF 195.86 FEET TO THE CENTER OF A 60 FOOT RADIUS CUL-DE-SAC AND THE END OF SAID CENTERLINE.

SUBJECT TO ALL EASEMENTS OF RECORD, AND A 25 FOOT R/W AND UTILITY & DRAINAGE EASEMENT FOR SOUTH SIDE OF ST. JOHN'S ROAD BEING CREATED BY THIS SURVEY AND MAP.

It is now the desire of Bruce Balmer, as Personal Representative of the Unsupervised Estate of Marie A. Balmer, hereto to set forth and establish the terms

and conditions for the joint use and future construction maintenance of the private roadway and utility easement above mentioned.

NOW, THEREFORE, in consideration of the Premises, the mutual covenants and agreements hereinafter contained and set forth, Bruce Balmer, in his capacity as Personal Representative, does hereby establish the construction, use and future maintenance of the roadway and utility easement to be known as Balmer Ridge, to-wit:

1. The owners of Tracts Five (5) through Ten (10) **shall** share equally in the expense of construction a gravel road (Balmer Ridge) and all expense of reasonable and necessary maintenance and repairs required to maintain said gravel road (once installed) over Tracts Five (5) through Ten (10).

2. The equal and joint use of the private roadway and utility easement to be constructed by the future owners of Tracts Five (5) through Ten (10) to serve Tracts Five (5) through Ten (10) of the Balmer Division Plan (and as shown on the attached drawing) and grants an easement to carry out the purpose and intent of this Agreement.

3. Once constructed, the future owners and their heirs and assigns of the Tracts Five (5) Through Ten (10) shall each bear the cost of maintenance of the driveway as mutually agreed upon.

4. The covenants and agreements herein contained and set forth shall for all purposes be construed and considered as covenants and agreements running with the title to each of the above-described parcels of real property (Tracts Five (5) through Ten (10)) and shall be binding upon the future owners, their heirs, successors and assigns.

5. Should any owner fail to pay the reasonable and necessary expense(s) required by this Agreement, any non-defaulting owner enforcing the terms of this Agreement shall be entitled to recover from the defaulting owner all costs expended, including, but not limited to, reasonable attorney's fees.

6. This Agreement shall be governed by Indiana law.

NOTICE: THE ESTATE, WHILE GRANTING THE EASEMENT FOR ROADWAY AND UTILITY PURPOSES AS HEREIN STATED, WILL NOT BE CONSTRUCTING THE ROADWAY OR UTILITIES AND TAKES NO RESPONSIBILITY FOR ANY COSTS OF CONSTRUCTING OR MAINTAINING. THE SOLE COST WILL BE UPON FUTURE OWNERS OF THOSE TRACTS.

IN WITNESS WHEREOF, Bruce Balmer, Personal Representative of the Unsupervised Estate of Marie A. Balmer, has hereunto set his hand and seal, the day hereinabove first written.

THE UNSUPERVISED ESTATE OF
MARIE A. BALMER A/K/A
MARIE BALMER

By: _____ (Seal)

Bruce Balmer, Personal Representative

STATE OF INDIANA)
) SS :
COUNTY OF _____)

Before me, a Notary Public, in and for said County and State, personally appeared **Bruce Balmer, Personal Representative of the Unsupervised Estate of Marie A. Balmer, a/k/a Marie Balmer**, and acknowledges the execution of the foregoing as his free and voluntary act and deed for the uses and purposes expressed therein.

WITNESS my hand and seal, this _____ day of _____,
2025.

My Commission Expires:

Notary Public

Printed Name

Resident of _____ County, Indiana

THIS INSTRUMENT PREPARED BY:
YOUNG, LIND, ENDRES & KRAFT
JOHN A. KRAFT, ATTORNEY
126 W. SPRING STREET
NEW ALBANY, IN 47150
812-945-2555

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

BY: _____

*Preparation of this Agreement was done without the benefit of a title search the real estate described herein.

Exhibit “A”

Ruckman Survey

National Flood Hazard Layer FIRMette



85°52'22"W 38°25'32"N

Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, A99

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

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

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

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

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

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/10/2025 at 7:40 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.

85°51'45"W 38°25'4"N

Basemap Imagery Source: USGS National Map 2023

National Flood Hazard Layer FIRMette



85°52'19"W 38°25'7"N



85°51'42"W 38°24'39"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS

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

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

- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMR
- Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

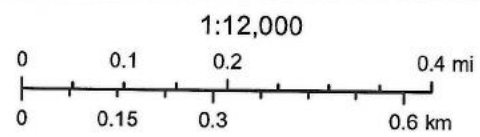
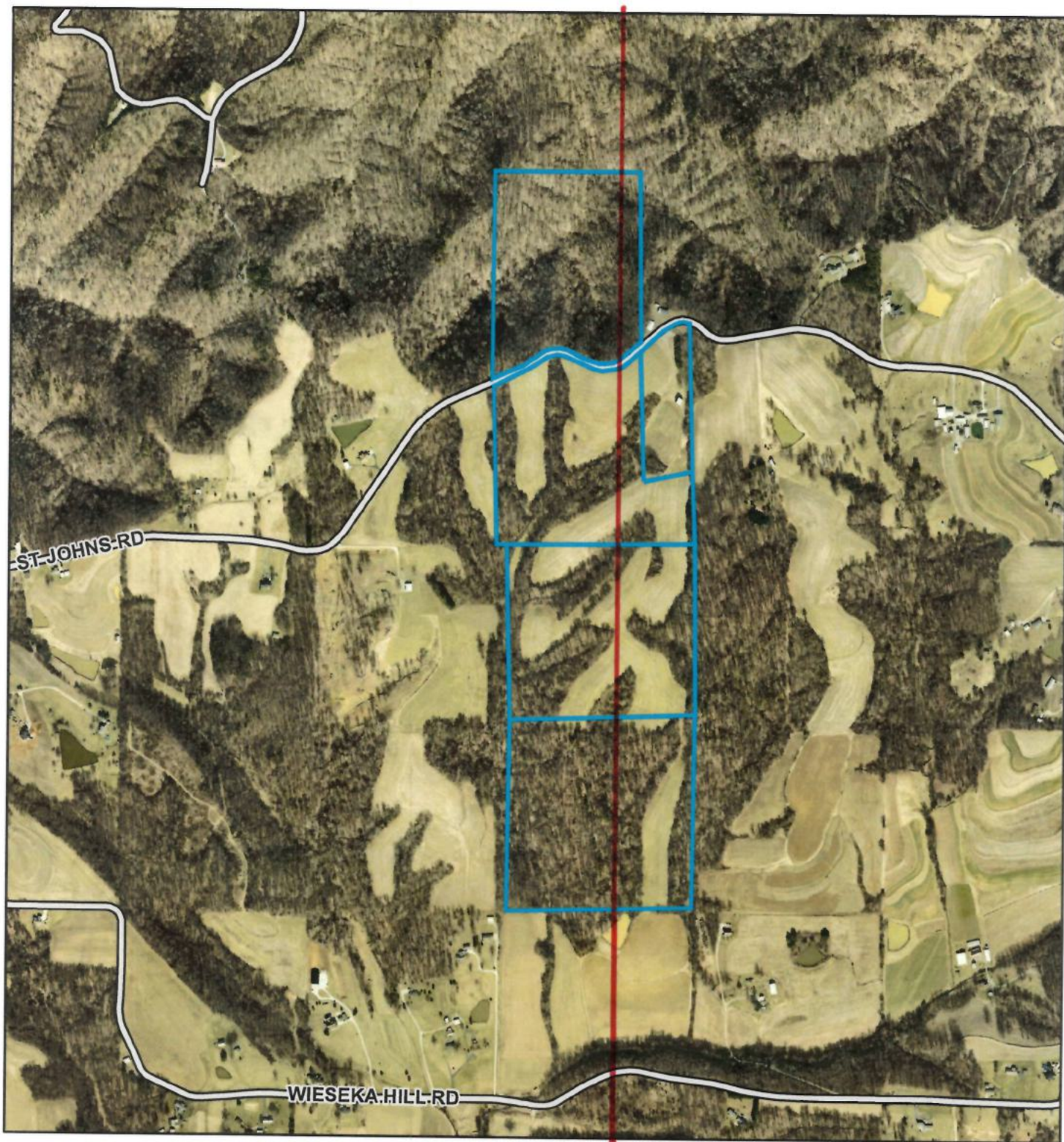


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**B.T.C. Regional Water District
1791 W. Water Street
P.O. Box 40
Borden, IN 47106
Telephone:(812) 967-2226 Fax: (812) 967-5624**

June 23, 2025

Doug Harritt, Harritt Group Inc.

4704 Corydon Pike

New Albany, IN 47150

Utility: BTC Regional Water District

Letter to Serve: Potentially serving ten lots located on 156 acres fronting on St Johns Rd., in the Starlight area. The property is adjacent to 6705 St Johns Rd., Floyds Knobs, IN. Previously owned by Ronnie and Janet Balmer.

To Whom It May Concern:

This letter is to inform you that BTC Water currently has a 3" water main that ends and is located on the Northeast corner of the 156-acre tract at the address of 6705 St Johns Rd., Floyds Knobs, IN 47119. Water is available to the 6705 St Johns Rd., Floyds Knobs, IN address.

For BTC Regional Water District to serve the potential ten lots or the 156 acres of land, a water main would need to be extended. This cost of the extension would be the responsibility of the potential buyer and or buyers of the property. Fire protection **would not** be available at this location.

Should you need further assistance in this matter please feel free to contact me at the office between the normal business hours of 8:00 a.m. to 4:00 p.m., Monday through Friday.

Sincerely yours,

Daryl Naville

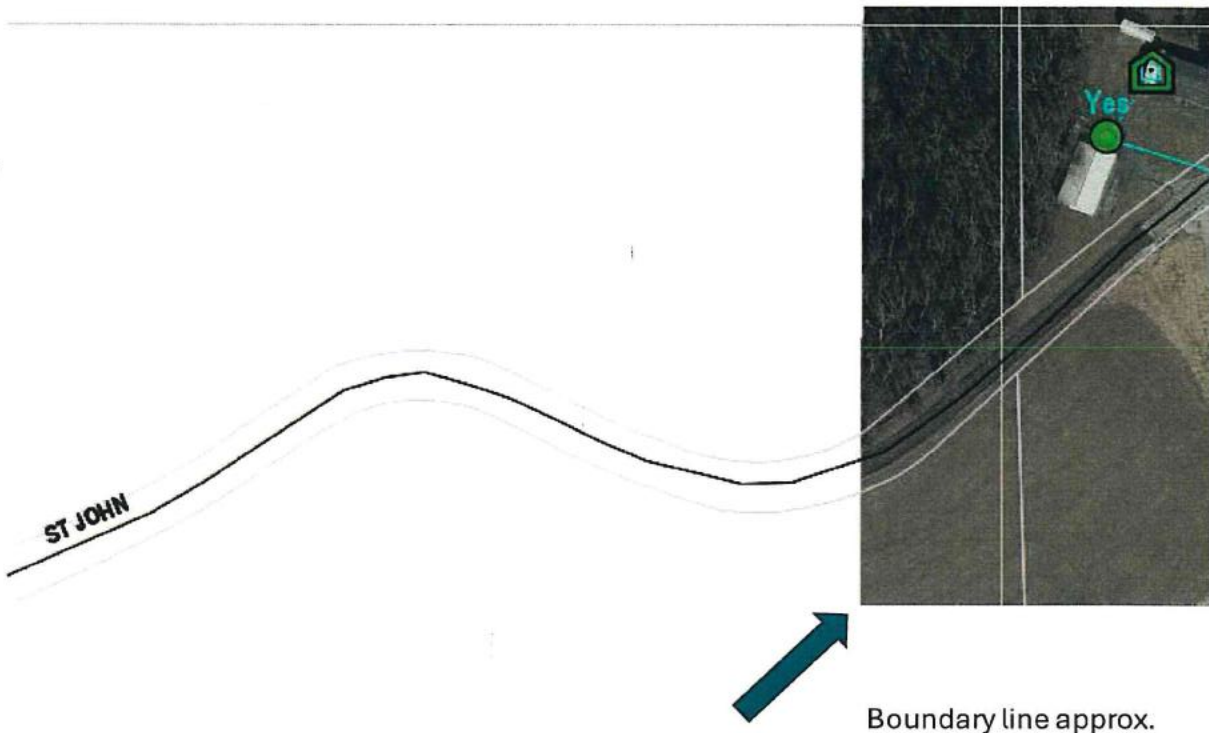
Manager
B.T.C. Water
1791 W. Water St., P.O. Box 40
Borden, IN 47106
Telephone:(812) 967-2226 Fax: (812) 967-5624



3/6/25

To whom it may concern,

Clark County REMC is the electric service provider around 6705 St Johns Road. However, there is a utility boundary line on St Johns Road that divides the service territory between Harrison County REMC and Clark County REMC. The utility line runs north and south perpendicular to St Johns Road. The approximate location of the boundary line as it crosses St Johns Road is **38 degrees, 25 minutes, 19.80 seconds North and 85 degrees, 51 minutes, 59.03 seconds West**. Clark County REMC's service territory is to the east of this line. Harrison County REMC serves the area to the west of this line. I have attached a picture for reference.



Thanks,

Joe McNew
Clark County REMC
812-248-7511