



BID PACKET

29.85 ACRES ★ 2 TRACTS HARRISON COUNTY LOG CABIN **MULTIPAR ONLINE AUCTION**

3625 GRAVEL CREEK ROAD NE
GEORGETOWN, IN 47122

ONLINE BIDDING ENDS

TUESDAY, DECEMBER 2 @ 6PM

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

HARRITT
GROUP INC.
MULTIPAR AUCTIONS





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
3625 GRAVEL CREEK ROAD NE, GEORGETOWN, IN 47122
BIDDING ENDS TUESDAY, DECEMBER 2, 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 *Tuesday, November 25, 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 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 Wednesday, January 14, 2026.*** 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

A survey of record was filed on March 1, 1998. Property is selling per courthouse records.

DRIVEWAY EASEMENT

Property is sold subject to any and all easements of record including a 40-foot easement access created for Tract 2 off Tract 1. An access easement was also granted to neighbor on NW corner of Tract 1.

REAL ESTATE TAXES AND ASSESSMENTS

The real estate taxes and all assessments shall be prorated to the day of closing. Seller shall pay real estate taxes and assessments that are payable during the year in which closing occurs, and taxes payable during the succeeding year as computed and prorated to the date of closing. Buyer shall assume and pay all subsequent taxes and assessments.

The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills. The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

The seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MALFUNCTION AND LOSS OF SERVICE

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

SOLD WITH SELLER'S RESERVE

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

BROKER PARTICIPATION

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

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of Tuesday, November 11 through Tuesday, December 2, 2025.

AGENCY

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

SELLER

Dr. Steven L. Farnsley

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** TUESDAY, NOVEMBER 11 @ 6PM
- 2 COMBINATION BIDDING BEGINS** TUESDAY, NOVEMBER 25 @ 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

3625 Gravel Creek Road NE, Georgetown, IN 47122

Listing #: **2025012468**

Total Finished Sqft: **3,084**

Above Grade Finished SqFt: **2,200**

\$0
Active (11/10/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Township:	Jackson
Subdivision:	No	School Dst:	North Harrison
Subdiv Nm:		Parcel#:	0060348400
Beds:	3	Lot Sz:	29.85 / 1,300,266
Baths:	3 (3 0)	Lot Size Src:	Assessor
Abv Grd SF:	2,200	Lot Dim:	Appx. 989 x 1316
Tot Fin SF:	3,084	Year Built:	1992
New Const:	No	Annual Tax:	2,202
Est Completion:			
Home Warranty:		Tax Year:	2024/2025
Land Assess:	50,800	DOM:	0
Improvements:	283,900	HOA \$:	/
Total Assess:	334,700		
Directions:	From New Albany take I-64 to Lanesville Exit 113. Keep right and merge onto Crandall Lanesville Road NE to left on Pfrimmers Chapel Road NE. Turn right at the 1st cross street onto Gravel Creek Road NE. Home on left. PT NW QR SE QR 10-3-4 SURVEY FILED 3-1-98 & PT NW SE 10-3-4 29.85 Acres		
Legal:			
Tot Deductions:	\$151,388	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	103388

Remarks

29.85 ACRES - 2 TRACTS | HARRISON COUNTY LOG CABIN | MULTIPAR ONLINE AUCTION - BIDDING ENDS: TUESDAY, DECEMBER 2 @ 6PM. Private & wooded 29.85-acre homestead featuring two ponds and a creek surrounding a Jim Barna 3 bedroom, 3 bath lodge-style log home with a finished walkout basement and 2-car garage. Offered in two tracts - Tract 1 is Log Home on 16.5 Acres with Pond & Tract 2 is 13.35 Vacant Acres with Pond and Creek. Buy one or both! Make it your permanent private residence or a perfect weekend recreational getaway. Located just off Pfrimmers Chapel Road and IN-62, with easy access to I-64, Corydon & Lanesville, and only 25 minutes from downtown Louisville, KY. **BUYERS PREMIUM 10%** Buyer's Premium added to the hammer bid price to determine the final purchase price. **REAL ESTATE TERMS** A non-refundable down payment, 10% of the Purchase Price (Final Bid + Buyer's Premium), in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. Broker participation welcomed - client registration required prior to auction end date.

Amenities

Type:	1.5 Story, Log	Foundation:	Poured Concrete
Zoning:	Agri/ Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Partially Finished, Walkout
Outbuildings:	Shed, Other	Laundry:	Yes
# Fireplaces:	1 Fireplace: Insert, Woodburning	Laundry Type:	Laundry Room
Roof Type:	Shingle	Road Frontage:	989
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Divisible Lot, Park-like View, Secluded Lot, Wooded Lot		
Exterior Type:	Log		
Exterior Feat:	Covered Porch, Deck, Landscaped, Thermopane windows		
Interior Feat:	1st Floor Main, Bath Main, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Family Room, Loft, Natural Wood Trim, Open Floor Plan, Pantry, Rec Room, Separate Shower(s), Wood Stove		
Road Type:	Gravelpaved, Paved		

Measurements

Above Grade Finished:	2,200.0	Nonconform Finished:	184.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	700.0	TFLS:	3,084
Below Grade Unfinish:	280.0		

Room Sizes & Levels

Total Rooms: **11** Garage: **Y** Garage Size: **20 x 26** Garage Type: **Basement, Side** Garage Spaces: **2**
Entry

Type	Dimension	Level	Flooring	Description
Family Room	27.6 x 20.4	1st Floor	Wood	18' Wood Beamed Ceiling - Stone Fireplace
Kitchen	12.9 x 11.3	1st Floor	Wood	Equipped, Breakfast Bar
MainBedroom	19.6 x 12.4	1st Floor	Wood	
Bathroom Full	11.2 x 9	1st Floor	Wood	Off MBR, Walk-In Shower & Tub
Other	5.11 x 5.4	1st Floor	Wood	Laundry Off MBR Bath & Hall
Bedroom	14 x 12	1st Floor	Wood	

Other	9.5 x 8	2nd Floor	Carpet	Loft Overlooking Main Floor
Bedroom	28.2 x 16	2nd Floor	Carpet	10' Wood Beamed Ceiling
Other	15 x 12.3	2nd Floor	Carpet	Non-Conforming Room off 3rd Bedroom
Bathroom Full	7.2 x 5.5	2nd Floor	Vinyl	
Family Room	20.4 x 18.5	LL/Basement	Wood	Walk-Out, Wood Stove
Other	11.3 x 8.2	LL/Basement	Wood	Combination Family Rec Room
Bathroom Full	9.4 x 6	LL/Basement	Wood	
Other	11.3 x 8	LL/Basement	Wood	Walk-In Closet

Utilities

Water Heater: **Electric**
Water Type: **Public Onsite**
Natural Water: **Creek, Pond**
Sewer Type: **Septic Onsite**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **LP Gas**

General Information

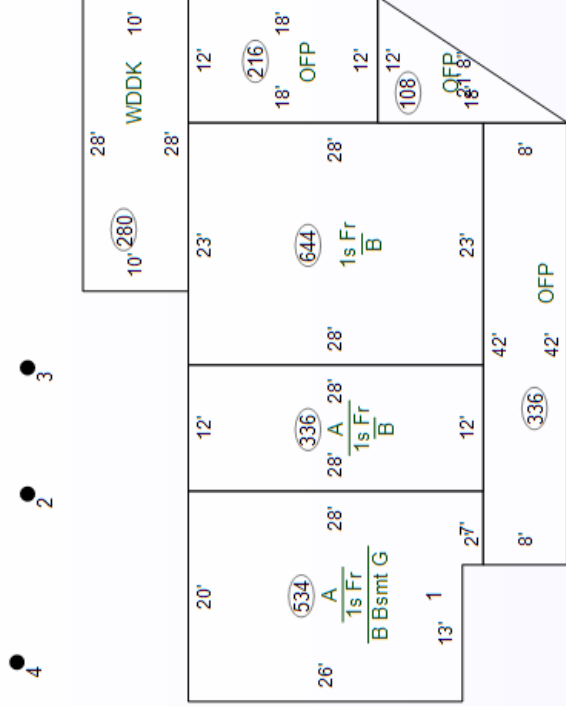
Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **No**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

General Information			Plumbing	
Occupancy	Single-Family		#	TF
Description	Single-Family R 01		Full Bath	2
Story Height	1		Half Bath	0
Style	N/A		Kitchen Sinks	1
Finished Area	2384 sqft		Water Heaters	1
Make			Add Fixtures	0
Floor Finish			Total	4
☐ Earth	☒ Tile		Accommodations	
☒ Slab	☒ Carpet		Bedrooms	3
☒ Sub & Joist	☐ Unfinished		Living Rooms	0
☐ Wood	☐ Other		Dining Rooms	0
☐ Parquet			Family Rooms	0
Wall Finish			Total Rooms	0
☒ Plaster/Drywall	☒ Unfinished		Heat Type	
☐ Paneling	☐ Other		Central Warm Air	
☐ Fiberglass				

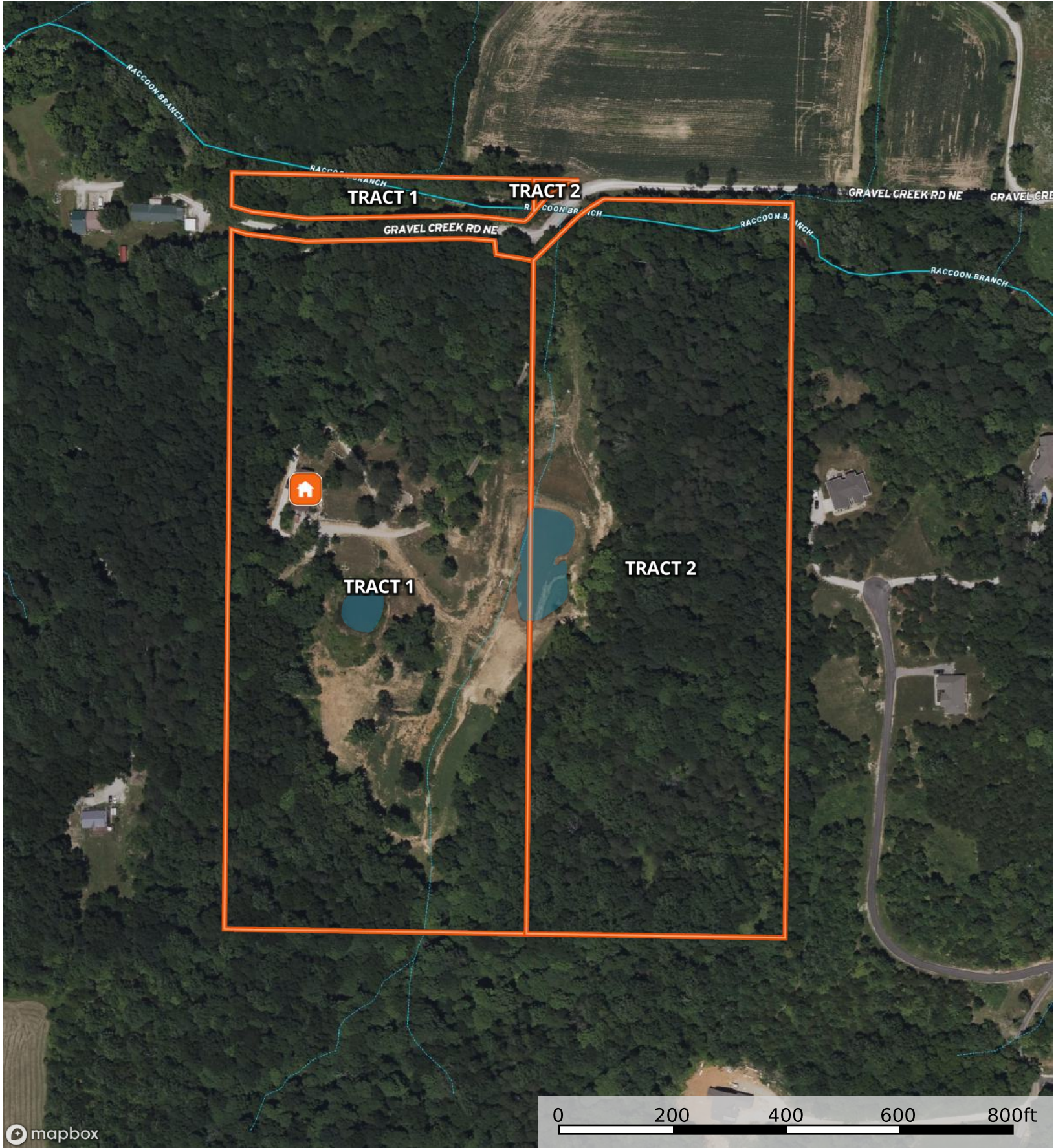
Roofing				
☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile
☐ Wood Shingle		☐ Other		
Exterior Features				
Description	Area	Value		
Porch, Open Frame	336	\$10,900		
Porch, Open Frame	216	\$8,300		
Wood Deck	280	\$4,500		
Porch, Open Frame	108	\$4,900		



Specialty Plumbing		
Description	Count	Value

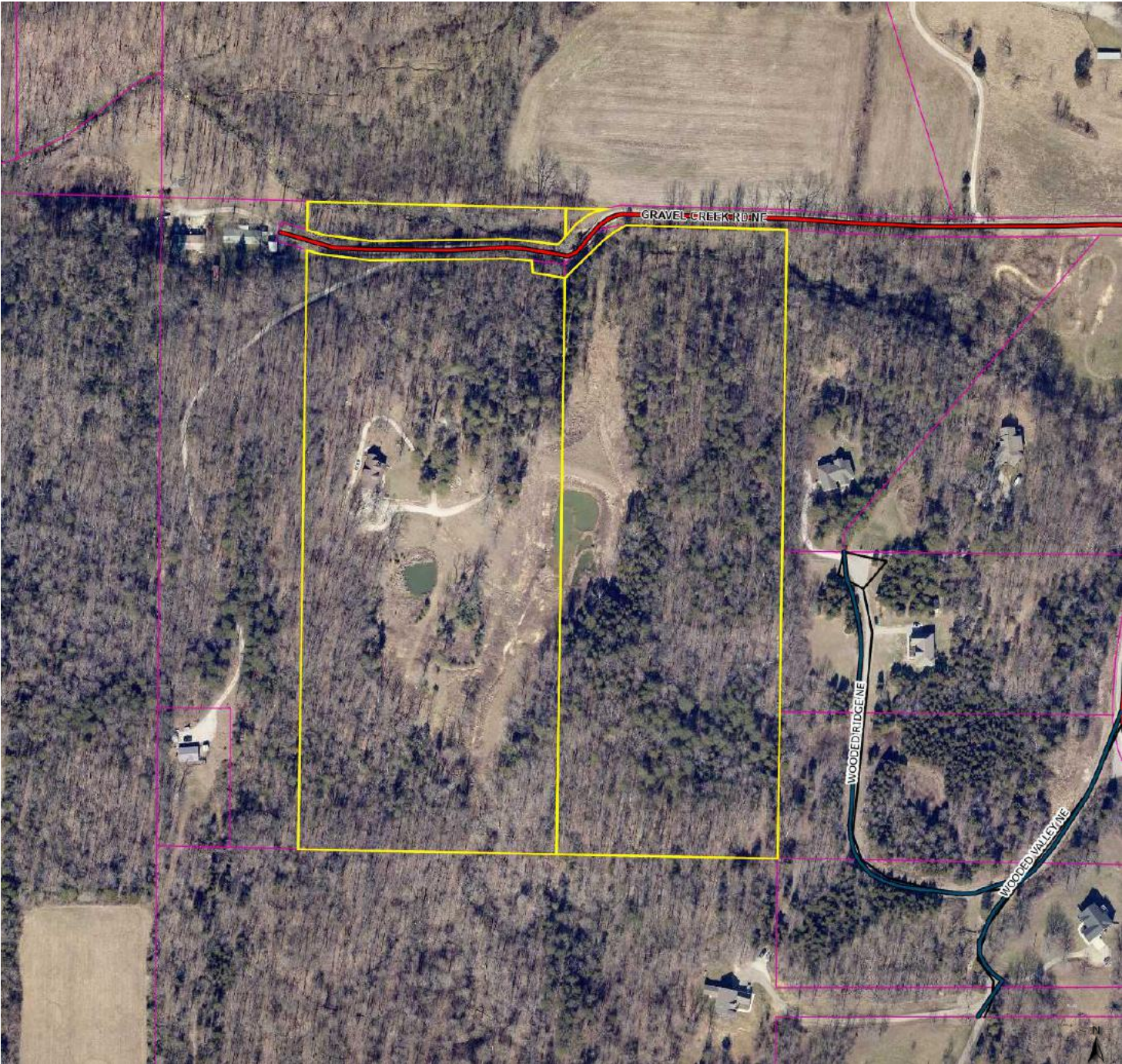
	Sub-Total, One Unit	\$164,500
	Sub-Total, 1 Units	
Exterior Features (+)	\$28,600	\$193,100
Garages (+) 534 sqft	\$4,000	\$197,100
Quality and Design Factor (Grade)		1.05
	Location Multiplier	0.88
	Replacement Cost	\$182,120

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	C+1	1992	1992	32	A		0.88		3,898 sqft	\$182,120	26%	\$134,770	0%	100%	2.100	1.000	100.00	0.00	\$283,000
2: CNPY R	1	SV	C	2002	2002	22	A		0.88		112 sqft		22%		0%	100%	1.000	1.000	100.00	0.00	\$200
3: Lean-To R 01	1	SV	C	2002	2002	22	A		0.88		10'x12' x 8'		40%		0%	100%	1.000	1.000	0.00	100.00	\$200
4: Utility Shed R 01	1	SV	C	2002	2002	22	A		0.88		10'x14'		55%		0%	100%	2.100	1.000	100.00	0.00	\$500



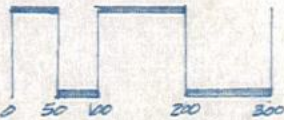
Gravel Creek Road NE, Georgetown, IN

Created by: Harritt Group, Inc.





bearings assumed
Nov. 2, 1989



graphic scale: 1" = 200'

found stone @ the
center of sec.
10-3-4

589°03'07"E - 1289.11'

547.11'

CO. ROAD (unknown R/W)

442.00'

found stone @ the N.E. corner of the
NW 1/4 of the SE 1/4 of
SECTION 10-3-4

589°03'07"E

1289.11'

found stone @
the east 1/4
corner of
SEC. 10-3-4

06-03-04 - 10:00
03030

PARCEL "A"

9.02 AC.

MEYER,
BARRY

#006-02327-00

PARCEL "B"

16.503 AC.

10.98 # 3010
5.523 # 3040

16.503 TOTAL

3010 HINTON, D. WAYNE
3040 " " "

#006-00772-00
006-03484-00

PARCEL "C"

13.451 AC.

3020

3020
HAMMOND, MARVIN
006-02323-00

H. & L. HICKEY
BK. I-G PG. 196

set 1/2" I.P. @ the
S.W. corner of the
NW 1/4 of the SE 1/4
SEC. 10-3-4

300.00'

force line

547.11'

1293.64'
N 88°29'03"W

force line

set 1/2" I.P.

446.53'

found a high stone
fence corner @ the
S.E. corner of the NW 1/4
of the SE 1/4 of
SECTION 10-3-5

H. & L. HICKEY
BK. I-G PG. 196

NOTE: PARCELS "A" "B" & "C" are contained
in those tracts conveyed to Anthony E. &
Elizabeth R. Adams as described in
deed books Q-8 pg 209 & Q-8 pg 347

PARCEL "A"

LAND DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 EAST, LYING ALL IN JACKSON TOWNSHIP, HARRISON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND THIS SURVEY AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE $S 89^{\circ} 03' 07'' E$ WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 300.00 FEET TO AN IRON PIN; THENCE $S 01^{\circ} 14' 43'' W$ 1311.28 FEET TO AN IRON PIN IN THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE $N 88^{\circ} 29' 03'' W$ WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 300.00 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE $N 01^{\circ} 14' 43'' E$ WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 1308.31 FEET TO THE BEGINNING, CONTAINING 9.02 ACRES, BUT SUBJECT TO ANY EASEMENTS OF RECORD

PARCEL "B"
LAND DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 EAST, LYING ALL IN JACKSON TOWNSHIP, HARRISON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND THIS SURVEY AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE S 89° 43' 07" E WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 300.00 FEET TO THE TRUE PLACE OF BEGINNING; THENCE CONTINUING S 89° 43' 07" E WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 547.11 FEET TO AN IRON PIN; THENCE S 01° 14' 43" W 1316.70 FEET TO AN IRON PIN IN THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE N 88° 29' 03" W WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 547.11 FEET TO AN IRON PIN; THENCE N 01° 14' 43" E 1311.28 FEET TO THE BEGINNING, CONTAINING 16.503 ACRES, BUT SUBJECT TO THE RIGHT OF WAY OF A COUNTY MAINTAINED ROADWAY.

ALSO SUBJECT TO A 40 FOOT ROADWAY EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE S 41° 27' 22" W 80.00 FEET TO THE BEGINNING; THENCE S 51° 45' 53" E 64.66 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED TRACT.

ALSO SUBJECT TO ANY EASEMENTS OF RECORD

PARCEL "C"
LAND DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; TOWNSHIP 3 SOUTH, RANGE 4 EAST, LYING ALL IN JACKSON TOWNSHIP, HARRISON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND THIS SURVEY AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE $S 89^{\circ}03'07'' E$ WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 847.11 FEET TO THE TRUE PLACE OF BEGINNING; THENCE CONTINUING $S 89^{\circ}03'07'' E$ WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 442.00 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION 1; THENCE $S 01^{\circ}02'56'' W$ WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION 1 1321.11 FEET TO A STONE AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION 1; THENCE $N 88^{\circ}23'03'' W$ WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 1 446.53 FEET TO AN IRON PIN; THENCE $N 81^{\circ}14'43'' E$ 1316.70 FEET TO THE BEGINNING, CONTAINING 13.451 ACRES, BUT SUBJECT TO THE RIGHT OF WAY OF A COUNTY MAINTAINED ROADWAY.

ALSO THE RIGHT TO USE A 40 FOOT EASEMENT THE CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE $S 41^{\circ}21'27'' W$ 80.00 FEET TO THE BEGINNING; THENCE $S 51^{\circ}45'53'' E$ 64.66 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED TRACT.

ALSO SUBJECT TO ANY EASEMENTS OF RECORD.

Jackson Sup. 21.00

#06-03-04-10:00-03030
Gract# A

Meyer, Barry + Becky

#006-02327-00

Pt NW 10-3-4 9.02 ac.

#06-03-04-10:00-03010

Horton, D. Wayne + Shelby

Pt NW 1/4 SE 1/4 10-3-4 10.98 ac.

#06-03-04-10:00-03040

Pt NW 1/4 SE 1/4 10-3-4 5.523 ac.

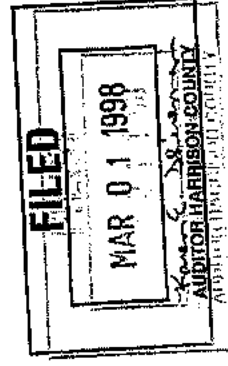
Gract# B 16.503 ac.

#06-03-04-10:00-03020

Hammond, Marvin S. + Sherese A.

Pt NW SE 1/4 10-3-4

13.451 ac.



National Flood Hazard Layer FIRMette



86°3'50"W 38°16'5"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

N

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 **9/22/2025 at 4:30 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.

86°3'13"W 38°15'37"N

Basemap Imagery Source: USGS National Map 2023



Tract 2 Tract 1

 All Polygons 29.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KxsD3	Knobcreek-Haggatt-Caneyville complex, karst, hilly, severely eroded	22.55	77.25	0	47	6e
KxpD2	Knobcreek-Haggatt-Caneyville silt loams, karst, hilly, eroded	3.38	11.58	0	51	4e
KunAW	Kintner loam, 1 to 3 percent slopes, occasionally flooded, very brief duration	2.27	7.78	0	66	2w
CcaG	Caneyville-Rock outcrop complex, 25 to 60 percent slopes	0.8	2.74	0	13	7e
KxoC2	Knobcreek-Navilleton-Haggatt silt loams, karst, rolling, eroded	0.14	0.48	0	65	3e
KxrC3	Knobcreek-Navilleton-Haggatt complex, karst, rolling, severely eroded	0.03	0.1	0	60	4e
CtaB	Crider silt loam, karst, undulating	0.01	0.03	0	81	2e
TOTALS		29.18(*)	100%	-	48.1	5.47

(*) 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 14.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KxsD3	Knobcreek-Haggatt-Caneyville complex, karst, hilly, severely eroded	13.26	89.17	0	47	6e
KxpD2	Knobcreek-Haggatt-Caneyville silt loams, karst, hilly, eroded	1.35	9.08	0	51	4e
KxoC2	Knobcreek-Navilleton-Haggatt silt loams, karst, rolling, eroded	0.14	0.94	0	65	3e
KunAW	Kintner loam, 1 to 3 percent slopes, occasionally flooded, very brief duration	0.1	0.67	0	66	2w
TOTALS		14.85(*)	100%	-	47.6	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 2 13.42 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KxsD3	Knobcreek-Haggatt-Caneyville complex, karst, hilly, severely eroded	9.12	68.01	0	47	6e
KxpD2	Knobcreek-Haggatt-Caneyville silt loams, karst, hilly, eroded	2.03	15.14	0	51	4e
KunAW	Kintner loam, 1 to 3 percent slopes, occasionally flooded, very brief duration	1.43	10.66	0	66	2w
CcaG	Caneyville-Rock outcrop complex, 25 to 60 percent slopes	0.8	5.97	0	13	7e
KxrC3	Knobcreek-Navilleton-Haggatt complex, karst, rolling, severely eroded	0.03	0.22	0	60	4e
CtaB	Crider silt loam, karst, undulating	0.01	0.07	0	81	2e
TOTALS		13.42(*)	100%	-	47.69	5.32

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



| Tract 2 0.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KunAW	Kintner loam, 1 to 3 percent slopes, occasionally flooded, very brief duration	0.04	100	0	66	2w
TOTALS		0.04(*)	100%	-	66.0	2

(*) 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 0.87 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KunAW	Kintner loam, 1 to 3 percent slopes, occasionally flooded, very brief duration	0.7	80.46	0	66	2w
KxsD3	Knobcreek-Haggatt-Caneyville complex, karst, hilly, severely eroded	0.17	19.54	0	47	6e
TOTALS		0.87(*)	100%	-	62.29	2.78

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

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

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

11 / 3 / 25

Property address (number and street, city, state, and ZIP code)

3625 Gravel Creek Road NE, Georgetown, IN 47122

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 11 - 3 - 2025	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

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3625 Gravel Creek Road NE, Georgetown, IN 47122

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven	✓			
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish				
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms	✓			
Carbon Monoxide Detectors	✓			
Switches and Outlets			✓	
Vent Fan(s)			✓	
☐ 60 ☐ 100 ☒ 200 Amp Service			✓	
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	✓			
Septic Field / Bed			✓	
Septic & Holding Tank / Septic Mound			✓	
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric			✓	
Water Heater / Gas	✓			
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well	✓			
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Unknown
Are the structures connected to a public water system?	✓		
Are the structures connected to a public sewer system?		✓	
Are there any additions that may require improvements to the sewage disposal system?		✓	
If yes, have the improvements been completed on the sewage disposal system?		✓	
Are the structure(s) connected to a private / community water system?		✓	
Are the structure(s) connected to a private / community sewer system?		✓	

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Signature of Seller <i>Steve L. Furlong</i>	Date (mm / dd / yyyy) 11 - 3 - 2025	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump	✓			
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove			✓	
Fireplace			✓	
Fireplace Insert			✓	
Air Cleaner	✓			
Humidifier	✓			
Propane Tank <i>Rented (Hervell)</i>			✓	
Other Heating Source				

2. ROOF	Yes	No	Unknown
Age, if known: <u>15</u> Years.	✓		
Does the roof leak? <i>Small leak on front porch on certain rains.</i>		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?			
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>10</u> Years. <i>New heating element in 2025</i>	✓		

4. FURNACE	Yes	No	Unknown
Age, if known: <u>5</u> Years.	✓		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>5</u> Years.	✓		

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:		✓	
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area? <i>Water comes in west side of basement on heavy rains</i>	✓		
Is there any damage due to wind, flood, termites or rodents? <i>SLF</i>	✓	✓	
Have any structures been treated for wood destroying insects?	✓		
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

* Board on North dormer has carpenter bee + wood pecker damage
* Two sites in house treated for minor damage by Black Diamond for acrobat ants.

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

* Driveway easement granted to neighbor in NW corner of tract 1.