



BID PACKET

OLD FORD BRICK RANCH ONLINE AUCTION

**1589 OLD FORD ROAD
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

TUESDAY, MAY 6 @ 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

1589 OLD FORD ROAD, NEW ALBANY, IN 47150

Bidding Ends Tuesday, May 6, 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.

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, June 16, 2025**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *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.

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, April 15 through Tuesday, May 6, 2025*.

AGENCY

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

SELLER

Sherry Deen Anderson Estate

PERSONAL REPRESENTATIVE

Shelly M. Redford

Client Detail

1589 Old Ford Road, New Albany, IN 47150

Listing #: **202507085**

Total Finished Sqft: **1,708**

Above Grade Finished SqFt: **1,144**

\$0
Active (04/12/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0084480083
Beds:	3	Lot Sz:	0.3038 / 13,234
Baths:	2 (1 1)	Lot Size Src:	Assessor
Abv Grd SF:	1,144	Lot Dim:	186 x 181 x 48 x 168 x 114
Tot Fin SF:	1,708	Year Built:	1975
New Const:	No	Annual Tax:	1,795
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	0
Land Assess:	10,500	HOA \$:	/
Improvements:	159,600		
Total Assess:	170,100		
Directions:	I-265 to Charlestown Road Exit #4. South 1.4 miles to left at light onto Old Ford Road. 4/10 mile to home on right.		
Legal:	44 Illinois Grant, 0.3038 Acre		
Tot Deductions:	\$93,788	Deduction Type	<u>Comment</u>
		Supplemental Homestd	45788

Remarks

OLD FORD BRICK RANCH ONLINE AUCTION - BIDDING ENDS TUESDAY, MAY 6 @ 2PM. Selling online a 1970's three bedroom 1,144 square foot brick ranch with sunroom, full partially finished basement with family room, office and 1/2 bath, two carports 12' x 18' and 10' x 16' - each with a concrete drive on nearly 1/3 acre lot in Floyd County. Features include hardwood floors, replacement windows, equipped kitchen & laundry, storage shelving in basement, wood deck & Tuff gambrel style storage shed. New Albany Floyd County Schools. Easy access to expressway and retail corridors. **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. See full details in the Auction Bid Packet.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Partially Finished
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Type:	Other
Roof Type:	Shingle	Road Frontage:	186
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Deck, Solid Surface Drive, Sunroom, Thermopane windows, Vinyl Siding		
Interior Feat:	Ceiling Fan(s), Den/Office, Family Room		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,144.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	564.0	TFLS:	1,708
Below Grade Unfinish:	580.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **N** Garage Size: Garage Type: **Carport** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	18.7 x 13.4	1st Floor	Wood	
Kitchen	13 x 8	1st Floor	Wood	
Dining Area	11.4 x 10.5	1st Floor	Wood	
Bedroom	13.5 x 11.6	1st Floor	Carpet	
Bedroom	13 x 9.3	1st Floor	Carpet	
Bedroom	10.4 x 11.4	1st Floor	Carpet	
Bathroom Full	8 x 8	1st Floor	Vinyl	
Family Room	28 x 13	LL/Basement	Carpet	
Office	13 x 13.6	LL/Basement	Carpet	
Bathroom Half	5 x 5	LL/Basement	Tile	

Utilities

Water Heater:	Natural Gas	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Nat Gas
Sewer Type:	Sewer		
General Information			
Possession:	At Closing	Covenants & Restr:	Unknown
Flood:	No	Sign:	Yes
Seller Will Lease:	No	Terms:	No
All information deemed reliable but not guaranteed.			

General Information

OccupancySingle-Family
DescriptionSingle-Family R 01
Story Height1
Style11 Story Conventional
Finished Area1144 sqft
Make

Plumbing

#TF

Full Bath13

Half Bath12

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total47

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Accommodations

Bedrooms0

Living Rooms0

Dining Rooms0

Family Rooms0

Total Rooms0

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Wood Shingle

☐Slate

☐Tile

☐Other

Exterior Features

Description

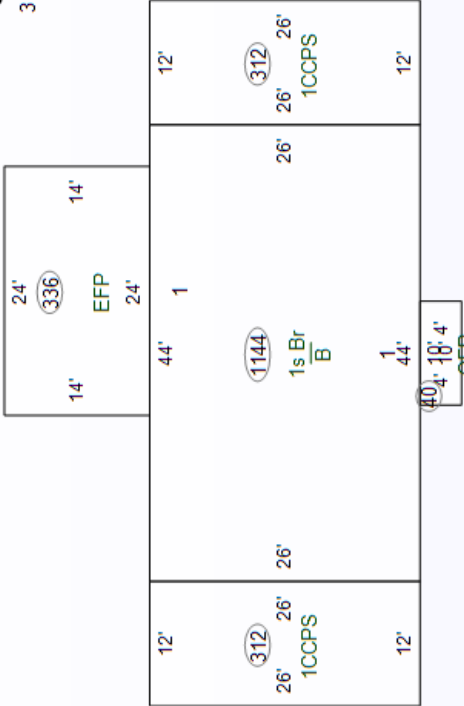
AreaValue

Porch, Enclosed Frame

336\$14,100

Porch, Open Frame

40\$3,400

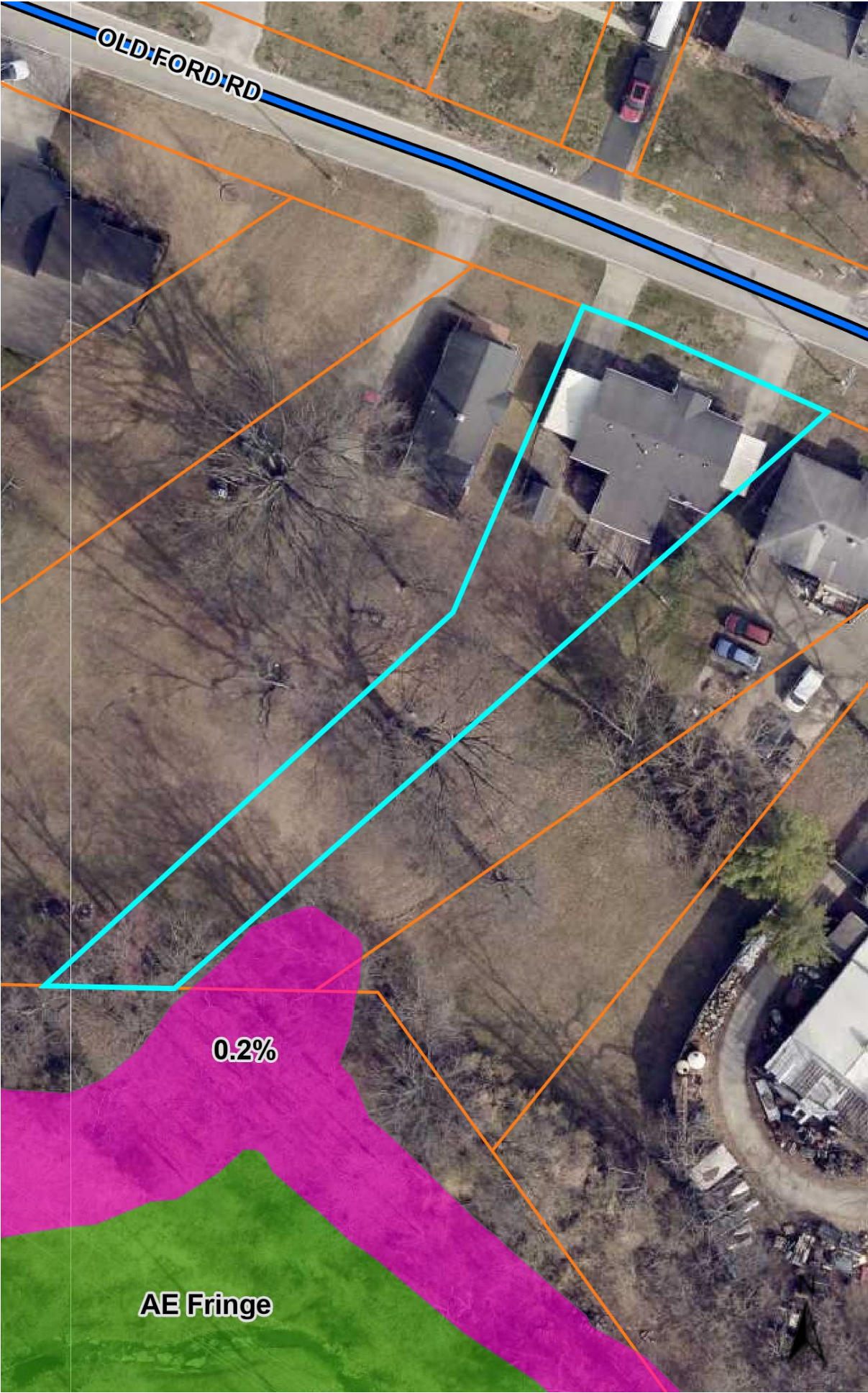


Description	Count	Value
Specialty Plumbing		

Total Base			
Adjustments	1 Row Type Adj. x 1.00		\$125,200
Unfin Int (-)			\$125,200
Ex Liv Units (+)			\$0
Rec Room (+)	3:500		\$7,100
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:1144		\$3,100
No Elec (-)			\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800		\$1,600
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$137,000
Sub-Total, 1 Units			
Exterior Features (+)	\$17,500		\$154,500
Garages (+) 624 sqft	\$7,200		\$161,700
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.88
Replacement Cost			\$142,296

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	Brick	C	1975	1975	49 A	\$23.66	0.88		2,288 sqft	\$142,296	35%	\$92,490	0%	100%	1,000	1,650	100.00	0.00	\$152,600
2: Utility Shed R 01	1		D	1990	1990	34 A	\$23.66	0.88	\$16.66	8'x12'	\$1,599	65%	\$560	0%	100%	1,000	1,650	100.00	0.00	\$900
3: Utility Shed R 01	1		D+1	2000	2000	24 A	\$23.66	0.88	\$17.70	8'x12'	\$1,699	55%	\$760	0%	100%	1,000	1,650	100.00	0.00	\$1,300
4: WDDK R	1		C	2000	2000	24 A		0.88		240 sqft	\$3,696	22%	\$2,880	0%	100%	1,000	1,650	100.00	0.00	\$4,800



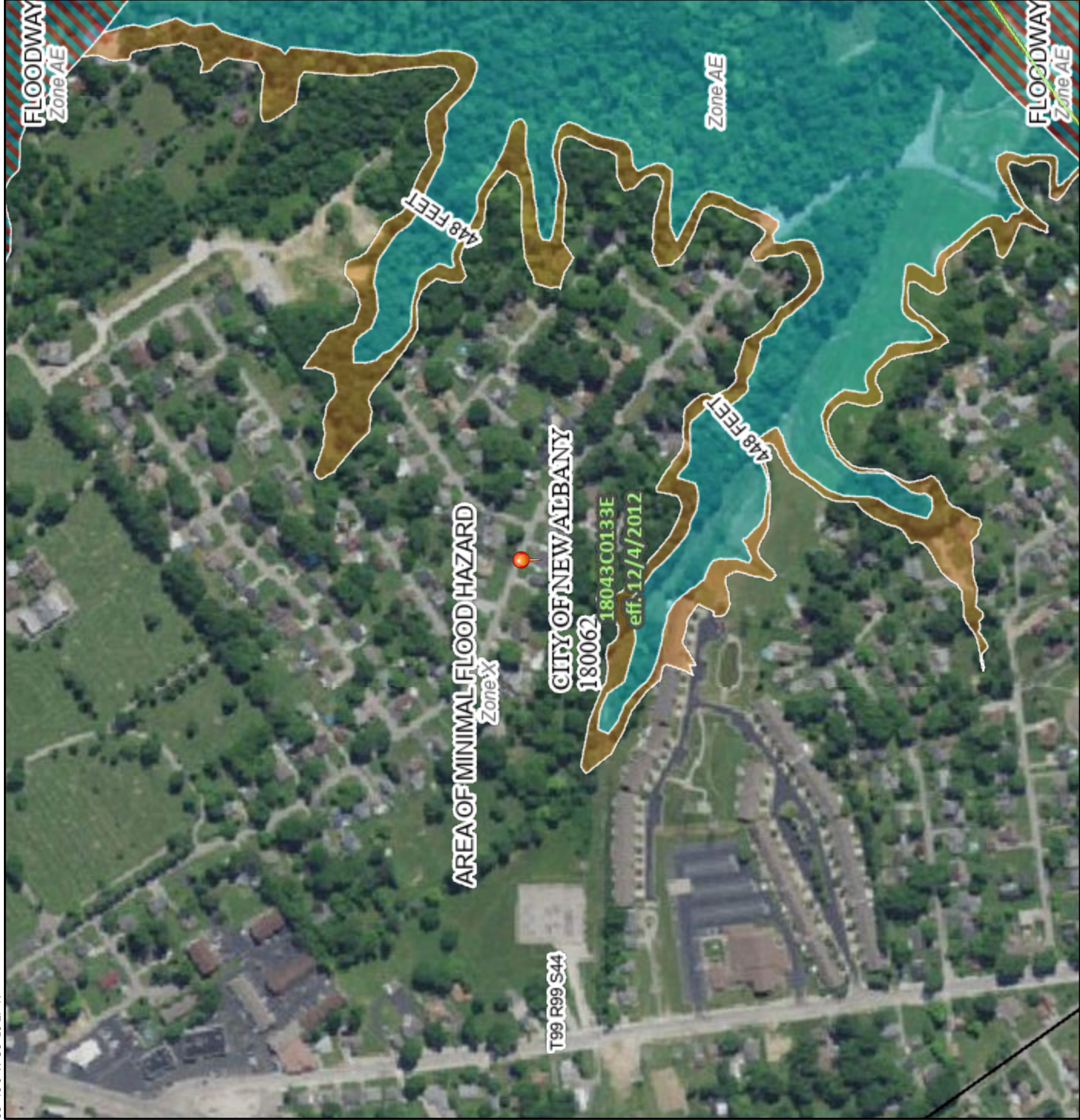


- Parcels
- Parcels
- Floodplains (DFIRM)
- A
 - AE Fringe
 - AE Floodway
 - AO,
 - 0.2% Annual Chance Flood Hazard
 - Reduced Risk Due to Levee

National Flood Hazard Layer FIRMette



85°48'6"W 38°19'27"N



Basemap Imagery Source: USGS National I Map 2023

Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, AE
With BFE or Depth
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee

Area of Minimal Flood Hazard
Effective LOMRs
Area of Undetermined Flood Hazard

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

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 1/22/2025 at 2:20 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.



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 1589 Old Ford Road, New Albany, IN 47150

LEAD WARNING STATEMENT

Every buyer 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 that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: **(check (i) or (ii) below)**

- (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) _____ Buyer has received copies of all information listed above.
- (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) _____ Buyer has **(check (i) or (ii) below)**:
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
- OR**
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

- (f.)  Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

1589 Old Ford Road, New Albany, IN 47150

(Property Address)

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

BUYER'S SIGNATURE DATE

PRINTED

BUYER'S SIGNATURE DATE

PRINTED

SELLING BROKER* DATE

Signed by: Shelly Redford 1/22/2025

SELLER'S SIGNATURE DATE

Shelly Redford Personal Representative

PRINTED

SELLER'S SIGNATURE DATE

PRINTED

DocuSigned by: Douglas Harritt 1/22/2025

LISTING BROKER DATE
Douglas Harritt, Harritt Group, Inc.

*Only required if the Buyer's Broker receives compensation from the Seller.



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(Property Address)

1589 Old Ford Road, New Albany, IN 47150
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