



BID PACKET

TURN-KEY HOME WITH LARGE GARAGE

ONLINE AUCTION

**1902 PAYNE KOEHLER ROAD
SELLERSBURG, IN 47172**

ONLINE BIDDING ENDS

TUESDAY, OCTOBER 20 @ 2PM

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

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1902 Payne Koehler Road, Sellersburg, IN 47172

Bidding Ends Tuesday, October 20, 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 Monday, November 30, 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.

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 *Tuesday, September 29 through Tuesday, October 20, 2026*.

AGENCY

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

SELLER

New Key Properties, LLC

Client Detail

1902 Payne Koehler Road, Sellersburg, IN 47172

Listing #: **2026012127**

Total Finished Sqft: **1,251**

Above Grade Finished SqFt: **1,251**

\$0

Active (10/01/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Silver Creek
Subdivision:	No	School Dst:	Silver Creek
Subdiv Nm:		Parcel#:	101706600137000031
Beds:	3	Lot Sz:	0.297 / 12,937
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,251	Lot Dim:	
Tot Fin SF:	1,251	Year Built:	1973
New Const:	No	Annual Tax:	2,014
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	0
Land Assess:	30,400	HOA \$:	/
Improvements:	68,600		
Total Assess:	99,000		
Directions:	From I-65 take the Sellersburg IN-60 Exit. West 0.9 mile to left onto Payne Koehler Road . Continue 0.6 mile to the auction on the left at the corner of Giola Avenue . Or County Line Road to left on Payne Koehler Road 3/4 mile to auction on right.		

Legal:

GT 66, 0.297 AC.

Remarks

TURN-KEY HOME WITH LARGE GARAGE | ONLINE AUCTION - BIDDING ENDS: TUESDAY, OCTOBER 20 @ 2PM. Remodeled single-wide home with addition offers comfortable living, useful outdoor spaces and a large detached garage on a spacious 0.297-acre corner lot in Sellersburg. Originally manufactured in 1973 with a later remodel and addition built in 1997, the 1,251-square-foot home features three bedrooms, one bath, a covered front porch and a screened-in rear porch. A 24' x 30' two-bay pole barn garage provides excellent space for vehicles, equipment, hobbies or storage. Conveniently located just minutes from the Sellersburg I-65 interchange, this property offers easy access to surrounding communities and amenities. Ideal for homeowners or investors. Fresh interior paint and flooring, roof appx. 3 years old, vinyl and T1-11 siding, double-entry blacktop driveway and more. **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 day of closing. See Bid Packet for complete terms.

Amenities

Type:	1 Story	Foundation:	Crawl Space, Unknown
Zoning:	Residential	Basement:	No
Construction:	Frame On-Site, Manufd. Single Wide	Laundry:	Yes
Outbuildings:	Pole Barn	Laundry Type:	Laundry Room
# Fireplaces:	Fireplace: None	Road Frontage:	241'
Roof Type:	Shingle		
Appliances:	Dishwasher, Garage Door Opener, Range / Oven		
Lot Description:	Corner Lot		
Exterior Type:	Vinyl Siding, Wood Siding		
Exterior Feat:	Covered Porch, Enclosed Porch, Thermopane windows		
Interior Feat:	Breakfast Bar, Built-in Bookcase, Ceiling Fan(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,251.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,251
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **30 x 24** Garage Type: **Detached, Pole Barn** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	21.6 x 11.2	1st Floor		
Kitchen	12.2 x 9.10	1st Floor		
Bedroom	11.4 x 10.6	1st Floor		
Bedroom	13.1 x 11.4	1st Floor		
Bedroom	11.3 x 8.1	1st Floor		Built-in Desk & Bookshelf
Other	7.7 x 5.1	1st Floor		Laundry Room
Bathroom Full	7.5 x 5.11	1st Floor		

Utilities

Water Heater: **Electric**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer Onsite**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **Electric**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

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

All information deemed reliable but not guaranteed.

10-17-06-600-137.000-031

General Information

Parcel Number
10-17-06-600-137.000-031

Local Parcel Number
17-00036-031-0

Tax ID:

Routing Number
004.000

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2026

Location Information

County
Clark

Township
SILVER CREEK TOWNSHIP

District 031 (Local 017)
SELLERSBURG TOWN

School Corp 0945
SILVER CREEK SCHOOLS

Neighborhood 10085080
31 TERRY WILSON

Section/Plat

Location Address (1)
1902 PAYNE KOEHLER ROAD
SELLERSBURG, IN 47172

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 28, 2026

Review Group 4

New Key Properties LLC

Ownership

New Key Properties LLC
2401 Harry Hughes Rd
Charlestown, IN 47111

Legal

GT 66, 0.297 AC.



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	Annual-Adj	Reval/134	Annual-Adj	Annual-Adj	Annual-Adj
04/09/2026	As Of Date	04/12/2026	09/15/2025	04/17/2025	04/18/2024	04/06/2023
Income Approach	Valuation Method	Income Approach	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	☐	☒	☐	☐	☐
\$30,400	Land	\$30,400	\$38,500	\$38,500	\$38,500	\$33,000
\$30,400	Land Res (1)	\$30,400	\$38,500	\$38,500	\$38,500	\$33,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$68,600	Improvement	\$68,600	\$60,500	\$68,300	\$58,500	\$59,300
\$68,600	Imp Res (1)	\$68,600	\$60,500	\$68,300	\$58,500	\$59,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$99,000	Total	\$99,000	\$99,000	\$106,800	\$97,000	\$92,300
\$99,000	Total Res (1)	\$99,000	\$99,000	\$106,800	\$97,000	\$92,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' 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	0.2970	1.85	\$70,000	\$129,500	\$38,462	0%	1.0000	100.00	0.00	0.00	\$38,460

1902 PAYNE KOEHLER ROAD

540, Mobile or Manufactured Home - Pla

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/19/2016	New Key Properties LL	201601158	QC	/		I
01/01/1900	ELSWICK KEITH R &		WD	/		I

Res

31 TERRY WILSON/100850

1/2

Notes

4/11/2026 GENERAL : 26p27: Income Method applied per income information provided. EB

9/22/2025 GENERAL : REASSESSMENT 26P27, CHANGED GRADE AND EFF YEAR ON HOME. EB/EW

9/15/2025 GENERAL : F134; 25-26- AGREED, SETTLED ON \$99,000 BASED ON RENTS. APPEAL IS NOW SETTLED. SF/GI

11/24/2021 GENERAL : REASSESSMENT NO CHANGES CW/HD

10/1/2018 GENERAL : 18-19-APPEAL WITHDRAWN PER DEBBIE ELSWICK cjm

2/15/2018 GENERAL : REASSESSMENT ADDED EFP & WDDK/CNPY, REMOVED 2 PORCHES. CHANGED SQFT OF GARAGE4 REMOVED MRKT FACTOR ON DWELLING AND GARAGE. DG/BL

2/15/2013 GENERAL : F-134 (12-13) ADJUSTED GRADE ON GARAGE & DWELLING TO BE MORE COMPARABLE WITH AREA. AGREED TOTAL \$50,000

7/10/2012 GENERAL : REASSESSMENT REMOVED WDDK, ADDED CRAWL UNDER DWELLING, GR. KH

11/22/2011 : 12/13--PER STATE--ALL M.HOMES SITING ON REAL ESTATE MUST BE ASSESSED AS A HOUSE.-SF

5/12/2003 : MKK 10/18/01 PC LEFT (DH) SIDING IS NOW VINYL. RAZED SHED ADDED OFF PER SITE.

Land Computations

Calculated Acreage	0.30
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.30
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	0.30
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$38,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$38,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$38,500

Data Source N/A

Collector

Appraiser

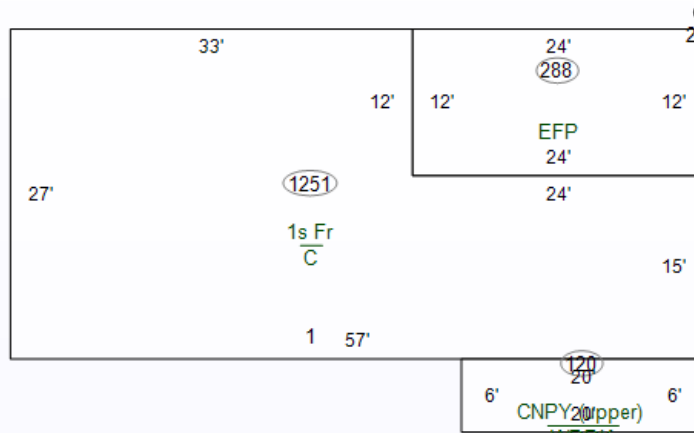
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	13
Story Height	1	Half Bath	00
Style	N/A	Kitchen Sinks	11
Finished Area	1251 sqft	Water Heaters	11
Make		Add Fixtures	00
Floor Finish		Total	35
☐ Earth	☐ Tile	Accommodations	
☐ Slab	☐ Carpet	Bedrooms	3
☐ Sub & Joist	☐ Unfinished	Living Rooms	
☐ Wood	☐ Other	Dining Rooms	
☐ Parquet		Family Rooms	
Wall Finish		Total Rooms	
☐ Plaster/Drywall	☐ Unfinished	Heat Type	
☐ Paneling	☐ Other		
☐ Fiberboard			

Roofing

☐ Built-Up ☐ Metal ☐ Asphalt ☐ Slate ☐ Tile

☐ Wood Shingle ☐ Other

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	288	\$20,200
Wood Deck	120	\$2,700
Canopy, Shed Type	120	\$2,300



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1251	1251	\$149,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1251	0	\$7,900	
Slab					
				Total Base	\$157,100
Adjustments		1 Row Type Adj. x 1.00			\$157,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$157,100
		Sub-Total, 1 Units			
Exterior Features (+)				\$25,200	\$182,300
Garages (+) 0 sqft				\$0	\$182,300
		Quality and Design Factor (Grade)			0.70
		Location Multiplier			0.90
		Replacement Cost			\$114,849

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	D-1	1965	1970	56	A		0.90		1,251 sqft	\$114,849	45%	\$63,170	0%	100%	1.1600	1.000	100.00	0.00	0.00	\$73,300
2: DETACHED GARAGE	1	Pole	D	1990	1990	36	A	\$39.83	0.90	\$28.68	24'x30'	\$20,648	34%	\$13,630	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$13,600



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:** 1902 Payne Koehler Road, Sellersburg, IN 47172

2
3 **LEAD WARNING STATEMENT**

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

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

42
43 **CERTIFICATION OF ACCURACY**

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

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

52
53
54
55 1902 Payne Koehler Road, Sellersburg, IN 47172

(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 _____

Deborah Elswick 9/23/26
SELLER'S SIGNATURE _____ DATE _____

New Key Properties, LLC, Deborah J. Elswick, Member
PRINTED _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____

Douglas Harritt 9-23-26
LISTING BROKER _____ DATE _____
Douglas Harritt, Harritt Group, Inc.

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



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2026



1902 Payne Koehler Road, Sellersburg, IN 47172

(Property Address)
Page 2 of 2 (Lead-Based Paint – Sales)
COPYRIGHT IAR 2026

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8/7-25)

Date (month, day, year)

9/22/26

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

1902 Payne Koehler Road, Sellersburg, IN 47172

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant 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 broker, 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>Deborah J. Pernick</i>	Date (mm / dd / yyyy) 9/22/26	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)
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Property address (number and street, city, state, and ZIP code)
1902 Payne Koehler Road, Sellersburg, IN 47172

1. The following are in the conditions indicated:										
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	✓				Cistern	✓				
Clothes Dryer	✓				Septic Field / Bed	✓				
Clothes Washer	✓				Septic & Holding Tank / Septic Mound	✓				
Dishwasher			✓		Hot Tub	✓				
Disposal	✓				Plumbing			✓		
Freezer	✓				Aerator System	✓				
Gas Grill	✓				Sump Pump	✓				
Hood			✓		Irrigation Systems	✓				
Microwave Oven	✓				Water Heater / Electric			✓		
Oven			✓		Water Heater / Gas	✓				
Range			✓		Water Heater / Solar	✓				
Refrigerator	✓				Water Purifier	✓				
Room Air Conditioner(s)	✓				Water Softener	✓				
Trash Compactor	✓				Well	✓				
TV Antenna / Dish	✓				Geothermal and Heat Pump			✓		
Other:					Other Sewer System (Explain)			✓		
					City					
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	✓				
Security Systems(s)	✓							Yes	No	Unknown
Celling Fan(s)			✓		Are the structures connected to a public water system?			✓		
Garage Door Opener / Controls		✓			Are the structures connected to a public sewer system?			✓		
Inside Telephone Wiring and Blocks / Jacks				✓	Are there any additions that may require improvements to the sewage disposal system?				✓	
Light Fixtures			✓		If yes, have the improvements been completed on the sewage disposal system?					
Sauna	✓				Are the structure(s) connected to a private / community water system?				✓	
Smoke / Fire Alarms			✓		Are the structure(s) connected to a private / community sewer system?				✓	
Carbon Monoxide Detectors	✓									
Switches and Outlets			✓							
Vent Fan(s)	✓									
☐ 60 ☒ 100 ☐ 200 Amp Service			✓							
Generator	✓									

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>[Signature]</i>	<i>12/23/26</i>		
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)
1902 Payne Koehler Road, Sellersburg, IN 47172

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump			✓	
Furnace Heat / Gas	✓			
Furnace Heat / Electric			✓	
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: <u>3</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>5</u> Years.			

4. FURNACE	Yes	No	Unknown
Age, if known: <u>10</u> Years.			

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>10</u> Years.			

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
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 there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			

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Signature of Seller <i>Deborah E. Smith</i>	Date (mm / dd / yyyy) <u>9/23/06</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)
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Property address (number and street, city, state, and ZIP code)
1902 Payne Koehler Road, Sellersburg, IN 47172

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:		✓	
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?			✓
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
 (Use additional pages and attach, if necessary)

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Signature of Seller 	Date (mm / dd / yyyy) 01/23/26	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)

CERTIFICATE OF TITLE

STATE OF INDIANA COMMISSIONER, BUREAU OF MOTOR VEHICLES

State Form 9997 (R2/5-88)

FOR A VEHICLE

I, Commissioner of the Bureau of Motor Vehicles, do hereby certify, pursuant to the provisions of Chapter 304 of the Acts of the General Assembly of Indiana, passed at the session of 1945, and Acts supplemental thereto, that an application has been filed in this office, as by said Acts prescribed, for a certificate of title for a vehicle as described below.

WITH FULL RIGHTS TO SURVIVORSHIP OWNER'S NAME AND ADDRESS

KEITH & DEBORAH ELSWICK

1902 PAYNE KOEHLER

SELLERSBURG IN 47172
MAILING ADDRESS
CITIZENS FID BK
405 E COURT AVE
JEFFERSONVL IN 47130

OWNER'S SS NO.		TITLE NUMBER	
		88176186004	
YEAR	MAKE	MFR'S IDENTIFICATION NO.	
73	ACY	6012305331086G	
TYPE	MODEL	PURCHASE DATE	ODOMETER
MH	CADE	09/22/88	

FIRST LIENHOLDER NAME & ADDRESS:

SECOND LIENHOLDER NAME & ADDRESS:

~~CITIZENS FID BK~~
~~405 E COURT AVE~~
~~JEFFERSONVL IN 47130~~

RELEASE OF FIRST LIEN:

The first lien shown on this certificate of title has been satisfied, and its release is authorized on BMV records this 1st day of April 1992

LIENHOLDER

By

RELEASE OF SECOND LIEN:

The second lien shown on this certificate of title has been satisfied, and its release is authorized on BMV records this _____ day of _____ 19____

LIENHOLDER

By

I DO FURTHER CERTIFY That I have used reasonable diligence in ascertaining whether or not the facts stated in said application for a certificate of title are true, and that I am satisfied that the applicant is the lawful owner of said vehicle, or is otherwise entitled to have same registered in his name. WHEREFORE, I do hereby certify that the above named applicant has been duly registered in the office of the Bureau of Motor Vehicles as the lawful owner of the above described vehicle, or is otherwise entitled to have the same registered in his name, and that it appears upon the official records that at the date of the issuance of this certificate said vehicle was subject to the liens or encumbrances, if any, as stated above.

AS WITNESS, MY HAND AND THE SEALS OF THE STATE OF INDIANA, AND THE BUREAU OF MOTOR VEHICLES

AT INDIANAPOLIS THIS DATE



176
INVENTORY CONTROL NO.
F023874

10/14/88

Charles E. Bayta



VOID IF ALTERED