



BID PACKET

2.28 ACRES HARRISON COUNTY MOBILE HOME

ONLINE AUCTION

**5595 HIGHWAY 337 NW
DEPAUW, IN 47115**

— ONLINE BIDDING ENDS —

THURSDAY JULY 30 @ 2PM

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

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

5595 HIGHWAY 337 NW, DEPAUW, IN 47115

Bidding Ends Thursday, July 30, 2026

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Monday, September 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.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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

AUCTION END TIME

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

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

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

SOLD WITH SELLER'S RESERVE

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

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Thursday, July 9 through Thursday, July 30, 2026*.

AGENCY

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

SELLER

Deborah Kaye Barr
Carol Ann Gengelbach
Gregory Brian Thevenot

Client Detail

5595 Highway 337 NW, Depauw, IN 47115

Listing #: **2026010113**

Total Finished Sqft: **1,489**

Above Grade Finished SqFt: **1,489**

\$0

Active (07/15/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Township:	Spencer
Subdivision:	No	School Dst:	North Harrison
Subdiv Nm:		Parcel#:	0090109400
Beds:	3	Lot Sz:	2.282 / 99,404
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,489	Lot Dim:	150' Frontage - Approximately 500' Deep
Tot Fin SF:	1,489	Year Built:	1994
New Const:	No	Annual Tax:	155
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	0
Land Assess:	51,400	HOA \$:	/
Improvements:	37,000		
Total Assess:	88,400		
Directions:	I-64 to Corydon Exit 105. North on SR 135 to the left on Quarry Road. 2 miles to a right on Hwy. 337. Continue 3.5 miles to auction on the left.		
Legal:	009-01094-00 PT NW1/4 4-3-3 2.282 SURVEY ON FILE (11-30-93) LIFE ESTATE TO CARL L. THEVENOT AND JANICE C. THEVENOT.		
Tot Deductions:	\$55,184	<u>Deduction Type</u>	<u>Comment</u>
		2% Deduction	1,584
		Homestead Standard	48,000

Remarks

2.28 ACRES HARRISON COUNTY | MOBILE HOME | ONLINE AUCTION - BIDDING ENDS: THURSDAY JULY 30 @ 2PM. Offering comfortable country living on 2.28 acres, partially wooded with 150' frontage in Harrison County. Property includes a Redman single-wide manufactured home with addition built in 1994 and a 20' x 20' freestanding car shed. Home features 1,489 square feet of living space including an equipped eat-in kitchen, main bedroom suite w/full bath, 2 additional split bedrooms and full bath, equipped laundry area and a 15' x 15' flex room addition w/rear access, ideal for office, den or craft room. Conveniently located just northwest of Corydon with easy access to I-64 and just 10 minutes to New Salisbury on Hwy. 64. An excellent opportunity for homeowners, investors, or anyone looking for a rural setting with an easy commute. **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. See full details in the Auction Bid Packet.

Amenities

Type:	1 Story	Foundation:	
Zoning:	Residential	Basement:	No
Construction:	Manufd. Single Wide	Basement Type:	
Outbuildings:		Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Type:	Laundry Closet
Roof Type:	Shingle	Road Frontage:	150
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Range / Oven, Refrigerator		
Lot Description:	Wooded Lot		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Ramp		
Interior Feat:	1st Floor Main, 1st Floor Utility, Bath Main, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Eat-in Kitchen, Split Bedrooms		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,489.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,489
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **N** Garage Size: **20 x 20** Garage Type: **Carport** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	17.8 x 14.7	1st Floor	Carpet	
Kitchen	13 x 14.7	1st Floor	Vinyl	
Main Bedroom	15 x 14.7	1st Floor	Carpet	

Bathroom Full	4.8 x 14.7	1st Floor	Carpet	
Bedroom	9.1 x 11.2	1st Floor	Carpet	
Bedroom	9.2 x 10.2	1st Floor	Vinyl	
Bathroom Full	5 x 7	1st Floor	Vinyl	
Office	13 x 11	1st Floor	Vinyl	Flex Room with Outside Door

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Electric
Sewer Type:	Septic Onsite		

General Information

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

All information deemed reliable but not guaranteed.

31-09-04-100-013.000-017

General Information

Parcel Number
31-09-04-100-013.000-017

Local Parcel Number
0090109400

Tax ID:

Routing Number
- -

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County
Harrison

Township
SPENCER TOWNSHIP

District 017 (Local 009)
SPENCER TOWNSHIP

School Corp 3180
NORTH HARRISON COMMUNITY

Neighborhood 3117508-017
Spencer Twp Base SWMH #1

Section/Plat
4

Location Address (1)
5595 HWY. 337
DEPAUW, IN 47115

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Sunday, May 4, 2025

Review Group

BARR, DEBORAH KAYE; CARO

Ownership

BARR, DEBORAH KAYE; CAROL ANN
5595 HWY 337 NW
DEPAUW, IN 47115

Legal

009-01094-00 PT NW1/4 4-3-3 2.282 SURVEY
ON FILE (11-30-93) LIFE ESTATE TO CARL L.
THEVENOT AND JANICE C. THEVENOT.



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
03/29/2025	As Of Date	01/01/2025	04/08/2024	04/03/2023	04/06/2022	03/26/2021
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	☐	☐	☐	☐	☐
\$51,400	Land	\$51,400	\$41,400	\$41,000	\$31,000	\$31,000
\$25,000	Land Res (1)	\$25,000	\$20,000	\$20,000	\$15,000	\$15,000
\$26,400	Land Non Res (2)	\$26,400	\$21,400	\$20,000	\$15,000	\$15,000
\$0	Land Non Res (3)	\$0	\$0	\$1,000	\$1,000	\$1,000
\$37,000	Improvement	\$37,000	\$35,300	\$36,100	\$36,700	\$32,800
\$37,000	Imp Res (1)	\$37,000	\$35,300	\$35,600	\$36,200	\$32,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$500	\$500	\$500
\$88,400	Total	\$88,400	\$76,700	\$77,100	\$67,700	\$63,800
\$62,000	Total Res (1)	\$62,000	\$55,300	\$55,600	\$51,200	\$47,300
\$26,400	Total Non Res (2)	\$26,400	\$21,400	\$20,000	\$15,000	\$15,000
\$0	Total Non Res (3)	\$0	\$0	\$1,500	\$1,500	\$1,500

Land Data (Standard Depth: Res 120', CI 120' 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
9	A		0	1.0000	1.00	\$25,000	\$25,000	\$25,000	0%	1.0000	100.00	0.00	0.00	\$25,000
9	A		0	1.0000	1.00	\$25,000	\$25,000	\$25,000	0%	1.0000	0.00	100.00	0.00	\$25,000
91	A		0	0.2820	1.00	\$5,000	\$5,000	\$1,410	0%	1.0000	0.00	100.00	0.00	\$1,410

Review Group

Data Source N/A

Collector

540, Mobile or Manufactured Home - Pla

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/05/2012	BARR, DEBORAH KA	201201650	WR	/		I
11/30/1993	THEVENOT, CARL L.	0	WD	/		I
03/01/1990	TRONCIN, HORACE	0	WD	/		I
01/01/1900	FROM:HORACE E &		WD	/		I

Res

Spencer Twp Base SWMH

1/2

Notes

8/17/2021 3RD: ADDED C/A, REMOVED WDDK (8X14) & ADDED RFX/WDDK (5X6) PER R/A FOR 2022 PAY 2023

7/24/2017 MEMO: REMOVED 1964 DWELLING, POLEBARN , LEAN TO & UTILITY SHED . ALL HAVE BEEN TORE DOWN JULY 2017 . REMOVED FOR 18 PAY 19

11/30/2016 3RD: PAGE 1- CHANGED COND ON 1964 DWELLING FROM AVG TO FAIR, SV 1995 8X16 UTIL SHED FROM \$1200 TO \$300, CHANGED GRADE/COND ON 1995 LEAN-TO FROM C/AVG TO D/FAIR, CHANGED GRADE/COND ON 1995 POLE BARN FROM C-1/AVG TO D/POOR. PAGE 2- SV 2006 FS PATIO FROM \$2200 TO \$500, SV 2006 CAR SHED FROM \$8300 TO \$500. ALL FOR 17 PAY 18 PER RA.

4/16/2012 M: CHANGED 1964 12 X 57 & 1964 12 X 27 & 12 X 18 ADDITION & 1994 16 X 79 & 1994 15 X 15 ADDITION SINGLE WIDES TO 1 ST FR/S FOR 12 PAY 13

7/27/2011 M: ADD RESIDENCE 1 ADD ADITON CHANGE OPEN FRAME PORCH TO ROOF EXTENSION OVER CONCRETE, REMOVE DETACHED GARAGE, POLE BARN 1 SIDE OPEN, POLE BARN NO SIDES AND LEAN TO 10X16, ADD 24X30 POLE BARN 1 SIDE OPEN, RESIDENCE 2 ADD ADDITION TO BACK OF MOBILE HOME, WOOD DECK TO FRONT OF MOBILE HOME, ADD CARPORT 20X20 AND CONCRETE 500 SQ CHANGE GRADE ON MOBILE HOME FROM D+2 TO A C FOR 12 PAY 13

1/30/2006 ChID: Previous parcel_id:

Land Computations

Calculated Acreage	2.28
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.28
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	2.00
91/92 Acres	0.28
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$50,000
91/92 Value	\$1,400
Supp. Page Land Value	
CAP 1 Value	\$25,000
CAP 2 Value	\$26,400
CAP 3 Value	\$0
Total Value	\$51,400

General Information			
Occupancy	Single-Family	#	TF
Description	Single-Family 2	Full Bath	2 6
Story Height	1	Half Bath	0 0
Style	N/A	Kitchen Sinks	1 1
Finished Area	1489 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	4 8

Floor Finish	
☐ Earth	☐ Tile
☐ Slab	☐ Carpet
☐ Sub & Joist	☐ Unfinished
☐ Wood	☐ Other
☐ Parquet	

Wall Finish	
☐ Plaster/Drywall	☐ Unfinished
☐ Paneling	☐ Other
☐ Fiberboard	

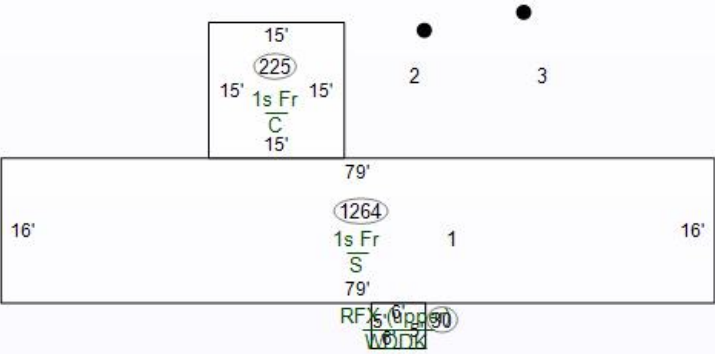
Roofing				
☐ Built-Up	☐ Metal	☐ Asphalt	☐ Slate	☐ Tile
☐ Wood Shingle		☐ Other		

Exterior Features		
Description	Area	Value
Wood Deck	30	\$1,200
Canopy, Roof Extension	30	\$800

Plumbing		
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations	
Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

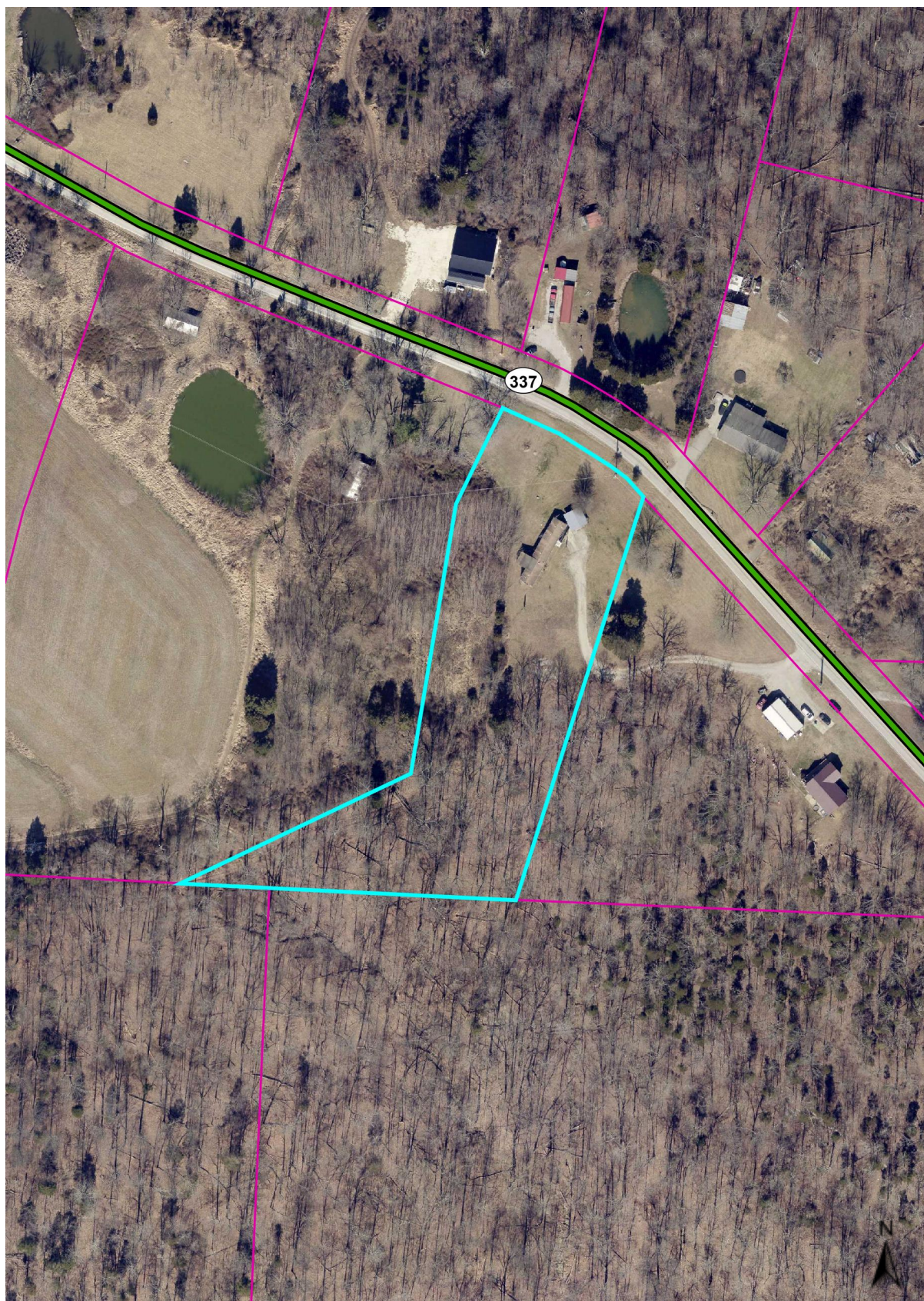
Heat Type	
Central Warm Air	



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1489	1489	\$134,500
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		225	0	\$4,000
Slab		1264	0	\$0
Total Base				\$138,500
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1489 \$4,800
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$145,700
Sub-Total, 1 Units				
Exterior Features (+)				\$2,000 \$147,700
Garages (+) 0 sqft				\$0 \$147,700
Quality and Design Factor (Grade)				0.40
Location Multiplier				0.87
Replacement Cost				\$51,400

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 2	1	Wood Fr	E	1994	1994	31	A		0.87		1,489 sqft	\$51,400	30%	\$35,980	0%	100%	1.000	1.000	100.00	0.00	0.00	\$36,000
2: Car Shed	1	SV	C	2006	2006	19	A		0.87		20'x20'		35%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$500
3: Patio (free standing)	1	SV	C	2006	2006	19	A		0.87		500 sqft		18%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$500



- Parcels
- Townships
- 📖 Libraries
- 🏥 Hospitals and Rural Health Clinics (ISDH)

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 7-25)

Date (month, day, year)

/ /

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

5595 Highway 337 NW, Depauw, IN 47115

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:

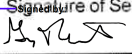
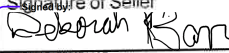
1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
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 	Date (mm / dd / yyyy) 7/8/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 7/8/2026	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.			
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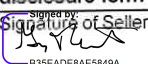
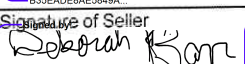
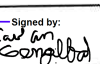
5595 Highway 337 NW, Depauw, IN 47115

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher			X	
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish			X	
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors	X			
Switches and Outlets			X	
Vent Fan(s)			X	
☐ 60 ☐ 100 ☒ 200 Amp Service			X	
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	X			
Septic Field / Bed			X	
Septic & Holding Tank / Septic Mound			X	
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			
			Yes	No
Are the structures connected to a public water system?			X	
Are the structures connected to a public sewer system?			X	
Are there any additions that may require improvements to the sewage disposal system?			X	
If yes, have the improvements been completed on the sewage disposal system?				
Are the structure(s) connected to a private / community water system?			X	
Are the structure(s) connected to a private / community sewer system?			X	

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

2. ROOF	Yes	No	Unknown
Age, if known: <u>30</u> Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? <u>1</u>			X

3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>4</u> Years.	X		

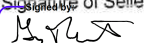
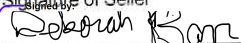
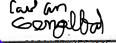
4. FURNACE	Yes	No	Unknown
Age, if known: <u>30</u> Years.	X		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>30</u> Years.	X		

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?		X	
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?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

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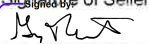
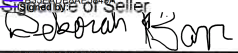
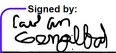
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7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	X
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X
Is there any damage due to wind, flood, termites or rodents?			X
Have any structures been treated for wood destroying insects?			X
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 .		X	
Do you currently pay flood insurance?		X	
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.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

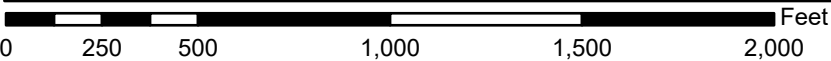
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National Flood Hazard Layer FIRMMette



86°11'57"W 38°17'20"N



1:6,000

86°11'19"W 38°16'52"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
OTHER AREAS OF FLOOD HAZARD		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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/20/2026 at 4:16 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.