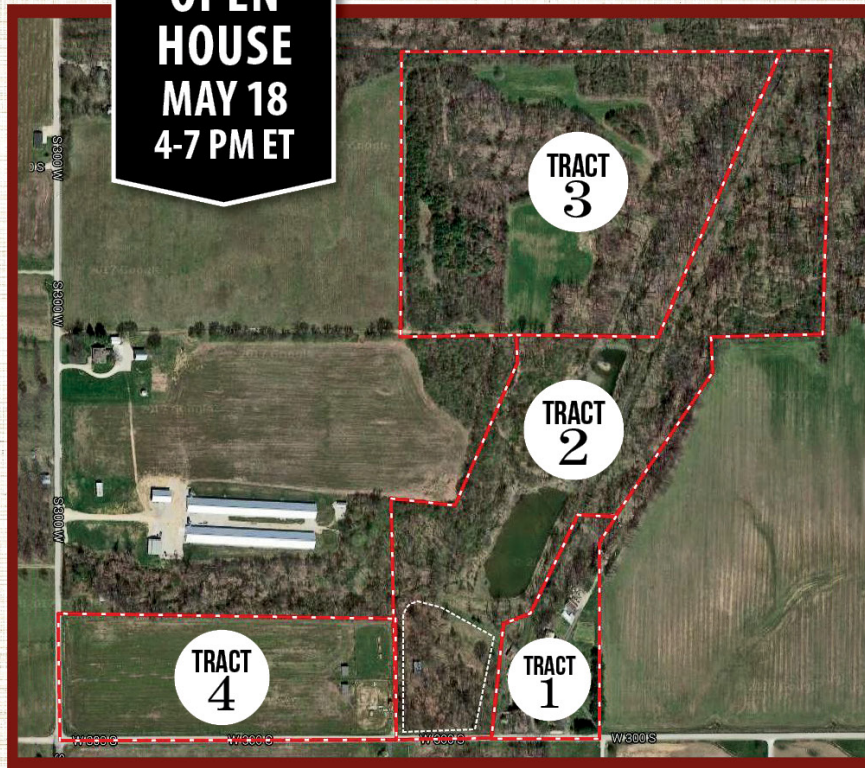


WASHINGTON, INDIANA
**MULTI-PARCEL
REAL ESTATE AUCTION**
DAVISS COUNTY • WASHINGTON TOWNSHIP

69± ACRES SELLS -IN- 4 TRACTS

**OPEN
HOUSE
MAY 18
4-7 PM ET**



Bidding Ends:

**MAY 25
6 PM**
(soft close)

Don't miss the opportunity to bid on this large lodge-style home with unique skywalk bridge crossing the creek with waterfalls 1/4 mile of paved driveway and multiple outdoor decks, patios, gazebos and a shelter house. All this sits on 69± acres with premium hunting grounds, food plots, trails and a 3 acre spring fed stocked pond, 3 acre wildlife enclosure with 8' tall fence, 12± acres of fenced pasture, multiple barns sheds and garages. Divided into four tracts and selling by online auction. An outdoorsman's paradise only 3 miles south of Washington, Indiana

Property Location: 2648 W 300 S Washington, IN 47501



**Coffey Realty
& Auction**
Lic#AC30200042

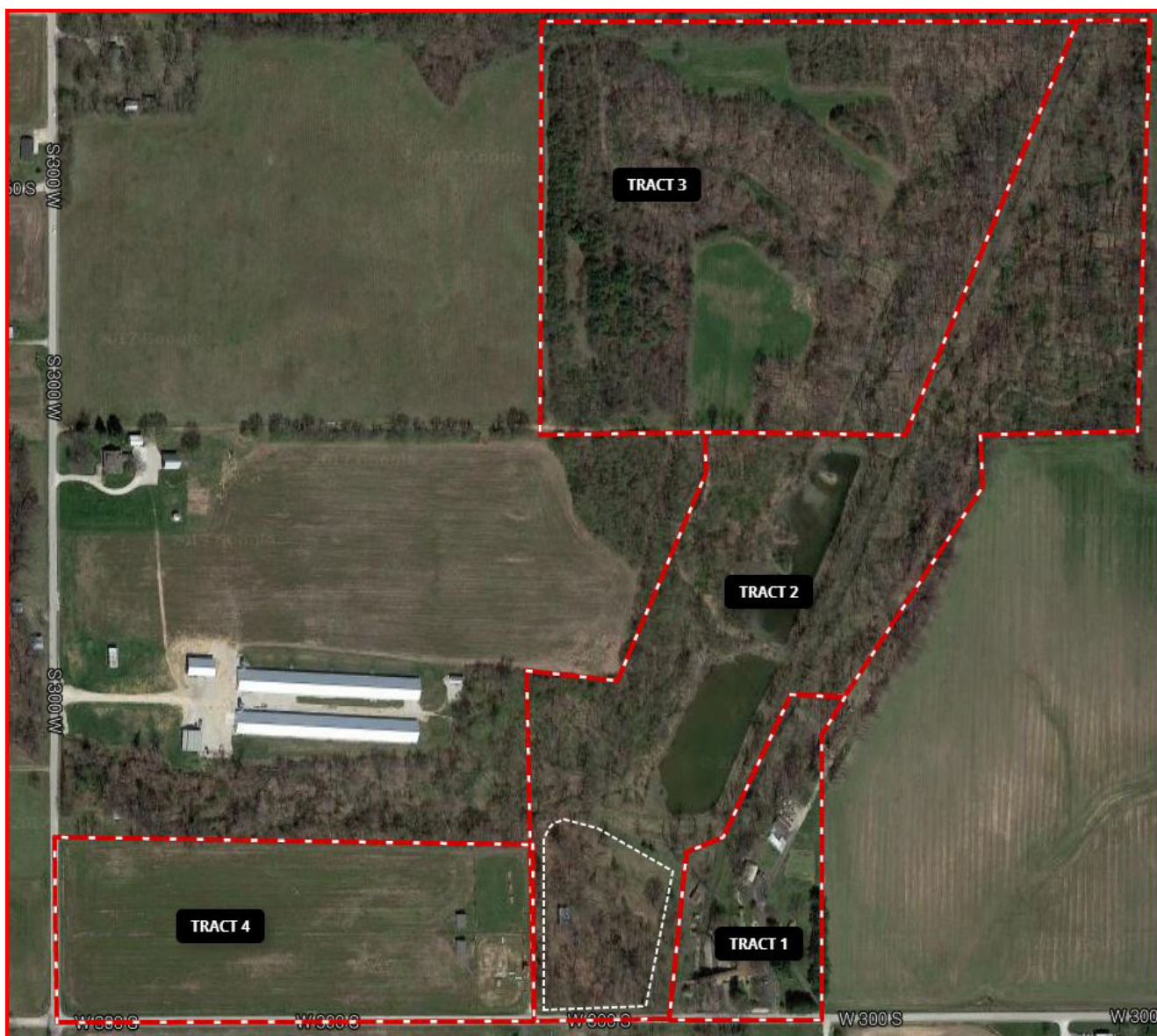
Dusty White • 812-287-7020

UnitedCountryIN.com

TABLE OF CONTENTS

3	PROPERTY DESCRIPTIONS
4	TERMS & CONDITIONS
6	STATE MAP
7	AERIAL MAP
8	FLOOD MAP
9	MLS SHEETS
13	PROPERTY CARDS
19	PROPERTY DISCLOSURES
21	LEAD BASED PAINT CERTIFICATION
23	SURVEY
32	SAMPLE CONTRACT
35	AUCTION ADVANTAGES

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WASHINGTON, INDIANA • DAVIESS COUNTY • WASHINGTON TOWNSHIP
MULTI-PARCEL REAL ESTATE AUCTION

69[±]
ACRES SELLS
IN 4 TRACTS

BIDDING ENDS:
MAY 25 • 6 PM
 (SOFT CLOSE)

OPEN HOUSE
 May 18 • 4-7 PM ET

TRACT 1:

- 5± acres
- 5 BR/4 BA home
 - 3,200± sq ft main level
 - 2,600± sq ft basement area – wheelchair accessible w/ elevator service to kitchen
 - Many large windows, open rafters, stone fireplace
 - Hardwood floors, custom hickory cabinets in kitchen
 - Outdoor wood burning boiler
- 40x35 pole barn w/ concrete floor
- 35x24 carport structure sided w/ concrete floor
- 2 treated pine gazebos
- Built-in custom BBQ grill under roof shelter
- Much more!

TRACT 2:

- 27± acres
- 2 spring-fed ponds on 4± acres
 - Bass, redear sunfish, crappie, bluegill & catfish fishing
- Underground aqueduct w/ fresh spring water access
- 8' tall chain-link fence
- 40x25 barn & 35x20 chicken house/coop

TRACT 3:

- 25± acres
- Woods and wildlife
- 3-5± tillable acres
- All trails accessible w/ full size vehicle border on east side of creek

TRACT 4:

- 12± acres
- Fenced pasture w/ dividing fence
- 2 small equipment sheds
- Hay trail around entire property



Coffey Realty & Auction
 Lic#AC30200042

Dusty White • 812-287-7020
UnitedCountryIN.com

TERMS & CONDITIONS

Washington Multi Parcel- Real Estate Auction

**W 300 S. – Washington, Indiana 47501
Daviess County – Washington Township**

Legal Description

**PT SE SW 08-02-07 23.15 ACRES, PT SW SW 08-02-07 12.250 ACRES,
PT SW 08-02-07 34.0508 ACRES**

- The property will be sold at Public “Online Only - Internet Auction” ending Thursday – May 25th, 2017 at 6:00pm (soft close)
- The property will be Sold Subject to Seller’s Confirmation. The seller reserves the right to reject any and all bids.
- Property sells as-Is with no warranties expressed or implied
- Property included in the sale is the real estate only.
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **11%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 11% buyer’s premium will establish the final sales price.
- A **10% Down payment** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the Sellers payable to Regional Land Title. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer’s premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before June 24th, 2017.
 - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a Trustee's Deed
- The seller agrees to furnish buyer(s) with an owner’s policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- A new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option and sufficient for providing title insurance.
- All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos.
- Closing:
 - Closing shall take place at the office of: **Regional Land Title – 4703 Theatre Drive. Evansville, IN**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before 6:00pm - June 24th, 2017
- Possession will be granted on day of final closing.
- The successful Bidder shall execute a “Real Estate Auction Sales Contract” for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
 - Further; Property sells as-is with no warranties expressed or implied
- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.

TERMS & CONDITIONS

➤ All marketing information and PIP materials were gathered from reliable sources and are believed to be correct as of the date they were published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only

VIEWING INSTRUCTIONS: Open House / Preview: May 18th, 2017 from 4:00-7:00pm EDT

The viewing of the property will be at the viewer's own risk the Seller, neither Auctioneer nor the Listing Agency be held responsible for accidents.

For questions call Dusty White at United Country Coffey Realty & Auction (812) 287-7020 office (812) 585-0972 cell.

I do hereby agree to these Auction Terms & Conditions.

_____ Seller	_____ Date
-----------------	---------------

_____ Seller	_____ Date
-----------------	---------------

_____ Buyer	_____ Date
----------------	---------------

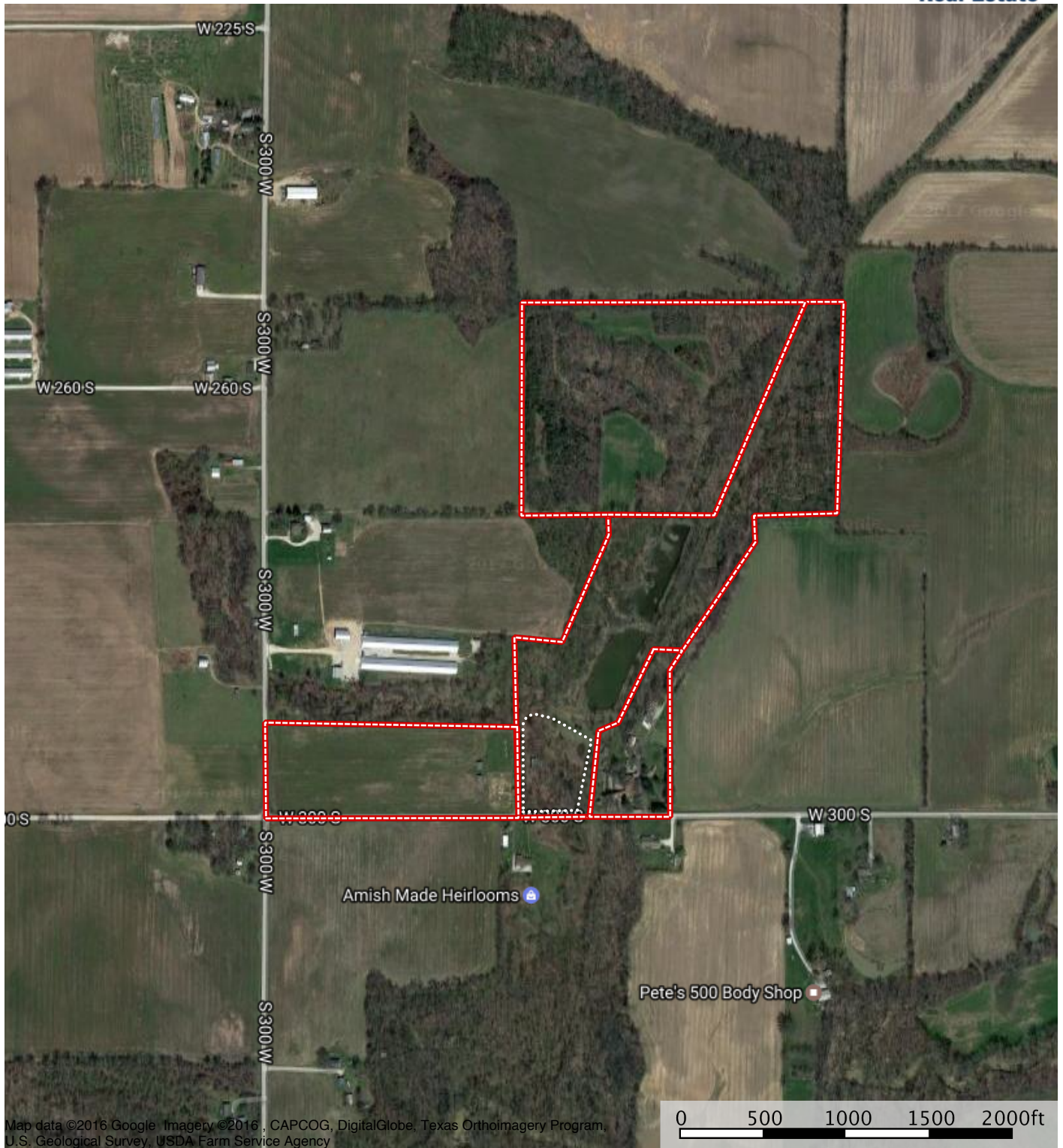
_____ Buyer	_____ Date
----------------	---------------

STATE MAP



MAP

2645 W 300 S Washington Indiana 47501
Daviess County, Indiana, AC +/-



Fence Tract 3

JIMMIE DEAN COFFEY

P: 812.822.3200

www.UnitedCountryIN.com

434 S. Walnut Street



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.6277 - mapright.com



Indiana Floodplain Information Portal Report

Point of Interest

Effective Flood Zone:

X

Preliminary Flood Zone:

X

Best Available Flood Zone:

X

Approximate Flood Elevation:

ft NAVD88

Source:

Nearest Stream:

Map Legend



Point of Interest



Nearest Point on Stream

Effective Flood Zone



0.2% Annual Chance Flood Hazard



1% Annual Chance Flood Hazard - Zone A (Approximate Study)



1% Annual Chance Flood Hazard - Zone AE (Detailed Study)



1% Annual Chance Flood Hazard - Floodway



1% Annual Chance Flood Hazard - Zone AH



1% Annual Chance Flood Hazard - Zone AO



Zone X - Protected by Levee

Site Map with Effective Flood Zone



Approximate scale 1:36,000

Disclaimer

This data is a digital representation of the former paper Flood Insurance Rate Maps (FIRMs) for counties that have completed the Map Modernization Initiative. The data on counties derived from the official FEMA digital products (DFIRM) represent official FEMA designations of the Special Flood Hazard Areas. This data can be used for official National Flood Insurance Program (NFIP) purposes in accordance with the FEMA Mitigation Directorate Policy document titled "Use of Digital Flood Hazard Data" dated November 29, 2007. For the non-modernized counties, the Effective is enhanced by the addition of the floodplain data from digitized paper copies of the FIRMs and the information should be considered advisory only. For these non-modernized counties, the paper maps are the official FEMA documents for regulatory and insurance purposes. Once the NFHL is official, the Effective is updated with the newly published information. For the status of counties published by FEMA please see <http://www.floodmaps.fema.gov/NFHL/status.shtml>.




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 04/24/2017

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	8	DOM	8	Auction No	
MLS #	201716345	Tract 1.	2648 W 300 S	Washington	IN	47501	Status	Active	LP \$1
	Area	Davies County		Parcel ID	14-13-08-300-016.000-...		Type	Site-Built Home	
	Sub			Cross Street			Bedrms	5	F Baths 4 H Baths 0
	Location			Style	One Story		REO	No	Short Sale No
	School District	WAS...	Elem	Washington	JrH	Washington	SrH	Washington	
	Legal Description	PT SE SW 08-02-07 23.15 ACRES							
	Directions	Go South on 57 Turn Right on CR 300 South Go about a mile the property will be on your Right							

Remarks Tract 1 5 Bed 4 Bath Home 3,200 Sqft Main floor 2,600 sqft Basement 900 Sqft Sky walk Bridge with finished interior. Rustic cedar sided with many large windows and sloped ceilings. Basement has its own kitchen and bath with two separate walk-in entries all wheelchair accessible. Elevator services basement. One Roll-in shower. Rustic den with open rafters, glass gable, stone fireplace, hardwood floor, Central air, Gas furnace. Outdoors wood burning boiler stove for home heat and hot water. Custom hickory kitchen cabinets. 40x35 pole barn with concrete floor, 2 over head doors. 35x24 Carport structure sided and concrete floors. Quarter mile of paved lane. Two treated pine gazebos, built in custom BBQ grill under roof shelter and much much more. Auction is online only bidding ends May 25th @6pm

Agent Remarks Online Only Multi Parcel Auction Ends May 25th @6pm Tract 1. home and 5+- acres Tract 2. 27+- acres recreational 2 ponds 8ft deer enclosure Tract 3. 25 acres recreational with several home sites 5-10 acres of pasture Tract 4. 12 acres tillable all fenced with sheds for equipment or hay

Sec	Lot	Zoning	Lot Ac/SF/Dim 5.0000 / 217,800 / 5										Src N	Lot Des	Partially Wooded														
Township	Washington		Abv	Gd	Fin	SqFt	3,200	Below	Gd	Fin	SqFt	2,600	Ttl	Below	Gd	SqFt	2,600	Ttl	Fin	SqFt	5,800	Year Built	1976						
Age	41	New	No	Date Complete				Ext	Wood		Fndtn	Partial Basement										# Rooms	9						
Room Dimensions			Baths	Full	Half	Water	CITY			Basement Material																			
	DIM	L	B-Main	3	0	Sewer	Septic			Dryer Hookup Gas	No	Fireplace			Yes														
LR	x		B-Upper	0	0	Fuel	Gas, Wood			Dryer Hookup Elec	No	Guest Qtrs			No														
DR	x		B-Blw G	1	0	Heating				Dryer Hook Up Gas/Elec	No	Split FlrPln			No														
FR	x					Cooling	Central Air			Disposal	No	Ceiling Fan			No														
KT	x		Laundry Rm	Main			x			Water Soft-Owned	No	Skylight			No														
BK	x									Water Soft-Rented	No	ADA Features			No														
DN	x									Alarm Sys-Sec	No	Fence																	
MB	18 x 24	M								Alarm Sys-Rent	No	Golf Course			No														
2B	18 x 12	M	Garage	/			/		x	/	Garden Tub	No	Nr Wlkg Trails			No													
3B	15 x 16	M	Outbuilding	Bam		40 x 35					Jet Tub	No	Garage Y/N			No													
4B	11 x 11	M	Outbuilding			x					Pool	No	Off Street Pk																
5B	16 x 16	M	Assn Dues			Not Applicable						Pool Type																	
RR	x		Other Fees									FIREPLACE	Dining Rm																
LF	x		Restrictions																										
EX	x		Water Access			Wtr Name																							
WtrType			Wtr Frtg			Channel Frtg																							
Water Features																													
Auction	No	Auctioneer Name			Dusty White						Auctioneer License #			Au11300057															
Owner Name																													
Financing: Existing						Proposed						Excluded Party			None														
Annual Taxes	\$6,719.00 Exemptions						Year Taxes Payable			2015			Assessed Value																
Is Owner/Seller a Real Estate Licensee			No			Possession			Closing																				
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200										List Agent	Dustin White																	
Agent E-mail	dusty.white@homefinder.org										List Agent - User Code			BL383060721															
Co-List Office	RE/MAX REAL ESTATE MERCHANDISERS										Co-List Agent	Kim Thompson - Cell: 812-257-9584																	
Showing Instr																													
List Date	4/16/2017	Exp Date	5/25/2018	Publish to Internet			Yes	Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes																
IDX Include	Y	Contract Type	Exclusive Right to Sell			Buyer Broker Comp. 2%			Vari.Rate			No	Special List Cond.	None															
Virtual Tours:			Unbranded Virtual Tour			Lockbox Type	MECH			Lockbox Location			Back door			Type of Sale													
Pending Date			Closing Date			Selling Price			How Sold			CDOM			8														
Ttl Concessions Paid			Sold/Concession Remarks																										
Sell Off			Sell Agent			Co-Sell Off			Co-Sell Agent																				
			Presented by:			Dustin White / United Country Coffey Realty & Auction																							

Information is deemed reliable but not guaranteed.

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MLS SHEET




Lots & Land Agent Full Detail Report



Listings as of 04/24/2017

Page 1 of 1

Property Type	LOTS AND LAND	Status	Active	CDOM	8	DOM	8	Auction	Yes
MLS #	201716346	Tract 2 W 300 S	Washington	IN	47501	Status	Active	LP	\$0
	Area	Daviess County	Parcel ID	14-13-08-300-016.000-...	Type	Agricultural Land	Lot #		
	Sub		Cross Street				Lot #		
	School District	WAS..Elem	Washington	JrH	Washington	SrH	Washington		
	REO	No	Short Sale	No					
	Legal Description	PT SE SW 08-02-07 23.15 ACRES							
	Directions	Go south out of Washington on 57 turn right on 300 west go about a mile and property is on the right							

Remarks Tract 2. 27+- acres 2 ponds that are approximately 4 acres, spring fed with Bass, Red ear, Crappie, Blue gill, and cat fish. Underground Aqueduct providing fresh spring water to wildlife enclosure made of 8 foot tall Chain-link fence with 40x25 barn also 35x20 Chicken house/coup

Agent Remarks Taxes are for home and 23 acres with no exemptions will change Online Only Multi Parcel Auction Ends May 25th @6pm Tract 1. huge home on 5+- acres Tract 2. 27+- acres ponds deer enclosure 40x25 barn Tract 3. 25+- acres mostly wooded with 3-5 acres of tillable Tract 4. 12+ acres fenced pasture all tillable

Sec	Lot	Zoning	Lot Ac/SF/Dim	27.0000 / 1,176,120 / 27	Platted Development	No	Platted Y/N	Yes
Parcel Desc	Heavily Wooded		Date Lots Available		Price per Acre	\$0.00	Road Frontage	County
Township	Washington		Road Access	County	Road Surface	Paved	Road Frontage	County
Type Use	Agriculture		Road Access	County	Road Surface	Paved	Road Frontage	County
Type Water	Available		Easements	No	Water Frontage		Assn Dues	Not Applicable
Type Sewer	None		Water Frontage		Assn Dues	Not Applicable	Other Fees	
Type Fuel	None		Assn Dues	Not Applicable	Other Fees		Documents Available	Aerial Photo
Electricity	None		Other Fees		Documents Available	Aerial Photo	Land Features	Pole Barn
Features			Documents Available	Aerial Photo	Land Features	Pole Barn	Strctr/Bldg Imprv	Yes
Strctr/Bldg Imprv	Yes		Can Property Be Divided?	Yes	Water Access	Pond	Water Name	
Can Property Be Divided?	Yes		Water Access	Pond	Water Name		Water Features	
Water Access	Pond		Water Name		Water Features		Water Frontage	
Water Name			Water Features		Water Frontage		Channel Frontage	
Water Features			Water Frontage		Channel Frontage		Water Access	
Water Frontage			Channel Frontage		Water Access		Auction	Yes
Auction	Yes	Auctioneer Name	Dusty White	Auctioneer License #	AU11300057	Owner Name		
Auctioneer Name	Dusty White	Auctioneer License #	AU11300057	Owner Name		Financing: Existing	Proposed	
Auctioneer License #	AU11300057	Owner Name		Financing: Existing	Proposed	Annual Taxes	\$6,719.00Exemption	
Owner Name		Financing: Existing	Proposed	Annual Taxes	\$6,719.00Exemption	Is Owner/Seller a Real Estate Licensee	No	
Financing: Existing	Proposed	Annual Taxes	\$6,719.00Exemption	Is Owner/Seller a Real Estate Licensee	No	List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200	
Annual Taxes	\$6,719.00Exemption	List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200	List Agent	Dustin White	Agent ID	RB14048184	
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200	Agent ID	RB14048184	Agent E-mail	dusty.white@homefinder.org	Co-List Office	RE/MAX REAL ESTATE MERCHANDISERS	
Agent ID	RB14048184	Agent E-mail	dusty.white@homefinder.org	Co-List Agent	Kim Thompson - Cell: 812-257-9584	Showing Instr		
Co-List Office	RE/MAX REAL ESTATE MERCHANDISERS	Co-List Agent	Kim Thompson - Cell: 812-257-9584	Showing Instr		List Date	4/16/2017	
Showing Instr		List Date	4/16/2017	Exp Date	5/25/2018	Publish to Internet	Yes	
List Date	4/16/2017	Exp Date	5/25/2018	Publish to Internet	Yes	Show Addr to Public	Yes	
Exp Date	5/25/2018	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No	
Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes	
Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes	IDX Include	Y	
Allow AVM	No	Show Comments	Yes	IDX Include	Y	Contract Type	Exclusive Right to Sell	
Show Comments	Yes	IDX Include	Y	Contract Type	Exclusive Right to Sell	BBC	2%	
IDX Include	Y	Contract Type	Exclusive Right to Sell	BBC	2%	Variable Rate	No	
Contract Type	Exclusive Right to Sell	BBC	2%	Variable Rate	No	Special Listing Cond.	None	
BBC	2%	Variable Rate	No	Special Listing Cond.	None	Virtual Tours:	Unbranded Virtual Tour	
Variable Rate	No	Special Listing Cond.	None	Virtual Tours:	Unbranded Virtual Tour	Pending Date		
Special Listing Cond.	None	Virtual Tours:	Unbranded Virtual Tour	Pending Date		Closing Date		
Virtual Tours:	Unbranded Virtual Tour	Pending Date		Closing Date		Selling Price		
Pending Date		Closing Date		Selling Price		How Sold		
Closing Date		Selling Price		How Sold		CDOM	8	
Selling Price		How Sold		CDOM	8	Total Concessions Paid		
How Sold		CDOM	8	Total Concessions Paid		Sold/Concession Remarks		
CDOM	8	Total Concessions Paid		Sold/Concession Remarks		Sell Off		
Total Concessions Paid		Sold/Concession Remarks		Sell Off		Sell Agent		
Sold/Concession Remarks		Sell Off		Sell Agent		Co-Sell Off		
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent		
Sell Agent		Co-Sell Off		Co-Sell Agent		Presented by:	Dustin White / United Country Coffey Realty & Auction	
Co-Sell Agent		Presented by:	Dustin White / United Country Coffey Realty & Auction	Information is deemed reliable but not guaranteed.		MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC		
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MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC		Featured properties may not be listed by the office/agent presenting this brochure.						
Featured properties may not be listed by the office/agent presenting this brochure.								

MLS SHEET




Lots & Land Agent Full Detail Report



Listings as of 04/24/2017

Page 1 of 1

Property Type	LOTS AND LAND	Status	Active	CDOM	8	DOM	8	Auction	No
MLS #	201716349	Tract	3 300 W	Washington	IN	47501	Status	Active	LP \$1
	Area	Daviess County	Parcel ID	14-13-08-300-012.000-...	Type	Agricultural Land	Lot #		
	Sub		Cross Street				Lot #		
	School District	WAS..Elem	Washington	JrH	Washington		SrH	Washington	
	REO	No	Short Sale	No					
	Legal Description	PT SW 08-02-07 34.0508 ACRES							
	Directions	Go South out of Washington on 57 turn right on CR 300 w go about a mile property is on the right							

Remarks Online only multi par Auction ends May 25th @6pm Tract 3. 25+- Acres of woods and wildlife 3-5 acres of tillable acres All trails accessible with full size vehicle bordered on east side with creek

Agent Remarks Taxes and legal description are for 34 acre Parcel no exemptions Online Only Multi Parcel Auction Ends May 25th @6pm Tract 1. huge home on 5+- acres Tract 2. 27+- acres ponds deer enclosure 40x25 barn Tract 3. 25+- acres mostly wooded with 3-5 acres of tillable Tract 4. 12+ acres fenced pasture all tillable

Sec	Lot	Zoning	Lot Ac/SF/Dim	25.0000 / 1,089,000 / 25					
Parcel Desc	Heavily Wooded	Platted Development	No	Platted Y/N	Yes				
Township	Washington	Date Lots Available		Price per Acre	\$0.04				
Type Use	Agriculture, Residential	Road Access	County	Road Surface	Paved	Road Frontage	County		
Type Water	None	Easements	Yes						
Type Sewer	None	Water Frontage							
Type Fuel	None	Assn Dues	Not Applicable						
Electricity	None	Other Fees							
Features		DOCUMENTS AVAILABLE	None						
Strctr/Bldg Imprv	No								
Can Property Be Divided?	Yes								
Water Access									
Water Name		Lake Type							
Water Features									
Water Frontage		Channel Frontage		Water Access					
Auction	No	Auctioneer Name	Dusty White	Auctioneer License #	Au11300057				
Owner Name									
Financing:	Existing	Proposed		Excluded Party	None				
Annual Taxes	\$379.00	Exemption		Year Taxes Payable	2015	Assessed Value			
Is Owner/Seller a Real Estate Licensee	No	Possession	Closing						
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200	List Agent	Dustin White						
Agent ID	RB14048184	Agent E-mail	dusty.white@homefinder.org						
Co-List Office	RE/MAX REAL ESTATE MERCHANDISERS	Co-List Agent	Kim Thompson - Cell: 812-257-9584						
Showing Instr									
List Date	4/16/2017	Exp Date	5/25/2018	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No
IDX Include	Y	Contract Type	Exclusive Right to Sell	BBC	2%	Variable Rate	No	Special Listing Cond.	None
Virtual Tours:		Unbranded Virtual Tour		Type of Sale					
Pending Date		Closing Date		Selling Price		How Sold		CDOM	8
Total Concessions Paid		Sold/Concession Remarks							
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent			
		Presented by:	Dustin White / United Country Coffey Realty & Auction						

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MLS SHEET




Lots & Land Agent Full Detail Report



Listings as of 04/24/2017

Page 1 of 1

Property Type	LOTS AND LAND	Status	Active	CDOM	8	DOM	8	Auction	No
MLS #	201716350	Tract	4 300 S	Washington	IN	47501	Status	Active	LP \$1
	Area	Daviess County	Parcel ID	14-13-08-300-019.000-...	Type	Agricultural Land	Lot #		
	Sub		Cross Street				SrH	Washington	
	School District	WAS..Elem	Washington	JrH	Washington				
	REO	No	Short Sale	No					
	Legal Description	PT SW SW 08-02-07 12.250 ACRES							
	Directions	go South on 57 turn right on CR 300 South go about a mile the property will be on you right at the cross rode							

Remarks Online Only Multi Parcel Auction Ends May 25th @6pm Tract 4. 12+ acres of fenced pasture with dividing fence two small sheds for equipment and hay trail around entire perimeter

Agent Remarks Online Only Multi Parcel Auction Ends May 25th @6pm Tract 1. huge home on 5+- acres Tract 2. 27+- acres ponds deer enclosure 40x25 barn Tract 3. 25+- acres mostly wooded with 3-5 acres of tillable Tract 4. 12+ acres fenced pasture all tillable

Sec	Lot	Zoning	Lot Ac/SF/Dim		12.2500 / 533,610 / 12.25						
Parcel Desc	Tillable		Platted Development		No		Platted Y/N Yes				
Township	Washington		Date Lots Available				Price per Acre	\$ \$0.08			
Type Use	Agriculture		Road Access	County	Road Surface	Paved	Road Frontage	County			
Type Water	None				Easements	No					
Type Sewer	None				Water Frontage						
Type Fuel	None				Assn Dues	Not Applicable					
Electricity	None				Other Fees						
Features					DOCUMENTS AVAILABLE				None		
Strctr/Bldg Imprv	Yes										
Can Property Be Divided?	Yes										
Water Access											
Water Name										Lake Type	
Water Features											
Water Frontage			Channel Frontage				Water Access				
Auction	No	Auctioneer Name	Dusty White			Auctioneer License #	Au11300057				
Owner Name											
Financing:	Existing		Proposed				Excluded Party		None		
Annual Taxes	\$444.00	Exemption			Year Taxes Payable	2015	Assessed Value				
Is Owner/Seller a Real Estate Licensee	No				Possession	Closing					
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200				List Agent	Dustin White					
Agent ID	RB14048184		Agent E-mail	dusty.white@homefinder.org							
Co-List Office	RE/MAX REAL ESTATE MERCHANDISERS				Co-List Agent	Kim Thompson - Cell: 812-257-9584					
Showing Instr											
List Date	4/16/2017	Exp Date	5/25/2018	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell		BBC	2%	Variable Rate	No	Special Listing Cond.		None
Virtual Tours:			Unbranded Virtual Tour				Type of Sale				
Pending Date		Closing Date		Selling Price		How Sold		CDOM			8
Total Concessions Paid			Sold/Concession Remarks								
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent					

Presented by: Dustin White / United Country Coffey Realty & Auction

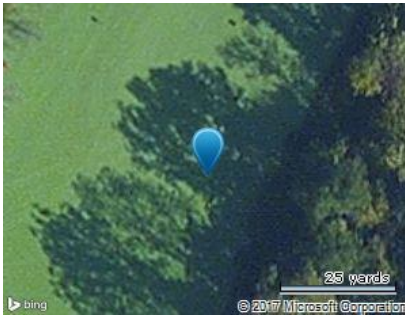
Information is deemed reliable but not guaranteed.

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Featured properties may not be listed by the office/agent presenting this brochure.

PROPERTY CARD

2648 W 300 S, Washington, IN 47501-7425, Daviess County



5	5,700	1,008,414	N/A
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
4	1976	AGR-NEC	N/A
MLS Baths	Yr Built	Type	Sale Date

Expired Listing

Owner Information

Owner Name:	Lengacher Anthony (Te)	Tax Billing Zip+4:	7425
Tax Billing Address:	2648 W 300 S	Carrier Route:	R002
Tax Billing City & State:	Washington, IN	Owner Occupied:	Yes
Tax Billing Zip:	47501		

Location Information

Township:	Washington Twp	Neighborhood Code:	016001-016001
Property Zip Code:	47501	Flood Zone Code:	C
Property Zip+4:	7425	Flood Zone Panel:	1804330005A
Census Tract:	9546.00	Flood Zone Date:	05/05/1978
Carrier Route:	R002		

Tax Information

New Parcel ID:	141308300016000016	Total Assessed Value:	\$370,600
Parcel ID:	14-13-08-300-016.000-010	% Improved:	92%
Parcel ID:	14-13-08-300-016.000-016	Tax Year:	2015
Assessment Year:	2015	Total Tax Amount:	\$6,719
Land Assessment:	\$29,600	Total Tax After Deductions:	\$6,719
Improved Assessment:	\$341,000	Tax Area:	016
Legal Description:	PT SE SW 08-02-07 23.15 ACRES		

Characteristics

Lot Acres:	23.15	Total Baths:	Tax: 5 MLS: 4
Lot Area:	1,008,414	Full Baths:	Tax: 5 MLS: 4
Land Use - County:	Cash Grain/Gen Farm	Fireplace:	Y
Land Use - CoreLogic:	Tax: Agricultural (NEC) MLS: Farms	Fireplaces:	1
Building Type:	Single Family	Heat Type:	Heated
Year Built:	1976	Cooling Type:	Central
Stories:	Tax: 2 MLS: 1	Construction:	Wood
Above Grade Sq Ft:	4,400	Roof Material:	Asphalt Shingle
Finished Bldg Sq Ft:	Tax: 7,012 MLS: 5,700	Garage Type:	Detached Garage
Total Bldg Sq Ft:	Tax: 7,012 MLS: 3,200	Garage Capacity:	3
Total Adj Bldg Area:	7,012	Garage Sq Ft:	800
Basement Sq Ft:	2,612	Patio Type:	Gazebo
Total Rooms:	5	Primary Patio/Deck Sq Ft:	72
Bedrooms:	Tax: 3 MLS: 5		

Features

Feature Type	Unit	Size/Qty	Year Built
Dwell	S	4,400	1976
T3aw	S	800	1986
Utshd	S	204	1900
Gazebo	S	72	2002

Courtesy of Dustin White, Indiana Regional MLS LLC

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 04/20/2017

Page 1 of 2

PROPERTY CARD

Gazebo	S	144	2002
Detgar	S	800	2002
Carshed	S	560	2002
T31so	S	520	2002
Utshed	S	320	2009
Utshed	S	80	1980

Listing Information

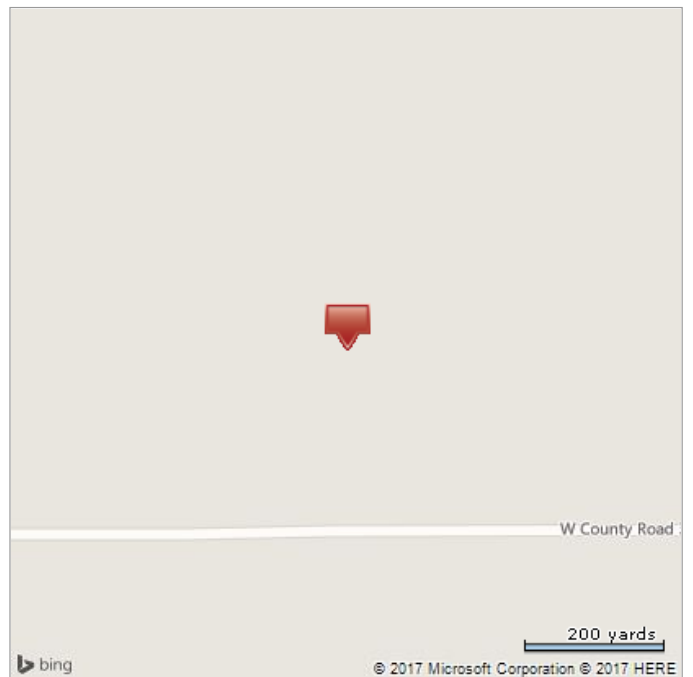
MLS Listing #:	927536	MLS Status Change Date:	06/17/2012
MLS Status:	Expired	MLS Expiration Date:	06/17/2012
MLS Area:	DAVIESS COUNTY	MLS Cancellation Date:	06/17/2012
MLS Listing Date:	06/17/2011	MLS List. Agent Name:	27559-Kim Thompson
MLS Current List Price:	\$499,000	MLS List. Broker Name:	RE/MAX REAL ESTATE MERCHANTISERS

MLS Listing #	808925
MLS Listing Date	06/17/2011
MLS Listing Price	\$499,000
MLS Orig Listing Price	\$499,000
MLS Listing Expiration Date	06/17/2012
MLS Listing Cancellation Date	06/17/2012
MLS Status	Expired

Property Map

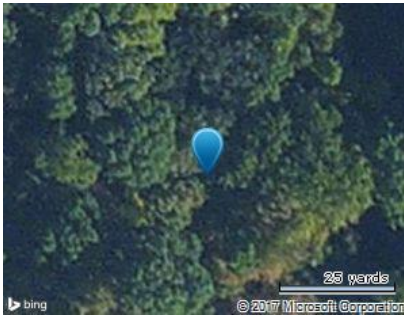


*Lot Dimensions are Estimated



PROPERTY CARD

300 W, Washington, IN 47501, Daviess County



N/A	N/A	1,483,218	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	AGR LND	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Lengacher Anthony (Te)	Tax Billing Zip+4:	7418
Tax Billing Address:	2736 S 300 W	Carrier Route:	R002
Tax Billing City & State:	Washington, IN	Owner Occupied:	No
Tax Billing Zip:	47501		

Location Information

Township:	Washington Twp	Neighborhood Code:	016001-016001
Township Range Sect:	2-7-8	Flood Zone Code:	C
Property Zip Code:	47501	Flood Zone Panel:	1804330005A
Census Tract:	9548.00	Flood Zone Date:	05/05/1978

Tax Information

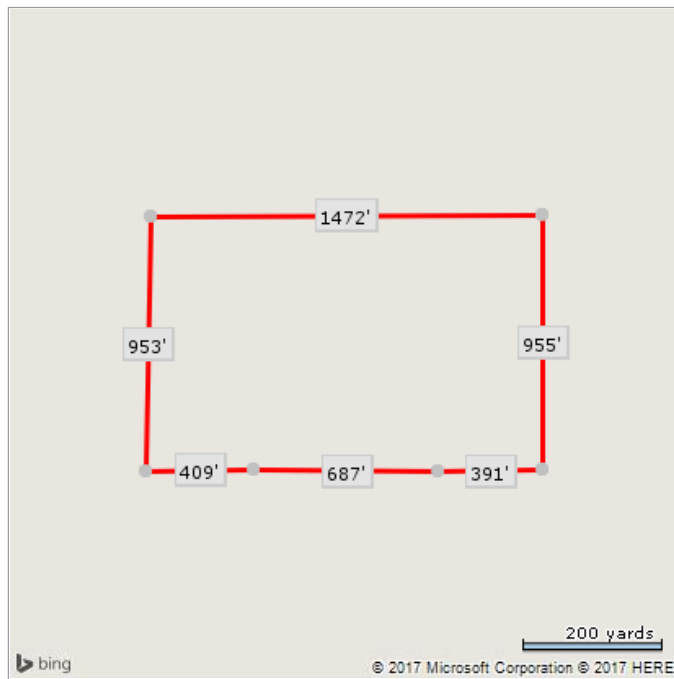
New Parcel ID:	141308300012000016	Total Assessed Value:	\$20,900
Parcel ID:	14-13-08-300-012.000-010	Tax Year:	2015
Parcel ID:	14-13-08-300-012.000-016	Total Tax Amount:	\$379
Assessment Year:	2015	Total Tax After Deductions:	\$379
Land Assessment:	\$20,900	Tax Area:	016
Legal Description:	PT SW 08-02-07 34.0508 ACRES		

Characteristics

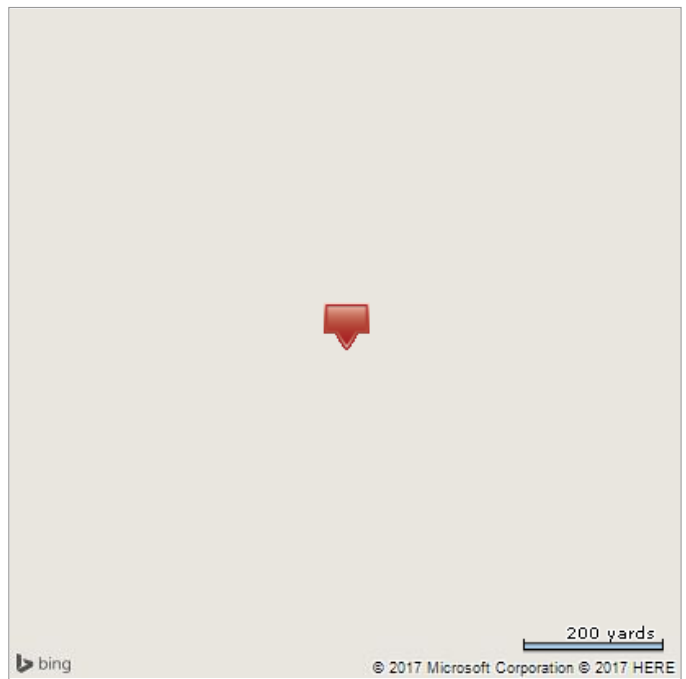
Lot Acres:	34.05	Land Use - County:	Agric Vacant Land
Lot Area:	1,483,218	Land Use - CoreLogic:	Agricultural Land

PROPERTY CARD

Property Map

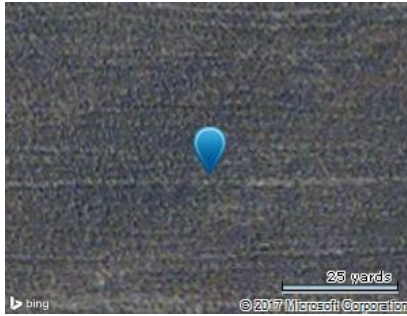


*Lot Dimensions are Estimated



PROPERTY CARD

300 S, Washington, IN 47501, Daviess County



N/A	N/A	533,610	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	AGR-NEC	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Lengacher Anthony (Te)	Tax Billing Zip+4:	7418
Tax Billing Address:	2736 S 300 W	Carrier Route:	R002
Tax Billing City & State:	Washington, IN	Owner Occupied:	No
Tax Billing Zip:	47501		

Location Information

Township:	Washington Twp	Neighborhood Code:	016001-016001
Township Range Sect:	2-7-8	Flood Zone Code:	C
Property Zip Code:	47501	Flood Zone Panel:	NONE
Census Tract:	9548.00		

Tax Information

New Parcel ID:	141308300019000016	Total Assessed Value:	\$24,500
Parcel ID:	14-13-08-300-019.000-010	% Improved:	59%
Parcel ID:	14-13-08-300-019.000-016	Tax Year:	2015
Assessment Year:	2015	Total Tax Amount:	\$444
Land Assessment:	\$10,100	Total Tax After Deductions:	\$444
Improved Assessment:	\$14,400	Tax Area:	016
Legal Description:	PT SW SW 08-02-07 12.250 ACRES		

Characteristics

Lot Acres:	12.25	Land Use - County:	Cash Grain/Gen Farm
Lot Area:	533,610	Land Use - CoreLogic:	Agricultural (NEC)

Features

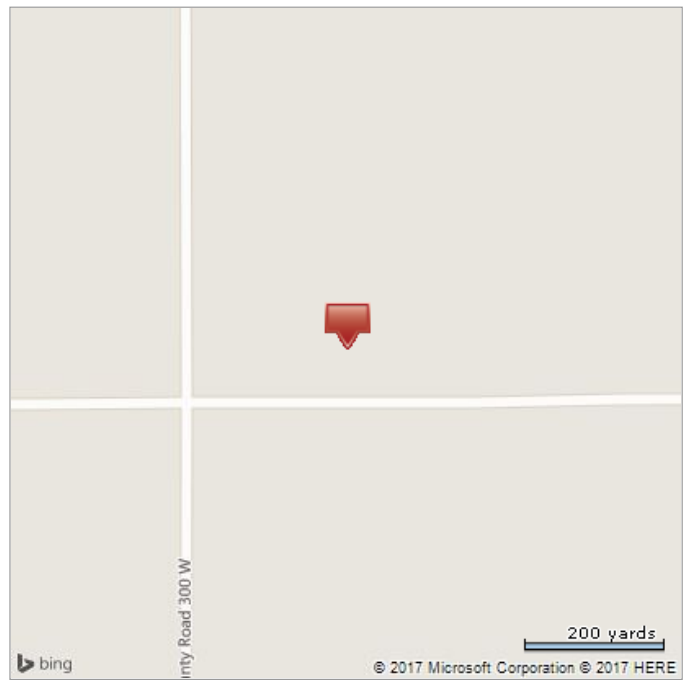
Feature Type	Unit	Size/Qty	Year Built
T31so	S	576	2011
T31so	S	576	2011

PROPERTY CARD

Property Map



*Lot Dimensions are Estimated



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Date (month, day, year)

04/05/2017

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 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 a part of any contract between the buyer and the owner. 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. An owner 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 real estate.

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

2648 West 300 South, Washington, IN 47501

1. The following are in the conditions indicated:

B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Air Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burglar Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage Door Opener / Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inside Telephone Wiring and Blocks/Jacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke/Fire Alarm(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Switches and Outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vent Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
60/100/200 Amp Service (Circle one)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Generator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

	Yes	No	Do Not Know
Are the structures connected to a public water system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the structures connected to a public sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any additions that may require improvements to the sewage disposal system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, have the improvements been completed on the sewage disposal system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are the improvements connected to a private/community water system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are the improvements connected to a private/community sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot Water Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Furnace Heat/Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Furnace Heat/Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar House-Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woodburning Stove	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace Insert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Cleaner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Propane Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Heating Source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 agent, 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 Buyer	
--------------------	--

Signature of Buyer	
--------------------	--

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)

PROPERTY DISCLOSURE

dotloop signature verification: www.dotloop.com/my/verification/DL-241509595-2-2E34

Property address (number and street, city, state, and ZIP code)				2648 W. 300 South, Washington, IN 47501					
2. ROOF		YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES		YES	NO	DO NOT KNOW
Age, if known: 15-16 Years.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Do structures have aluminum wiring?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the roof leak?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any foundation problems with the structures?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any encroachments?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any violations of zoning, building codes, or restrictive covenants?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, how many layers? _____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the present use a non-conforming use? Explain:				
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
3. HAZARDOUS CONDITIONS		YES	NO	DO NOT KNOW					
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the access to your property via a private road?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 13-14-1-15?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Is the access to your property via a public road?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Is the access to your property via an easement?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:					Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Are there any structural problems with the building?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Have any substantial additions or alterations been made without a required building permit?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
					Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Is there any damage due to wind, flood, termites, or rodents?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Have any structures been treated for wood destroying insects? Hands Sentrecom		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Are the furnace/woodstove/chimney/fire all in working order?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Is the property in a flood plain?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Do you currently pay flood insurance?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Does the property contain underground storage tank(s)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Is the homeowner a licensed real estate salesperson or broker?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Is there any threatened or existing litigation regarding the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Is the property located within one (1) mile of an airport?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, 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 agent, 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					Signature of Buyer				
4-5-17 Anthony Bengada Trustee 230A									
Signature of Seller					Signature of Buyer				
4-5-17 Mike as Trustee									
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)					Signature of Seller (at closing)				



Form #03.



LEAD BASED PAINT CERTIFICATION

dotloop signature verification: www.dotloop.com/my/verification/DL-241509595-2-2E34



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

PROPERTY ADDRESS: 2648 W. 300 South Washington, IN

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

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

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

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

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

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

BUYER'S ACKNOWLEDGMENT (initial)

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

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

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

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

OR

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

BROKER'S ACKNOWLEDGMENT (Initial)

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



(Property Address)

LEAD BASED PAINT CERTIFICATION

dotloop signature verification: www.dotloop.com/my/verification/DL-241509595-2-2E34

45 CERTIFICATION OF ACCURACY

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

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

54 ☒ *[Signature]* *AS Trustee* 4-5-17
55 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
56
57

58
59 PRINTED PRINTED
60 *Anthony Lengacher AS Trustee* 4-5-17
61 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
62
63

64
65 PRINTED PRINTED
Dusty White dotloop verified 05/05/17 2:34PM CDT TIDB-MRIP-ZHDF-1DHH *Kimberly A. Thompson* 4-5-17
66 LISTING BROKER DATE SELLING BROKER DATE



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Form #37. Copyright IAR 2017



(Property Address)

SURVEYOR'S LOCATION REPORT
OF PROPERTY
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 7 WEST,
WASHINGTON TOWNSHIP, DAVIESS COUNTY,
INDIANA.

I hereby certify that I have completed a survey this September 17, 1997, at the request of Vic Hopkins Agency, for the purpose of locating the improvements on a 22.04 acres tract and a 1.11 acres tract of real property, being more particularly described as follows:

A part of the Southwest Quarter of Section 8, Township 2 North, Range 7 West, Daviess County, Indiana. Beginning at a point on the section line 1210.98 feet East of the southwest corner of said Southwest Quarter of Section 8; thence North 00 degrees 18 minutes 42.5 seconds West, along an existing fence line, for a distance of 808.50 feet; thence South 89 degrees 57 minutes 43.6 seconds East, along an existing fence line for a distance of 226.84 feet; thence North 12 degrees 17 minutes 15.5 seconds East, for a distance of 623.06 feet; thence South 89 degrees 43 minutes 12.2 seconds East, along an existing fence line for a distance of 749.06 feet; thence South 06 degrees 14 minutes 26.6 seconds West, along an existing fence line for a distance of 103.67 feet; thence South 25 degrees 35 minutes 43.3 seconds West, along an existing fence line for a distance of 592.99 feet; thence South 28 degrees 45 minutes 51.4 seconds West, along said fence line for a distance of 552.63 feet; thence South 05 degrees 39 minutes 58.9 seconds East, for a distance of 292.60 feet, to the section line; thence West, along said section line, for a distance of 599.60 feet (reference bearing line) to the point of beginning, containing 22.04 acres, more or less.

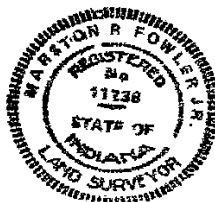
Also, a part of the Southwest Quarter of Section 8, Township 2 North, Range 7 West, Daviess County, Indiana. Beginning at a point on the south section line and 1810.58 feet East of the southwest corner of said Quarter Section; thence North 05 degrees 39 minutes 59 seconds West for 292.60 feet; thence North 28 degrees 45 minutes 51 seconds East for 267.85 feet; thence SOUTH for 525.97 feet, to the section line and the center of a County Road; thence WEST, along said section line and County Road for 100.00 feet to the point of beginning, containing 1.11 acres, more or less.

Subject to any and all existing easements of record and all legal highways and rights-of-way.

The surveyed property does not fall in the Special Flood Hazard Zone "A", as shown on the U.S. Department of Housing and Urban Development Community Panel Number 180433 0005 A, effective May 5, 1978.

There are no apparent encroachments of buildings or other improvements appurtenant to the surveyed property or to adjacent property.

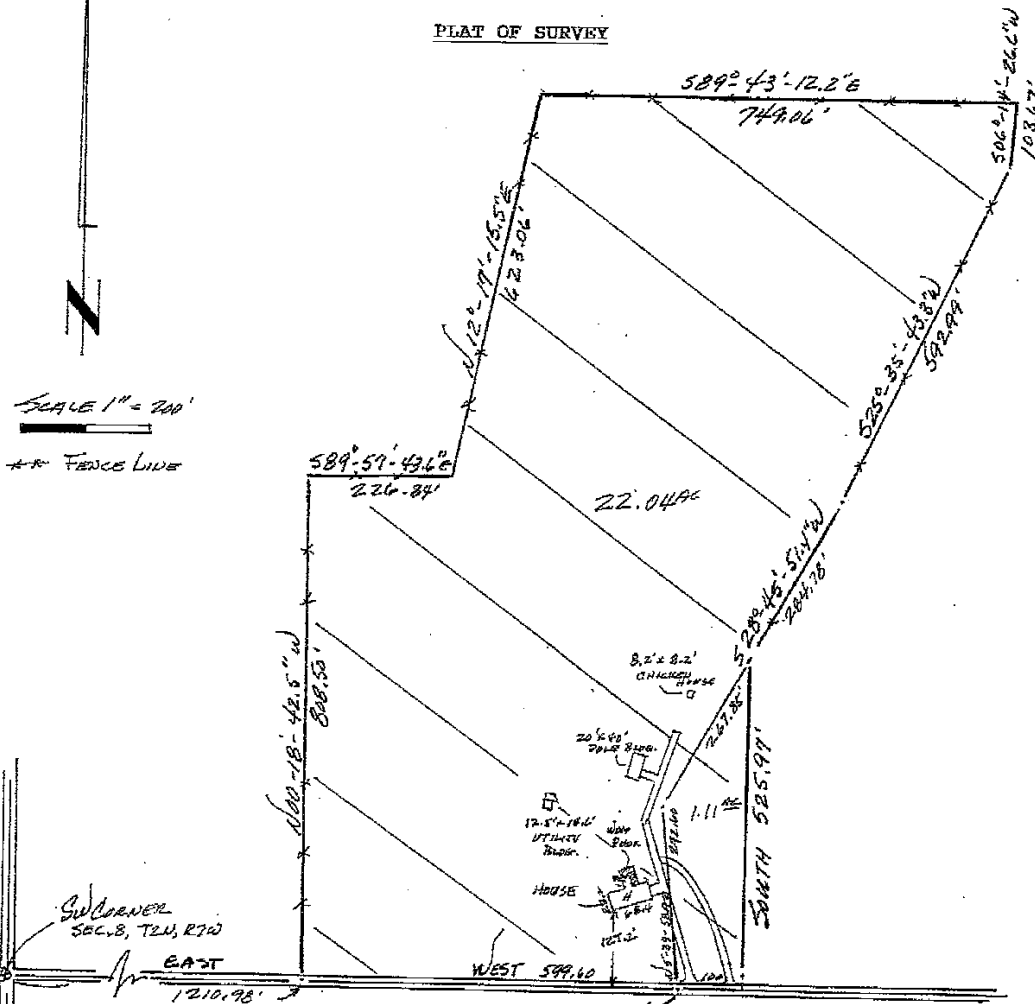
Marston R. Fowler Jr.
Marston R. Fowler Jr.
R.R. 3, Box 389,
Washington, IN. 47501
Land Surveyor No. 11238
September 17, 1997
Page 1 of 2 pages



SURVEYOR'S LOCATION REPORT
OF PROPERTY
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 7 WEST,
DAVIESS COUNTY, INDIANA.

I, Marston R. Fowler Jr., am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana, and have completed a survey this September 17, 1997, in accordance with IAC 865 of the Indiana Administrative Code, within the specifications for a Class "A" survey (0.10 feet) as defined therein and that the locations of the improvements, shown on the plat of survey are, to the best of my knowledge and belief, accurately shown.

PLAT OF SURVEY



Marston R. Fowler Jr.
 Marston R. Fowler Jr.
 R.R. 3, Box 389,
 Washington, IN. 47501
 Land Surveyor No. 11238
 812-254-4263
 September 17, 1997
 Page 2 of 2 pages





& ASSOCIATES

812-254-4263
R.R. 3, Box 389
WASHINGTON, INDIANA
47501

CONSTRUCTION CONSULTANT
CIVIL ENGINEERING LAND SURVEYING

MARSTON R. FOWLER, JR. P.E. & L.S.

CERTIFICATE OF SURVEY

I hereby certify that I have completed a survey this December 10, 1987, at the request of Jack Kenworthy, for the purpose of locating the boundaries of and writing the metes and bounds description for a 1.10 acres tract of real property, being a part of the Southwest Quarter of Section 8, Township 2 North, Range 7 West, Washington Township, Daviess County, Indiana, and more particularly described as follows:

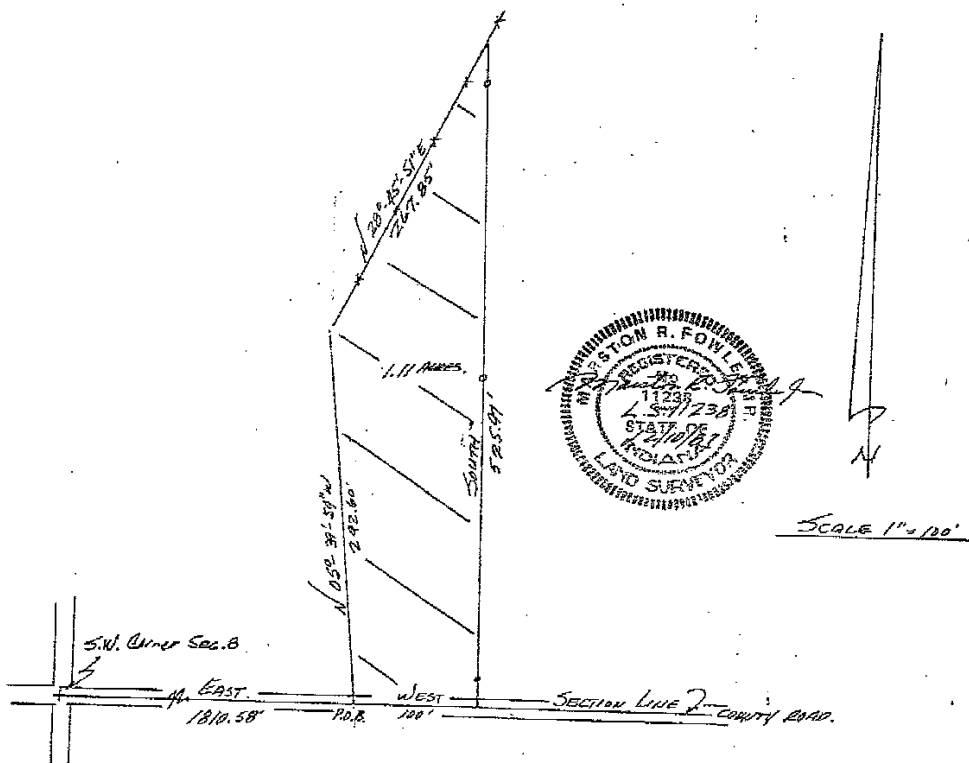
Beginning at a point on the South Section line and 1810.58 feet East of the Southwest corner of said Quarter Section; thence North $05^{\circ}-39'-59''$ West for 292.60 feet; thence North $28^{\circ}-45'-51''$ East for 267.85 feet; thence South for 525.97 feet, to the Section line and the center of a county road, thence West, along said Section line and county road for 100 feet, to the point of beginning, containing 1.11 acres, more or less. Subject to existing county road right-of-way.

The surveyed property does not exist in a flood prone area.

There are no apparent encroachments of buildings or other improvements appurtenant to the surveyed property or to adjacent property, except as shown on the Plat of Survey.

I, Marston R. Fowler Jr., also certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the monuments shown on the Plat of Survey actually exist, and that their type(s) and location(s) are, to the best of my knowledge and belief, true and correct.

PLAT OF SURVEY



SURVEY

JUN-23-2011 THU 10:40 AM

VIC HOPKINS AGENCY

FAX No. 812 254 3394

P. 002

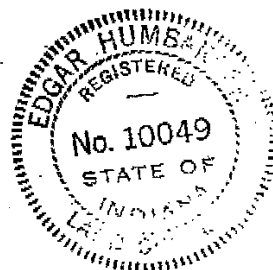
CERTIFICATE OF SURVEY March 11, 1987

This is to certify that I have this day completed a survey at the request of Mr Paul Halderman for the purpose of making a deed description of the tract shown on the attached plat ;*

A Part of the Southwest Quarter of section 8 , T-2-N, R-7-W described as follows; Beginning on the Section line 1419 feet North of the Southwest corner of said section 8 , and running thence North 25.0 feet ; thence N 89°25'E 1223.4 feet ; thence North 959.63 feet ; thence N 89°27' E 1471.98 feet ; thence S 0°24'E 985.34 feet (deed 13.5 chains) ; thence S 89°37'W 1477.94 feet ; thence S 89°25' W 1223.4 feet to the place of beginning containing 34.0508 acres/.

Edgar Humbarger LS

Edgar Humbarger



Took into First Book
March 13, 1987

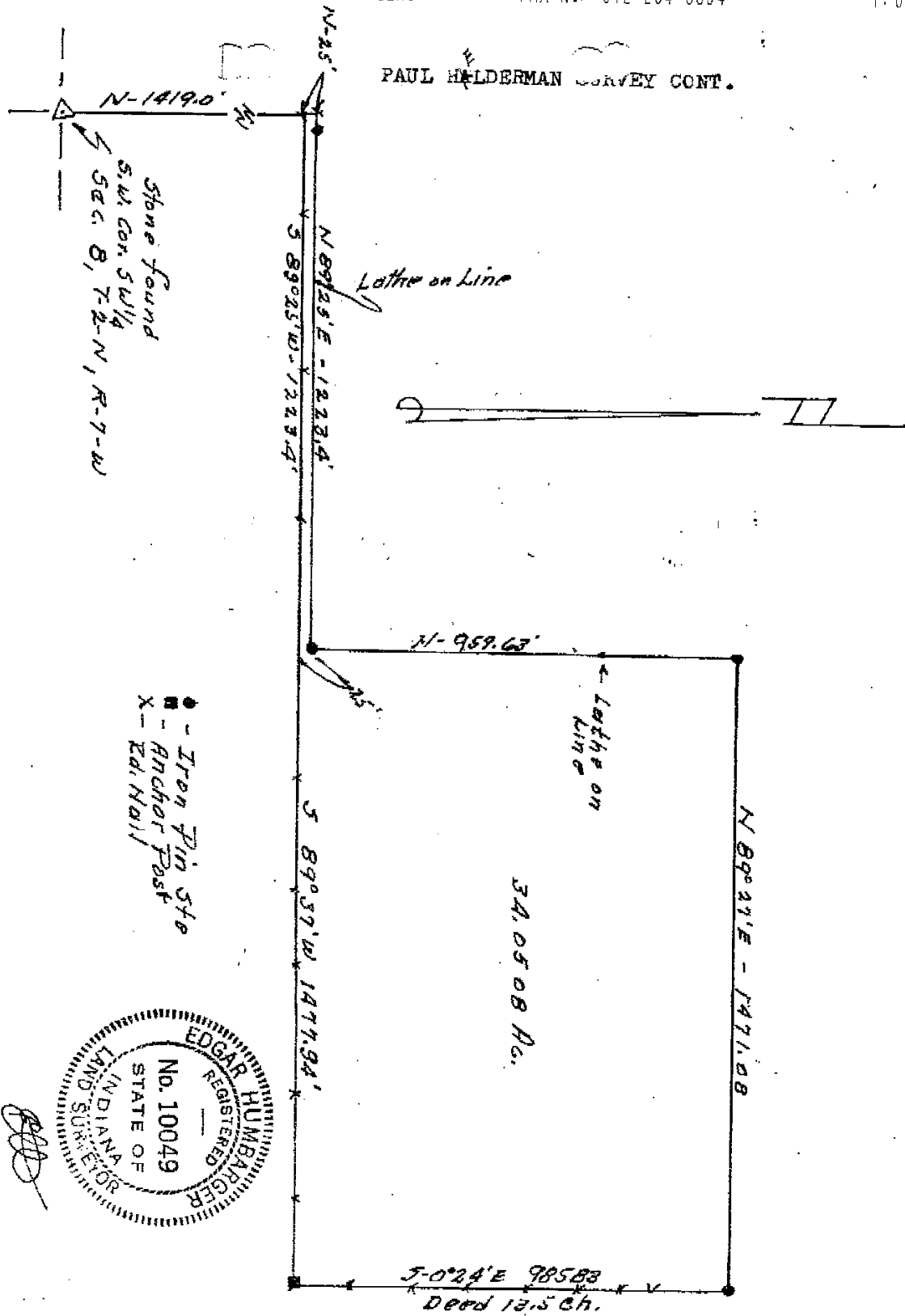
SURVEY

JUN-23-2011 THU 10:40 AM

VIC HOPKINS AGENCY

FAX No. 812 254 3394

P. 003





ELEVATORS, INC.

35 SOUTH PINE STREET P.O. BOX 7014
INDIANAPOLIS, INDIANA 46207-7014
(317) 231-2345 FAX: (317) 231-2340

MODEL-#

EM-4

- COLUMBUS
- RICHMOND
- KOKOMO
- LAFAYETTE
- MARION
- MUNCIE
- TERRE-HAUTE

FINAL ACCEPTANCE

JOB NO: 7798

JOB NAME: Laverne Graber

JOB CONTACT NAME: _____

STREET: R.R. #1, Box 273C

PHONE NO: _____

CITY, STATE & ZIP: Loogootee, IN 47553

EQUIPMENT TYPE: Elevette

STATE NO. _____

AMCO Elevators, Inc.
P.O. Box 7014
Indianapolis, IN 46207-7014

Gentlemen:

We have examined the lift equipment furnished by you in the above named building. The equipment appears to be satisfactory and in accordance with your contract, and we hereby accept it subject to the terms and guarantees of the contract. The finish of the cab and hoistway entrance has been inspected and found to be satisfactory. (If applicable).

Maintenance service included in contract specification begins on 1/20/98 and terminates on 4/20/98 (3 months).

I have received instruction on the operation of this lift.

Signed: X

Date: 1/20/98

Signed: _____

Date: _____

I verify that I received 4 keys at the time of acceptance.

Owners manual

X
Name

1/20/98
Date

FINAL ACCEPTANCE BY: X

TITLE: _____

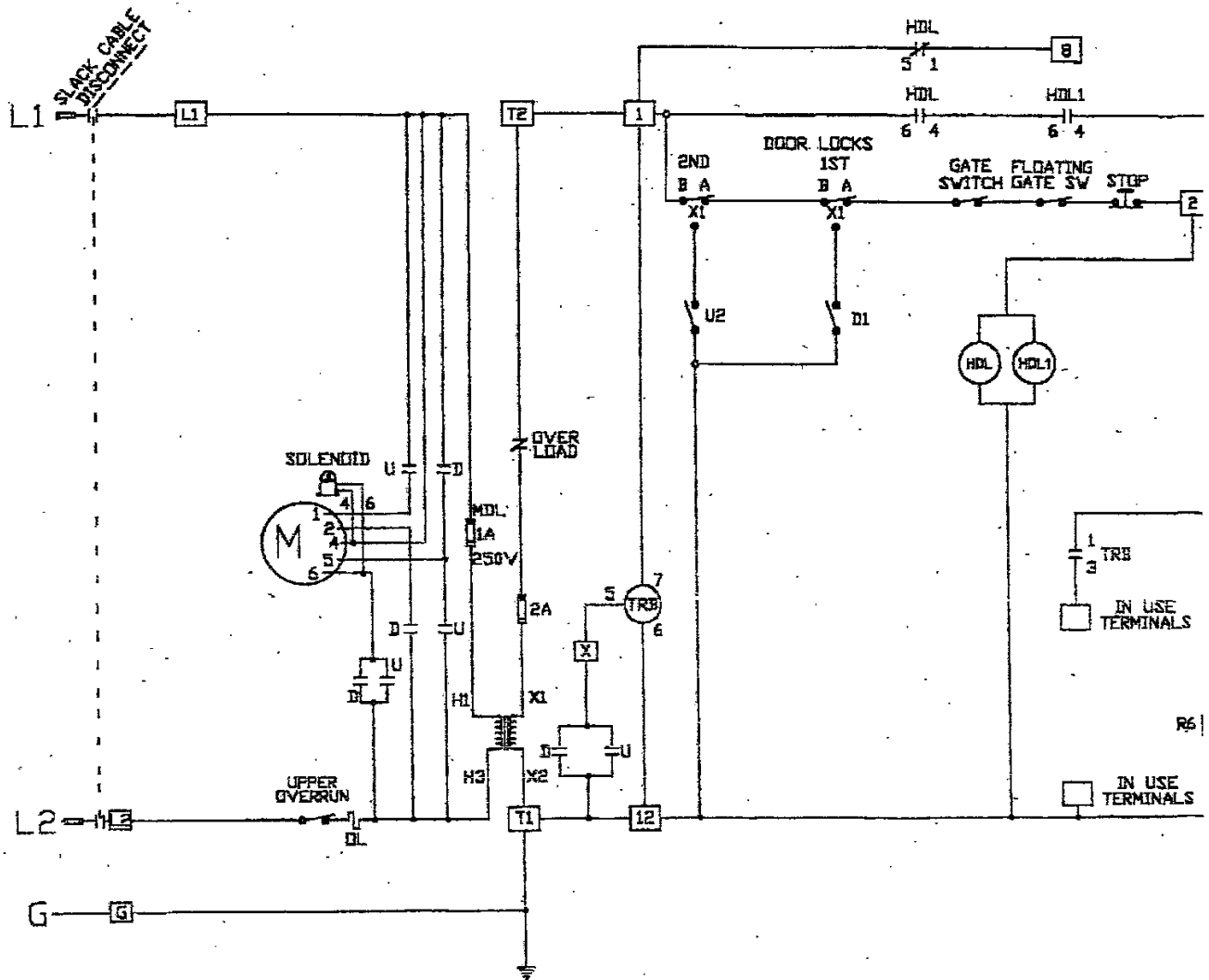
DATE: 1/20/98

AMCO REPRESENTATIVE: Merrill Bolender

TITLE: installer

DATE: 1/20/98

"People do make the difference!"



NOTES:

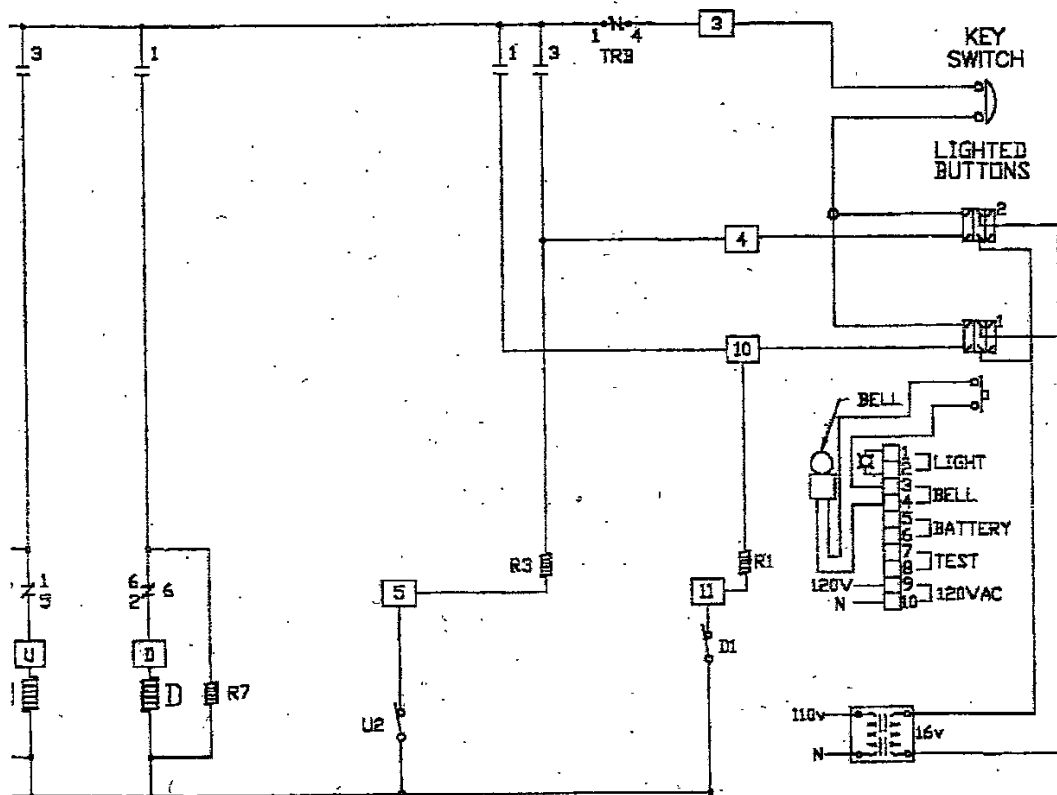
1. ALL WIRING OF THIS EQUIPMENT SHALL BE DONE BY EXPERIENCED ELECTRICAL PERSONNEL AND MUST BE GROUNDED TO COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES.

2. 14 IS X₁ FOR EM-4 INTERLOCKS.

3. TO REVERSE DIRECTION CHANGE U AND D ON 6 POSITION TERMINAL BLOCK

4. DO NOT WIRE FROM STOP SWITCH TO COMMON OF CALLS.

5. TRB — TIME DELAY RELAY 3 SECONDS IS NORMAL



OPTIONS	
<input type="checkbox"/>	LIGHTED BUTTONS
<input type="checkbox"/>	EMERGENCY LIGHT AND BELL
<input type="checkbox"/>	KEY SWITCH

LIMIT SWITCHES	
LIMIT D	11 AND 12
LIMIT U	5 AND 12
CALL BUTTONS	
Common	Call
2nd Call	3 and 4
1st Call	3 and 10

VOLTAGE = 220/24V
1-1/2 H.P. LEESON

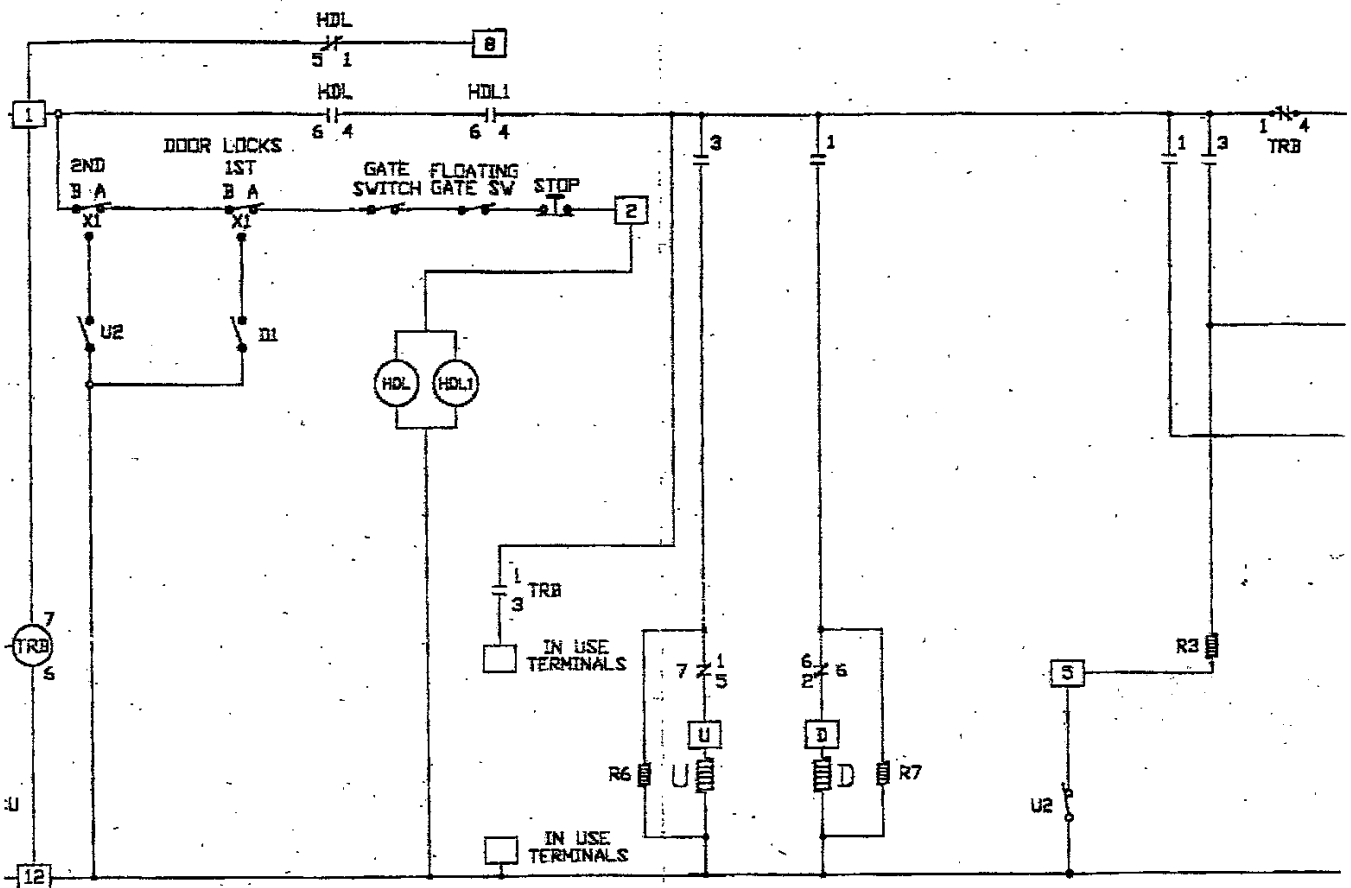
ECN 180, ECN 177 APPROVAL PENDING
177 ANTI CHATTER RELAYS ADDED 9/29/00 FE

INCLINATOR CO OF AMERICA
HARRISBURG, PA, USA

TWO LANDING WIRING HIGH AND LOW VOLTS

AMCO ELEVATORS

TYPE 3400	DRAWING 2LA	JLM 05/22/01
CAPACITY 500#		JOB# 01-01063-E



LIMIT SWITCHES	
LIMIT	D 11 AND 12
LIMIT	U 5' AND 12
CALL BUTTONS	
Common	Call
2nd Call	3 and 4
1st Call	3 and 10

VOLTAGE = 220/24V
1-1/2 H.P. LEESON

OPTIONS	
<input type="checkbox"/>	LIGHTED BUTTONS
<input type="checkbox"/>	EMERGENCY LIGHT AND BELL
<input type="checkbox"/>	KEY SWITCH

SAMPLE CONTRACT



**Coffey Realty
& Auction**

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 25th day of May 2017, by and between
Anthony Lengacher, Trustee hereinafter called the Seller(s) and
_____ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition
(except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 2648 W 300 S
in the City of Washington, County of Daviess, and State of Indiana.

Legally described as: PT SE SW 08-02-07 23.15 ACRES

Buyer herewith agrees to deposit with Regional Land Title, 10% of purchase price as non-refundable
earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Warranty Deed with insurable title. Free from all encumbrances, and an
Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the
buyer's down payment can be refunded.

Seller will furnish the buyer with an Owner's Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before June 24, 2017 and shall take place at the office of
Regional Land Title, 4703 Theatre Drive, Evansville, Indiana.

The buyer will pay the closing fee.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title
Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning
ordinance or laws of any governmental authority. These premises are to be in the same condition as
they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk
of loss through the date of deed. In the event the premises are wholly or partially destroyed before the
consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether
or not he will go through with the transactions, and in the event he chooses to go through with it, all
insurance damages collectible as a result of the damage or destruction shall be assigned to him, the
Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be
refunded in full.

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement
of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain
the entire down payment / earnest money as liquidated damages for the breach of this agreement.

SAMPLE CONTRACT

"All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to **United Country, Coffey Realty & Auction** payable to **JDC Group, Inc.**

High Bid Selling Price \$ _____ .00
Plus 11% Buyer's Premium \$ _____ .00
Total Purchase Price \$ _____ .00
Less Down Payment \$ _____
Total Due at Closing \$ _____ .00

This offer will expire if not accepted on or before: May 26, 2017 at 5:00pm

Purchased By:

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer's Agent Date _____

Printed Phone _____
Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller Date _____

H3 Rentals
Printed Time: _____

Seller Date _____

Printed



**Coffey Realty
& Auction**

434 S. Walnut Street, Bloomington, IN
(812) 822-3200 phone
UnitedCountryIN.com

PROMISSORY NOTE

**2648 W 300 S, Washington, IN
Daviess County - Washington Township**

\$ _____
Amount

May 25, 2017
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:

Regional Land Title

4703 Theatre Drive
Evansville, IN

The Sum of _____ -----dollars (\$ _____ .00),
as a deposit for the purchase of real estate described in Contract of even date herewith and
attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract;
thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all
requirements for closing as set out in the attached Contract. If said requirements are not
fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise,
the undersigned agree to pay all costs of collection and litigation together with a reasonable
attorney's fee.

Signature

May 25, 2017
Date

Signature

_____, 2017
Date

AUCTION ADVANTAGES

Buyer Benefits

- ◆ Purchase property at fair market value
 - ◆ Eliminate sometimes long negotiation periods
 - ◆ Reduce time to purchase property
 - ◆ Gain confidence as they compete
 - ◆ Do not have to worry about contingencies because purchasing and closing dates are known
 - ◆ Feel better about a purchase – just knowing there is a contending bid just one increment under purchase price
 - ◆ Buyers know property owners are motivated to sell
 - ◆ Buyers know property owners sell at lowest price possible
 - ◆ Buyers can receive favorable financing
 - ◆ Buyers set their own purchase price
-



**Coffey Realty
& Auction**

www.UnitedCountryIN.com
812-824-6000

