



BID PACKET

# **ABSOLUTE 56.93 ACRE HARRISON CO. LAND ONLINE AUCTION**

**11600 BLOCK OF RIVER ROAD SW  
MAUCKPORT, IN 47142**

ONLINE BIDDING ENDS

**WEDNESDAY, APRIL 24 @ 2PM**

**HARRITT  
GROUP** INC.  
**HARRITGROUP.COM**

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



**REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS**

**56.93 ACRES - RIVER ROAD SW, MAUCKPORT, IN 47142**

**Bidding Ends Wednesday, April 24, 2024**

**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 June 3, 2024**. 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 any and all non-productive gas and oil leases.

**SURVEY**

Property is being sold *without* a survey. All land measurements are per courthouse records. Frontage measurements are approximate. 2000 Survey on courthouse records available of larger parcel.

**ROAD FRONTAGE & EXISTING EASEMENT ACCESS**

Property has approximately 2500 ± feet of road frontage on River Road. A perpetual access easement is also established for the purpose of ingress, egress, drainage, and utility easement to, and the right of access for adjoining and abutting land.

**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 ABSOLUTE WITH NO RESERVE**

Property is selling absolute with no reserve to the highest bidder.

#### **BROKER PARTICIPATION**

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

#### **PRE-AUCTION SALES**

No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, April 10 through Wednesday, April 24, 2024.*

#### **AGENCY**

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

**SELLER**

Charles K. Denzinger Estate

**PERSONAL REPRESENTATIVE**

Frank W. Denzinger

**ESTATE ATTORNEY**

John E. Colin, Attorney  
Simpson & Colin, LLC

## Client Detail

### 56.93 Acres River Road SW, Mauckport, IN 47142

Listing #: 202406893

\$0

Active (04/03/24)



Prop Type: **Vacant Land**  
County: **Harrison**  
Subdiv:  
Township: **Heth**  
Acres: **56.9350**  
Zoning: **Agri/ Residential**  
Outbuildings: **Other**  
Mobile/Modular:  
Wooded YN: **Yes**  
Exempt: **0**  
Road Type: **Paved**  
Road Frontage: **2500 ±**  
HOA:  
Financing Comment: **Other**

Lot Sz: **2,480,088.60**  
Lot Sz Src: **Assessor**  
DOM: **0**  
Lot Dim:  
Irreg. Dim: **Yes**  
Annual Tax: **370**  
Tax Year: **2023/2024**  
Land Assess: **\$33,700**  
Improvements: **\$0**  
Total Assess: **\$33,700**  
Timber Acreage:  
Pasture Acreage:  
Possible Financing: **Other**

Parcel#: 0050094000  
Lot Description: **River View, Wooded Lot**  
Legal: **PT SE QR 32-5-3 45.406AC PT SW QR NE QR 32-5-3 11.5286AC SURVEY ON FILE 5-19-2000**  
Directions: **I-64 Corydon Exit 105. South 16 miles on IN-135 to left on ramp to Mauckport just before Matthew Welsh Memorial Bridge to Brandenburg, KY. Right at intersection on Old Hwy. 11. Continue 2 miles through downtown to River Road. Auction on right.**

#### Remarks

**ABSOLUTE 56.93 ACRE HARRISON CO. LAND ONLINE AUCTION - BIDDING ENDS WEDNESDAY, APRIL 24 @ 2PM.** Selling online to the highest bidder. Ideal for the nature enthusiast! Wooded recreational land with rock cliffs overlooking the Ohio River, two ponds and an abandoned 1800's home. Steep to open and rolling terrain the land lies in two parcels - 45 acres with 2500' ± road frontage on River Road, 2 ponds, and a dirt road access to an abandoned 1800's home and on top of the hill rolling and wooded land with an additional 11 acre parcel - with a point of connection at the NW corner of the 45 acres, accessed by a 30' easement. Water and electric available at street. Subject to gas lease. Klintstiver Ohio River Boat Ramp nearby. Located just 2 miles from the Matthew Welsh Brandenburg Bridge and 18 miles south of Corydon I-64 exit off IN-135. **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) 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.

#### Utilities

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

Natural Water: **Pond**  
Electricity: **Yes**

#### General Information

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

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

All information deemed reliable but not guaranteed.

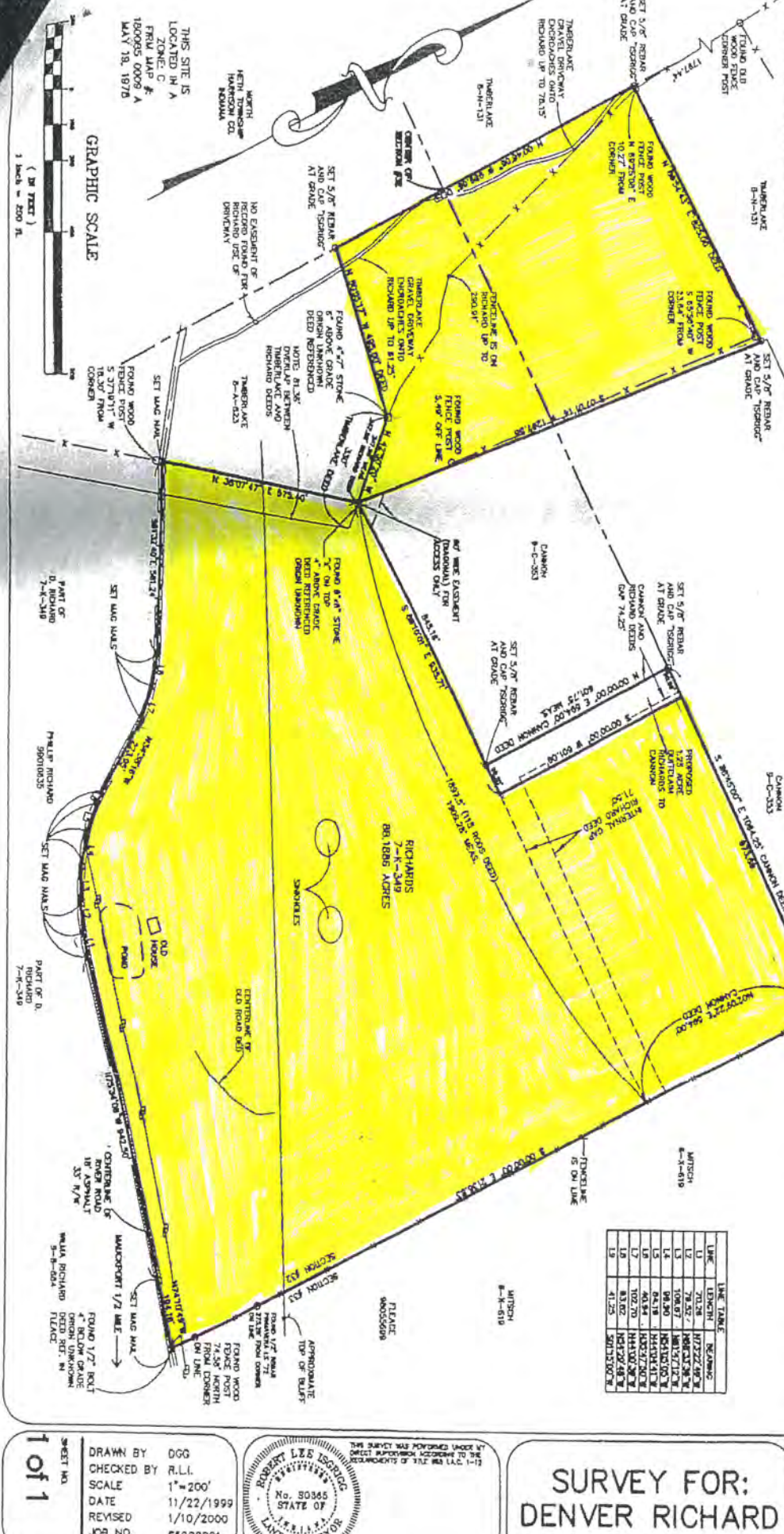


Level Description  
A part of the Southwest quarter of Section 22, Township 3 North, Range 3 East, 10th Meridian, ...

RECORDS BROWN  
1. 10000 20' x 30' (old) ...  
2. 10000 20' x 30' (old) ...  
3. 10000 20' x 30' (old) ...  
4. 10000 20' x 30' (old) ...  
5. 10000 20' x 30' (old) ...  
6. 10000 20' x 30' (old) ...  
7. 10000 20' x 30' (old) ...  
8. 10000 20' x 30' (old) ...  
9. 10000 20' x 30' (old) ...

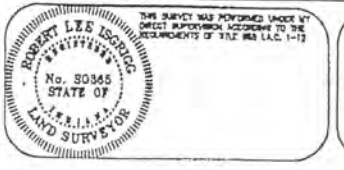
Level Description  
A part of the Southwest quarter of Section 22 and the Southeast quarter of the Northwest quarter of Section 23, Township 3 North, Range 3 East, 10th Meridian, ...

Level Description  
A part of the Southwest quarter of Section 22, Township 3 North, Range 3 East, 10th Meridian, ...  
Level Description  
A part of the Southwest quarter of Section 22 and the Southeast quarter of the Northwest quarter of Section 23, Township 3 North, Range 3 East, 10th Meridian, ...



LINE	LENGTH	BEARING
1	70.78	N72.22°07'W
2	78.52	N67.31°18'W
3	108.07	N61.12°17'W
4	84.18	N53.12°02'W
5	40.84	N33.12°02'W
6	102.70	N44.00°00'W
7	83.02	N45.02°48'W
8	41.25	S81.35°02'W

1 of 1  
DRAWN BY: DGG  
CHECKED BY: R.L.L.  
SCALE: 1" = 200'  
DATE: 11/22/1999  
REVISED: 1/10/2000  
JOB NO.: 56908801



SURVEY FOR:  
DENVER RICHARD

**BOB ISGRIGG & ASSOCIATES**  
CIVIL ENGINEERS / LAND SURVEYORS  
518 E. COURT AVENUE JEFFERSONVILLE, IN 47150  
(812) 285-1011 Phone | (812) 285-1012 Fax  
http://members.aye.net/~lgrigg



Harrison, IN • Township: Heth • Location: 32-5S-3E

56.9 acres, 1 selection



Flood Hazard Zone	% of Selection	Acres
100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
Regulatory Floodway	0.0%	0.0
No Flood Hazard Zone	100.0%	55.6
Wetlands	% of Selection	Acres
Assorted Wetlands	3.2%	1.8

General Information

Parcel Number 31-17-32-400-002.000-009
Local Parcel Number 0050094000
Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2023

Location Information

County Harrison
Township HETH TOWNSHIP
District 009 (Local 005)
School Corp 3190
SOUTH HARRISON
Neighborhood 3109501-009
Heth Twp Base Res
Section/Plat 32
Location Address (1) RIVER RD
MAUCKPORT, IN 47142

Ownership

DENZINGER, CHARLES
3820 ANGELO RD
CORYDON, IN 47112

Legal

PT SE QR 32-5-3 45.406AC
PT SW QR NE QR 32-5-3 11.5286AC
SURVEY ON FILE 5-19-2000



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

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Table with columns: Land Pricing Method ID, Soil Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infi. % Elig, Res Market Factor, Value. Rows include various land pricing methods and their associated values and factors.

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage
Other

Transfer of Ownership

Date 07/03/2000, 06/20/2000, 05/19/2000, 01/01/1900
Owner DENZINGER, CHARL, 30.004 AC TO:FLEAC, 1.250 AC TO: CANNO, RICHARD, DENVER R
Doc ID Code Book/Page Adj Sale Price VII

Notes

8/28/2020 3RD: NO CHANGES ON THIS CARD FOR 2021 PAY 2022 PER RA
1/30/2006 CHID: Previous parcel\_id: 0503320000910
12/22/2003 NOTE: TO: DENZINGER, C FROM: RICHARD, D & W FOR 3-1-01
NOTE: 1.250 AC TO: CANNON, LEROY FR: DENZINGER, C FOR 3-1-01
NOTE: 30.004 AC TO: FLEACE, A & R FROM: DENZINGER, C FOR 3-1-01

Land Computations

Calculated Acreage 56.93
Actual Frontage 0
Developer Discount
Parcel Acreage 56.94
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 56.94
Farmland Value \$33,730
Measured Acreage 56.93
Avg Farmland Value/Acre 592
Value of Farmland \$33,710
Classified Total \$0
Farm / Classified Value \$33,700
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$33,700
CAP 2 Value \$0
CAP 3 Value \$33,700
Total Value \$33,700

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
6	A	WC	0	1.790340	0.94	\$1,900	\$1,786	\$3,197	-80%	0%	1.0000	\$640
72	A	COF	0	0.063480	0.50	\$1,900	\$950	\$60	-40%	0%	1.0000	\$40
72	A	HU	0	1.285530	0.50	\$1,900	\$950	\$1,221	-40%	0%	1.0000	\$730
72	A	WC	0	0.766400	0.50	\$1,900	\$950	\$728	-40%	0%	1.0000	\$440
72	A	WGB2	0	0.060900	0.50	\$1,900	\$950	\$58	-40%	0%	1.0000	\$30
72	A	WHC3	0	0.309970	0.50	\$1,900	\$950	\$295	-40%	0%	1.0000	\$180