



BID PACKET

4.99 ACRES GEORGETOWN HOMESTEAD

ONLINE AUCTION

6739 DALBY ROAD NE
GEORGETOWN, IN 47122

ONLINE BIDDING ENDS

THURSDAY, OCTOBER 15 @ 2PM

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

HARRITT
GROUP INC.
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
6739 Dalby Road, Georgetown (Harrison County), IN 47122
Bidding Ends Thursday, October 15, 2026

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

BIDDING ONLINE

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

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

BUYER'S PREMIUM

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

MANNER OF PAYMENT

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

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before Tuesday, November 24, 2026. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

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

FLOOD DESIGNATION

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

EVIDENCE OF TITLE

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

SURVEY

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

REAL ESTATE TAXES AND ASSESSMENTS

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

LP GAS TANK

LP gas tank is leased through Suburban. 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 at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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

AUCTION END TIME

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

MAXIMUM BID

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

MALFUNCTION AND LOSS OF SERVICE

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

SOLD WITH SELLER'S RESERVE

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

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Thursday, September 24 through Thursday, October 15, 2026*.

AGENCY

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

SELLER

Lida Brockman Estate

PERSONAL REPRESENTATIVE

Lori Brockman

Client Detail

6739 Dalby Road NE, Georgetown, IN 47122

Listing #: **2026012126**

Total Finished Sqft: **2,412**

Above Grade Finished Sqft: **1,912**

\$0
Active (10/01/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Township:	Franklin
Subdivision:	No	School Dst:	Lanesville Comm.
Subdiv Nm:		Parcel#:	310731200005000005
Beds:	3	Lot Sz:	4.99 / 217,364
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,912	Lot Dim:	
Tot Fin SF:	2,412	Year Built:	1880
New Const:	No	Annual Tax:	1,340
Est Completion:			
Home Warranty:	No	Tax Year:	2025/2026
Land Assess:	51,700	DOM:	0
Improvements:	209,200	HOA \$:	/
Total Assess:	260,900		
Directions:	I-64 Georgetown Exit #118 to IN-64. West 4.9 miles through Georgetown to right on Wolfe Cemetery Road. Continue 0.2 miles to left on Dalby Road to the property on the left.		
Legal:	003-00133-00PT NE 1/431-2-5 - 4.191 ACRE, PT NE 1/431-2-5 - 0.802 ACRE		
Tot Deductions:	\$126,902	<u>Deduction Type</u>	<u>Comment</u>
		2% Deduction	\$402
		Homestead Standard	\$48,000

Remarks

4.99 ACRES GEORGETOWN HOMESTEAD | ONLINE AUCTION - BIDDING ENDS: THURSDAY, OCTOBER 15 @ 2PM A Harrison County homestead offers 4.99 acres of open fields and pastures, a remodeled circa-1800s vinyl-sided 1.5 story home with cellar, a distinctive turn-of-the-century 40' x 50' barn with open lower level, and a detached 24' x 36' three-car garage. Home features living room with gas fireplace, equipped eat-in kitchen with oak raised-panel cabinets, equipped first floor laundry room, 14' x 11' family room addition with beamed cathedral ceiling, unfinished upper level provides approximately 500 additional square feet in three rooms awaiting renovation and completion. Outdoor living areas include enclosed rear porch, wraparound deck overlooking the fields and barn, covered front porch and large concrete patio. Convenient location just 5 miles west of I-64 at the Georgetown Exit. TERMS: 10% BUYERS PREMIUM added to hammer bid to determine purchase price. A 10% non-refundable down payment is due within 24 hours, with balance due in 40 days. Selling as-is with no contingencies. Inspections are welcomed prior to auction. Financing is permitted but not contingent upon loan approval or appraisal. The buyer pays all closing costs. Possession at closing. Taxes prorated to closing. See Bid Packet for complete terms.

Amenities

Type:	1.5 Story	Foundation:	Concrete Block, Crawl Space, Rock
Zoning:	Agri/ Residential	Basement:	Yes
Construction:	Frame On-Site	Basement Type:	Cellar, Partial, Unfinished
Outbuildings:	Garage, Barn(s)	Laundry:	Yes
# Fireplaces:	1 Fireplace: Gas Burning	Laundry Type:	Laundry Room
Roof Type:	Shingle	Road Frontage:	400+
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Porch, Deck, Enclosed Porch, Fenced Yard, Patio, Thermopane windows		
Interior Feat:	Cath/Vaul/Tray Ceil, Ceiling Fan(s), Eat-in Kitchen, Family Room, Finishable Attic, Foyer, Attic		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,912.0	Nonconform Finished:	500.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,412
Below Grade Unfinish:	168.0		

Room Sizes & Levels

Total Rooms: **9** Garage: **Y** Garage Size: **36 x 24** Garage Type: **Detached, Front Entry, Pole Barn** Garage Spaces: **3**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Family Room	14.5 x 11.11	1st Floor		11' Cathedral Beamed Ceiling
Living Room	23.2 x 15.2	1st Floor		Free Standing Gas Fireplace
Kitchen	15.1 x 13.4	1st Floor		Eat-In Kitchen
MainBedroom	14.5 x 15.5	1st Floor		
Bedroom	14.1 x 11.11	1st Floor		
Bedroom	14.1 x 10.6	1st Floor		
Bathroom Full	8.2 x 6.5	1st Floor		
Bathroom Full	11.10 x 5.11	1st Floor		

Other	14.4 x 9.10	2nd Floor	No heat source, needs restoration
Other	15.3 x 10.2	2nd Floor	No heat source, needs restoration
Other	15.8 x 10.2	2nd Floor	No heat source, needs restoration

Utilities

Water Heater:	Electric	Heat Type:	Baseboard, Hot Water
Water Type:	Public Onsite	Cooling Type:	Window A/C Unit(s)
Natural Water:		Fuel Type:	Oil
Sewer Type:	Septic Onsite		

General Information

Possession:	At Closing	Covenants & Restr:	No
Flood:	No	Sign:	Yes
Seller Will Lease:	No	Terms:	No

All information deemed reliable but not guaranteed.

31-07-31-200-005.000-005

General Information

Parcel Number
31-07-31-200-005.000-005

Local Parcel Number
0030013300

Tax ID:

Routing Number
- -

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Harrison

Township
FRANKLIN TOWNSHIP

District 005 (Local 003)
FRANKLIN TOWNSHIP

School Corp 3160
LANESVILLE

Neighborhood 3105501-005
Franklin Twp Base Res

Section/Plat
31

Location Address (1)
6739 DALBY RD NE
GEORGETOWN, IN 47122

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Low ☐

Public Utilities ERA
Water, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Monday, April 27, 2026

Review Group

BROCKMAN, ALTON L. & LIDA

Ownership

BROCKMAN, ALTON L. & LIDA
P.O. BOX 125
GEORGETOWN, IN 47122

Legal

003-00133-00 PT NE 1/4 31-2-5 4.191 AC. PT NE
1/4 31-2-5 .802 SURVEY ON FILE 07-30-93



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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	AG Upd	AA	AA	AA
03/30/2026	As Of Date	04/07/2026	05/12/2025	01/01/2025	04/08/2024	04/03/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☒	☐	☐	☐
\$51,700	Land	\$51,700	\$51,700	\$52,500	\$52,200	\$51,000
\$45,000	Land Res (1)	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
\$6,700	Land Non Res (2)	\$6,700	\$6,700	\$7,500	\$7,200	\$6,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$209,200	Improvement	\$209,200	\$207,700	\$207,700	\$184,600	\$183,700
\$199,400	Imp Res (1)	\$199,400	\$199,300	\$199,300	\$176,100	\$175,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,800	Imp Non Res (3)	\$9,800	\$8,400	\$8,400	\$8,500	\$8,700
\$260,900	Total	\$260,900	\$259,400	\$260,200	\$236,800	\$234,700
\$244,400	Total Res (1)	\$244,400	\$244,300	\$244,300	\$221,100	\$220,000
\$6,700	Total Non Res (2)	\$6,700	\$6,700	\$7,500	\$7,200	\$6,000
\$9,800	Total Non Res (3)	\$9,800	\$8,400	\$8,400	\$8,500	\$8,700

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	\$45,000	\$45,000	\$45,000	0%	1.0000	100.00	0.00	0.00	\$45,000
4	A	BMD	0	0.890330	0.50	\$2,120	\$1,060	\$944	0%	1.0000	0.00	100.00	0.00	\$940
4	A	CRB2	0	0.389870	0.98	\$2,120	\$2,078	\$810	0%	1.0000	0.00	100.00	0.00	\$810
4	A	CRC	0	1.118460	0.89	\$2,120	\$1,887	\$2,111	0%	1.0000	0.00	100.00	0.00	\$2,110
4	A	CSC3	0	1.561630	0.85	\$2,120	\$1,802	\$2,814	0%	1.0000	0.00	100.00	0.00	\$2,810
6	A	BMD	0	0.032670	0.50	\$2,120	\$1,060	\$35	-80%	1.0000	0.00	100.00	0.00	\$10

101, Cash Grain/General Farm

6739 DALBY RD NE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/26/1995	BROCKMAN, ALTON	0	WD	/		I
07/30/1993	.802 AC ADDED BAC	0	WD	/		I
01/01/1900	SURVEY FILED		WD	/		I

Agricultural

Franklin Twp Base Res/310 1/2

Notes

9/19/2023 3RD: CHANGED SIZE OF A/1SFR /C AND 1SFR/C FOR 2024 PAY 2025 PER R A

7/18/2019 3RD: RE-ORIENTED DWELLING, REMOVED 840 SQFT 1sFr/C, ADDED 462 SQFT 1sFr/C, ADDED 308 SQFT 1sFr/C, ADDED 50 SQFT WDDK, CHANGED 196 SQFT OFP TO EFP, ADDED FINISHED BASEMENT, CHANGED GRADE ON DWELLING FROM D+1 TO C-1 FOR 2020 PAY 2021 PER R/A

7/17/2014 M: CHANGED SIZE OF WDDK AND CHANGED CONDITION OF GARAGE FROM AV TO FAIR FOR 2015 PAY 2016 PER RA

6/17/2011 M: CHANGED WDDK MEAS CHANGED OFF TO RFX/WDDK ADDED OFF 10X8 REMOVED DETGRG, UTLSHD, LEANTO, PLBRN 2012 PAY 2013

9/28/2006 ChID: Previous parcel_id: 0205310001000
DH: DOOR HANGER.
NOTE: SURVEY FILED ON 7/30/93.
NOTE: 0.802 ADDED BACK BY D.O.C. 3-1-96.
NOTE: CHANGE OFF TO WDDK AND REMOVE CRIB 3/1/00.

Land Computations

Calculated Acreage	4.99
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	4.99
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	3.99
Farmland Value	\$6,680
Measured Acreage	3.99
Avg Farmland Value/Acre	1673
Value of Farmland	\$6,680
Classified Total	\$0
Farm / Classified Value	\$6,700
Homesite(s) Value	\$45,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$45,000
CAP 2 Value	\$6,700
CAP 3 Value	\$0
Total Value	\$51,700

Data Source N/A

Collector

Appraiser

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

3054 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

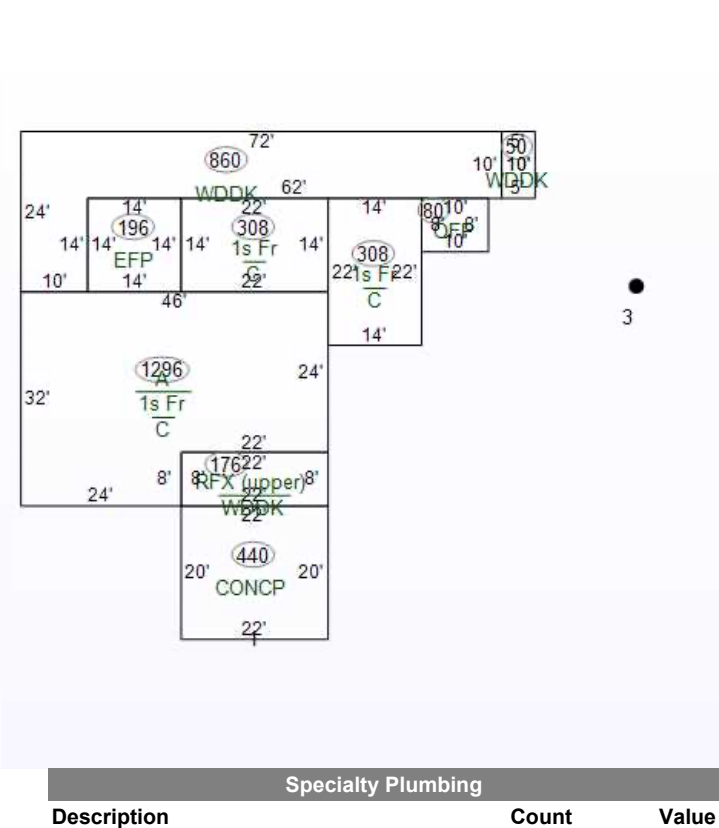
Family Rooms

Total Rooms

5

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1912	1912	\$201,600	
2					
3					
4					
1/4					
1/2					
3/4					
● Attic		1296	1142	\$41,200	
2 Bsmt					
Crawl		1912	0	\$10,300	
Slab					
				Total Base	\$253,100
Adjustments				1 Row Type Adj. x 1.00	\$253,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$1,400	\$4,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$257,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$46,500	\$303,800
Garages (+) 0 sqft				\$0	\$303,800
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.90
				Replacement Cost	\$259,749

Description	Area	Value
Patio, Concrete	440	\$3,300
Canopy, Roof Extension	176	\$2,400
Wood Deck	176	\$3,600
Wood Deck	860	\$16,000
Porch, Enclosed Frame	196	\$15,200
Porch, Open Frame	80	\$4,600
Wood Deck	50	\$1,400

Specialty Plumbing		
Description	Count	Value

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	1	Wood Fr	C-1	1860	1860	166 A		0.90		3,208 sqft	\$259,749	45%	\$142,860	0%	100%	1.300	1.000	100.00	0.00	0.00	\$185,700
2: Barn, Bank & Flat (T2) R	1		D	1900	1900	126 P	\$38.84	0.90		40' x 50' x 7'	\$48,950	80%	\$9,790	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,800
3: Detached Garage R 01	1	Pole	D	1987	1987	39 F	\$36.80	0.90	\$26.50	24'x36'	\$22,893	40%	\$13,740	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,700



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®

1 **PROPERTY ADDRESS:** 6739 Dalby Road NE, Georgetown, IN 471223

2 **LEAD WARNING STATEMENT**

3
4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
5 that such property may present exposure to lead from lead-based paint that may place young children at risk of
6 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including
7 learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also
8 poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the
9 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession
10 and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based
11 paint hazards is recommended prior to purchase.

12 **SELLER'S DISCLOSURE**

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

14 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) _____

15
16
17 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in
18 the housing.

19
20 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

21 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real*
22 *Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards
23 in the housing (list and attach documents below): _____

24
25
26 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the
27 housing.

28 **BUYER'S ACKNOWLEDGEMENT (initial)**

29 (c.) _____ Buyer has received copies of all information listed above.

30 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

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

32 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
33 the presence of lead-based paint and/or lead-based paint hazards;

34 **OR**

35 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
36 lead-based paint hazards.

37 **BROKER'S ACKNOWLEDGMENT (initial)**

38 (f.) DLA Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of
39 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears,**
40 **it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

41 **CERTIFICATION OF ACCURACY**

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

44
45 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which
46 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties
47 agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The
48 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on
49 the parties. The original document shall be promptly delivered, if requested.

50
51
52
53
54
55 **6739 Dalby Road NE, Georgetown, IN 471223**

(Property Address)

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

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

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BUYER'S SIGNATURE DATE

PRINTED

BUYER'S SIGNATURE DATE

PRINTED

SELLING BROKER* DATE

Signed by:
Lori Brockman 9/22/2026
6C782CF78128406

SELLER'S SIGNATURE DATE

Lori Brockman, Personal Representative
PRINTED

SELLER'S SIGNATURE DATE

PRINTED Signed by:
Douglas D. Harritt 9/22/2026
8AD21157BB1343C...

LISTING BROKER DATE
Douglas Harritt, Harritt Group, Inc.

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



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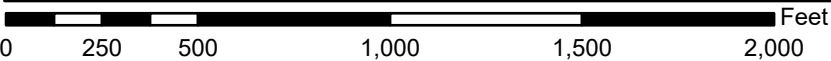
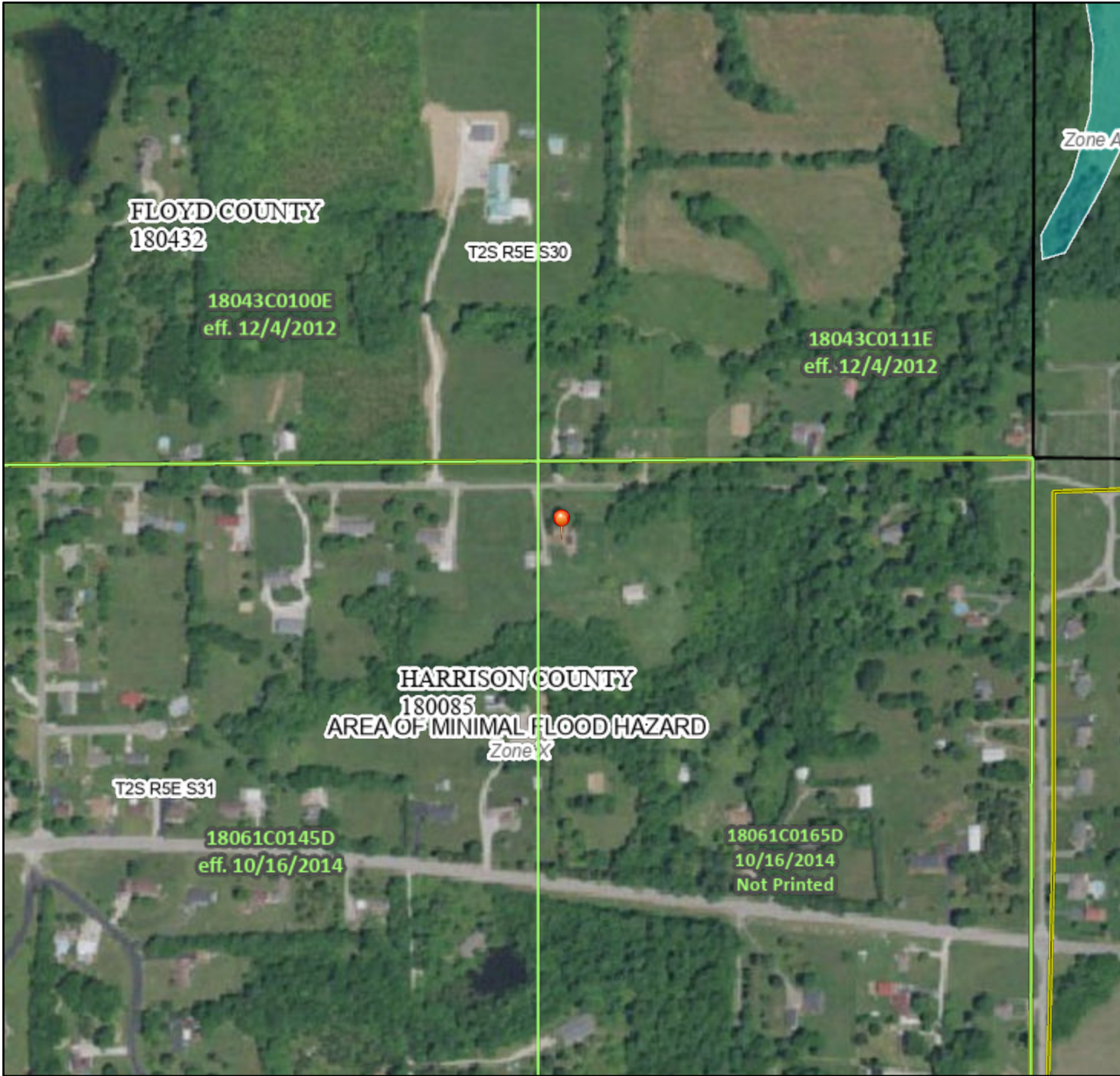
6739 Dalby Road NE, Georgetown, IN 471223

(Property Address)
Page 2 of 2 (Lead-Based Paint – Sales)
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National Flood Hazard Layer FIRMMette



86°0'18"W 38°18'19"N



1:6,000

85°59'40"W 38°17'51"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 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
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/9/2026 at 3:32 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.