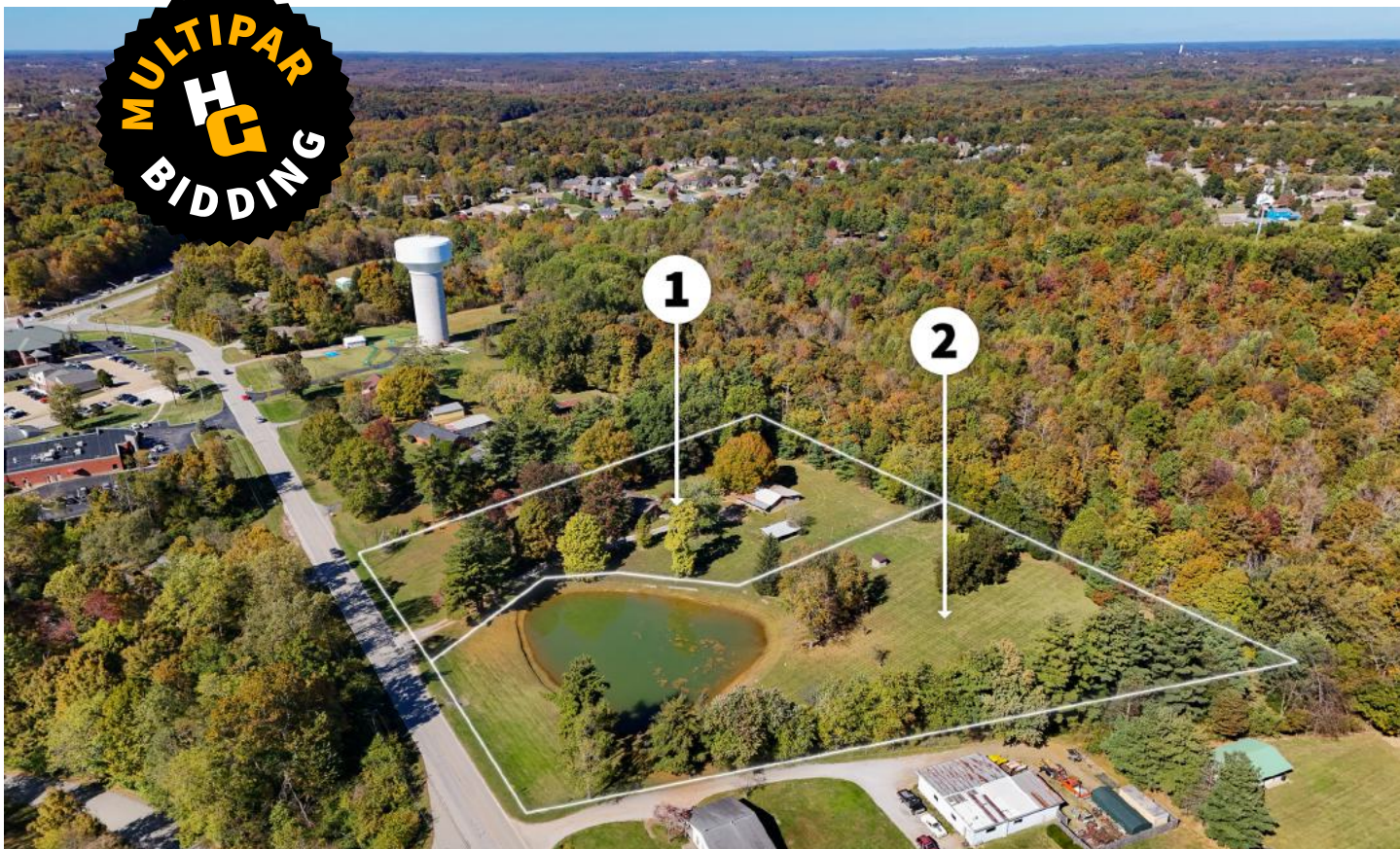




BID PACKET

4.85 ACRES ★ 2 TRACTS

MID-CENTURY MODERN RANCH WITH LAKE

MULTIPAR ONLINE AUCTION

4644 PAOLI PIKE
FLOYDS KNOBS, IN 47119

ONLINE BIDDING ENDS

WEDNESDAY, DECEMBER 3 @ 6PM

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

HARRITT
GROUP INC.
MULTIPAR AUCTIONS





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

4644 PAOLI PIKE, FLOYDS KNOBS, IN 47119

BIDDING ENDS WEDNESDAY, DECEMBER 3, 2025

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

BUYER'S PREMIUM

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

MULTIPAR AUCTION METHOD

The multipar auction method is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid. For a new bid on a single lot or combination, the overall total must increase by a minimum of \$1,000.

COMBINATION BIDDING

Combination bidding begins on Wednesday, November 26, 2025.

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

NO MAX BID FEATURE

There is no maximum bid feature in a multipar auction. Any posted bid will increase to the bid amount entered.

EXTENDED BIDDING

Bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. If a bid is placed on any parcel in the last 10 minutes, the entire auction will remain open for an additional 10 minutes. If any further bidding occurs, the extension timer will reset to 10 minutes. If no further bidding occurs, the lots close when the timer runs out. Any posted bid will increase to the bid amount entered. The online bidder is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no

liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MANNER OF PAYMENT

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

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, ***on or before January 12, 2026.*** If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

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

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) *Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property* and (2) *Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.*

GAS & OIL LEASES

Subject to (if) any and all non-productive gas and oil leases.

SURVEY

Property is being sold per current survey dated 10/18/2025, provided by the seller and prepared by David J. Ruckman, P.L.S.

REAL ESTATE TAXES AND ASSESSMENTS

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

Property Sells in Individual Tracts: Seller will be responsible for the 2025 taxes due 2026; and all prior real estate taxes to be paid on or before the day of closing. For payment of the 2025 taxes due 2026, an amount based on the most current tax rate available +10% for possible increase in tax rate will be held in an escrow account on behalf of the seller to be paid in full on or before May 2026. Buyer shall assume and pay 2026 taxes due 2027 and all subsequent taxes and assessments.

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

POSSESSION

The seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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

AUCTION END TIME

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

MALFUNCTION AND LOSS OF SERVICE

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

SOLD WITH SELLER'S RESERVE

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

BROKER PARTICIPATION

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

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of

AGENCY

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

SELLER

MJS Family Trust

TRUSTEES

Jacquelyn L. Barr

Matthew A. Zurschmiede

MULTIPAR AUCTION METHOD

The Multipar Auction Method is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid. For a new bid on a single lot or combination, the overall total must increase by a minimum of \$1,000.

* EXAMPLE 1 – Single Lot Bids

TRACT	ACRES	BID	BIDDER
1	8.90	\$50,000	5
2	8.79	\$50,000	20
3	5.00	\$150,000	9
TOTAL		\$250,000	

* EXAMPLE 2 – Combination Bid + Single Lot Bid

TRACT	ACRES	BID	BIDDER
1 & 2	17.69	\$101,000	13
3	5	\$150,000	9
TOTAL		\$251,000	

RULES

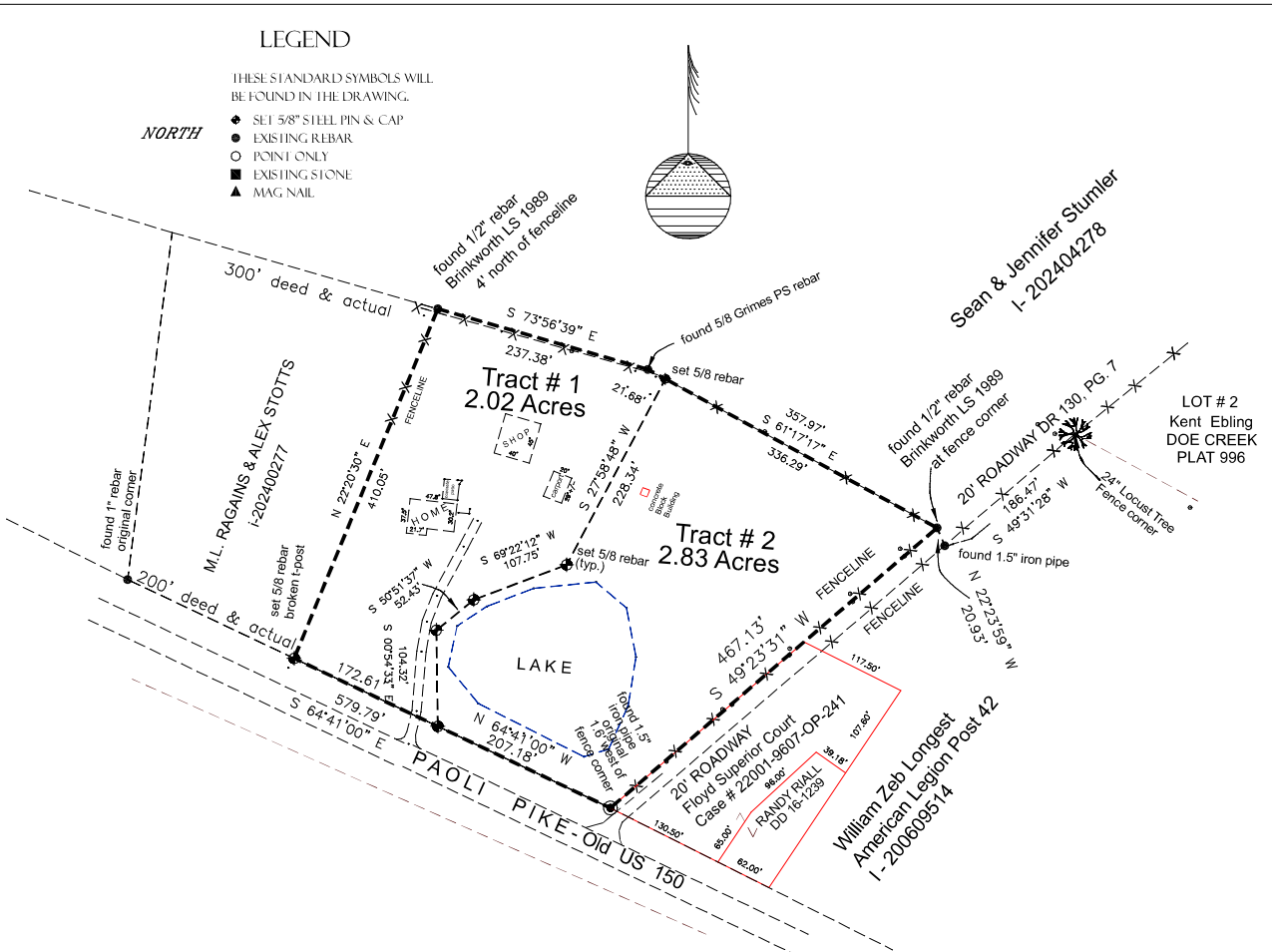
- 1 SINGLE TRACT BIDDING BEGINS** WEDNESDAY, NOV. 12 @ 6PM
- 2 COMBINATION BIDDING BEGINS** WEDNESDAY, NOV. 26 @ 6PM
- 3 FOR A NEW BID ON A SINGLE LOT OR COMBINATION, THE OVERALL TOTAL MUST INCREASE BY A MINIMUM OF \$1,000**

EXTENDED BIDDING

- If a bid is placed on any parcel in the last 10 minutes, the entire auction will remain open for an additional 10 minutes.
- If any further bidding occurs, the extension timer will reset to 10 minutes.
- If no further bidding occurs, the lots close when the timer runs out.

HELPFUL TIPS

- Don't wait until the end; prices will not go down.
- Bid only on the lots that you want to own.
- Any posted bid is considered active and could be back in winning position any time during the auction.
- Before you bid, determine your auction strategy – what you want to buy and how much you can bid.
- Consult with Harritt Group staff to help with bidding strategy or math before/during the auction.



SURVEYOR'S REPORT

In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because of:

- Availability and condition of reference monuments.
- Occupation or possession lines.
- Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines.
- The relative positional accuracy of the measurements.

This is an original & Retracement survey subdividing the property described in I-202014163 of the Floyd County, Indiana records. The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE with observations over different days and receivers.

The lines and corners shown hereon were established with the aid of the following:

- found corner monuments at all Subject tract corners at old possession lines
- deeds per said county records, and prior Surveys by Grimes PS, Brinkworth PS,

1/2" rebar (BRINKWORTH PS found at the subject Northwest corner 4' north of old fenceline), Grimes PS 5/8 rebar found at andle point in north fenceline, then a 1/2" rebar (Brinkworth PS)1989 at existing fence corner at northeast corner of Subject Tract, next is a found 1.5" iron pipe found 1' west of corner fence post, being the southeast corner, then set Ruckman 5/8 rebar at broken T-post at Southwest corner. All new division corners being 5/8 capped rebars set this date.

As a result of this above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: up to 2.1' feet due to variance in monuments found.

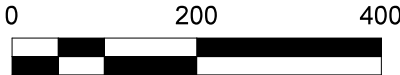
Due to occupation or possession lines: up 4' ± feet due to fences shown,

Due to Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines: none,

Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for an Rural Survey (0.26 feet plus 100 parts per million).

Subject Property is not located in any special Flood Prone Areas.

There may be additional unwritten rights associated with the above uncertainties.



SURVEY MAP FOR:
Reference Deed
MJS FAMILY TRUST
I-202014163

DAVID J. RUCKMAN, PS # 80040393



SCALE = 1" = 200'	DATE 10/18/2025	DRAWN:	REV:
MJS FAMILY TRUST PART OF SW 1/4 SEC. 18 T-2-S, R-6-E LAFAYETTE TOWNSHIP, FLOYD COUNTY, INDIANA			
RUCKMAN LAND SURVEYORS TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA DAVID J. RUCKMAN, P.S. 1001 STARWOOD VALLEY BORDEN, INDIANA 47106 812-670-8385 DAVIDJRUCKMAN@AOL.COM			

22-04-01-800-031.000-006

General Information	
Parcel Number	22-04-01-800-031.000-006
Local Parcel Number	0042160033
Tax ID:	
Routing Number	04-01-800-446
Property Class 101	Cash Grain/General Farm
Year: 2025	

Location Information	
County	Floyd
Township	LAFAYETTE TOWNSHIP
District 006 (Local 006)	LAFAYETTE TOWNSHIP
School Corp 2400	NEW ALBANY-FLOYD COUNTY C
Neighborhood 4000200-006	LAFAYETTE HOMESITE "B"
Section/Plat	18
Location Address (1)	4644 PAOLI PIKE
	FLOYDS KNOBS, IN 47119

Zoning	
Subdivision	
Lot	
Market Model	4000200-006 - Residential
Characteristics	
Topography	Flood Hazard ☐
Public Utilities	ERA ☐
Streets or Roads	TIF ☐
Neighborhood Life Cycle Stage	
Static	
Printed	Thursday, July 10, 2025
Review Group	2025

MJS Family Trust / Stumler, Mar

Ownership	
MJS Family Trust / Stumler, Mary Jean Barr, Jacquelyn L & Zurschmiede, Matt	
3311 Highway 11	
LANESVILLE, IN 47136	
Legal	
SE 1/4 SW 1/4	18-2-6 4.816AC



Valuation Records (Work In Progress values are not certified values and are subject to change)									
2025	Assessment Year	2025	2025	2025	2024	2023	2022		
WIP	Reason For Change	AG Upd	AA	AA	AA	AA	AA		
05/28/2025	As Of Date	05/28/2025	04/07/2025	01/01/2024	01/01/2024	01/01/2023	01/01/2022		
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	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	1.0000		
	Notice Required	☒	☐	☐	☐	☐	☒		
	Land	\$65,200	\$65,200	\$65,300	\$65,300	\$65,200	\$65,100		
	Land Res (1)	\$47,500	\$47,500	\$47,500	\$47,500	\$47,500	\$47,500		
	Land Non Res (2)	\$300	\$300	\$400	\$17,800	\$300	\$200		
	Land Non Res (3)	\$17,400	\$17,400	\$17,400	\$0	\$17,400	\$17,400		
	Improvement	\$222,100	\$222,100	\$222,400	\$222,400	\$187,700	\$163,900		
	Imp Res (1)	\$210,000	\$210,000	\$210,000	\$221,500	\$167,200	\$146,000		
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0		
	Imp Non Res (3)	\$12,100	\$12,100	\$12,100	\$900	\$20,500	\$17,900		
	Total	\$287,300	\$287,300	\$287,400	\$287,700	\$252,900	\$229,000		
	Total Res (1)	\$257,500	\$257,500	\$257,500	\$269,000	\$214,700	\$193,500		
	Total Non Res (2)	\$300	\$300	\$400	\$17,800	\$300	\$200		
	Total Non Res (3)	\$29,500	\$29,500	\$29,500	\$900	\$37,900	\$35,300		
Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')									

Cap 1	Cap 2	Cap 3	Value
100.00	0.00	0.00	\$47,500
0.00	0.00	100.00	\$17,410
0.00	0.00	0.00	\$340
91/92 Acres			3.27
Total Acres Farmland			0.54
Farmland Value			\$340
Measured Acreage			0.54
Avg Farmland Value/Acre			630
Value of Farmland			\$340
Classified Total			\$0
Farm / Classified Value			\$300
Homesite(s) Value			\$47,500
91/92 Value			\$17,400
Supp. Page Land Value			
CAP 1 Value			\$47,500
CAP 2 Value			\$300
CAP 3 Value			\$17,400
Total Value			\$65,200

4644 PAOLI PIKE

Transfer of Ownership	
Date	Owner
09/14/2020	MJS Family Trust / Stu
11/26/2001	Stumler, Mary Jeanne
03/12/1986	ZURSCHMIEDE, MAR
08/19/1959	ZURSCHMIEDE A HA
01/01/1900	ATKINS, RICHARD W

101, Cash Grain/General Farm

Doc ID Code Book/Page		Adj Sale Price	Vl
202014163	Qu	/	I
WD	/	/	I
0	D-13/1681	/	I
0	WD	158/342	I
WD	/	/	I

LAFAYETTE HOMESITE "B

Notes	
3/12/2024 26Q3:	BF FIELD REVIEW & DATA COLLECTION REMOVE UTILITY SHED 3/27/24 BF
11/13/2023 24UP:	NORMAL DEPRECIATION WAS OVERRIDDEN IN ERROR, REMOVED OVERRIDE CHECK MARK, CORRECTED 24. AP
1/21/2020 22Q3:	2020 BF FIELD REVIEW & DATA COLLECTION.

12/27/2016 18Q3: FIREPLACE PERMANENTLY SEALED, CHNGD MEASUREMENTS ON OUTBUILDINGS

9/11/2012 07TR: 2007 TRENDING CHANGE CHANGED GRADE TO C FROM C+2 & GAVE 7% DEPR ON HOUSE & 10% MORE DEPR ON CARSHED. CS 4-10-2008

1/1/1900 13UP: 2013 UPDATE PARCEL HAS A .54 AC POND WHICH WAS NOT ASSESSED ON CARD PREVIOUSLY. ADJUSTED PARCEL WITH POND. SB 4/22/14

Land Computations	
Calculated Acreage	4.81
Actual Frontage	0
Developer Discount	☐

Parcel Acreage	4.81
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	3.27
Total Acres Farmland	0.54
Farmland Value	\$340
Measured Acreage	0.54
Avg Farmland Value/Acre	630
Value of Farmland	\$340
Classified Total	\$0
Farm / Classified Value	\$300
Homesite(s) Value	\$47,500
91/92 Value	\$17,400
Supp. Page Land Value	
CAP 1 Value	\$47,500
CAP 2 Value	\$300
CAP 3 Value	\$17,400
Total Value	\$65,200

Client Detail

4644 Paoli Pike, Floyds Knobs, IN 47119

Listing #: **2025012232**

Total Finished Sqft: **1,647**

Above Grade Finished SqFt: **1,647**

\$0

Active (11/04/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Lafayette
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0042160033
Beds:	3	Lot Sz:	4.85 / 211,266
Baths:	1 (1 0)	Lot Size Src:	Survey
Abv Grd SF:	1,647	Lot Dim:	
Tot Fin SF:	1,647	Year Built:	1959
New Const:	No	Annual Tax:	2,538
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	0
Land Assess:	65,300	HOA \$:	/
Improvements:	222,400		
Total Assess:	287,700		
Directions:	I-64 to Greenville Exit 119. West 2 miles on US Hwy 150 to right on Paoli Pike. 3/10 mile to auction on the left .		
Legal:	SE 1/4 SW 1/4 18-2-6 4.85 Acres per Survey		
Tot Deductions:	\$130,875	Deduction Type	Comment
		Supplemental Homestd	82,875

Remarks

MID-CENTURY RANCH ON 4.85 ACRES WITH LAKE | 2 TRACTS | MULTIPAR ONLINE AUCTION - BIDDING ENDS WEDNESDAY, DECEMBER 3 @ 6PM. Timeless MCM ranch with basement on 4.85 Acres with lake in the heart of Floyds Knobs. Home features expansive windows, 13-foot limestone fireplace exposed on both sides, hardwood floors and period details. Additional shower & sink in basement. Detached 36' x 40' garage with 8' x 40' lean to and a 15' x 30' open carport. Offered multipar in two tracts, with the ability to buy individually or in combination. Zoned RS (Residential Suburban). Current Survey. Septic. Sewers nearby on Paoli Pike --- call Aqua Source for availability. Located 0.2 miles off US 150 and minutes from Highlander Point , I-64 & downtown New Albany. **BUYERS PREMIUM 10%** Buyer's Premium added to the hammer bid price to determine the final purchase price. **REAL ESTATE TERMS** A non-refundable down payment, 10% of the Purchase Price (Final Bid + Buyer's Premium), in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. Broker participation welcomed - client registration required prior to auction end date.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Laundry:	Yes
Outbuildings:	Garage, Other	Laundry Type:	Other
# Fireplaces:	1 Fireplace: Gas Burning	Road Frontage:	379'
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Divisible Lot, Lake Frontage, Lake View, Secluded Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Patio, Thermopane windows		
Interior Feat:	1st Floor Main, Ceramic Bath, Family Room, Foyer, Natural Wood Trim, Pantry		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,647.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,647
Below Grade Unfinish:	1,500.0		

Room Sizes & Levels

Total Rooms: 7	Garage: Y	Garage Size: 36 x 40	Garage Type: Carpport, Detached, Front Entry	Garage Spaces: 2
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Type	Dimension	Level	Flooring	Description
Family Room	16.5 x 13	1st Floor	Carpet	Limestone Fireplace
Living Room	17 x 12.5	1st Floor	Carpet	Limestone Wall
Kitchen	12 x 9.6	1st Floor	Wood	
Dining Area	13.11 x 11.8	1st Floor	Wood	
Bedroom	15 x 11	1st Floor	Carpet	
Bedroom	11.2 x 9.7	1st Floor	Carpet	
Bedroom	10.8 x 12.9	1st Floor	Carpet	
Bathroom Full	12 x 6.3	1st Floor	Tile	

Utilities

Water Heater: **Natural Gas**
Water Type: **Public Onsite**
Natural Water: **Lake**
Sewer Type: **Septic Onsite**

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

General Information

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

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

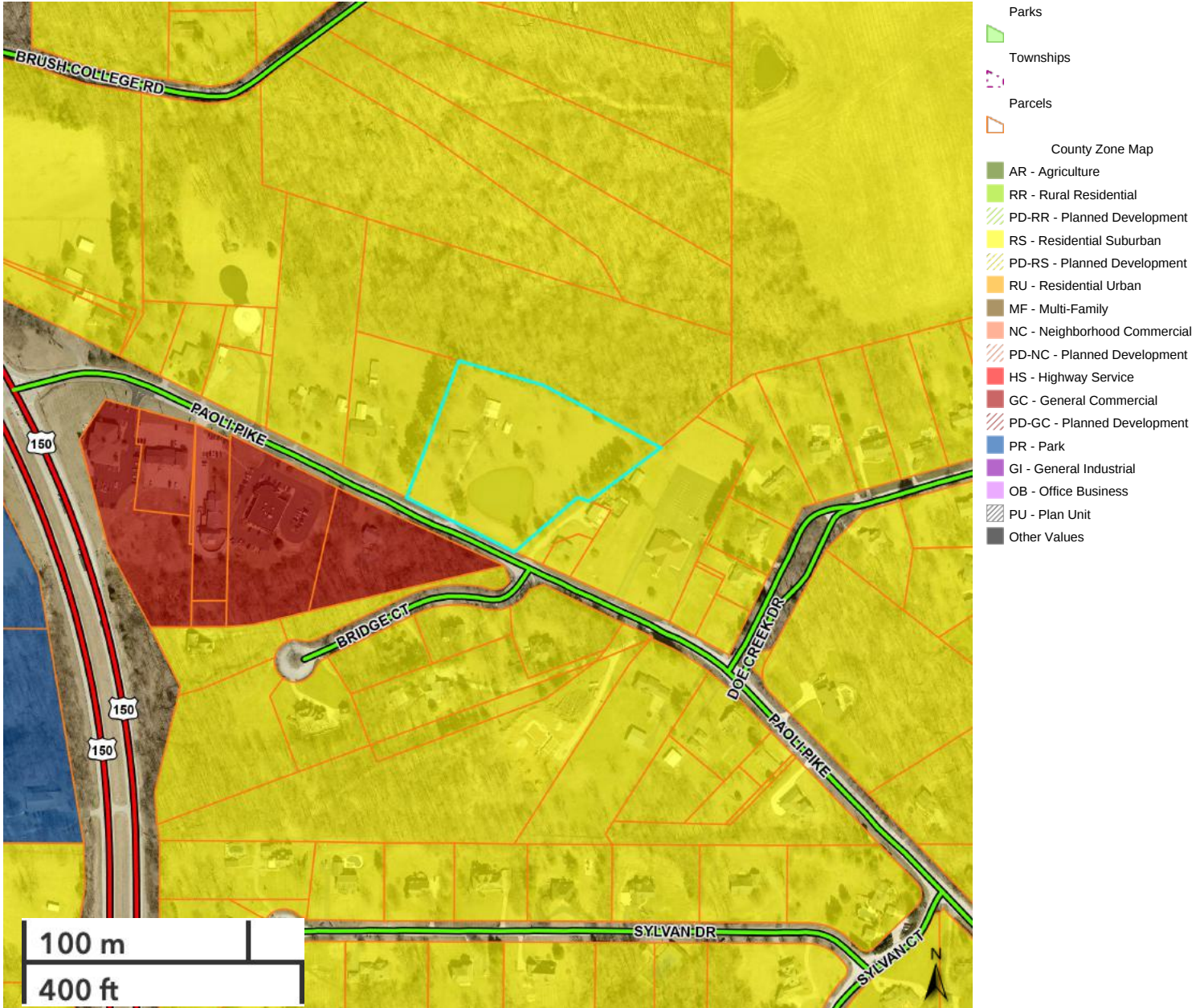
All information deemed reliable but not guaranteed.



Tract 1 Tract 2



Floyd County, IN



Parcel Number (18-digits): 22-04-01-800-031.0
00-006

Property Street: 4644 PAOLI PIKE
Legal Acreage: 4.809999942779541

Owner Name: MJS FAMILY TRUST /
STUMLER, MARY JEANNE
Property City, St & Zip: FLOYDS KNOBS, IN
47119



Tract 1 Tract 2

| All Polygons 4.78 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
UneC	Urban land-Udarents, clayey substratum, complex, hills, 2 to 12 percent slopes	4.78	100.21	0	-	8
TOTALS		4.78(*)	100%	-	-	8.0

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

| Tract 1 1.99 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
UneC	Urban land-Udarents, clayey substratum, complex, hills, 2 to 12 percent slopes	1.99	100	0	-	8
TOTALS		1.99(*)	100%	-	-	8

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

| Tract 2 2.79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
UneC	Urban land-Udarents, clayey substratum, complex, hills, 2 to 12 percent slopes	2.79	100	0	-	8
TOTALS		2.79(*)	100%	-	-	8

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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

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

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

National Flood Hazard Layer FIRMette



85°54'W 38°20'19"N

Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

20.2

17.5

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/22/2025 at 3:57 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.

0 250 500 1,000 1,500 2,000 1:6,000 Feet

85°53'22"W 38°19'51"N

Basemap Imagery Source: USGS National Map 2023



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: 4644 Paoli Pike, Floyds Knobs , IN 47119

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.

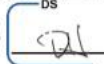
(e.) _____ Buyer has **(check (i) or (ii) below)**:

(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.)**

4644 Paoli Pike, Floyds Knobs , IN 47119

(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

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46 **CERTIFICATION OF ACCURACY**

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

49
50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
53 electronically or digitally transmitted signatures constitute original signatures and arebinding on the parties. The original
54 document shall be promptly delivered, if requested.

55
56
57 BUYER'S SIGNATURE DATE

58
59
60 PRINTED

61
62
63 BUYER'S SIGNATURE DATE

64
65
66 PRINTED

67
68
69 SELLING BROKER* DATE

Signed by: 9/18/2025
Jacquelyn L. Barr, Trustee
SELLER'S SIGNATURE DATE

Jacquelyn L. Barr, Trustee
PRINTED

Signed by: 9/18/2025
Matthew A ZurSchmiede, Trustee
SELLER'S SIGNATURE DATE

Matthew A ZurSchmiede, Trustee
PRINTED

DocuSigned by: 9/18/2025
Douglas Harritt
LISTING BROKER DATE

Douglas Harritt, Harritt Group, Inc.

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



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