



BID PACKET

13-ACRE BARNDOMINIUM EQUESTRIAN RANCH **ONLINE AUCTION**

**8203 SALEM CHURCH ROAD
CHARLESTOWN, IN 47111**

ONLINE BIDDING ENDS

MONDAY, MAY 13 @ 6PM

**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

8203 Salem Church Road, Charlestown, IN 47111

Bidding Ends Monday, May 13, 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 24, 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.

SURVEY

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

EXISTING ROADWAY & UTILITY EASEMENT

Near the northernmost corner of the property, a 50' roadway and utility easement has been granted to the adjoining land owner to use for ingress, egress and utilities. The adjoining land owner is responsible for full upkeep and maintenance of the driveway.

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.

LP GAS TANK

A 500 gallon LP gas tank is leased by the seller and owned by Suburban Gas Co. Buyer to reimburse Seller at closing for any remaining fuel stored in tank at current market price.

POSSESSION

Seller will give possession of Real Estate 30 days from 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 PUBLISHED MINIMUM RESERVE

The property has a **published minimum reserve opening bid of \$569,000 (not including buyer's premium)**. Once the opening bid has been placed, the auction will then become absolute and will 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 *Monday, April 22, 2024 through Monday, May 13, 2024*.

AGENCY

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

SELLER

Jeffrey S. Hartfield Sr.

Client Detail

8203 Salem Church Road, Charlestown, IN 47111

\$0

Listing #: **202407327**

Total Finished Sqft: **2,600**

Above Grade Finished SqFt: **2,600**

Active (04/23/24)



Prop Type:	Residential/Farm	SubType:	Farm
County:	Clark	Township:	Charlestown
Subdivision:	No	School Dst:	Greater Clark
Subdiv Nm:		Parcel#:	03000370770
Beds:	3	Lot Sz:	13.41 / 584,140
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	2,600	Lot Dim:	
Tot Fin SF:	2,600	Year Built:	2007
New Const:	No	Annual Tax:	2,631
Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	3
Land Assess:	56,200	HOA \$:	/
Improvements:	101,500		
Total Assess:	157,700		
Directions:	I-265 East to IN-62 E towards Charlestown. East 6 miles through IN-3 intersection, and continue 6 miles to left on Salem Church Road. 2/10 mile to property on left. GT 122--13.41 AC- REMAINS SP FM 03-37-02(03-04)		
Legal:			

Remarks

13-ACRE BARNDOMINIUM EQUESTRIAN RANCH ONLINE AUCTION - BIDDING ENDS: MONDAY, MAY 13 @ 6PM. Custom 5,600-square-foot barndominium complete with 3 BR-2 bath living quarters, and garage with fitness center/office, a 10,000-square-foot pole barn with eight stalls, a 50' x 40' galvanized quonset hut equipment building and eight lush paddocks with run-in sheds surrounded by black board fencing on an open 13.41 acres. Located in a thriving community of Charlestown just fifteen minutes from River Ridge Business Center and I-265. Property was previously used as a private equine facility - yet offers an ideal setting for various pursuits. Minimum Opening Reserve Bid \$569,000. The barndominium features 10' ceilings, luxury vinyl plank flooring, tongue, and groove walls and ceilings, granite countertops, covered patio with hottub and stone fireplace. **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 30 days from closing. See full details in the Auction Bid Packet.

Amenities

Type:	Pole Barn	Foundation:	
Zoning:	Agri/ Residential	Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:	Horse Barn, Shed, Other	Laundry Type:	Laundry Room
# Fireplaces:	Fireplace:	Road Frontage:	208
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator, Water Softener		
Lot Description:	Gated Entry		
Exterior Type:	Metal Siding		
Exterior Feat:	Covered Patio, Fenced Yard, Hot Tub, Paved Driveway		
Interior Feat:	1st Floor Master, 1st Floor Utility, Bath Master, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Den/Office, Eat-in Kitchen, Natural Wood Trim, Open Floor Plan, Pantry, Split Bedrooms, Utility/Mud Room, Walk-in Closet(s), Wet Bar		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,600.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,600
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **30 x 48** Garage Type: **Attached, Front** Garage Spaces: **2**
Entry

Type	Dimension	Level	Flooring	Description
Living Room	17.2 x 11	1st Floor	Luxury Vinyl Plank	
Kitchen	30.4 x 13.10	1st Floor	Luxury Vinyl Plank	
Office	21 x 13.8	1st Floor	Luxury Vinyl Plank	
MainBedroom	17.1 x 14.6	1st Floor	Carpet	
Bathroom Full	13.7 x 9.6	1st Floor	Luxury Vinyl Plank	Main Bedroom
Bedroom	12.8 x 10.8	1st Floor	Carpet	
Bedroom	16.7 x 17.2	1st Floor	Carpet	

Bathroom Full	10 x 6	1st Floor	Luxury Vinyl Plank	
Other	12 x 9.5	1st Floor	Vinyl	Laundry Room
Other	15.7 x 9.6	1st Floor	Vinyl	Storage Room

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air, Window A/C Unit(s)
Natural Water:		Fuel Type:	LP Gas
Sewer Type:	Septic Onsite		

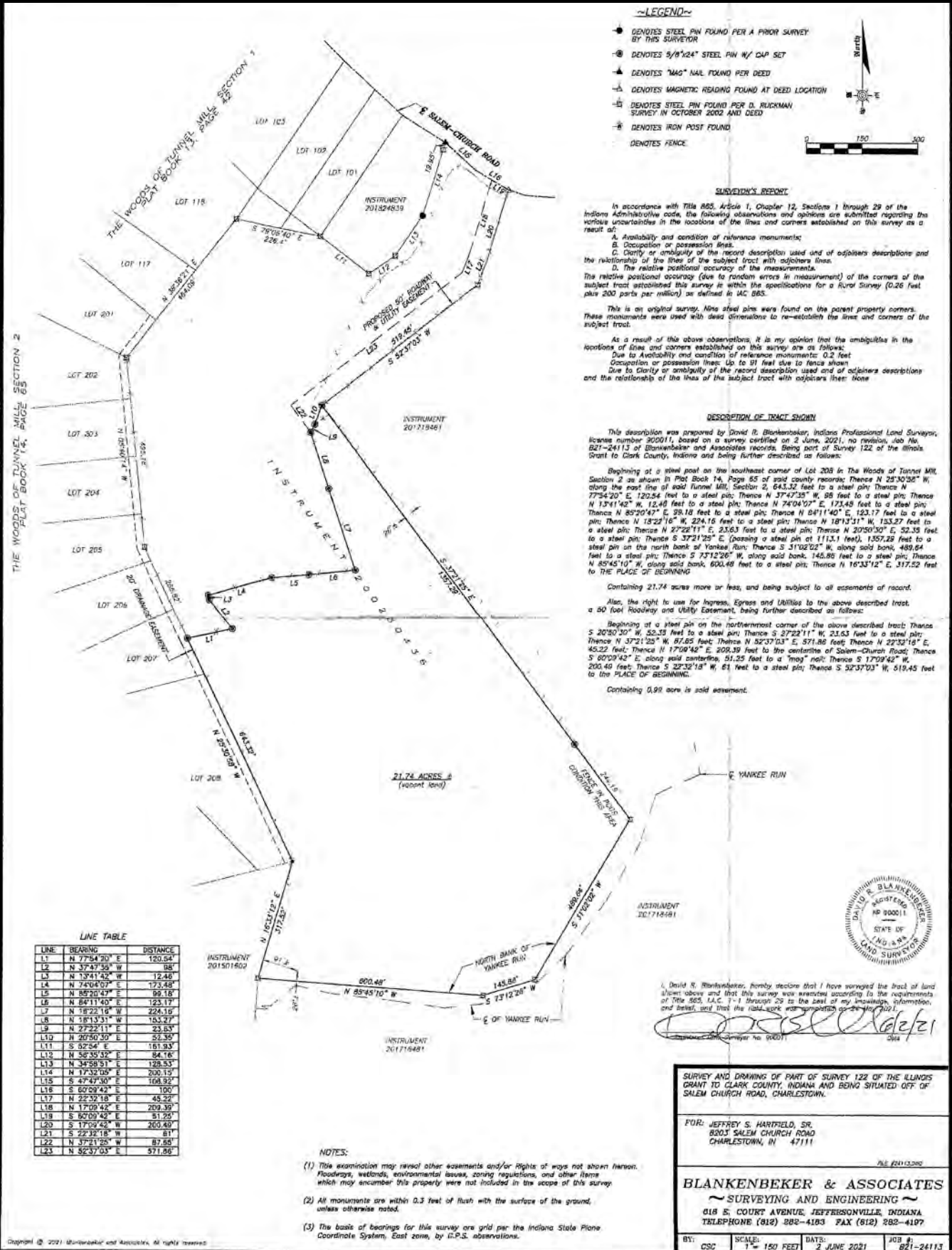
General Information

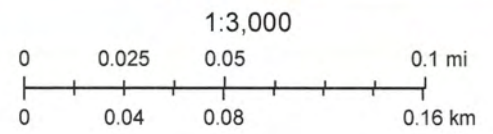
Possession:	30 Days	Covenants & Restr:	No
Flood:	No	Sign:	Yes
Seller Will Lease:	No	Terms:	No

All information deemed reliable but not guaranteed.

SURVEY FOR ADJOINING PROPERTY & EASEMENT

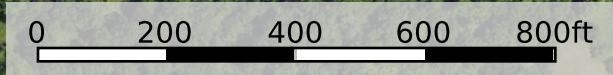
* REFERENCE USE ONLY *





13-Acre Barndominium Equestrian Ranch Online Auction

Clark County, Indiana, 13.41 AC +/-



- Photo Point
- Shed / Shack
- Quonset Hut
- Gate
- Horse Stall
- Barn
- Barndominium
- Boundary

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

I  Boundary 13.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RzrB2	Ryker silt loam, karst, undulating, eroded	5.6	41.57	0	71	2e
RzvC3	Ryker-Grayford silt loams, karst, rolling, severely eroded	3.32	24.65	0	62	4e
HuhD2	Haggatt-Caneyville silt loams, karst, hilly, eroded	1.62	12.03	0	50	4e
RzvC2	Ryker-Grayford silt loams, karst, rolling, eroded	1.44	10.69	0	67	3e
CxnC3	Crider-Haggatt complex, karst, rolling, severely eroded	1.23	9.13	0	58	4e
CkkB2	Cincinnati silt loam, 2 to 6 percent slopes, eroded	0.24	1.78	0	50	2e
HujD3	Haggatt-Caneyville complex, karst, hilly, severely eroded	0.01	0.07	0	33	6e
TOTALS		13.46(*)	100%	-	64.19	3.03

(*) 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.



10-03-12-200-030.000-003
General Information
 Parcel Number
 10-03-12-200-030.000-003
 Local Parcel Number
 03-00037-077-0

Tax ID:

Routing Number

Property Class 101
 Cash Grain/General Farm

Year: 2023

Location Information

County
 Clark
Township
 CHARLESTOWN TOWNSHIP
District 003 (Local 003)
 CHARLESTOWN TWP
School Corp 1010
 GREATER CLARK COUNTY
Neighborhood 10035001
 chas twp base res

Section/Plat

Location Address (1)
 SALEM CHURCH RD
 CHARLESTOWN, IN 47111

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

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

Review Group

Friday, April 21, 2023

Hartfield Jeffrey S Sr
Ownership
 Hartfield Jeffrey S Sr
 5704 Armie Loop
 Bradenton, FL 34211

Legal

Gl 122--13.41 Ac- Remains Sp Fm 03-37-02(03-04)

SALEM CHURCH RD

Owner

Date
 05/17/2004
 11/27/2002
 Hartfield Jeffrey S Sr
 JAMES WILLIAM F &

101, Cash Grain/General Farm

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price VII
 WD / \$0
 WD / \$0

chas twp base res/1003500

Notes

11/30/2022 GENERAL : REASSESSMENT
 CHANGE FS CNPY SIZE TO 16X30, FS PATIO
 16X30 ADD QUEUENSET 40X50 & LEAN-TO 12X38
 GC/HD
 1/10/2022 GENERAL : 22-23 SPLIT TO 03-387-
 1050

9/11/2018 GENERAL : REASSESSMENT - (BL-LG)
 - REMOVED BARN, ADDED MARKET FACTOR TO
 BOTH POLE BARN, SV CARSHED

12/6/2013 GENERAL : REASSESSMENT ADDED 5
 LEAN TO'S, CANOPY OVER CONCP, CAR SHED.
 CHANGED EVE HGTS. BL KH

3/12/2010 : 2010-11 ROLLING REASSESSMENT
 CHANGED SIZES OF POLE BLDGS AND GRADE

8/13/2008 : 07-08 11'22 added det garage for living
 space & deducted that area from 100'100 pole barn
 and added homesite value

11/23/2007 : 2007-08 ADDED 3 POLE BLDGS

5/17/2004 : 03-04 SPLIT FROM 03-37-02

Agricultural

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

2023	2022	2021	2020	2019
Assessment Year	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
Reason For Change	04/14/2022	03/31/2021	03/18/2020	03/31/2019
As Of Date	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Valuation Method	1.0000	1.0000	1.0000	1.0000
Equalization Factor				
Notice Required				
Land	\$56,200	\$44,000	\$38,900	\$41,900
Land Res (1)	\$50,000	\$30,000	\$25,000	\$25,000
Land Non Res (2)	\$6,200	\$4,900	\$13,900	\$16,900
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$101,500	\$100,000	\$101,000	\$94,700
Imp Res (1)	\$2,400	\$1,100	\$1,100	\$900
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$99,100	\$98,900	\$99,900	\$93,800
Total	\$157,700	\$144,000	\$139,900	\$136,600
Total Res (1)	\$52,400	\$31,100	\$26,100	\$25,900
Total Non Res (2)	\$6,200	\$4,900	\$13,900	\$16,900
Total Non Res (3)	\$99,100	\$98,900	\$99,900	\$93,800

Land Data (Standard Depth: Res 100', Cl 100' 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
9	A		0	1.0	\$50,000	\$50,000	\$50,000	0%	100%	1.0000	\$50,000
5	A	GrC3	0	8	\$1,900	\$1,615	\$12,920	-60%	0%	1.0000	\$5,170
6	A	GrE2	0	4.410	\$1,900	\$1,216	\$5,363	-80%	0%	1.0000	\$1,070

Land Computations

Calculated Acreage	13.41
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	13.41
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	12.41
Farmland Value	\$6,240
Measured Acreage	12.41
Avg Farmland Value/Acre	503
Value of Farmland	\$6,240
Classified Total	\$0
Farm / Classified Value	\$6,200
Homesite(s) Value	\$50,000
91/92 Value	\$0
Supp. Page Land Value	\$50,000
CAP 1 Value	\$6,200
CAP 2 Value	\$0
CAP 3 Value	\$56,200
Total Value	\$56,200

Appraiser

Collector

Data Source N/A

General Information

Occupancy Barn, Pole (T3) # TF
 Description Barn, Pole (T3)
 Story Height 0
 Style N/A
 Finished Area
 Make

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

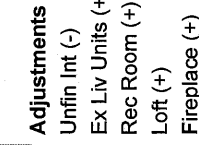
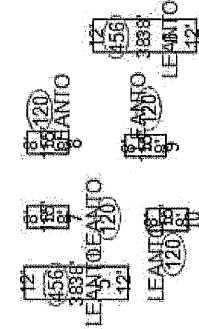
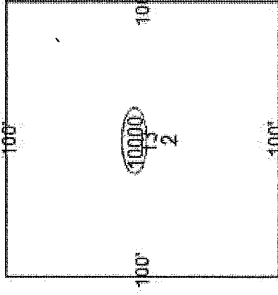
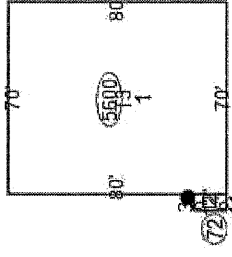
Plumbing

Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Cost Ladder

Floor Constr	Base Finish	Value	Totals
1			
2			
3			
4			
1/4			
1/2			
3/4			
Attic			
Bsmt			
Crawl			
Slab			

Adjustments

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Total Base
 Row Type Adj.

Specialty Plumbing

Description Count Value
 Exterior Features (+) \$0
 Garages (+) 0 sqft \$0
 Quality and Design Factor (Grade) Location Multiplier 0.90
 Replacement Cost \$63,283

Sub-Total, One Unit \$0
 Sub-Total, 1 Units \$0

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Eff Co Age	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value
1: Barn, Pole (T3)	0%	1	T3AW	C	2007	2007	16 A	\$12.98	0.90		\$63,283	30%	\$44,300	0%	100%	1.0000	\$28,800
2: Barn, Pole (T3) 2	0%	1	T3AW	C	2007	2007	16 A	\$11.18	0.90		\$97,933	30%	\$68,550	0%	100%	1.0000	\$44,600
3: Canopy (free standing)	100%	1		C	2007	2007	16 A		0.90		\$2,340	15%	\$1,990	0%	100%	1.0000	\$2,000
4: Car Shed	0%	1	SV	C	2010	2010	13 A		0.90			25%		0%	100%	1.0000	\$500
5: Lean-To	0%	1	SV	C	2010	2010	13 A		0.90			25%		0%	100%	1.0000	\$500
6: Lean-To 02	0%	1	SV	C	2010	2010	13 A		0.90			25%		0%	100%	1.0000	\$500
7: Lean-To 2	0%	1	SV	C	2014	2014	9 A		0.90			20%		0%	100%	1.0000	\$300
8: Lean-To 3	0%	1	SV	C	2010	2010	13 A		0.90			25%		0%	100%	1.0000	\$300
9: Lean-To 4	0%	1	SV	C	2010	2010	13 A		0.90			25%		0%	100%	1.0000	\$300
10: Lean-To 5	0%	1	SV	C	2010	2010	13 A		0.90			25%		0%	100%	1.0000	\$300
11: Patio (free standing)	100%	1		C	2007	2007	16 A		0.90		\$450	15%	\$380	0%	100%	1.0000	\$400
Total all pages								\$101,500				\$23,000					\$78,500

Description	Area	Value	Description	Count	Value
	Exterior Features		Specialty Plumbing		

Summary of Improvements																						
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value		
12: Quonset	0%	1		D	2019	2019	4	A	\$17.78	0.90		50' x40'	\$25,603	10%	\$23,040	0%	100%	1.0000	1.0000	\$23,000		
Total all pages													\$101,500	Total this page								\$23,000



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 4/23/2024

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

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 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 a part of any contract between the buyer and the owner. 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. An owner 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 real estate.

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

8203 Salem Church Road, Charlestown, IN 47111

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer			X		Septic Field/Bed			X		
Clothes Washer			X		Hot Tub			X		
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood	X		X		Water Heater/Electric			X		
Microwave Oven			X		Water Heater/Gas	X				
Oven			X		Water Heater/Solar	X				
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener			X		
Room Air Conditioner(s)			X		Well	X				
Trash Compactor	X				Septic and Holding Tank/Septic Mound			X		
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					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?				X	
					Are the improvements connected to a private/community water system?			X		
					Are the improvements connected to a private/community sewer system?			X		
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat			X		
Garage Door Opener / Controls			X		Furnace Heat/Gas			X		
Inside Telephone Wiring and Blocks/Jacks			X		Furnace Heat/Electric	X				
Intercom	X				Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace	X				
Smoke/Fire Alarm(s)			X		Fireplace Insert	X				
Switches and Outlets			X		Air Cleaner	X				
Vent Fan(s)			X		Humidifier	X				
60/100/200 Amp Service (Circle one)			X		Propane Tank			X		
Generator	X				Other Heating Source	X				

NOTE: Means a condition that would have a significant "Defect" 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 agent, 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>Jeffrey S Hartfield</i>	Date (mm/dd/yyyy) <u>4/23/2024</u>	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)

Property address (number and street, city, state, and ZIP code) 8203 Salem Church Road , Charlestown, IN 47111															
2. ROOF				YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES						YES	NO	DO NOT KNOW
Age, if known		Years.				X	Do structures have aluminum wiring?							X	
Does the roof leak?							Are there any foundation problems with the structures?							X	
Is there present damage to the roof?							Are there any encroachments?						X		
Is there more than one layer of shingles on the house?							Are there any violations of zoning, building codes, or restrictive covenants?							X	
If yes, how many layers?							Is the present use of non-conforming use? Explain:								
3. HAZARDOUS CONDITIONS				YES	NO	DO NOT KNOW	Is the access to your property via a private road?							X	
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 the access to your property via a public road?						X		
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?							Is the access to your property via an easement?							X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?							Have you received any notices by any governmental or quasi-governmental agencies affecting this property?							X	
Explain:							Are there any structural problems with the building?								X
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: <i>(Use additional pages, if necessary)</i>							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
							Are the furnace/woodstove/chimney/flue all in working order?						X		
							Is the property in a flood plain?							X	
							Do you currently pay for flood insurance?							X	
							Does the property contain underground storage tank(s)?							X	
							Is the homeowner a licensed real estate salesperson or broker?							X	
							Is there any threatened or existing litigation regarding the property?							X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?							X								
Is the property located within one (1) mile of an airport?							X								

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Signature of Seller	<i>Jeffrey S Hartfield</i>	Date (mm/dd/yy)	07/23/2024	Signature of Buyer		Date (mm/dd/yy)	
Signature of Seller	9FA63845F2F3481...	Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
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/yy)		Signature of Seller (at closing)		Date (mm/dd/yy)	



FORM #03.

