

WASHINGTON, INDIANA
**MULTI-PARCEL
REAL ESTATE AUCTION**
DAVIESS 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

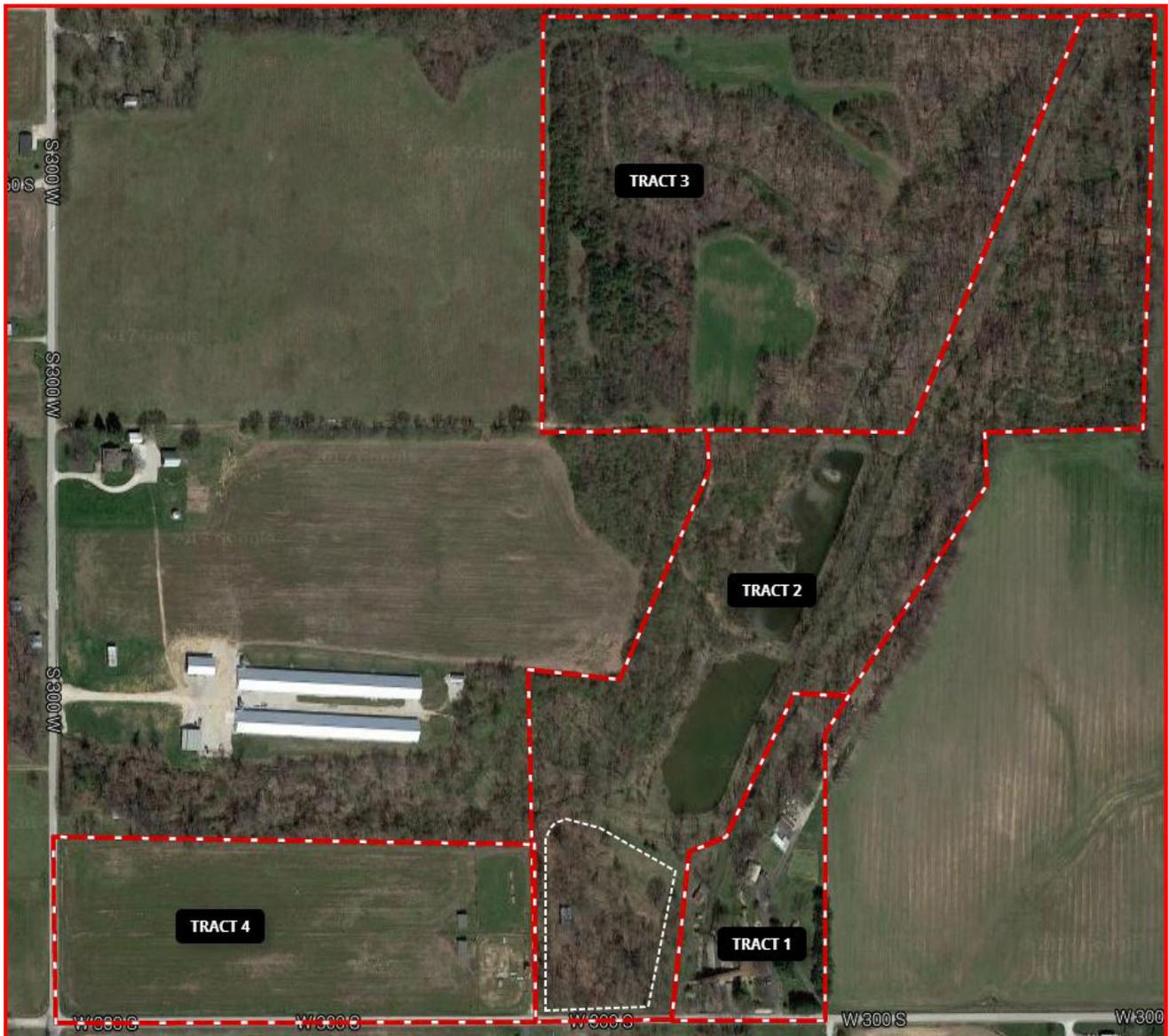
Dusty White • 812-287-7020

UnitedCountryIN.com

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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



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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

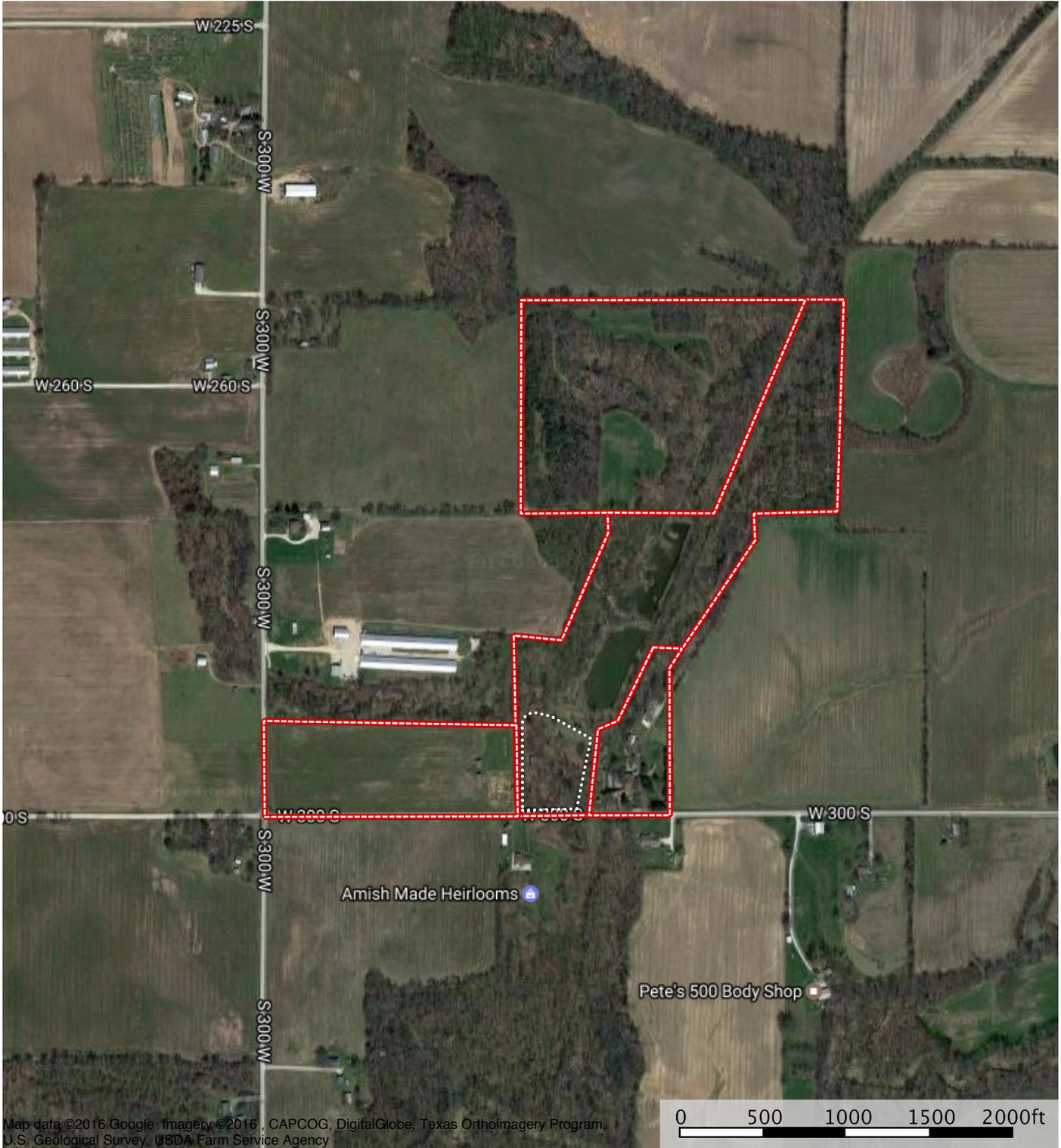
Date

STATE MAP



MAP

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



Map data ©2016 Google Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

— Fence □ Tract 3



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
	Area Daviess County	Parcel ID 14-13-08-300-016.000-...	Type Site-Built Home	LP \$1
	Sub	Cross Street	Bedrms 5	F Baths 4
	Location	Style One Story	REO No	H Baths 0
	School District WAS... Elem	Washington	JrH Washington	Short Sale No
	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 Fin SqFt	5,800
Age	41	New	No	Date Complete	Ext	Wood	Year Built
Room Dimensions	Baths	Full	Half	Water	CITY	Basement Material	
DIM	L	B-Main	3	0	Sewer	Septic	Dryer Hookup Gas
LR	x	B-Upper	0	0	Fuel	Gas, Wood	No
DR	x	B-Blw G	1	0	Heating		Dryer Hookup Elec
FR	x	Laundry Rm	Main		Cooling	Central Air	No
KT	x						Dryer Hook Up Gas/Elec
BK	x						No
DN	x						Water Soft-Owned
MB	18 x 24	M					No
2B	18 x 12	M	Garage	/	/	x	/
3B	15 x 16	M	Outbuilding	Bam		40 x 35	
4B	11 x 11	M	Outbuilding			x	
5B	16 x 16	M	Assn Dues			Not Applicable	
RR	x		Other Fees				
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	List Agent - User Code	BL383060721		
Agent E-mail	dusty.white@homefinder.org	Co-List Agent	Kim Thompson - Cell: 812-257-9584				
Co-List Office	RE/MAX REAL ESTATE MERCHANDISERS						
Showing Instr							
List Date	4/16/2017	Exp Date	5/25/2018	Publish to Internet	Yes	Show Addr to Public	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2%	Vari.Rate	No
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.



Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

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
Area Daviess County	Parcel ID 14-13-08-300-016.000-...	Type Agricultural Land	LP \$0	
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	Township Washington	Date Lots Available	Price per Acre \$0.00	Road Access County	Road Surface Paved
Type Use Agriculture	Road Frontage County	Type Water Available	Easements No	Water Frontage	Assn Dues Not Applicable
Type Sewer None	Electricity None	Other Fees	DOCUMENTS AVAILABLE Aerial Photo		
Features			LAND FEATURES Pole Barn		
Strctr/Bldg Imprv Yes	Can Property Be Divided? Yes	Water Access Pond	Water Name	Lake Type	
Water Features	Water Frontage	Channel Frontage	Water Access	Auctioneer License # AU11300057	
Auction Yes	Auctioneer Name Dusty White	Owner Name	Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$6,719.00Exemption	Is Owner/Seller a Real Estate Licensee No	Year Taxes Payable 2015	Assessed Value	Possession closing	
List Office United Country Coffey Realty & Auction - Offc: 812-822-3200	Agent ID RB14048184	Agent E-mail dusty.white@homefinder.org	List Agent Dustin White	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.



Lots & Land Agent Full Detail Report

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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
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			Lake Type					
Water Name								
Water Features			Channel Frontage			Water Access		
Water Frontage								
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			
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	
IDX Include	Y	Contract Type	Exclusive Right to Sell		BBC	2%	Variable Rate	No
Virtual Tours:	Unbranded Virtual Tour					Special Listing Cond.	None	
Pending Date		Closing Date		Selling Price		How Sold		
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.



Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 04/24/2017

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Property Type LOTS AND LAND	Status Active	CDOM 8	DOM 8	Auction No
MLS # 201716350	Tract 4 300 S	Washington	IN 47501	Status Active
Area Daviess County	Parcel ID 14-13-08-300-019.000-...	Type Agricultural Land	LP \$1	
Sub	Cross Street	Lot #		
School District WAS..Elem	Washington	JrH Washington	SrH 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	Platted Development No	Platted Y/N Yes
Parcel Desc Tillable	Township Washington	Date Lots Available	Price per Acre \$0.08	Road Access County	Road Surface Paved
Type Use Agriculture	Road Frontage County	Type Water None	Easements No	Type Sewer None	Water Frontage
Type Fuel None	Electricity None	Assn Dues Not Applicable	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	Assessed Value
Annual Taxes \$444.00	Exemption	Year Taxes Payable 2015	Possession Closing	List Office United Country Coffey Realty & Auction - Offc: 812-822-3200	List Agent Dustin White
Is Owner/Seller a Real Estate Licensee No	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
Virtual Tours: Unbranded Virtual Tour	IDX Include Y	Contract Type Exclusive Right to Sell	BBC 2%	Variable Rate No	Show Comments Yes
Pending Date	Closing Date	Selling Price	How Sold	Special Listing Cond. None	Type of Sale
Total Concessions Paid	Sold/Concession Remarks	Sell Agent	Co-Sell Off	CDOM 8	Co-Sell Agent
Sell Off	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
Utished	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

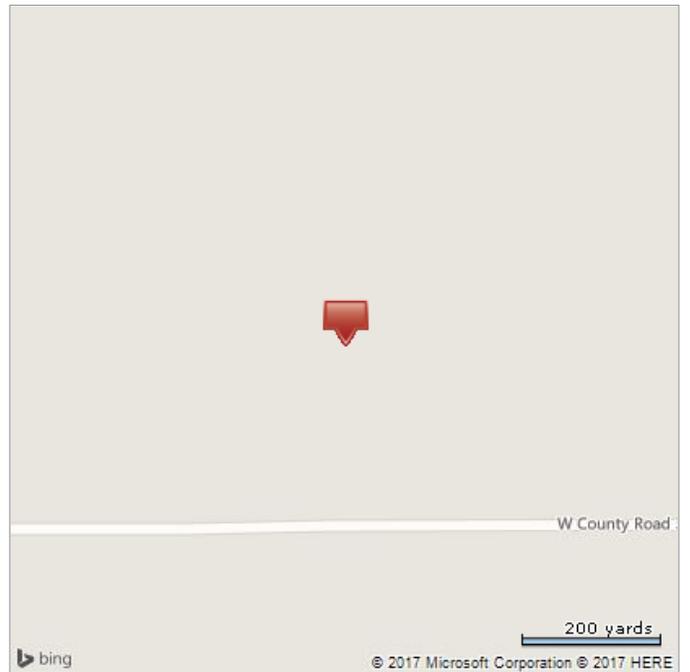
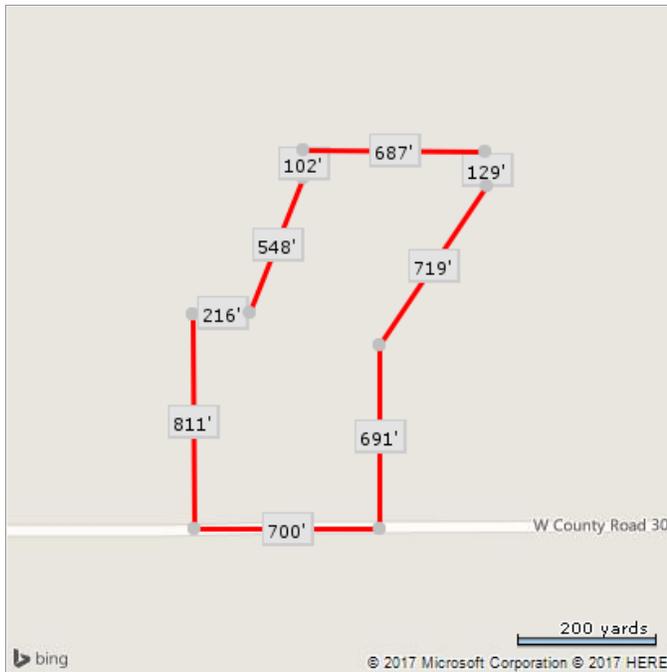
Gazebo	S	144	2002
Detgar	S	800	2002
Carshedo	S	560	2002
T31so	S	520	2002
Utished	S	320	2009
Utished	S	80	1980

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

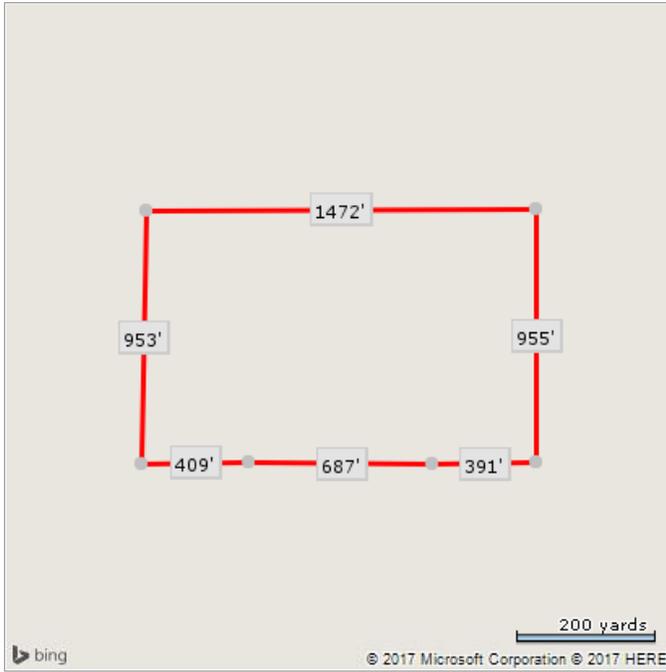
New Parcel ID:	141308300012000016	Total Assessed Value:	\$20,900
Parcel ID:	14-13-08-300-012.000-010	Tax Year:	2015
Parcel ID:	14-13-08-300-012.000-016	Total Tax Amount:	\$379
Assessment Year:	2015	Total Tax After Deductions:	\$379
Land Assessment:	\$20,900	Tax Area:	016
Legal Description:	PT SW 08-02-07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

Characteristics

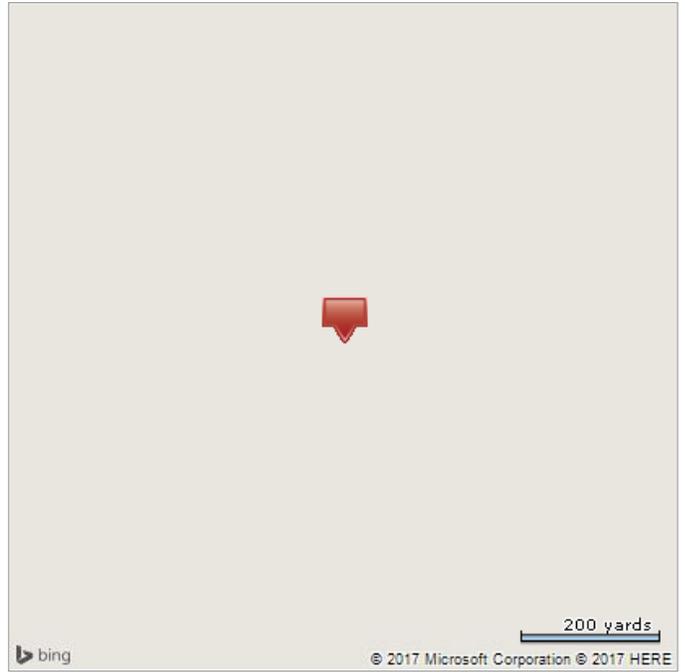
Lot Acres:	34.05	Land Use - County:	Agric Vacant Land
Lot Area:	1,483,218	Land Use - CoreLogic:	Agricultural Land

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

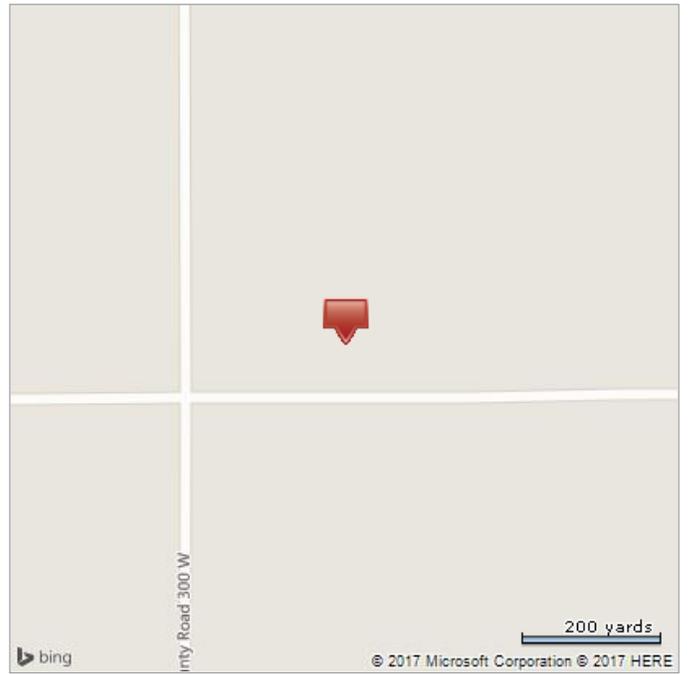
Feature Type	Unit	Size/Qty	Year Built
T31so	S	576	2011
T31so	S	576	2011

PROPERTY CARD

Property Map



*Lot Dimensions are Estimated



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		
Age, if known: 15-16 Years.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Do structures have aluminum wiring?		
Does the roof leak?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any foundation problems with the structures?		
Is there present damage to the roof?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any encroachments?		
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?		
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 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 private road?		
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 a public road?		
Explain:						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? Hands Sentrecom	
						Are the furnace/woodstove/chimney/fitue all in working order?	
						Is the property in a flood plain?	
						Do you currently pay flood insurance?	
						Does the property contain underground storage tank(s)?	
						Is the homeowner a licensed real estate salesperson or broker?	
						Is there any threatened or existing litigation regarding the property?	
						Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	
						Is the property located within one (1) mile of an airport?	
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 4-5-17 Anthony Bengada Trust 230A				Signature of Buyer			
Signature of Seller 4-5-17 Mike as Trustee				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)				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)

1 PROPERTY ADDRESS: 2648 W. 300 South Washington, IN
2
3 47501

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

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

15
16 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
17 _____
18 _____

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

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

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

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

30 **BUYER'S ACKNOWLEDGMENT (initial)**

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

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

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

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

OR

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

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

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

43 
44 05/05/17
2:34PM CDT

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



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(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.

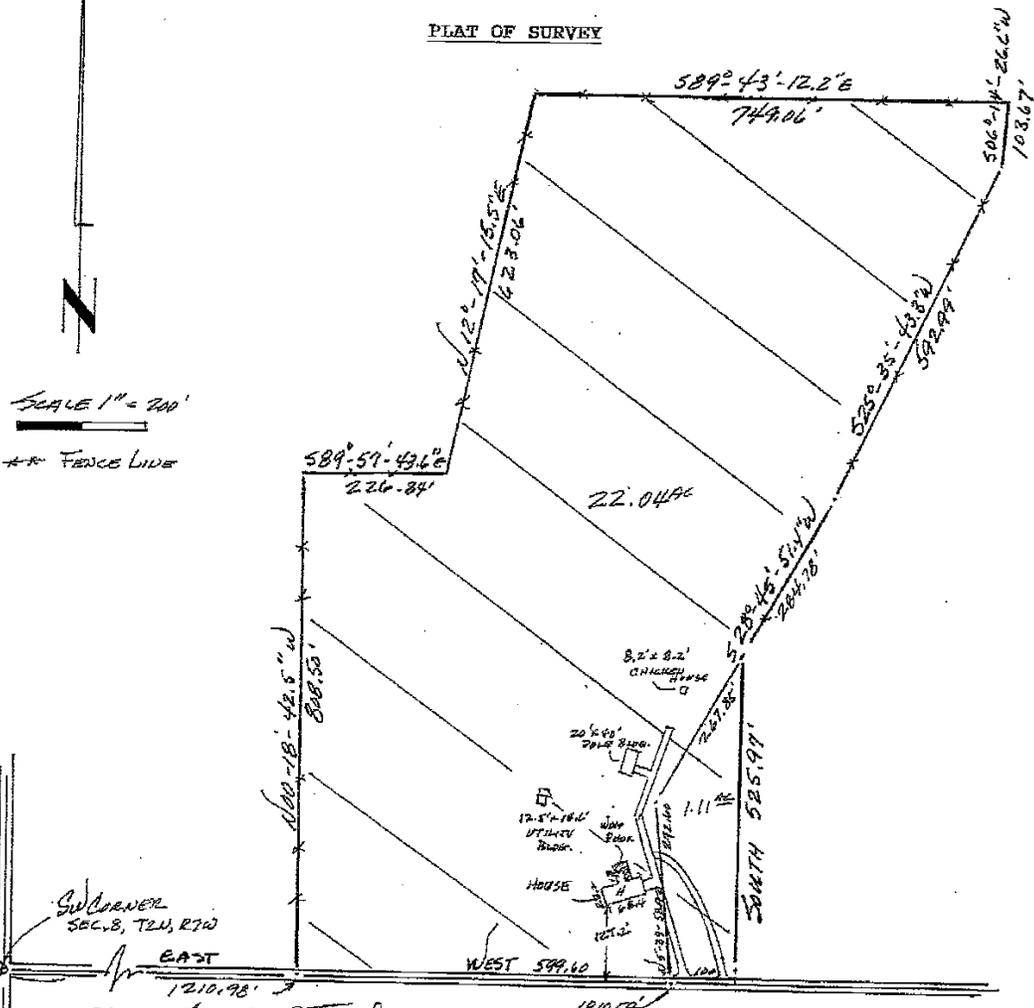
Marston R. Fowler Jr.
 R.R. 3, Box 389,
 Washington, IN. 47501
 Land Surveyor No. 11238
 September 17, 1997
 Page 1 of 2 pages



**SURVEYOR'S LOCATION REPORT
OF PROPERTY
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 7 WEST,
DAVLESS 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





MR & F 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:

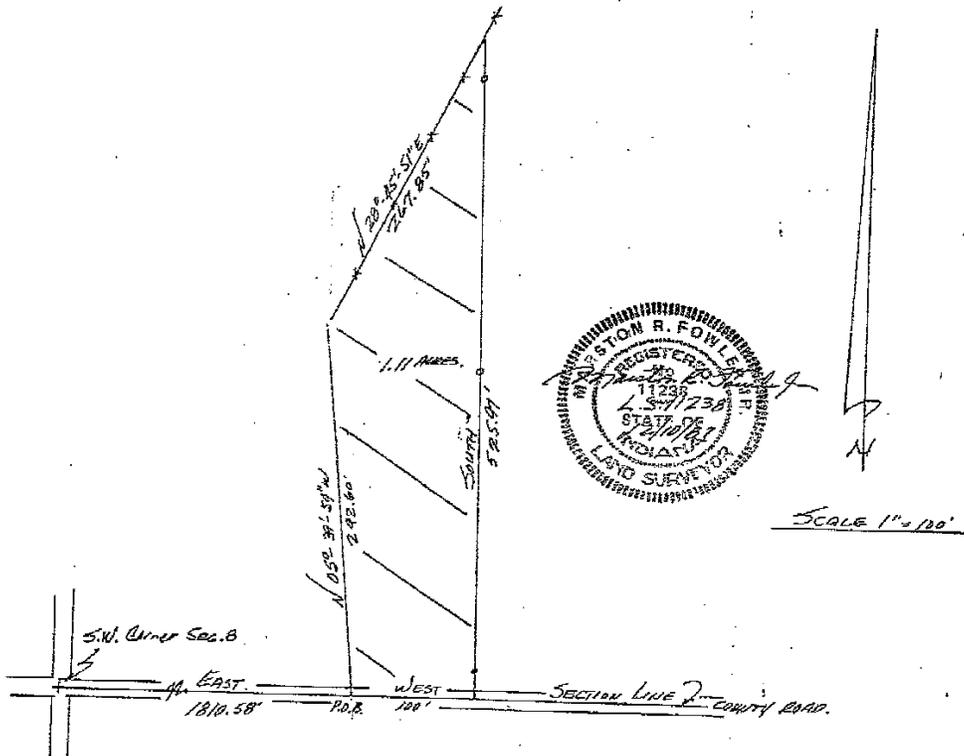
Beginning at a point on the South Section line and 1810.58 feet East of the Southwest corner of said Quarter Section; thence North 05°-39'-59" West for 292.60 feet; thence North 28°-45'-51" East for 267.85 feet; thence South for 525.97 feet, to the Section line and the center of a county road, thence 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



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 1471.08 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

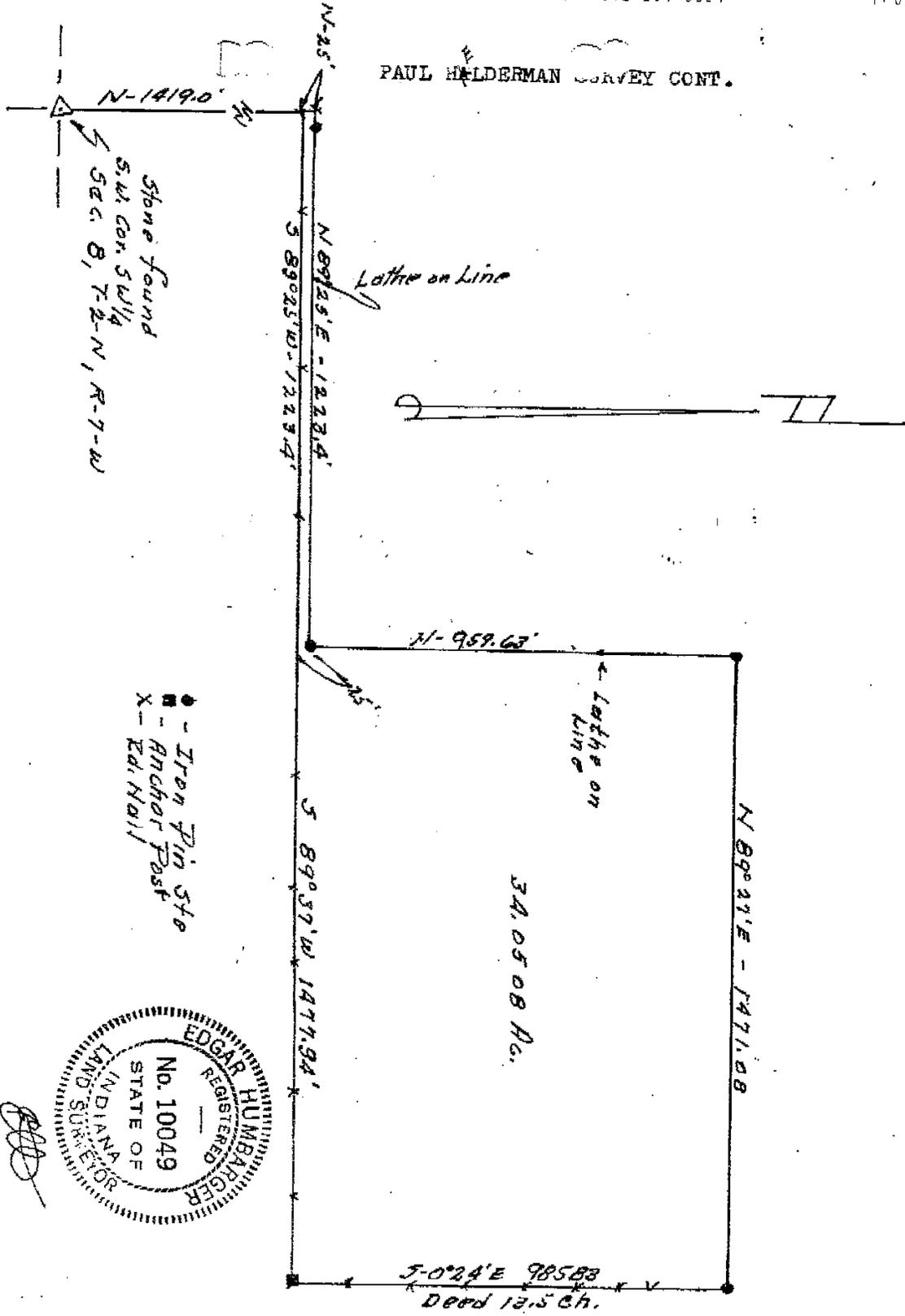
JUN-23-2011 THU 10:40 AM

VIC HOPKINS AGENCY

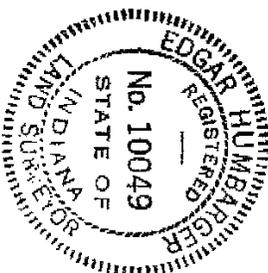
FAX No. 812 254 3394

P. 003

PAUL HILDERMAN SURVEY CONT.



- - Iron Pin Sto
- x - Anchor Post Rd. Hall



[Handwritten signature]



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.

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

Signed: [Signature]

Owners manual

Date: 1/20/98

[Signature]
Name

Signed: _____

1/20/98
Date

Date: _____

FINAL ACCEPTANCE BY: [Signature]

TITLE: _____

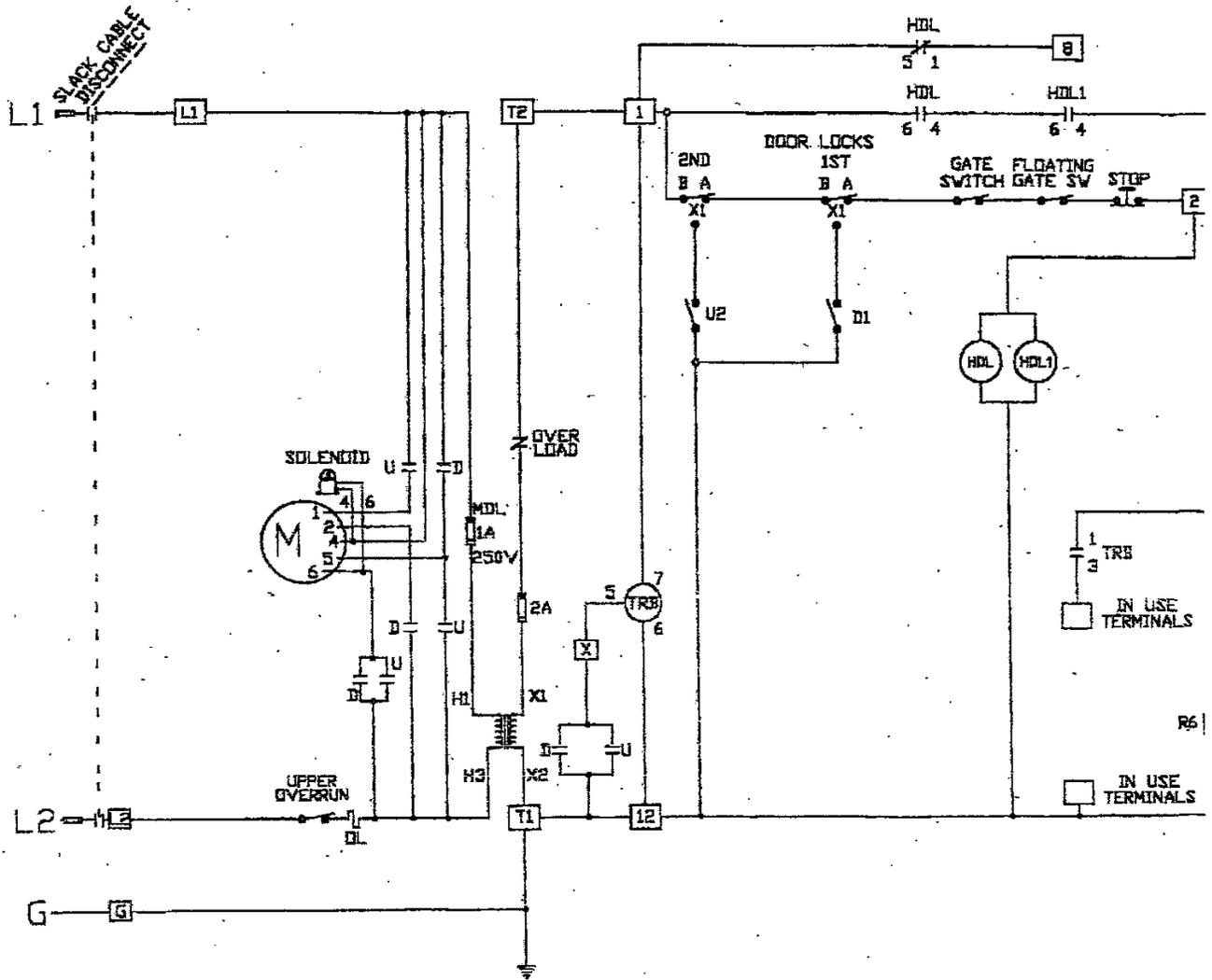
DATE: 1/20/98

AMCO REPRESENTATIVE: Merrill Bolender

TITLE: installer

DATE: 1/20/98

"People do make the difference!"



NOTES:

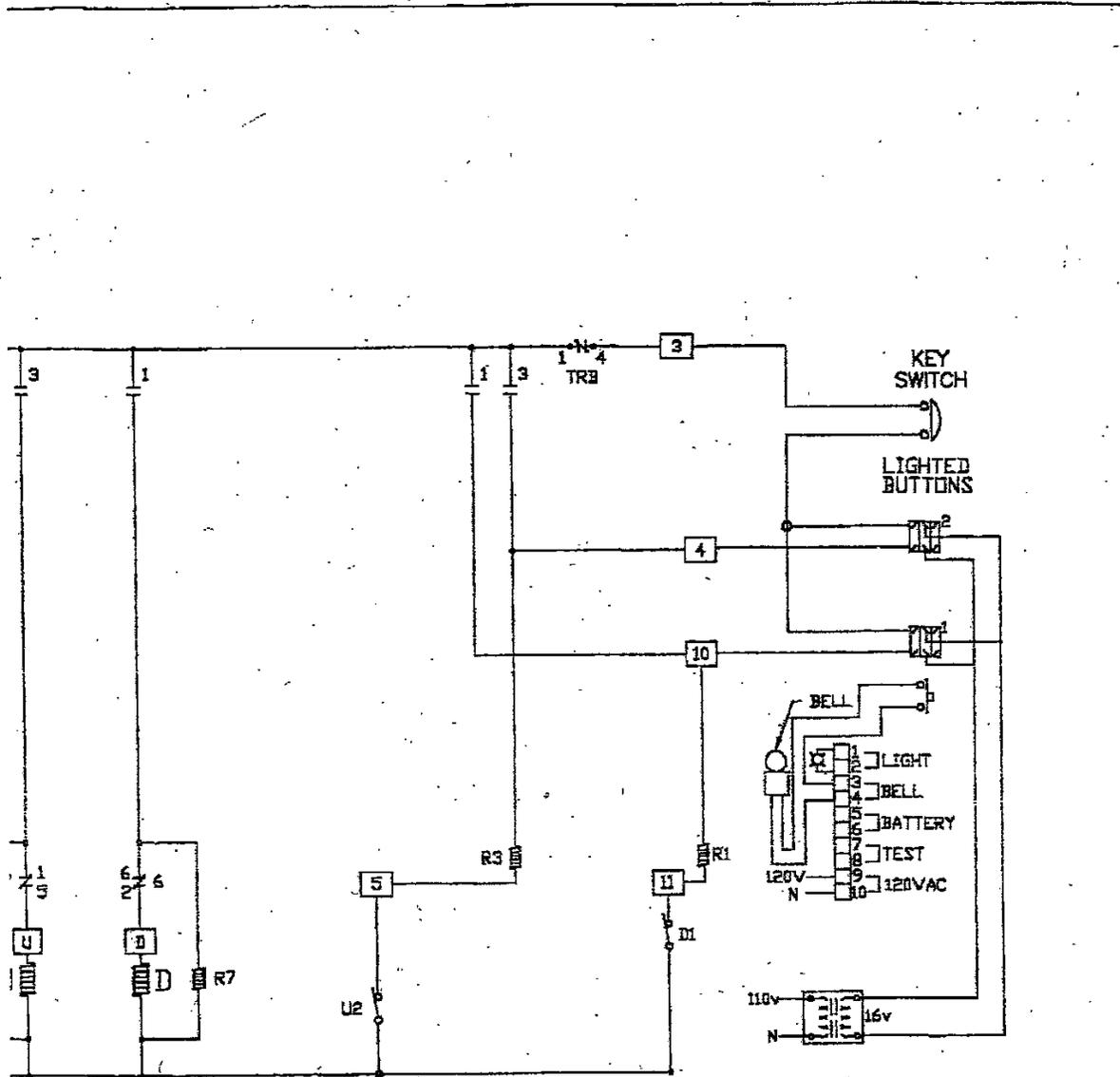
1. ALL WIRING OF THIS EQUIPMENT SHALL BE DONE BY EXPERIENCED ELECTRICAL PERSONNEL AND MUST BE GROUNDED TO COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES.

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
<input type="checkbox"/>	

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

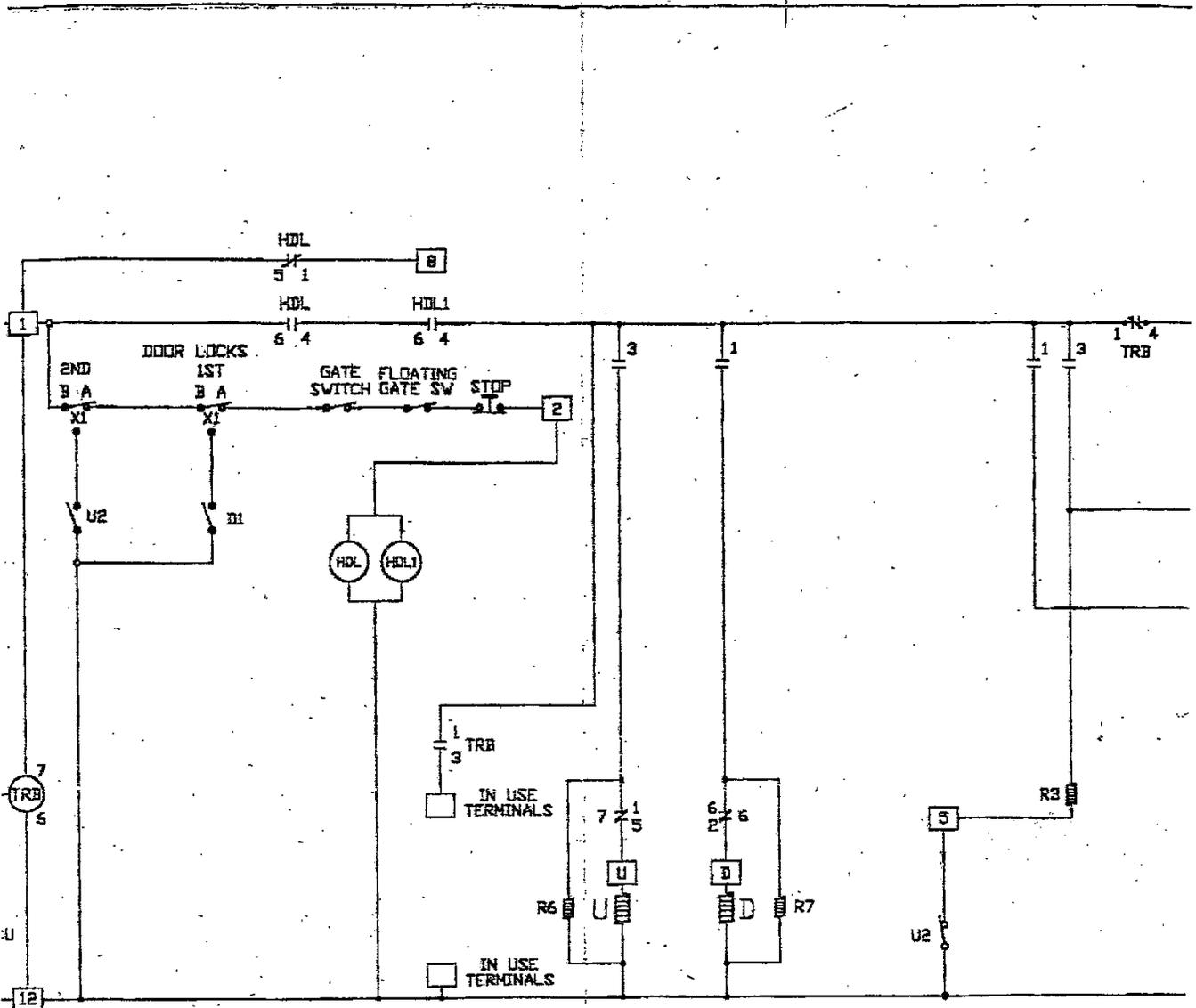
VOLTAGE = 220/24V
1-1/2 H.P. LEESON

ECN 190, ECN 177 APPROVAL PENDING
177 ANTI CHATTER RELAYS ADDED 9/29/00 JFE

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



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

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

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.

PROMISSORY NOTE

**2648 W 300 S, Washington, IN
Daviness 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**
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