

HILLTOP LOG CABIN RETREAT

Online Auction: **NOV 18 - 6 PM**



BE SURE TO STOP BY TO TAKE A LOOK AT THE PROPERTY

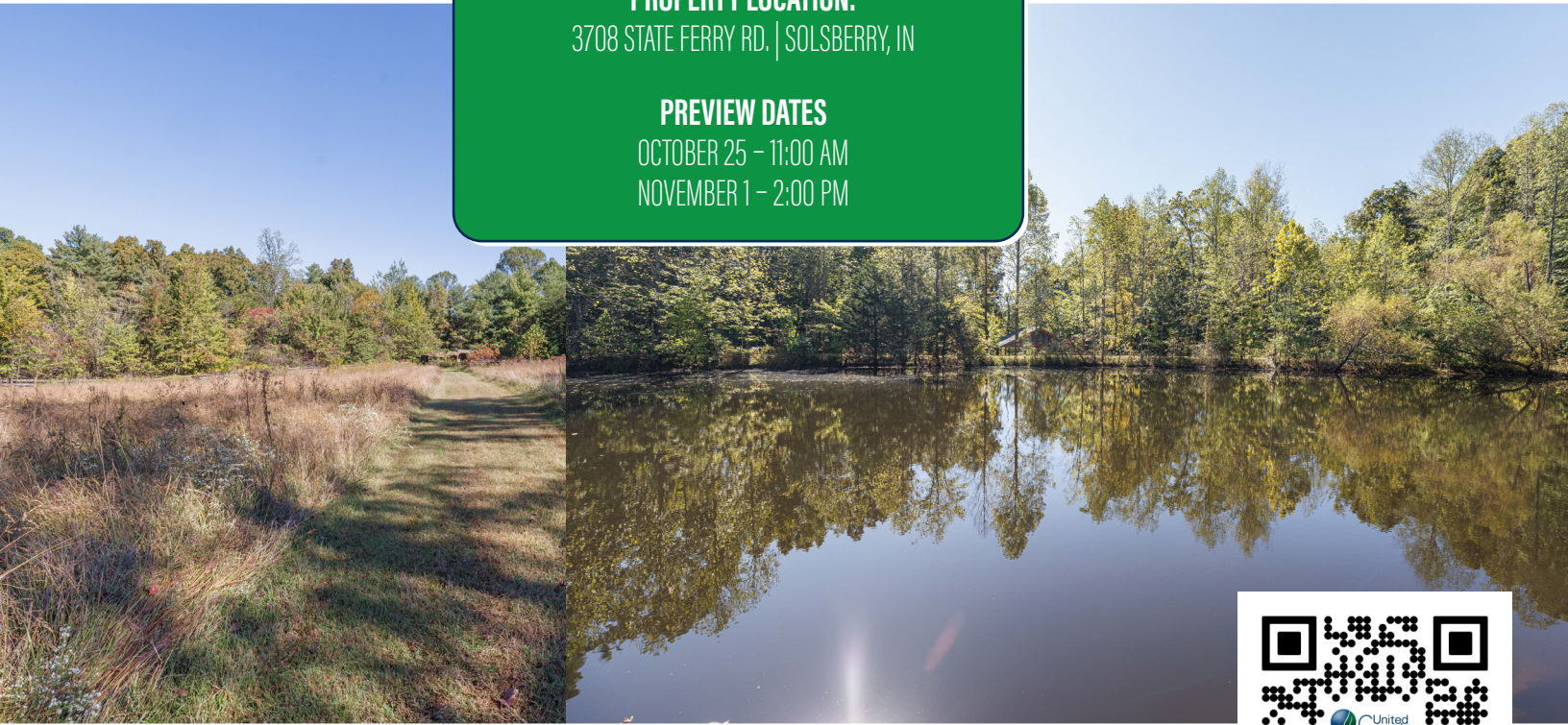
PROPERTY LOCATION:

3708 STATE FERRY RD. | SOLSBERRY, IN

PREVIEW DATES

OCTOBER 25 - 11:00 AM

NOVEMBER 1 - 2:00 PM



ROB MCCONNELL & GABRIELLE GETTS

812.821.7883

812.340.3295



**Coffey Realty
& Auction**

for more information

UnitedCountryIN.com

812.822.3200

INDEX

LOCATION MAP

TERMS & CONDITIONS

PROPERTY INFORMATION

AUCTION BIDDING PROCESS

COUNTY PROPERTY INFORMATION

SELLER'S DISCLOSURES

LEAD BASED PAINT DISCLOSURES

TITLE COMMITMENT

SAMPLE PURCHASE CONTRACT

BID CERTIFICATION

Auction
Manager

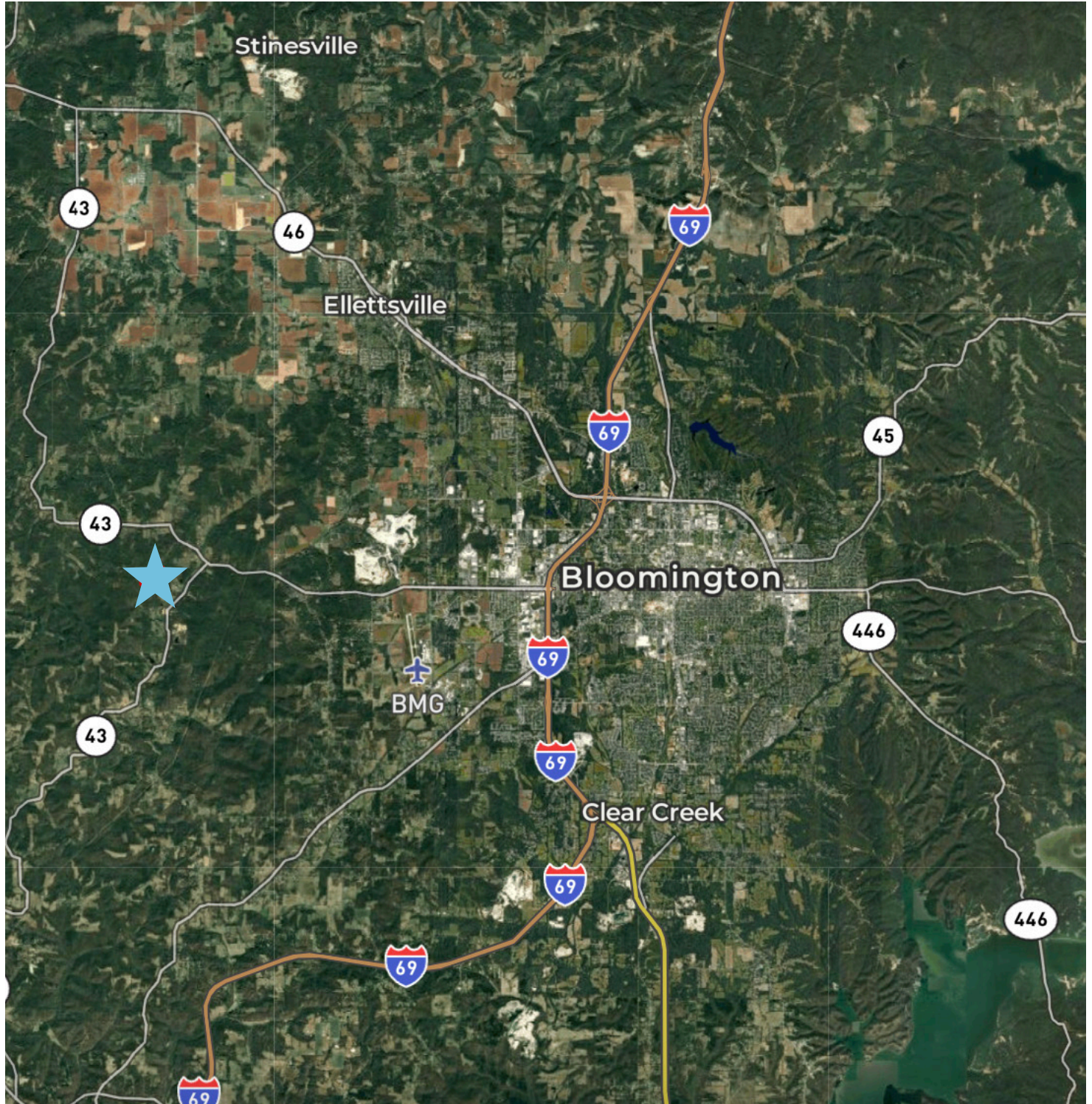
Rob McConnell | 812.821.7883 | rmcconnell@unitedcountryin.com

Gabrielle Getts | 812.340.3295 | ggetts@unitedcountryin.com

DISCLAIMER: All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

LOCATION

MAP



TERMS & CONDITIONS

OF THE AUCTION



**Coffey Realty
& Auction**

TERMS & CONDITIONS

MCINTYRE & MOONEY PROPERTY REAL ESTATE AUCTION

Property Address: 3708 State Ferry Rd, Solsberry, Owen County, IN 47459
Legal Description: IN SW SW S36 T9 R3 1.50A IN SW SW S36 T9 R3 33.5A PT SE SW S36 T9 R3 .16A

PROPERTY OFFERING

The property will be offered at Public Online–Internet Auction in two tracts:

- Tract 1 (±27.5 acres): Main house, cabins, spring-fed pond, amphitheater, and wedding-venue area.
- Tract 2 (±7.5 acres): Log cabin home with acreage.

Bidding will be conducted by-tract. The Seller reserves the right to accept or reject the final bid on either tract individually or both tracts collectively and may sell one tract independent of the other by Seller's agreement.

AUCTION DETAILS

- Bidding End: Wednesday, Nov 19, 2025 @ 6pm EST (soft close; platform will display the official time).
- Previews / Open Houses: Saturday, Oct 25 @ 11am-12pm, and Saturday, Nov 1 @ 2pm-3pm.
- Subject to Seller's Confirmation: Property sells with a non-disclosed reserve.
- Subject to Prior Sale: Pre-auction offers may be presented at any time before the scheduled bid close. All Pre-auction offers must conform to the "Terms & Conditions" of the auction. No list price is or will be posted.
 - The Seller may accept or reject any pre-auction offer. If accepted, the auction will be canceled.

BUYER'S PREMIUM

A 5% Buyer's Premium will be added to the high bid to establish the Total Contract Purchase Price for each tract purchase.

- Example:
 - Bid: \$100,000 + \$5,000 (5% BP) = \$105,000 (final sale price)

DOWN PAYMENT & PAYMENT TERMS

- Tract 1 Down Payment: \$15,000.
- Tract 2 Down Payment: \$5,000.

Down payments are non-refundable and due by wire transfer within 24 hours of Seller's acceptance of the Purchase Agreement, payable to John Bethell Title Co.

Down payments are refundable only if the Seller is unable to convey insurable/marketable title.

TERMS & CONDITIONS

OF THE AUCTION



**Coffey Realty
& Auction**

Bidding is not contingent on financing. Buyers must arrange financing prior to bidding and be capable of paying cash at closing.

A “promissory note” equal to the Down Payment shall be required with the Purchase Agreement.

SURVEY, ACREAGE & TRACT DESCRIPTIONS

Survey & County Approval Requirement

The final sale of each tract is contingent upon Owen County’s approval of dividing the property into two parcels. Buyers are responsible for a **\$2,750 survey fee per tract**, which will be paid at closing.

Before closing can occur, the following must be completed:

- Owen County Building Codes Department review and approval.
- Owen County Mapping Department approval and entry of new tract boundaries.
- Recording of deed(s) with the Owen County Recorder’s Office.

All advertised acreages are estimates and may vary slightly based on the final survey. Bidders acknowledge and accept that all bids are final and binding and shall not be adjusted or withdrawn based on any subsequent survey results.

CLOSING

Closing Company & Location: John Bethell Title Co., 2626 S. Walnut St., Bloomington, IN 47401.

Closing Deadline: On or before a mutually agreeable date following the end of bidding.

Buyer Costs:

- Closing fee (paid by Buyer).
- Broker Transaction Fee: \$300 (paid by Buyer at closing).
- Survey fee as described above.

Seller Costs:

- Owner’s Title Insurance Policy (paid by Seller).
- Deed preparation, abstract, and customary seller-side closing costs.

Deed & Title: Seller shall convey by Warranty Deed with clear/insurable title.

Possession: At final closing, subject to written occupancy agreements, if applicable.

TAXES & ASSESSMENTS

- Seller shall pay 2025 real estate taxes due and payable in 2026.
- Buyer shall be responsible for all 2026 real estate taxes due and payable in 2027 and thereafter.

TERMS & CONDITIONS

OF THE AUCTION



**Coffey Realty
& Auction**

AS-IS, WHERE-IS, INSPECTIONS

Property sells AS-IS, WHERE-IS, with no warranties expressed or implied.

Buyers are encouraged to conduct all inspections and due diligence prior to bidding at their own risk and expense.

The successful bidder shall electronically execute the Auction Real Estate Sales Contract immediately upon being declared the winning bidder.

AGENCY DISCLOSURE

United Country Coffey Realty & Auction and its representatives are the exclusive agents of the Seller.

ANNOUNCEMENTS & GENERAL

All announcements up to the final close of bidding take precedence over any advertising, oral statements, or printed material.

All marketing information is believed accurate but not guaranteed; buyers must rely on their own inspections and verification.

Sale site: Internet Only — UnitedCountryIN.com (bidding portal link to be provided with the final brochure).

Viewing is at the viewer's own risk. The Seller, Auctioneer, and Listing Agency are not responsible for accidents.

For questions, contact:

United Country Coffey Realty & Auction (812) 822-3200

Rob McConnell (812) 821-7883 | Gabrielle Getts (812) 340-3295

Seller

Bidder

Seller

Bidder

PROPERTY

INFORMATION

Solsberry Hill Estate: A Premier Investment Opportunity

Two exceptional ridge-top properties offered separately or together – totaling up to 35± acres in scenic Owen County, Indiana.

Solsberry Hill Estate represents a unique opportunity to acquire a legacy property with exceptional seclusion and significant income-generating potential. Situated on an iconic ridge-top in Owen County, Indiana—with proximity to Greene and Monroe Counties—this estate, formerly known as the Solsberry Hill Retreat Center, combines natural beauty, privacy, and versatile amenities. Bordered by a Certified Forest and featuring natural drop-offs that prevent nearby development, it offers a serene environment ideal for personal use or commercial ventures.

Key Features:

- 6.8 miles from Monroe County Airport
- 7.3 miles from I-69
- 10 miles from Courthouse
- 10 miles from Monroe Lake
- 14 miles from I.U. Campus
- 60 miles from Indianapolis International Airport
- 99 miles from Louisville, Ky.
- Spring-Fed Pond: Crystal-clear, algae-free waters stocked with Bass, Catfish, and Bluegill, complete with a covered dock featuring composite decking and built-in seating, suitable for events or recreation.
- Outdoor Entertainment Area: A custom Indiana limestone seating amphitheater with a covered, electrified stage, designed for hosting weddings, concerts, retreats, or other gatherings.
- Primary Residence (on approximately 27.5 acres):
- 5 bedrooms and 3 bathrooms, with a wrap-around porch, insulated sunroom featuring cathedral ceilings, wood-burning stove, fireplace, in-law suite with accessible bathroom, second-floor porch, and custom sassafras cabinetry with railroad spike handles.
- Timber construction using 10x10 and 4x8 beams for durability and charm.

Guest Cabins:

- Cabin #1: Authentic timber frame structure with mortise and tenon joinery, oak pegs, stained-glass chapel, wrap-around porch, and large covered deck, ready for guest accommodations.
- Cabin #2: Features stained-glass accents, a large gathering “Upper” room, private suite with kitchenette, sleeping loft, and pond-view porch.
- Red Barn: Includes Hoosiers and The Giving Tree murals, insulated concrete floors with radiant heat tubing, full kitchen, dining area, and an event-ready porch with direct pond views.
- Natural Setting: Private ridge-top location with mature wooded surroundings, trails for nature walks, horse rides, or morel hunting; abundant wildlife; and lush pasture areas.

Potential Income Avenues

- This estate is well-suited for diverse revenue streams, leveraging its hospitality infrastructure, natural resources, and versatile spaces:
- Airbnb/VRBO Rentals: Short-term accommodations utilizing the primary residence, guest cabins, and barn for consistent booking income.
- Wedding and Event Venues: The amphitheater, barn, and outdoor spaces provide ideal settings for hosting weddings, receptions, and other events.
- Corporate or Church Retreats: Secluded environment with multiple lodging options

PROPERTY

INFORMATION

- and gathering areas tailored for group retreats and team-building activities.
- Family Reunions: Ample space and amenities for large family gatherings, including indoor and outdoor facilities.
- Glamping: Rustic cabins and natural surroundings offer opportunities for upscale camping experiences.
- Recovery Rehabilitation: Potential for use as a peaceful rehabilitation or wellness center, supported by the tranquil setting and accommodations.
- Seasonal Rentals: Flexible leasing options for extended stays during peak seasons.
- Hunt Packages: Abundant wildlife enables offerings for Spring Turkey hunts or Fall Deer hunts, with cabins serving as base camps.
- Horse Trail Rides and Stable Operations: Lush pastures and wooded trails suitable for establishing a stable and providing guided horse rides.
- Timber Harvesting: Untouched for approximately 20 years, the timber resources allow for selective, managed harvesting to generate additional revenue.

Why Invest in Solsberry Hill

This property stands out for its craftsmanship, including handcrafted timber beams, stained-glass elements, custom sassafras cabinetry, and iconic murals, all of which contribute to its exclusivity and value. Whether seeking a private retreat or a high-return investment, Solsberry Hill provides a rare combination of both. Opportunities of this caliber are infrequent—consider scheduling a private viewing to explore its full potential.

Hilltop Log Cabin Retreat

A true rustic showpiece, this handcrafted log home captures the timeless charm of country living—built with enduring craftsmanship, natural materials, and a welcoming sense of peace.

Property Highlights

- 6.8 miles from Monroe County Airport
- 7.3 miles from I-69
- 10 miles from Courthouse
- 10 miles from Monroe Lake
- 14 miles from I.U. Campus
- 60 miles from Indianapolis International Airport
- 99 miles from Louisville, Ky.
- Authentic Construction: Built with massive 6" x 16" hand-hewn Indiana poplar logs, showcasing exceptional strength, texture, and rustic character.
- Inviting Interior: Features one main-level bedroom plus an open loft bedroom—perfect for guests, family, or a quiet personal retreat.
- Grand Stone Fireplace: The heart of the home, a floor-to-ceiling Brown County stone fireplace anchors the great room with warmth and artistry.
- Wide-Plank Wood Flooring: Adds natural beauty and warmth throughout, complementing the cabin's solid log design.
- Outdoor Living Spaces: Expansive front and rear porches provide panoramic views of the surrounding woods and pasture—ideal for morning coffee or sunset evenings.
- Private Setting: Situated on a proposed 7.5 ± acre hilltop tract, surrounded by mature timber with an open pasture view for added serenity.
- Additional Structure: Includes a versatile outbuilding—ideal for livestock, storage, or a small workshop.
- Ease of Access: A private circle driveway offers convenient entry while maintaining privacy and seclusion.

Listings as 10/16/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202541992	Tract 1	3708 State Ferry R...	Solsberry	IN	47459	Status	Active	L..	\$756,789
	Area	Owen County			Parcel ID	60-17-36-300-560.000-016			Type	Site-Built Home
	Sub	None			Cross Street				Bedrms	5
	Location				Style	Two Story			F Baths	3
	School District	SP...	Elem	Mccormicks Creek	JrH	Owen Valley	SrH	Owen Valley	H Baths	0
	Legal Description	Part of: IN SW SW S36 T9 R3 1.50A IN SW SW S36 T9 R3 33.5A PT SE SW S36 T9 R3 .16A: consisting o...								
	Directions	Driving north on IN-43 N, turn left on State Ferry Rd (top of the hill just past Whitehall). Property is about 0.7 miles on								
Inside City Limits		City Zoning		County Zoning		Zoning Description				

Remarks Online Only Internet Auction - ending Nov 19 @ 6PM EST. Sale is subject to seller approval and final survey to split properties. Solsberry Hill Estate represents a unique opportunity to acquire a legacy property with exceptional seclusion and significant income-generating potential. Situated on an iconic ridge-top in Owen County, Indiana—with proximity to Greene and Monroe Counties—this estate, formerly known as the Solsberry Hill Retreat Center, combines natural beauty, privacy, and versatile amenities. Bordered by a Certified Forest and featuring natural drop-offs that prevent nearby development, it offers a serene environment ideal for personal use or commercial ventures. The property consists of a timber frame house (3,800 sqft with 5 beds, 3 baths, a sunroom, and wood burning fireplace), event center with built in kitchen, covered deck overlooking a stocked, spring fed pond, an amphitheater, and two cabins with bunk rooms, bathrooms, and a chapel. The structures are situated on 27.5 acres of woods and some pasture space. The adjacent property (cabin with 7.5 acres) is also for sale by auction, giving the opportunity for 35 acres total and additional living and pasture space. The possibilities are endless, whether you are searching for an event venue, camp retreat center, rental income, or a family homestead. Call listing agent for details! Dimensions are estimates and should be verified by buyer.

Set	Lot	Lot Ac/SF/Dim		27.50...	/	1,197,900	27.5 acres		Src	Yes	Lot Des	Partially Wooded, 15+, Pasture, Water View			
Township	Clay			Abv Gd Fin SqFt	3,873	Below Gd Fin SqFt	0		Ttl Below Gd SqFt	0		Ttl Fin SqFt	3,873	Year Built	1958
Age	67	New	No	Date Complete			Ext	Wood	Fndtn	Crawl				# Rooms	10
Room Dimensions		Inside City Limits			City Zoni...		County Zo...		Zoning Description						
DIM		L													
L..	17 x 15	M		Baths	Full	Half	Water	PUBL		Dryer Hookup Gas	No		Fireplace	Yes	
D..	22 x 10	M		B-Main	1	0	Well T...			Dryer Hookup Elec	No		Guest Qtrs	No	
F..	22 x 15	M		B-Upper	2	0	Sewer	Septic		Dryer Hook Up Gas/EI...	No	No	Split Firpln	No	
K..	17 x 12	M		B-Blw G	0	0	Fuel /	Gas		Disposal	No		Ceiling Fan	No	
B..	x			Laundry Rm	Main		Heating			Water Soft-Owned	No		Skylight	No	
D..	x			Laundry L/W	x		Cooling	Central Air		Water Soft-Rented	No		ADA Features	No	
M..	16 x 12	M								Alarm Sys-Sec	No		Fence		
2..	14 x 11	U								Alarm Sys-R...	No		Golf Course	No	
3..	15 x 15	U								Jet/Grdn Tub	No		Nr Wlkg Trails	No	
4..	24 x 14	U		Garage	/		/	x	/	Pool	No		Garage Y/N	No	
5..	22 x 15	U		Outbuilding	None		x			Pool Type			Garage Dr Opnr:	No	
R..	x			Outbuilding			x			Off Street Pk	Yes				
LF	x			Assn Dues	Not Applicable					FIREPLACE	Wood Burning				
E..	24 x 17	M		Other Fees											
WtrType		Restrictions													
Water Features		Water Acce...		Pond	Wtr Name										
Pond		Wtr Frtg		Channel Frtg											
		Lake Type													

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	10/15/2025	Auction Time	6:00PM EST
Auctioneer Name	Jimmie Dean Coffey			Auctioneer License #	AU01049934		
Financing:	Proposed			Exemptions		Year Taxes Payable	2025
Annual Taxes	\$9,356....	Is Owner/Seller a Real Estate Licensee		No	Possession	At closing	
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200						

Pending Date	Closing Date	Selling Price	How Sold	CDOM	0
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N	Seller Concession Amount \$				

Presented by: Gabrielle Getts - cell: 812-340-3295 / United Country Coffey Realty & Auction - Offc: 812-822-3200

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.

Listings as 10/16/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202542003	Tract 2 3708 State Ferry R...	Solsberry	IN	47459	Status	Active	L..	\$345,678	
	Area	Owen County	Parcel ID	60-17-36-300-560.000-016			Type	Site-Built Home		
	Sub	None	Cross Street		Bedrms	1	F Baths	1	H Baths	0
	Location		Style	One and Half Story						
	School District	SP...	Elem	Mccormicks Creek	JrH	Owen Valley	SrH	Owen Valley		
	Legal Description	Part of: IN SW SW S36 T9 R3 1.50A IN SW SW S36 T9 R3 33.5A PT SE SW S36 T9 R3 .16A consisting of...								
	Directions	Driving north on IN-43 N, turn left on State Ferry Rd (top of the hill just past Whitehall). Property is about 0.7 miles on								
	Inside City Limits	City Zoning	County Zoning	Zoning Description						

Remarks Online Only Internet Auction ending Nov 19 @ 6PM EST. Perched on a quiet ridge and embraced by nature, this Hilltop Log Cabin Retreat, custom built with Indiana poplar logs, blends rustic authenticity with modern comfort. Walk in from the covered front porch to an open concept with vaulted ceilings and a floor to ceiling brown county stone wood burning fireplace. It features one bedroom and bathroom, with a loft for an additional bedroom or living space. A partial basement and laundry/mudroom provide additional convenience and storage. A fenced pasture provides the opportunity for horses or other animals. Whether you envision it as a weekend getaway, hunting retreat, or full-time residence, it delivers the perfect balance of craftsmanship, setting, and peaceful living. A true rustic showpiece, this handcrafted log home captures the timeless charm of country living—built with enduring craftsmanship, natural materials, and a welcoming sense of peace. Red storage shed not included in sale. The adjacent 27.5 acres with multiple cabins and structures is also for sale at auction - giving the opportunity to buy all 35 acres. Taxes subject to change when properties are split. Measurements are estimates and should be verified by buyer. Call listing agent for details.

Ser	Lot	Lot Ac/SF/Dim		7.5000	/	326,700	7.5 acres	Src	No	Lot Des	Partially Wooded, 6-9.999, Pasture			
Township	Clay			Abv Gd Fin SqFt	2,240	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	630	Ttl Fin SqFt	2,240	Year Built	2008	
Age	17	New	No	Date Complete		Ext	Wood	Fndtn	Partial Basement		# Rooms		6	
Room Dimensions		Inside City Limits			City Zoni...		County Zo...		Zoning Description					
DIM		L												
L..	27 x 16	M		Baths	Full	Half	Water	PUBL	Dryer Hookup Gas	No	Fireplace	Yes		
D..	15 x 9	M		B-Main	1	0	Well T...		Dryer Hookup Elec	No	Guest Qtrs	No		
F..	x			B-Upper	0	0	Sewer	Septic	Dryer Hook Up Gas/El...	No	Split FlrPln	No		
K..	12 x 11	M		B-Blw G	0	0	Fuel /	Gas	Disposal	No	Ceiling Fan	No		
B..	x			Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No		
D..	x			Laundry L/W	11x 10		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No		
M..	16 x 11	M							Alarm Sys-Sec	No	Fence			
2..	x								Alarm Sys-R...	No	Golf Course	No		
3..	x								Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4..	x			Garage	/		/	x	Pool	No	Garage Y/N	No		
5..	x			Outbuilding	None		x		Pool Type		Garage Dr Opnr:	No		
R..	x			Outbuilding			x		Off Street Pk					
LF	24 x 24	U		Assn Dues	Not Applicable				FIREPLACE	Living/Great Rm, Wood Burning				
E..	x			Other Fees										
WtrType				Restrictions										
Water Features				Water Acce...		Wtr Name								
				Wtr Frtg		Channel Frtg								
						Lake Type								

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	10/15/2025	Auction Time	6:00PM EST	
Auctioneer Name	Jimmie Dean Coffey			Auctioneer License #	AU01049934			
Financing:	Proposed			Exemptions		Year Taxes Payable	2025	
Annual Taxes	\$9,356....	Is Owner/Seller a Real Estate Licensee			No	Possession	At closing	
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200							

Pending Date	Closing Date	Selling Price	How Sold	CDOM	0
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N	Seller Concession Amount \$				

Presented by: Gabrielle Getts - cell: 812-340-3295 / United Country Coffey Realty & Auction - Offc: 812-822-3200

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.

COUNTY PROPERTY INFORMATION

60-17-36-300-560.000-016

General Information

Parcel Number
60-17-36-300-560.000-016
Local Parcel Number
60-17-36-300-560.000-016
Tax ID:

Routing Number

36-29
Property Class 101
Cast Grain/General Farm

Year: 2024

Location Information

County
Owen
Township
CLAY TOWNSHIP
District 016 (Local 005)
CLAY TOWNSHIP
School Corp 6195
SPENCER-OWEN COMMUNITY
Neighborhood 901100-016
RURAL RESIDENTIAL - CLAY
Section/Plat
36
Location Address (1)
3708 STATE FERRY RD
SOLSBERRY, IN 47459

McIntyre Conor M & Bridget M

Ownership

McIntyre Conor M & Bridget M
3708 State Ferry Rd
Solsberry, IN 47459-8011

Legal

IN SW SW S36 T9 R3 1.50AIN SW SW S36 T9 R3
33.5A PT SE SW S36 T9 R3. 16A

3708 STATE FERRY RD

Transfer of Ownership

Date **Owner**
07/23/2001 McIntyre Conor M & Br
07/20/2001 WISSING KATHLEEN
01/01/1900 WISSING, KATHLEEN

101, Cash Grain/General Farm

Doc ID Code Book/Page Adj Sale Price W/

WD /
WD / \$189,950
WD /



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

Agricultural

2024	2024	2024	2023	2022	2021	2020
W/P	Reason For Change	AA	AA	AA	AA	Alloc Chg
05/02/2024	As Of Date	01/01/2024	04/06/2023	04/06/2022	01/01/2021	12/01/2020
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	☐	☐	☐	☐	☒
\$115,300	Land	\$115,300	\$112,700	\$110,100	\$108,700	\$108,600
\$25,000	Land Res (1)	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
\$90,300	Land Non Res (2)	\$90,300	\$87,700	\$85,100	\$83,700	\$83,600
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$870,000	Improvement	\$870,000	\$805,700	\$765,900	\$591,300	\$559,600
\$682,700	Imp Res (1)	\$682,700	\$227,200	\$211,900	\$160,600	\$153,800
\$180,600	Imp Non Res (2)	\$180,600	\$558,700	\$529,300	\$406,100	\$382,300
\$6,700	Imp Non Res (3)	\$6,700	\$19,800	\$24,700	\$24,600	\$23,500
\$985,300	Total	\$985,300	\$918,400	\$876,000	\$700,000	\$668,200
\$707,700	Total Res (1)	\$707,700	\$252,200	\$236,900	\$185,600	\$178,800
\$270,900	Total Non Res (2)	\$270,900	\$646,400	\$614,400	\$489,800	\$465,900
\$6,700	Total Non Res (3)	\$6,700	\$19,800	\$24,700	\$24,600	\$23,500

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

Pricing Method	Soil ID	Act. Front	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A	0	4.0000	1.00	\$25,000	\$25,000	0%	1.0000	25.00	75.00	0.00	\$100,000
4	A	0	0.8100	0.76	\$2,280	\$1,733	0%	1.0000	0.00	100.00	0.00	\$1,400
4	A	0	0.4000	0.90	\$2,280	\$821	0%	1.0000	0.00	100.00	0.00	\$820
5	A	0	2.7900	0.79	\$2,280	\$1,801	-60%	1.0000	0.00	100.00	0.00	\$2,010
5	A	0	4.4400	0.90	\$2,280	\$2,052	-60%	1.0000	0.00	100.00	0.00	\$3,640
6	A	0	5.1600	0.76	\$2,280	\$1,733	-80%	1.0000	0.00	100.00	0.00	\$1,790
6	A	0	3.3400	0.90	\$2,280	\$2,052	-80%	1.0000	0.00	100.00	0.00	\$1,370
6	A	0	5.7400	0.79	\$2,280	\$1,801	-80%	1.0000	0.00	100.00	0.00	\$2,070
6	A	0	7.9000	0.50	\$2,280	\$1,140	-80%	1.0000	0.00	100.00	0.00	\$1,800
72	A	0	0.5800	0.50	\$2,280	\$661	-40%	1.0000	0.00	100.00	0.00	\$400

RURAL RESIDENTIAL - CL

Notes

2/6/2018 REIT: REASSESSMENT 2017
added wood deck with canopy to cabin 2 and changed cabin 1 to fair condition per field review.

12/19/2011 ReAs: Reassessment 2012
12-27-2010 REMOVED WDDK, ADDED 3 LEAN TOS.
POULTRY HOUSE AND 3 CABINS AND 3 HOMESITES

1/1/1900 NC: New Construction
4/25/2014 We visited this property to check on all of the buildings on this property. We have made several changes to 3 of the houses on the property. The Main house had several new addition built to it and we lower the grade of this home from a 'c' to a 'd' grade. Cabin #1 is a bunk house with Men and women's bathrooms. Cabin #2 has No bathrooms or kitchen in it. We did not visit Cabin #3 with is up the road but still on this property. We visited this property on 3/31/2014.

Land Computations

Calculated Acreage	35.16
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	35.16
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homeste	4.00
91/92 Acres	0.00
Total Acres Farmland	31.16
Farmland Value	\$15,300
Measured Acreage	31.16
Avg Farmland Value/Acre	491
Value of Farmland	\$15,300
Classified Total	\$0
Farm / Classified Value	\$15,300
Homeste(s) Value	\$100,000
91/92 Value	\$0
Supp. Page Land Value	\$25,000
CAP 1 Value	\$90,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$115,300

Public Utilities
Electricity ☐
Streets or Roads ☐
Paved ☐
Neighborhood Life Cycle Stage
Static
Printed
Friday, May 3, 2024
Review Group 4

Data Source N/A

Collector 01/11/2018 TYLER

Appraiser 01/01/2018 TYLER

COUNTY PROPERTY INFORMATION

60-17-36-300-560.000-016

McIntyre Conor M & Bridget M

3708 STATE FERRY RD

101, Cash Grain/General Farm

RURAL RESIDENTIAL - CL

2/6

General Information

Occupancy	Single-Family		
Description	Single-Family R 01		
Story Height	2	Half Bath	0
Style	N/A		
Finished Area	3873 sqft		
Make			
Floor Finish			Total
Earth			3
Slab			5
Sub & Joist			4
Wood			1
Parquet			0

Wall Finish			Total Rooms
Plaster/Drywall			6
Paneling			
Fiberboard			

Roofing			Heat Type
Built-Up			Central Warm Air
Metal			
Wood Shingle			

Accommodations			Bedrooms
Sub & Joist			4
Wood			1
Parquet			0

Plumbing			Full Bath
Plaster/Drywall			1
Paneling			3
Fiberboard			0

Heat Type			Water Heaters
Plaster/Drywall			1
Paneling			1
Fiberboard			0

Exterior Features			Add Fixtures
Plaster/Drywall			0
Paneling			0
Fiberboard			0

Area			Total
Porch, Enclosed Frame			3
Porch, Open Frame			5
Patio, Brick			3
Canopy, Shed Type			5
Wood Deck			5
Porch, Open Frame			5
Porch, Open Frame			5
Wood Deck			5

Value			Value
Porch, Enclosed Frame			\$12,700
Porch, Open Frame			\$10,500
Patio, Brick			\$1,400
Canopy, Shed Type			\$700
Wood Deck			\$2,000
Porch, Open Frame			\$9,400
Porch, Open Frame			\$5,700
Wood Deck			\$2,400

Description			Count
Porch, Enclosed Frame			324
Porch, Open Frame			343
Patio, Brick			95
Canopy, Shed Type			95
Wood Deck			96
Porch, Open Frame			312
Porch, Open Frame			162
Wood Deck			135

Value			Value
Porch, Enclosed Frame			\$12,700
Porch, Open Frame			\$10,500
Patio, Brick			\$1,400
Canopy, Shed Type			\$700
Wood Deck			\$2,000
Porch, Open Frame			\$9,400
Porch, Open Frame			\$5,700
Wood Deck			\$2,400

Description			Count
Porch, Enclosed Frame			324
Porch, Open Frame			343
Patio, Brick			95
Canopy, Shed Type			95
Wood Deck			96
Porch, Open Frame			312
Porch, Open Frame			162
Wood Deck			135

Value			Value
Porch, Enclosed Frame			\$12,700
Porch, Open Frame			\$10,500
Patio, Brick			\$1,400
Canopy, Shed Type			\$700
Wood Deck			\$2,000
Porch, Open Frame			\$9,400
Porch, Open Frame			\$5,700
Wood Deck			\$2,400

Description			Count
Porch, Enclosed Frame			324
Porch, Open Frame			343
Patio, Brick			95
Canopy, Shed Type			95
Wood Deck			96
Porch, Open Frame			312
Porch, Open Frame			162
Wood Deck			135

Value			Value
Porch, Enclosed Frame			\$12,700
Porch, Open Frame			\$10,500
Patio, Brick			\$1,400
Canopy, Shed Type			\$700
Wood Deck			\$2,000
Porch, Open Frame			\$9,400
Porch, Open Frame			\$5,700
Wood Deck			\$2,400

Description			Count
Porch, Enclosed Frame			324
Porch, Open Frame			343
Patio, Brick			95
Canopy, Shed Type			95
Wood Deck			96
Porch, Open Frame			312
Porch, Open Frame			162
Wood Deck			135

Value			Value
Porch, Enclosed Frame			\$12,700
Porch, Open Frame			\$10,500
Patio, Brick			\$1,400
Canopy, Shed Type			\$700
Wood Deck			\$2,000
Porch, Open Frame			\$9,400
Porch, Open Frame			\$5,700
Wood Deck			\$2,400

Description			Count
Porch, Enclosed Frame			324
Porch, Open Frame			343
Patio, Brick			95
Canopy, Shed Type			95
Wood Deck			96
Porch, Open Frame			312
Porch, Open Frame			162
Wood Deck			135

Value			Value
Porch, Enclosed Frame			\$12,700
Porch, Open Frame			\$10,500
Patio, Brick			\$1,400
Canopy, Shed Type			\$700
Wood Deck			\$2,000
Porch, Open Frame			\$9,400
Porch, Open Frame			\$5,700
Wood Deck			\$2,400

Description			Count
Porch, Enclosed Frame			324
Porch, Open Frame			343
Patio, Brick			95
Canopy, Shed Type			95
Wood Deck			96
Porch, Open Frame			312
Porch, Open Frame			162
Wood Deck			135

Summary of Improvements

Description	Year	Eff	Co	Rate	LCM	Adj	Rate	Size	RCN	Norm	Remain.	Obs	PC	Nbhd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value
1. Single-Family R 01	D	1968	1980	34 A	0.92			3,873 sqft	\$172,739	30%	\$120,920	0%	100%	2,050	1,000	100.00	0.00	0.00	\$247,900
2. Barn, Pole (T3) R 05	D	1968	1986	38 F	0.92			2,225 sqft x 14'	\$23,597	60%	\$9,440	0%	100%	1,000	1,000	0.00	100.00	0.00	\$9,400
3. Lean-To R 01	D	2009	2009	15 P	0.92			26x36 x 8'	\$2,721	40%	\$1,630	0%	100%	1,000	1,000	0.00	0.00	100.00	\$1,600
4. Lean-To R 05	D	1985	1985	39 F	0.92			245 sqft x 8'	\$712	60%	\$280	0%	100%	1,000	1,000	0.00	0.00	100.00	\$300
5. Poultry House R 01	D	2008	2008	16 P	0.92			20x26'	\$7,926	40%	\$4,760	0%	100%	1,000	1,000	0.00	0.00	100.00	\$4,800
6. WDDK R	D	2000	2000	24 P	0.92			832 sqft	\$7,654	48%	\$3,980	0%	100%	1,000	1,000	100.00	0.00	0.00	\$4,000

Description			Count
Porch, Enclosed Frame			324
Porch, Open Frame			343
Patio, Brick			95
Canopy, Shed Type			95
Wood Deck			96
Porch, Open Frame			312
Porch, Open Frame			162
Wood Deck			135

Value			Value
Porch, Enclosed Frame			\$12,700
Porch, Open Frame			\$10,500
Patio, Brick			\$1,400
Canopy, Shed Type			\$700
Wood Deck			\$2,000
Porch, Open Frame			\$9,400
Porch, Open Frame			\$5,700
Wood Deck			\$2,400

Description			Count
Porch, Enclosed Frame			324
Porch, Open Frame			343
Patio, Brick			95
Canopy, Shed Type			95
Wood Deck			96
Porch, Open Frame			312
Porch, Open Frame			162
Wood Deck			135

Value			Value
Porch, Enclosed Frame			\$12,700
Porch, Open Frame			\$10,500
Patio, Brick			\$1,400
Canopy, Shed Type			\$700
Wood Deck			\$2,000
Porch, Open Frame			\$9,400
Porch, Open Frame			\$5,700
Wood Deck			\$2,400

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2105	2105	\$118,700	
2 1Fr	1768	1768	\$53,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bent				
Crawl	2105	0	\$7,700	
Slab				

Adjustments			Total Base
Unfin Int (-)			\$180,100
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$2,900
No Heating (-)			\$0
A/C (+)			\$6,900
No Elec (-)			\$0
Plumbing (+/-)			\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit			\$189,900
Sub-Total, 1 Units			\$189,900
Exterior Features (+)			\$234

60-17-36-300-560.000-016

McIntyre Conor M & Bridget M

3708 STATE FERRY RD

101, Cash Grain/General Farm

RURAL RESIDENTIAL - CL

3/6

	(48)	4'	12'	4'
	OFP			
52'				
1	(1120)			
24'				
	$\frac{1}{12} \text{S Fr}$			
	$\frac{1}{16} \text{Fr}$			
	C			
36'	1	8'		
		8'		
8'				
OFP				
	(128)	16'		
		8'		
	OFP			
	1			

		Total Base	\$115,600
Adjustments	1 Row Type Adj. x 1.00		\$115,600
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)	1:120 1/2:120		(\$6,600)
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800		\$6,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$115,400
Sub-Total, 1 Units			
Exterior Features (+)			\$133,100
Garages (+) 0 sqft			\$0
Quality and Design Factor (Grade)			\$133,100
Location Multiplier	0.92		1.00
Replacement Cost			\$122,452

Total all pages

\$870,000

Total this page

\$195,800

COUNTY PROPERTY INFORMATION

60-17-36-300-560,000-016

McIntyre Conor M & Bridget M

3708 STATE FERRY RD

101, Cash Grain/General Farm

RURAL RESIDENTIAL - CL

4/6

General Information

Occupancy	Single-Family	Full Bath	#	TF
Description	Single-Family R 03	Half Bath	0	0
Story Height	1 1/2	Kitchen Sinks	0	0
Style	N/A	Water Heaters	0	0
Finished Area	1712 sqft	Add Fixtures	0	0
Make		Total	0	0

Plumbing

Floor Finish

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

Wall Finish

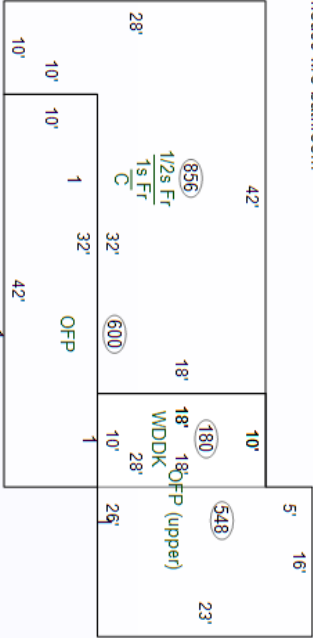
☒ Plaster/Drywall	☐ Unfinished
☐ Paneling	☐ Other
☐ Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	600	\$15,200
Wood Deck	180	\$3,000
Porch, Open Frame	548	\$7,600



Description	Specialty Plumbing	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 Nbrhd	Mktt	Cap 1	Cap 2	Cap 3	Improv Value	
1: Single-Family R 03	1 1/2	Wood Fr	C	2005	2005		19 A	0.92			1,712 sqft	\$101,844	18%	\$83,510	0%	100%	2,050	1,000	0.00	100.00	0.00	\$171,200

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	856	856	\$65,300	
2				
3				
4				
1/4				
1/2 1Fr	856	856	\$26,700	
3/4				
Attic				
Bsmt				
Crawl	856	0	\$5,000	
Slab				

Adjustments	1 Row Type Adj, x 1.00	Total Base	\$97,000
-------------	------------------------	------------	----------

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:856 1/2:856	(\$5,200)
AC (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	0 - 5 = -5 x \$0	(\$6,900)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$84,900
Sub-Total, 1 Units	
Exterior Features (+)	\$25,800
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	\$110,700
Location Multiplier	1.00
Replacement Cost	\$101,844

Total all pages

\$870,000

Total this page

\$171,200

\$235,000

[illegible]

SELLER'S DISCLOSURE

MAIN HOUSE

dotloop signature verification: dtdp.us/W1rl-yj7P-TK5m



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

10/13/2025

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

3708 State Ferry Road, Solsberry, IN 47459

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:

- Transfers ordered by a court, including transfers:
 - in the administration of an estate;
 - by foreclosure sale;
 - by a trustee in bankruptcy;
 - by eminent domain;
 - from a decree of specific performance;
 - from a decree of divorce; or
 - from a property settlement agreement.
- 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.
- Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
- Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
- 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.
- Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
- Transfers to or from any governmental entity.
- Transfers involving the first sale of a dwelling that has not been inhabited.
- 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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Candice McIntyre</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Bridget Mooney</i>			

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)

SELLER'S DISCLOSURE

MAIN HOUSE

dotloop signature verification: dotloop.us/Wmb2-QXjK-jmVv

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

3708 State Ferry Road, Solsberry, IN 47459

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	☒	☐	☐	☐
Clothes Dryer	☐	☐	☒	☐
Clothes Washer	☐	☐	☒	☒
Dishwasher	☐	☐	☒	☐
Disposal	☐	☐	☒	☐
Freezer	☐	☐	☒	☐
Gas Grill	☒	☐	☐	☐
Hood	☒	☐	☐	☐
Microwave Oven	☒	☐	☐	☐
Oven	☐	☐	☒	☐
Range	☐	☐	☒	☐
Refrigerator	☐	☐	☒	☐
Room Air Conditioner(s)	☒	☐	☐	☐
Trash Compactor	☒	☐	☐	☐
TV Antenna / Dish	☒	☐	☐	☐
Other:	☐	☐	☐	☐
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	☒	☐	☐	☐
Ceiling Fan(s)	☐	☐	☒	☐
Garage Door Opener / Controls	☒	☐	☐	☐
Inside Telephone Wiring and Blocks / Jacks	☐	☒	☐	☐
Light Fixtures	☐	☐	☐	☐
Sauna	☒	☐	☐	☐
Smoke / Fire Alarms	☐	☐	☒	☐
Carbon Monoxide Detectors	☐	☐	☒	☐
Switches and Outlets	☐	☐	☒	☐
Vent Fan(s)	☒	☐	☐	☐
☐ 60 ☐ 100 ☐ 200 Amp Service	☐	☐	☒	☐
Generator	☒	☐	☐	☐

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	☒	☐	☐	☐
Septic Field / Bed	☐	☐	☒	☐
Septic & Holding Tank / Septic Mound	☒	☐	☐	☐
Hot Tub	☒	☐	☐	☐
Plumbing	☐	☐	☒	☐
Aerator System	☒	☐	☐	☐
Sump Pump	☐	☐	☒	☐
Irrigation Systems	☒	☐	☐	☐
Water Heater / Electric	☐	☐	☒	☐
Water Heater / Gas	☒	☐	☐	☐
Water Heater / Solar	☒	☐	☐	☐
Water Purifier	☒	☐	☐	☐
Water Softener	☒	☐	☐	☐
Well	☒	☐	☐	☐
Geothermal and Heat Pump	☒	☐	☐	☐
Other Sewer System (Explain)	☒	☐	☐	☐
Swimming Pool & Pool Equipment	☒	☐	☐	☐

	Yes	No	Unknown
Are the structures connected to a public water system?	☒	☐	☐
Are the structures connected to a public sewer system?	☐	☒	☐
Are there any additions that may require improvements to the sewage disposal system?	☐	☒	☐
If yes, have the improvements been completed on the sewage disposal system?	☐	☐	☐
Are the structure(s) connected to a private / community water system?	☐	☒	☐
Are the structure(s) connected to a private / community sewer system?	☐	☒	☐

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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Court McIntyre</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Bridget Mooney</i>			
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)

SELLER'S DISCLOSURE

MAIN HOUSE

dotloop signature verification: <http://dotloop.us/Wmb2-QXKJmVV>

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

3708 State Ferry Road, Solsberry, IN 47459

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>15</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: _____ Years.	☐	☐	☐

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ 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:

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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Carey McDugue</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Bridget Monney</i>			
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)

SELLER'S DISCLOSURES

MAIN HOUSE

Property address (number and street, city, state, and ZIP code) 3708 State Ferry Road, Solsberry, IN 47459

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)
--

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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Caren McDuffie</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Bridget Monney</i>			
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)

SELLER'S DISCLOSURES

MAIN HOUSE

dotloop signature verification: dotloop.us/oYT4-HsC4-3RLT



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

10/13/2025

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

3708 State Ferry Road, Solsberry, IN 47459

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:

- Transfers ordered by a court, including transfers:
 - in the administration of an estate;
 - by foreclosure sale;
 - by a trustee in bankruptcy;
 - by eminent domain;
 - from a decree of specific performance;
 - from a decree of divorce; or
 - from a property settlement agreement.
- 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.
- Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
- Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
- 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.
- Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
- Transfers to or from any governmental entity.
- Transfers involving the first sale of a dwelling that has not been inhabited.
- 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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Chase McIntyre</i>			

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Bridget Mooney</i>			

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)

SELLER'S DISCLOSURES

MAIN HOUSE

dotloop signature verification: dtdp.us/oYT4-HsC4-3RLT

Property address (number and street, city, state, and ZIP code)
3708 State Ferry Road, Solsberry, IN 47459

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)	☒	☐	☐	☐	
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	☒	☐	☐	☐	
Security Systems(s)	☒	☐	☐	☐				Yes	No	Unknown
Ceiling 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	☒	☐	☐	☐						

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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Conor McIntyre</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Bridget Mooney</i>			
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)

SELLER'S DISCLOSURES

MAIN HOUSE

dotloop signature verification: [dttp.us/oYT4-HsC4-3RLT](https://dotloop.us/oYT4-HsC4-3RLT)

Property address (number and street, city, state, and ZIP code)
3708 State Ferry Road, Solsberry, IN 47459

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: _____ 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: _____ 1 _____ Years.	☐	☐	☐

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years.	☐	☐	☐

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ 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:

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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Caren McDuffie</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Bridget Monney</i>			
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)

SELLER'S DISCLOSURES

MAIN HOUSE

dotloop signature verification: dtlp.us/oYT4-HsC4-3RLT

Property address (number and street, city, state, and ZIP code) 3708 State Ferry Road, Solsberry, IN 47459			
---	--	--	--

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: <i>(Use additional pages and attach, if necessary)</i>
--

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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Carol McIntyre</i>			
dotloop verified 10/16/25 10:25 AM EDT AQYB-6Q00-A0LB-C1P2			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Bridget Mooney</i>			
dotloop verified 10/16/25 10:25 AM EDT 9QGN-PAL-QN7U-DXCC			
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)

LEAD BASED PAINT DISCLOSURES

dotloop signature verification: dotloop.us/VC6s-UUaB-4g2n



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:** 3708 State Ferry Road, Solsberry, IN 47459

2 **LEAD WARNING STATEMENT**

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

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 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
16
17
18
19
20
21
22

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

24 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*
25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
26 attach documents below):
27
28

29 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
30

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

32 (c.) ☐ Buyer has received copies of all information listed above.

33 (d.) ☐ Buyer has received the pamphlet *Protect Your Family From Lead In Your Home*.

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

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

37 **OR**

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

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

41 (f.) ☒ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word
43 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
44
45

3708 State Ferry Road, Solsberry, IN 47459

(Property Address)

LEAD BASED PAINT DISCLOSURES

dotloop signature verification: dotloop.us/VC6s-UUaB-4g2n

CERTIFICATION OF ACCURACY

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

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

BUYER'S SIGNATURE _____
DATE _____

PRINTED _____

BUYER'S SIGNATURE _____
DATE _____

PRINTED _____

SELLING BROKER* _____
DATE _____

Conor McIntyre dotloop verified
09/26/25 2:36 PM EDT
QFWR-CLMK-ANSR-FXJH
SELLER'S SIGNATURE _____
DATE _____

Conor McIntyre
PRINTED _____

Bridget Mooney dotloop verified
09/27/25 3:10 PM EDT
MHTJ-KQVO-ENK9-WEFC
SELLER'S SIGNATURE _____
DATE _____

Bridget Mooney
PRINTED _____

Robin W. McConnell dotloop verified
09/16/25 11:37 AM EDT
5657-RIPR-UK1Y-7HOG
LISTING BROKER _____
DATE _____

*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 2025



3708 State Ferry Road, Solsberry, IN 47459
(Property Address)

TITLE COMMITMENT

Page 1 of 7



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 60-07806-H-1

SCHEDULE A

Address Reference:

3708 State Ferry Rd.
Solsberry, IN 47459

1. Commitment Date: **September 26, 2025 at 12:00 AM**

2. Policy (or policies) to be issued:

a. ALTA Owners Policy (07/01/21)

Policy Amount
To Be Determined

For one-to-four family residential properties and lots in recorded subdivisions and titled in individuals an ALTA 2008 policy will be issued. For all other transactions an ALTA 2006 policy will be issued.

Proposed Insured: **A Legally Qualified Entity Yet To Be Determined**

b.

Policy Amount
\$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is *Fee Simple*.

4. Title to the *Fee Simple* interest in the land described or referred to in this Commitment is, at the Commitment Date, vested in:

Conor M. McIntyre and Bridget M. Mooney, formerly known as Bridget M. McIntyre, as tenants in common

5. The land referred to in this Commitment, situated in the County of **Owen**, State of Indiana, is described as follows:

Part of the Southeast quarter of the Southwest quarter of Section 36, township 9 North, Range 3 West, Clay Township, Owen County, Indiana (being the East 100 feet of an indicated 6-acre tract): Commencing at a stone at the Southwest corner of the Southwest quarter of the Southwest quarter of Section 36, thence East 1318 1/2 feet along the Owen and Greene County Line and along the South line of said Southwest quarter of

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbttitle.com

TITLE COMMITMENT

Page 2 of 7

SCHEDULE A (Continued)

the Southwest quarter to the Southeast corner of said Southwest quarter of the Southwest quarter, thence North 649 feet along the East line of said Southwest quarter of the Southwest quarter to a partition fence, thence North 72 1/2 degrees East 316.7 feet along said partition fence in said Southeast quarter of the Southwest quarter of Section 36 to THE PLACE OF BEGINNING; thence North 671 feet, *more or less*, (parallel and 100 feet West of the East line of a tract indicated as 6 acres) to the North line of said Southeast quarter of the Southwest quarter; thence East 100 feet along said North line to the Northeast corner of subject tract; thence South 544 feet along the East line of subject tract following a partition fence to the Southeast corner of subject tract; thence South 72 1/2 degrees West 104.8 feet along before mentioned partition fence to the place of beginning and containing 1.29 acres, more or less.

ALSO, part of the Southwest quarter of the Southwest quarter and part of the Southeast quarter of the Southwest quarter all in Section 36, Township 9 North, Range 3 West, Clay Township, Owen County, Indiana. Beginning at a point on the West line of said Southwest quarter of the Southwest quarter of Section 36, in the County Road (said point is 627 feet North of a stone at the Southwest corner of said Southwest quarter of the Southwest quarter of Section 36); thence South 627 feet along said West line to said stone at said Southwest corner of said Southwest quarter of the Southwest quarter of Section 36; thence East 1318 1/2 feet along the Owen and Greene County line and along the South line of said quarter quarter to the Southeast corner of said quarter quarter; thence North 649 feet along the east line of said quarter quarter to a partition fence; thence North 72 1/2 degrees East 316.7 feet along said partition fence; thence North 671 feet, *more or less*, (parallel and 100 feet West of the East line of a tract indicated as 6 acres) to the North line of the South half of said Southwest quarter of Section 36; thence West 353 feet along said line to said County Road; thence along said county road by the following eight courses: thence South 40 degrees West 209 feet; thence South 55 degrees West 136 feet; thence South 65 degrees West 164 feet; thence South 70 degrees West 300 feet; thence South 65 degrees West 140 feet; thence South 60 degrees West 300 feet; thence continuing South 60 degrees West 187 feet; thence West 98 feet to the place of beginning and containing 32.67 acres, more or less.

Said real estate being one and same as conveyed by Kathleen T. Wissing to Conor M. McIntyre and Bridget M. McIntyre by Warranty Deed recorded July 20, 2001, in Book 201, page 521, as Instrument No. 138612.

Authorized Signatory



Nathan Bethell
Title Examiner
John Bethell Title Company, Inc.

End of Schedule A
Chicago Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@JohnBTtitle.com

TITLE

COMMITMENT

Page 3 of 7

SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 60-07806-H-1

The following requirements must be met:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- C. Pay us the premiums, fees and charges for the policy.
- D. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.

NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

Effective July 1, 2009 Indiana law prohibits disbursement of closings unless all necessary funds required are wire transferred to the settlement agent's escrow account. (see I.C. 27-7-3.7) The law applies to all parties including lenders, buyers, sellers and real estate professionals. If the total of funds required from any single party to the transaction is less than \$10,000 a cashiers or certified check may be substituted. Corporate checks from licensed real estate brokerage companies specifically for earnest money and less than \$10,000 are also acceptable.

- 1. Execution and recordation of a Warranty Deed from Conor M. McIntyre and Bridget M. Mooney, formerly known as Bridget M. McIntyre, as tenants in common, to A Legally Qualified Entity Yet To Be Determined.

The deed shall contain the following clause:

Grantor herein, Bridget M. Mooney, states that she is one and the same as Bridget M. McIntyre who took title to the above described real estate as shown in a certain deed recorded July 20, 2001, in Deed Record 201, page 521 in the office of the Recorder of Owen County, Indiana

Hannah England appointed Commssioner to execute documents on behalf of Conor McIntyre by Order entered August 13, 2024 in Owen Circuit Court, Cause Number 60C02-2306-DC-000061 in re the marriage of Bridget McIntyre and Conor McIntyre.

- 2. Vendor's Affidavit in satisfactory form executed by Conor M. McIntyre and Bridget M. Mooney, as tenants in common, should be furnished us at closing.
- 3. Satisfaction of the terms of the Decree of Dissolution entered October 20, 2023 in Owen Circuit Court, Cause Number 60C02-2306-DC-000061 in re the marriage of Bridget McIntyre and Conor McIntyre. Providing the deed required above and the closing statement are executed by both parties to this action, this exception will not appear on the policies. NOTE: Hannah England appointed Commssioner to execute documents on behalf of Conor McIntyre by Order entered August 13, 2024.

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbttitle.com

TITLE

COMMITMENT

Page 4 of 7

SCHEDULE B - SECTION I **(Continued)**

4. Payment of Judgment in the sum of \$5,000.00 by Conor McIntyre to Robert C. Becker pursuant to the Order entered on February 6, 2025 in re the marriage of Bridget M. Mooney and Conor McIntyre in the Owen Circuit Court, Cause Number 60C02-2306-DC-000061. The company requires a satisfactory release in recordable form from Robert C. Becker to Conor McIntyre of any liens established by the Order and evidence of payment in full of all amounts owed.
 5. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

End of Schedule B - I
Chicago Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@JohnBTitle.com

TITLE

COMMITMENT

Page 5 of 7

SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 60-07806-H-1

The policy will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.
8. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
9. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.
10. Rights of the Public and the State of Indiana and to that part of the premises taken or used for alley or road purposes, including utility rights of way.
11. Easement in favor of Utilities District of Western Indiana Rural Electric Membership Corporation for electric line and incidental purposes recorded March 16, 2009 as Instrument No. 179196.
12. Taxes for the year 2024 due and payable 2025 a lien now PAYABLE.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 4.
Taxing Authority: Clay Township.
Duplicate Number: 60-17-36-300-560.000-016.
Assessed Value - Land: \$115,300;
Improvements: \$870,000;
Exemptions: \$0, Credits: \$48,000 HMST, \$241,418 SUPPL
May installment in the amount of \$4,678.06 is UNPAID;
November Installment in the amount of \$4,678.06 is UNPAID;
Prior Year Delinquencies: \$5,658.67 . Penalties and/or Adjustments: \$1,877.03
STORM WATER FEES:
May Installment in the amount of \$0.00 is N/A. November Installment in the amount of \$0.00 is N/A.

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

TITLE COMMITMENT

Page 6 of 7

SCHEDULE B - SECTION II (Continued)

Total amount due to pay all outstanding taxes, delinquencies and penalties \$16,891.82

13. Taxes for the year 2025 payable 2026 and thereafter, a lien but not yet due or payable.

NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

The company does not insure that the land described in paragraph 4 of schedule A accurately comprises any acreage or area referred to therein.

This commitment is furnished by the company or its policy issuing agent solely for the issuance of a policy or policies of title insurance of the company. This commitment is not an abstract or an opinion of title. Liability under this commitment is defined by and limited to the terms and conditions of this commitment and the title insurance policy to be issued. This commitment is not binding on the company until such time as the proposed insured and policy amounts are specifically identified in Schedule A, Paragraph 2. Persons and entities not listed as proposed insured's are not entitled to rely upon this commitment for any purpose.

Note: Unless otherwise shown above, there are no recorded judgments against any parties having an interest in the land described in Schedule A that have priority over the interests to be insured.

Note: Exceptions 1 through 4, above, will be deleted for any loan policy committed to be issued. All applicable ALTA Endorsement forms including 4, 5, 6, 6.2, 8.1 and 9 will be issued with the loan policy.

**End of Schedule B - II
Chicago Title Insurance Company**

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063

BUILDING | PLANNING | ZONING

PRE-APPROVAL

3708 States Ferry Rd. External Inbox x



◆ Summarize this email



Heather Huntington <Heather.Huntington@owencounty.in.gov>
to me ▾

8:18 AM (3 hours ago)



I see no reason that I wouldn't be able to approve the split at the address 3708 States Ferry Rd. Solsberry, IN. Provided that each parcel holds at least five acres and can access a road, the administrative subdivision process will be an easy one with quick turnaround. I would just need the survey along with the legal descriptions to process.

Heather Huntington, Administrator
Owen County Building and Planning/Zoning Dept.
86 E. Market St Spencer, IN 47460
(812) 829-5033
[BUILDING & PLANNING | OwenCounty.](#)

BID CERTIFICATION

DOCUMENT

Internal Office Use
Received

Date

Time

By

Approved By



**Coffey Realty
& Auction**

BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.

By signing this certification and returning it to the offices of United Country – Coffey Realty & Auction, or an employee therein, **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 3708 State Ferry Rd. | Solsberry, Indiana

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

Return to: 4228 State Road 54 W - Springville, IN 47462
(812) 822-3200 | UnitedCountryIN.com

E-mail: jcoffey@UnitedCountryIN.com cc: pcoffey@UnitedCountryIN.com