

BID PACKET

MODERN RANCH & POLE BARN ON 2.04 ACRES

ONLINE AUCTION

9605 COOKS MILL ROAD
GEORGETOWN, IN 47122

ONLINE BIDDING ENDS

WEDNESDAY, NOVEMBER 4 @ 2PM

BID ONLINE AT HARRITTGROUP.COM

HARRITT GROUP INC.
AUCTIONS SINCE 1985

4704 CORYDON PIKE, NEW ALBANY, IN 47150 — 812.944.0217 — 502.592.4001 — INFO@HARRITTGROUP.COM

REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
9605 COOKS MILL ROAD, GEORGETOWN, IN 47122
BIDDING ENDS WEDNESDAY, NOVEMBER 4, 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.

PUBLISHED RESERVE - OPENING BID of $250,000
Bidding will open at $250,000. Once bidding begins, the property will sell to the highest bidder, regardless of the final bid amount.

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 cash sales, with the balance of the purchase price due within 40 calendar days of the auction, **on or before Monday, December 14, 2026.** Buyers may obtain financing; however, the sale is not contingent upon financing approval, satisfactory appraisal, survey, or inspections of any kind. Buyers are solely responsible for verifying lender requirements, and securing financing or sufficient cash funds prior to bidding. The property is sold as-is. All closing costs and wire transfer fees are the buyer's responsibility.

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 per survey of record dated 2019 by David J. Ruckman, P.L.S.

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.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, October 14 through Wednesday, November 4, 2026.*

AGENCY

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

SELLER

Helen Gleason Revocable Trust

Client Detail

9605 Cooks Mill Road, Georgetown, IN 47122 — $0

Listing #: **2026012580** Total Finished Sqft: **2,180** Above Grade Finished SqFt: **1,100** **Active (10/18/26)**



Prop Type:	**Residential/Farm**	SubType:	**Residential**
County:	**Floyd**	Township:	**Georgetown**
Subdivision:	**No**	School Dst:	**New Albany-Floyd Cty**
Subdiv Nm:		Parcel#:	**220202900020000002**
Beds:	**3**	Lot Sz:	**2.04 / 88,862**
Baths:	**3 (3 0)**	Lot Size Src:	**Survey**
Abv Grd SF:	**1,100**	Lot Dim:	**273 x 334 x 258 x 337**
Tot Fin SF:	**2,180**	Year Built:	**2000**
New Const:	**No**	Annual Tax:	**3,336**
Est Completion:			
Home Warranty:		Tax Year:	**2025/2026**
Land Assess:	**35,000**	DOM:	**0**
Improvements:	**158,000**	HOA $:	**/**
Total Assess:	**193,000**		

Directions: **I-64 to Edwardsville Georgetown Exit #118 to IN-64 towards Georgetown. West 3.5 miles to right on Kepley Road. Continue 1.5 miles to left on Cooks Mill Road. Auction 0.7 mile on left.**

Legal: **NW Quarter of Section 29, Township 2 South, Range 5 East, Floyd County, Indiana containing 2.04 acres, more of less.**

Tot Deductions: **$11,820**

Deduction Type	Comment
2% Deduction	11,820

Remarks

MODERN RANCH ON 2.04 ACRES | POLE BARN | ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, NOVEMBER 4 @ 2PM. PUBLISHED RESERVE - $250,000 OPENING BID Selling at online auction to the highest bidder after the opening bid of $250,000, this distinctive single-slope ranch-design home, built in 2000, features finished walkout basement, covered drive-through double gated entrance, 3-season enclosed porch, lower-level 2-car garage, and a 30' x 60' clear-span metal pole barn with 14 x 60 lean-to on 2.04 acres with black board & woven wire fencing. Offering 3BR, 3-baths, and 2,180 SF of living space, the property includes numerous improvements and updates. Metal Ribbed Roof - 2025, Metal Entrance Gates - 2023, Newer LVP Flooring Throughout Main Living Area & Bedrooms - 2023, Interior Painted - 2023, Enclosed Porch with New Windows & Doors - 2023, 72" Tall Woven Wire & Wood Designed Fencing - 2023, and Asphalt Driveways - 2024. Includes 2019 Survey on Record. 2026 Assessment. Located 5 miles from I-64 Georgetown Exit and 25 minutes to downtown Louisville. 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 Story**	Foundation:	**Poured Concrete**
Zoning:	**Residential**	Basement: **Yes**	Basement Type: **Daylight, Finished, Full, Walkout**
Construction:	**Frame On-Site**	Laundry: **Yes**	Laundry Location: **First Level**
Outbuildings:	**Pole Barn**	Laundry Type:	**Laundry Room**
# Fireplaces:	Fireplace:	Road Frontage:	**273**
Roof Type:	**Metal**		
Appliances:	**Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Microwave, Range / Oven, Refrigerator**		
Lot Description:	**Gated Entry**		
Exterior Type:	**Vinyl Siding**		
Exterior Feat:	**Enclosed Porch, Fenced Yard, Thermopane windows**		
Interior Feat:	**1st Floor Main, 1st Floor Utility, Bath Main, Ceiling Fan(s), Family Room, Walk-in Closet(s)**		
Road Type:	**Paved**		

Measurements

Above Grade Finished:	**1,100.0**	Nonconform Finished:	**0.0**
Above Grade Unfinish:	**0.0**	Nonconform Unfinish:	**0.0**
Below Grade Finished:	**1,080.0**	TFLS:	**2,180**
Below Grade Unfinish:	**0.0**		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **24 x 16** Garage Type: **Basement, Carport, Detached, Front Entry, Pole Barn, Rear Entry** Garage Spaces: **4**

Type	Dimension	Level	Flooring	Description
Living Room	13.11 x 21.4	1st Floor	Luxury Vinyl Plank	Bay Window
Dining Area	8.3 x 4.9	1st Floor	Luxury Vinyl Plank	Living Dining Area
Kitchen	10.10 x 10.5	1st Floor	Luxury Vinyl Plank	

MainBedroom	10.1 x 15	1st Floor	Luxury Vinyl Plank	
Bathroom Full	10.10 x 3.11	1st Floor	Luxury Vinyl Plank	Main Bedroom Bath
Bedroom	10.4 x 13.9	1st Floor	Luxury Vinyl Plank	
Bathroom Full	7.11 x 4.11	1st Floor	Vinyl	
Other	10.10 x 8.11	1st Floor	Luxury Vinyl Plank	Equipped Laundry Room
Family Room	22.4 x 19.1	LL/Basement	Luxury Vinyl Plank	Walkout
Bedroom	15.6 x 12.6	LL/Basement	Carpet	Walk-In Closet
Bathroom Full	11.2 x 9.2	LL/Basement	Luxury Vinyl Plank	

Utilities

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

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

General Information

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

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

All information deemed reliable but not guaranteed.

General Information

Parcel Number
22-02-02-900-020.000-002

Local Parcel Number
0020460015

Tax ID:

Routing Number
02-02-900-019

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Floyd

Township
GEORGETOWN TOWNSHIP

District 002 (Local 002)
GEORGETOWN TOWNSHIP

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 2000100-002
Georgetown Homesite

Section/Plat
29

Location Address (1)
9605 COOKS MILL RD
GEORGETOWN, IN 47122

Zoning

Subdivision

Lot

Market Model
2000100-002 - Residential

Characteristics

Topography
Rolling

Flood Hazard ☐

Public Utilities
Water, Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, August 13, 2026

Review Group 2027

Ownership

Helen Gleason Revocable Trust
4147 Saltwater Blvd
Tampa, FL 33615

Legal

N W 1/4 29-2-5 2.04 Ac. Per Survey

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/21/2023	Helen Gleason Revoca	202303238	WD	/	$349,900	I
10/05/2022	Lawson, Ryan P & Eliz	202209233	Qu	/		I
10/29/2019	Lawson, Ryan P & Eliz	201917919	TD	/	$458,150	I
10/26/2012	Wiers, Glen E. Rev. Tr	201216352	WD	/		I
08/16/2000	Wiers, Glen E. & Mars	200011728	WD	/		I
02/26/1973	WEIRS,GLEN & MAR	0	WD	210/444		I

Agricultural

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

2026		2026	2025	2025	2024	2023
WIP	**Reason For Change**	AA	AG Upd	AA	AA	AA
04/15/2026	**As Of Date**	04/21/2026	05/28/2025	04/07/2025	01/01/2024	01/01/2023
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	☐	☑	☐	☐	☐
$35,000	**Land**	**$35,000**	**$35,000**	**$35,200**	**$35,100**	**$34,700**
$32,800	Land Res (1)	$32,800	$32,800	$32,800	$32,800	$32,800
$2,200	Land Non Res (2)	$2,200	$2,200	$2,400	$2,300	$1,900
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$171,300	**Improvement**	**$158,000**	**$162,000**	**$162,000**	**$155,400**	**$140,900**
$171,300	Imp Res (1)	$158,000	$162,000	$162,000	$155,400	$109,400
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$31,500
$206,300	**Total**	**$193,000**	**$197,000**	**$197,200**	**$190,500**	**$175,600**
$204,100	Total Res (1)	$190,800	$194,800	$194,800	$188,200	$142,200
$2,200	Total Non Res (2)	$2,200	$2,200	$2,400	$2,300	$1,900
$0	Total Non Res (3)	$0	$0	$0	$0	$31,500

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	$46,800	$46,800	$46,800	-30%	1.0000	100.00	0.00	0.00	$32,760
4	A	CRB2	0	1.04	0.98	$2,120	$2,078	$2,161	0%	1.0000	0.00	100.00	0.00	$2,160

Data Source External Only **Collector** 01/31/2023 BF **Appraiser** 01/31/2023 BF

Notes

1/26/2023 26Q2: BF FIELD REVIEW & DATA COLLECTION

11/2/2022 23SP: SPLIT 40.84 AC TO 220202900020001002

4/6/2022 22PM: PERMIT ACC POST BULDING JK PERMIT AND NEW ADDRESS WILL BE FOR SPILT WHEN COMPLTED
$ 75,000

3/20/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.

12/26/2012 05NC: UPDATE FOR 3/1/2005 ESTIMATED PUT ON AS 100% COMP DB 4/8/05

12/26/2012 06NC: UPDATE FOR 3/1/2006 100% COMPLETE DB 3/16/06

1/1/1900 12UP: 2012 UPDATE TAXPAYER CALLED CUTS HAY CHANGED LAND 12-26-12
MR

1/1/1900 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

Land Computations

Calculated Acreage	2.04
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.04
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	1.04
Farmland Value	$2,160
Measured Acreage	1.04
Avg Farmland Value/Acre	2077
Value of Farmland	$2,160
Classified Total	$0
Farm / Classifed Value	$2,200
Homesite(s) Value	$32,800
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$32,800
CAP 2 Value	$2,200
CAP 3 Value	$0
Total Value	**$35,000**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	11 Story Conventional
Finished Area	20 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☑ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☑ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

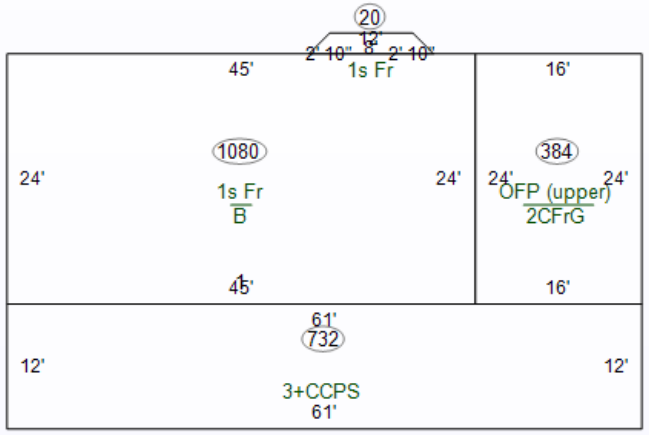
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	384	$9,400



Specialty Plumbing

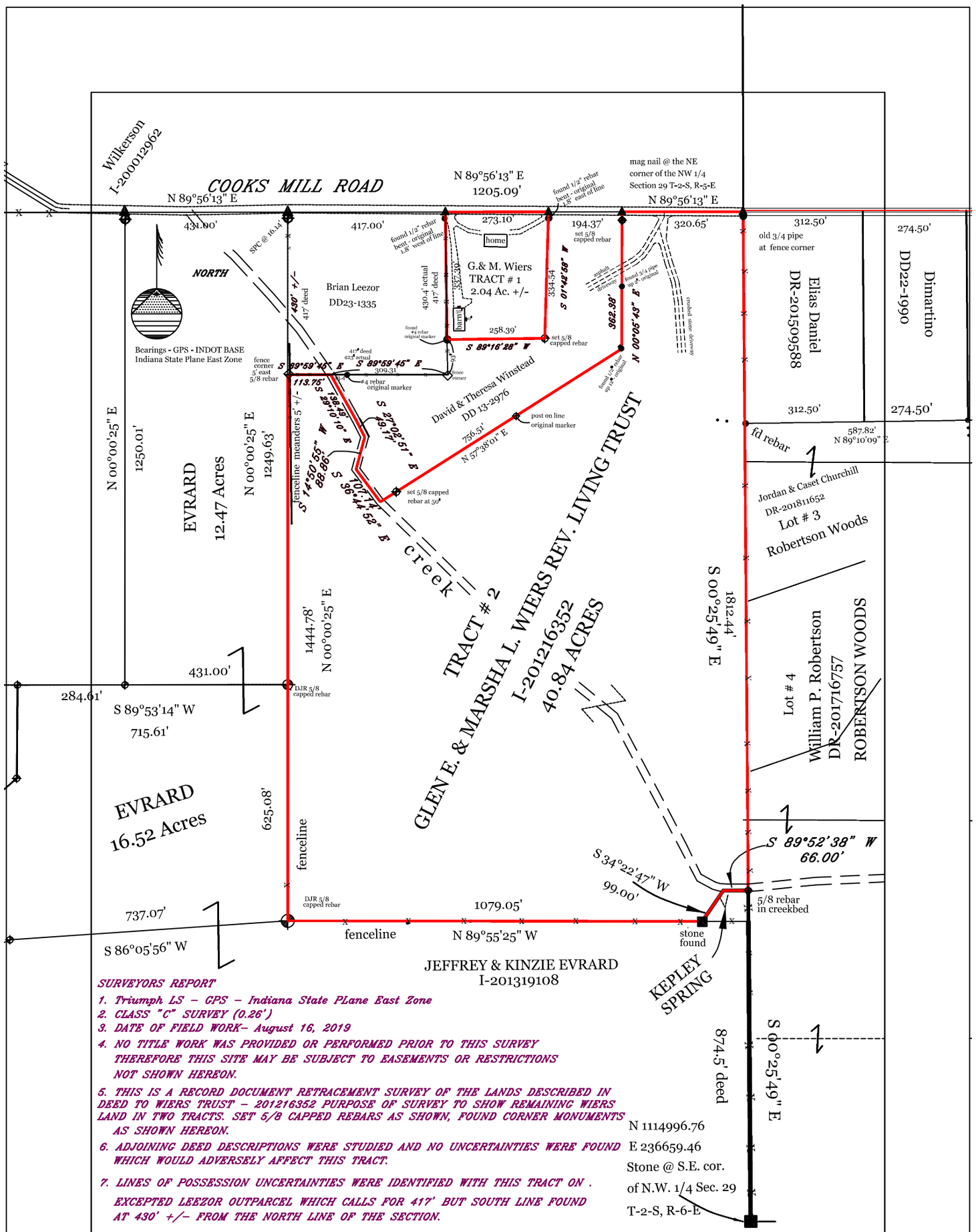
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1100	20	$136,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1080	0	$57,100	
Crawl					
Slab					
			Total Base		$194,000
Adjustments			**1 Row Type Adj. x 1.00**		$194,000
Unfin Int (-)			1:1080		($47,100)
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)			1:20		$3,300
No Elec (-)					$0
Plumbing (+ / -)			5 – 5 = 0 x $0		$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$150,200
			Sub-Total, 1 Units		
Exterior Features (+)			$9,400		$159,600
Garages (+) 1116 sqft			$34,200		$193,800
			Quality and Design Factor (Grade)		0.80
			Location Multiplier		0.90
			Replacement Cost		$139,536

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	D	2000	2000	26	A		0.90		2,180 sqft	$139,536	28%	$100,470	0%	100%	1.0000	1.390	100.00	0.00	0.00	$139,700
2: Barn, Pole (T3) R 01	1	T3AW	C	2005	2005	21	A	$32.47	0.90		30' x 60' x 14'	$52,606	40%	$31,560	42%	100%	1.0000	1.000	100.00	0.00	0.00	$31,600



SURVEYORS REPORT

1. *Triumph LS – GPS – Indiana State PLane East Zone*
2. *CLASS "C" SURVEY (0.26')*
3. *DATE OF FIELD WORK– August 16, 2019*
4. *NO TITLE WORK WAS PROVIDED OR PERFORMED PRIOR TO THIS SURVEY THEREFORE THIS SITE MAY BE SUBJECT TO EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON.*
5. *THIS IS A RECORD DOCUMENT RETRACEMENT SURVEY OF THE LANDS DESCRIBED IN DEED TO WIERS TRUST – 201216352 PURPOSE OF SURVEY TO SHOW REMAINING WIERS LAND IN TWO TRACTS. SET 5/8 CAPPED REBARS AS SHOWN, FOUND CORNER MONUMENTS AS SHOWN HEREON.*
6. *ADJOINING DEED DESCRIPTIONS WERE STUDIED AND NO UNCERTAINTIES WERE FOUND WHICH WOULD ADVERSELY AFFECT THIS TRACT.*
7. *LINES OF POSSESSION UNCERTAINTIES WERE IDENTIFIED WITH THIS TRACT ON . EXCEPTED LEEZOR OUTPARCEL WHICH CALLS FOR 417' BUT SOUTH LINE FOUND AT 430' +/– FROM THE NORTH LINE OF THE SECTION.*

LEGEND

These standard symbols will be found in the drawing.

- ◆ *SET 5/8" STEEL PIN AND CAP*
- ◆ *EXISTING STEEL PIN*
- ○ *POINT ONLY*
- ■ *EXISTING STONE*
- ▲ *ROAD NAIL*

0 300 600

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865 H2-1 THROUGH H2-26. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

DAVID J. RUCKMAN, P.L.S. # 80040393

DAVID J. RUCKMAN — LICENSED LAND SURVEYOR — LS80040393 — STATE OF INDIANA — 07/01/2020

SCALE =	DATE:	DRAWN:	REV:
1" = 300'	08/20/19	DJR	

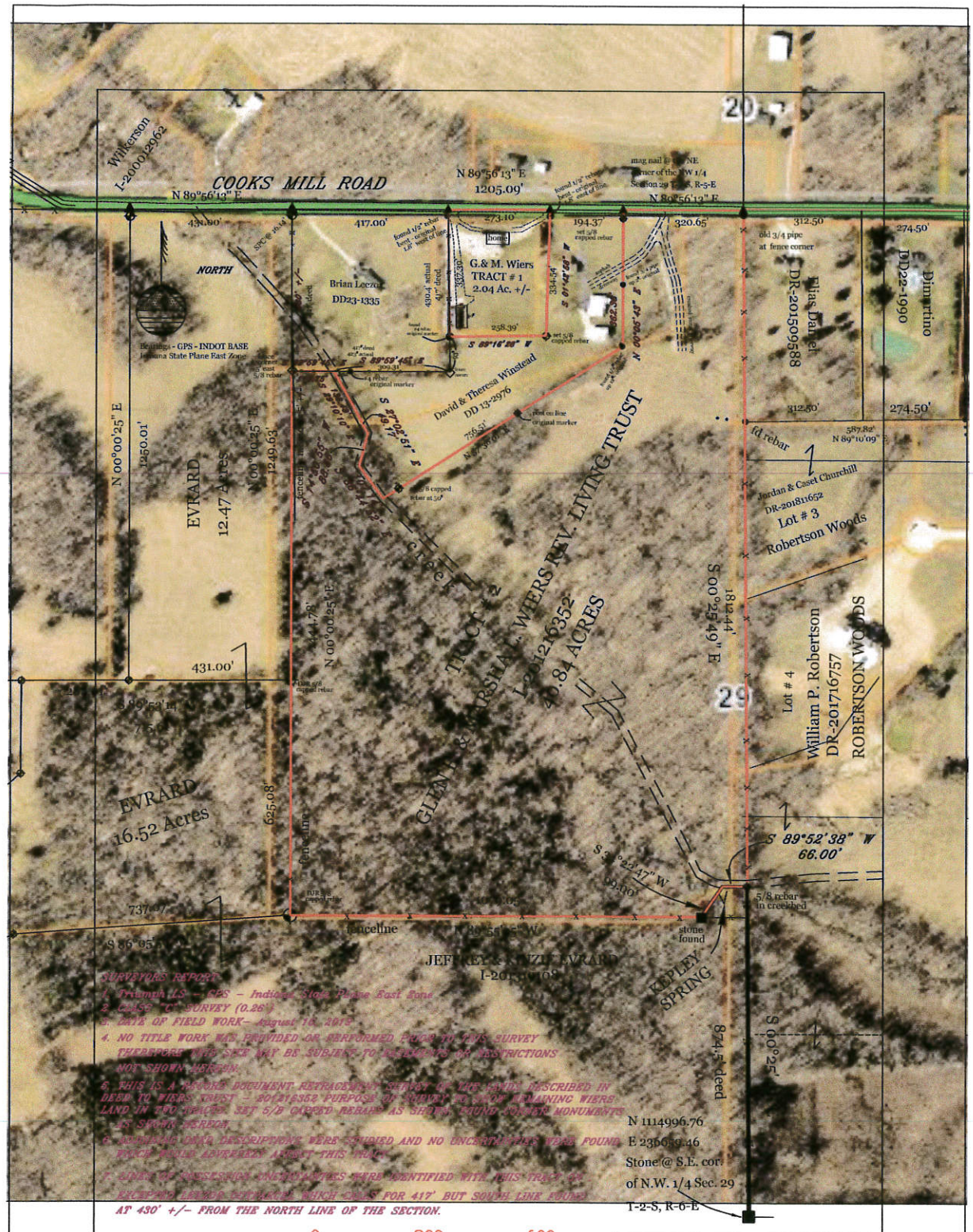
MAP FOR: WIERS FAMILY
9605 COOKS MILL ROAD
GEORGETOWN, INDIANA

WIERS FAMILY

PART OF SECTION 29 T-2-S, R-5-E
GEORGETWON TOWNSHIP, FLOYD CO., IN.

DRAW SURVEY & MAP, LLC
TITLE BOUNDARY LAND SURVEYORS
LICENSED TO PRACTICE IN INDIANA, KENTUCKY & NEW MEXICO
DAVID J. RUCKMAN, P.L.S.
4259 STONE MOUNTAIN ROAD
NEW ALBANY, IN 47150
812-949-8354 DAVIDJRUCKMAN@AOL.COM

WIER2019.DWG



SURVEYORS REPORT

1. Triumph LS – GPS – Indiana State Plane East Zone

2. Class "C" SURVEY (0.26')

3. DATE OF FIELD WORK- August 16, 2019

4. NO TITLE WORK WAS PROVIDED OR PERFORMED PRIOR TO THIS SURVEY THEREFORE THIS SURVEY MAY BE SUBJECT TO EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON.

5. THIS IS A RETRACEMENT SURVEY OF THE LAND DESCRIBED IN DEED TO WIERS TRUST – I-201216352 PURPOSE TO ESTABLISH & STAKE REMAINING WIERS LAND IN TWO TRACTS. SET 5/8 CAPPED REBARS AS SHOWN. FOUND MONUMENTS AS SHOWN HEREON.

6. ADJOINING LAND DESCRIPTIONS WERE STUDIED AND NO UNCERTAINTIES WERE FOUND EXCEPT AS OTHERWISE NOTED ON THIS PLAT.

7. LINES OF POSSESSION AND OCCUPATIONS WERE IDENTIFIED WITH THIS TRACT OF EXCEPTION BEING DETERMINED WHICH CROSS FOR 417' BUT SOUTH LINE FOUND AT 430' +/- FROM THE NORTH LINE OF THE SECTION.

LEGEND

These standard symbols will be found in the drawing.

- ◆ *SET 5/8" STEEL PIN AND CAP*
- ◆ *EXISTING STEEL PIN*
- O *POINT ONLY*
- ■ *EXISTING STONE*
- ▲ *ROAD NAIL*

0 300 600

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865 1-12-1 THROUGH 12-26-1 AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

DAVID J. RUCKMAN, P.L.S. # 80040393

SCALE =	DATE:	DRAWN:	REV:
1" = 300'	08/20/19	DJR	

MAP FOR: WIERS FAMILY
9605 COOKS MILL ROAD
GEORGETOWN, INDIANA

WIERS FAMILY
PART OF SECTION 29 T-2-S, R-5-E
GEORGETOWN TOWNSHIP, FLOYD CO., IN.

DRAW SURVEY & MAP, LLC
TITLE BOUNDARY LAND SURVEYORS
LICENSED TO PRACTICE IN INDIANA, KENTUCKY & NEW MEXICO
DAVID J. RUCKMAN, P.L.S.
4259 STONE MOUNTAIN ROAD
NEW ALBANY, IN 47150
812-949-8354 DAVIDJRUCKMAN@AOL.COM

WIER2019.DWG

National Flood Hazard Layer FIRMette

FEMA

85°59'35"W 38°19'11"N



85°58'58"W 38°18'42"N

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

1:6,000

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 / 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

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

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 10/4/2026 at 6:21 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.

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