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Dear Prospective Bidder,

On behalf of the James Blount Estate, the Blount Family, and everyone at Sohn & Associates, we would like to thank you for your interest in this outstanding auction opportunity!

Included in this packet is information that you will find helpful in preparing to bid. If you have any additional questions, please feel free to call or visit us at the scheduled showing date below.

An auction representative will be at each auction site **TUESDAY
JANUARY 7th 12 NOON – 2:00 PM**

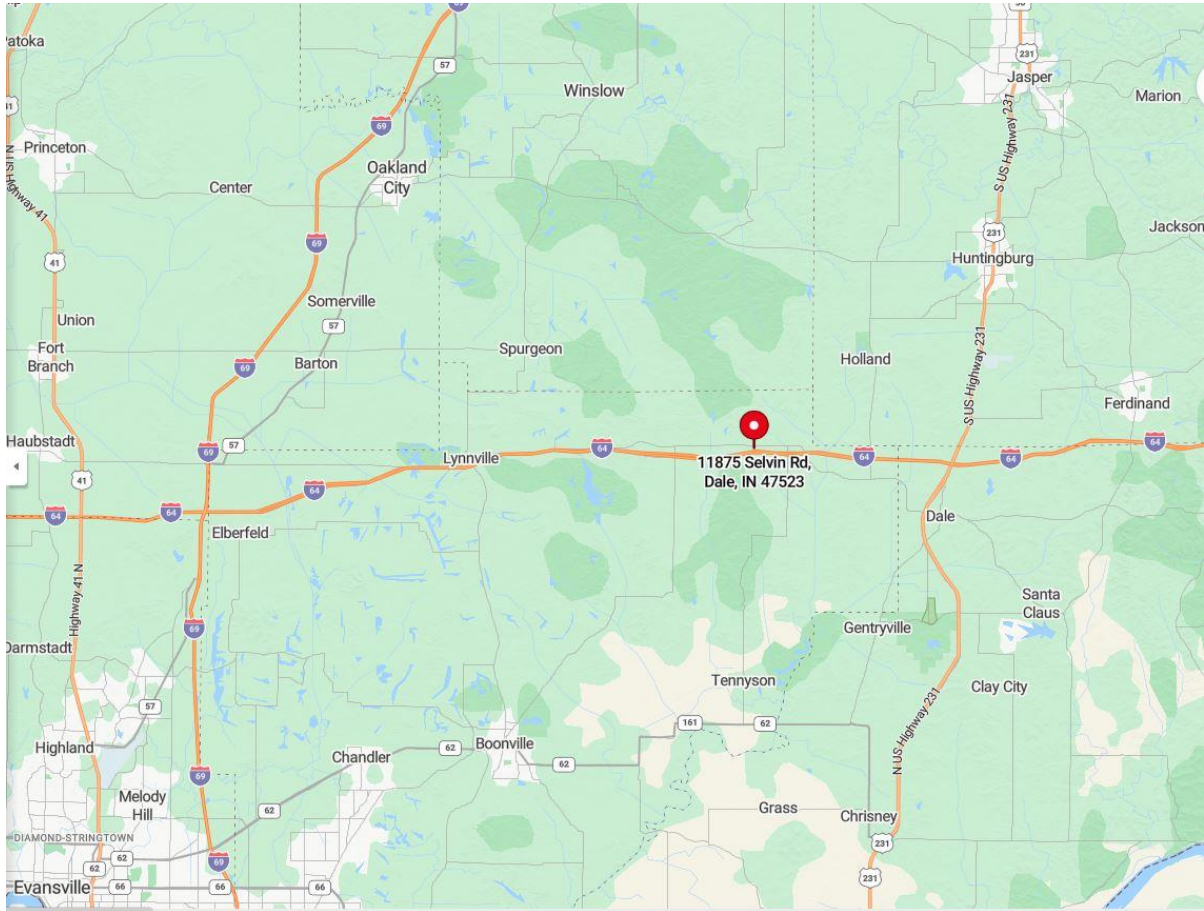
Thank you again for your interest and good luck on auction day!

Neither the seller nor the Auction Company shall have any liability for the accuracy or any errors or omissions contained in this packet or any other handouts. All announcements made at the time of the auction will take precedence over any previous written or verbal statements.

Tracts 1 to 4 – Warrick Co Property Totaling 37.6+/- Acres with a Home



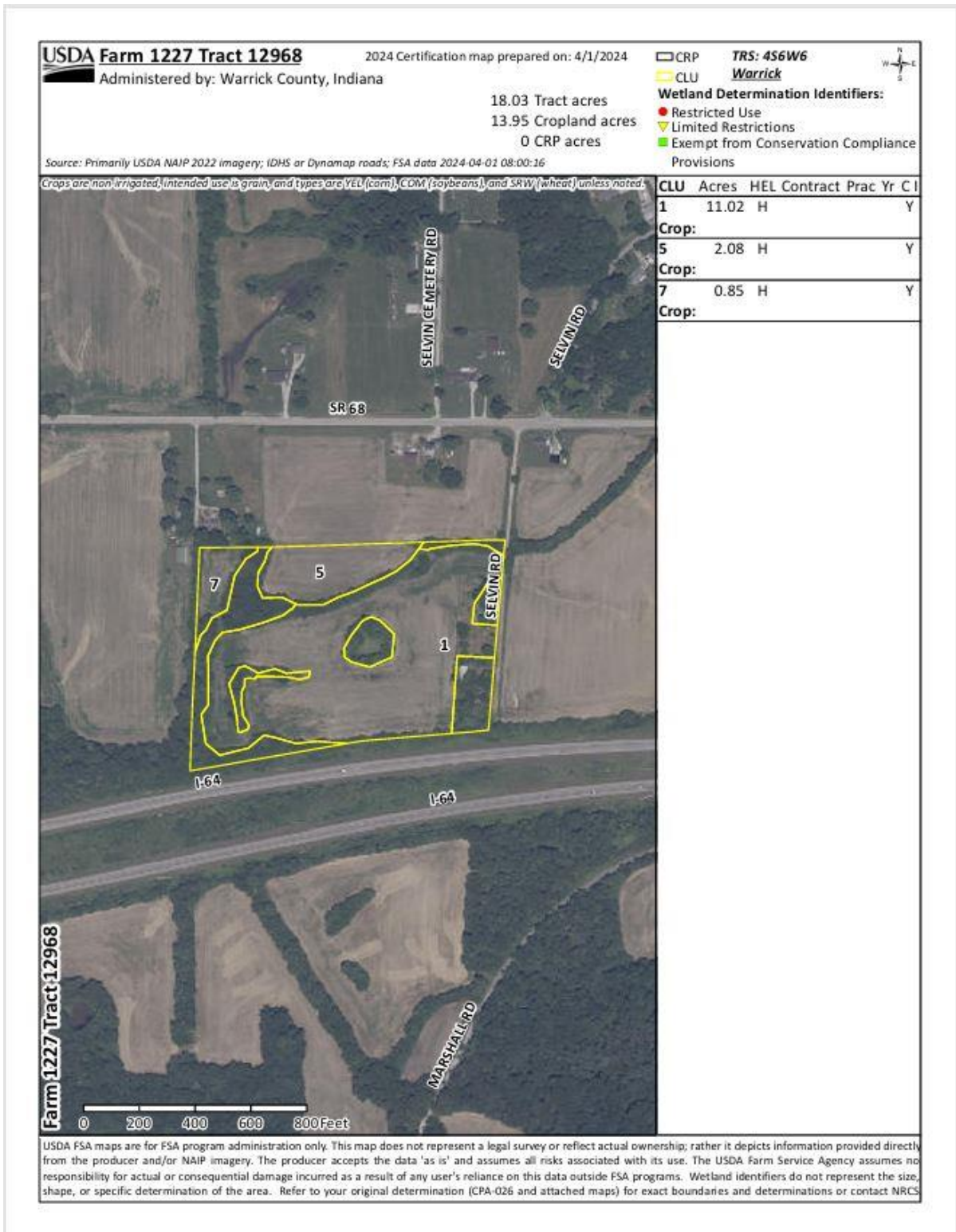
General Location Map



Directions to Tracts 1-3: (Commonly Known as 11875 SELVIN RD DALE, IN 47523) From Lynnville, go East on SR 68 approximately 10 miles to Right on Selvin Rd; OR from Dale go northwest on SR 68 W (approx. 9 miles), continue north of I-64 and then turn Left on Selvin Rd

Directions to Tract 4: From Tracts 1-3, go East on SR 68, to Right (South) on 161 to Right on Marshall Rd Note: if the overpass at 161 is closed, proceed East to 161 and continue South of I-64 to Right on Heckel Rd, to Right on Marshall (Property is just South of Tract 1-3 – Farm was split by I-64)

FSA Data Warrick Co



USDA Farm 1227 Tract 12969

2024 Certification map prepared on: 4/1/2024

Administered by: Warrick County, Indiana

21.66 Tract acres
15.17 Cropland acres
0 CRP acres

CRP TRS: 4S6W6
CLU Warrick

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-04-01 08:00:16

Crops are non-irrigated; intended use is grain; and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.



CLU	Acres	HEL	Contract	Prac	Yr	C	I
3	0.92	H					Y
Crop:							
4	5.55	H					Y
Crop:							
22	8.7	H					Y
Crop:							

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS

INDIANA
WARRICK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1227
Prepared : 10/10/24 8:43 AM CST
Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/MF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.69	29.12	29.12	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	29.12	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	13.60	0.00	137	
Soybeans	13.60	0.00	53	
TOTAL	27.20	0.00		

NOTES

Tract Number : 12968

Description :
FSA Physical Location : INDIANA/WARRICK
ANSI Physical Location : INDIANA/WARRICK
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KENT BLOUNT
Other Producers :
Recon ID : 18-173-2023-4

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
18.03	13.95	13.95	0.00	0.00	0.00	0.00	0.0

INDIANA
WARRICK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1227
Prepared : 10/10/24 8:43 AM CST
Crop Year : 2025

Tract 12968 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	13.95	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	6.52	0.00	137
Soybeans	6.52	0.00	53
TOTAL	13.04	0.00	

NOTES

Tract Number : 12969

Description :
 FSA Physical Location : INDIANA/WARRICK
 ANSI Physical Location : INDIANA/WARRICK
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : KENT BLOUNT
 Other Producers :
 Recon ID : 18-173-2023-4

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
21.66	15.17	15.17	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	15.17	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	7.08	0.00	137
Soybeans	7.08	0.00	53
TOTAL	14.16	0.00	

NOTES

Flood Map Warrick Co



Soils Map Tracts 1-3



Yields of Non-Irrigated Crops (Component): Corn (Bu)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Sn	Stendal silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	124.20	6.9	36.4%
TiB2	Tilsit silt loam, 2 to 6 percent slopes, eroded	120.00	2.9	15.1%
WeD3	Wellston silt loam, 12 to 18 percent slopes, severely eroded	97.50	2.5	13.2%
WeE2	Wellston silt loam, 18 to 25 percent slopes, eroded	90.00	0.4	2.2%
ZaC3	Apalona-Zanesville silt loams, 6 to 12 percent slopes, severely eroded	109.25	6.3	33.1%
Totals for Area of Interest			19.0	100.0%

Soils Map Tract 4



Yields of Non-Irrigated Crops (Component): Corn (Bu)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Sn	Stendal silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	124.20	6.9	36.4%
TiB2	Tilsit silt loam, 2 to 6 percent slopes, eroded	120.00	2.9	15.1%
WeD3	Wellston silt loam, 12 to 18 percent slopes, severely eroded	97.50	2.5	13.2%
WeE2	Wellston silt loam, 18 to 25 percent slopes, eroded	90.00	0.4	2.2%
ZaC3	Apalona-Zanesville silt loams, 6 to 12 percent slopes, severely eroded	109.25	6.3	33.1%
Totals for Area of Interest			19.0	100.0%

Warrick Co Property Card

87-07-06-200-009.000-016		Blount, James E & Delores J		11875 SELVIN RD		101, Cash Grain/General Farm		PIGEON TWP MARKET AR		1/4	
General Information		Ownership		Transfer of Ownership		Notes					
Parcel Number 87-07-06-200-009.000-016		Blount, James E & Delores J		Date 01/01/1900		Doc ID Code Book/Page Adj Sale Price V/I		01/01/2023 MHPF # 87-186-0020-0120 - MH OWNED BY THE BLOUNTS - WILL PUT THE MH ON REAL FOR 3425--CLS			
Local Parcel Number 080-0646-0090		DALE, IN 47523-8185		Blount, James E & Del		WD /		83 UNITS JAMES & DELORES FOR 8008 FORWARD. PREVIOUSLY WAS BLDG ONLY. KH 04/16/06			
Tax ID:		Legal		PT NE: 86 T4 R6: 37.586A				01/01/2023 TR22: Corrected all car sheds to C grade, avg cond without disallowance per study of car sheds and cost tables			
Routing Number 011-004								708/2011 TR12: Added another homestead. Changed cond to w/dk and size. Changed parcels D-1 to D and cond P to VP. Changed T1312 and F to VP to 7-26-11			
Property Class 101 Cash Grain/General Farm								02/2008 TR6: Chng prop class from 014 to 101; chng owner to EFP. BLS 9-2-08			
Year: 2023								2/5/2022 CHD: Previous parcel_id: 080-0646-0090			
Location Information		Assessment Year		Reason For Change		Valuation Method		Valuation Records (Work In Progress values are not certified values and are subject to change)			
County Warrick		2023		AA		Indiana Cost Mod		2021 2020 2019			
Township PIGEON TOWNSHIP		05/01/2023		01/01/2023		Indiana Cost Mod		GenReval GenReval GenReval			
District 016 (Local 080)		1.0000		1.0000		1.0000		1.0000 1.0000 1.0000			
PIGEON TOWNSHIP											
School Corp 8130											
WARRICK COUNTY											
Neighborhood 5016001_AV											
PIGEON TWP MARKET AREA 001											
Section/Plat 6											
Location Address (1) 11875 SELVIN RD											
DALE, IN 47523											
Zoning		Land Pricing Soil		Act		Size		Factor		Rate	
9 A		Type Method ID		Front		Factor		Rate		Adj. Rate	
Subdivision		9 A		0		1.0000		1.00		\$23,971	
Lot		4 A		0		1.8000		0.55		\$1,990	
Market Model		4 A		0		1.5000		0.72		\$1,990	
5016001 - 016 MARKET AREA 001		4 A		0		1.1100		0.85		\$1,990	
Characteristics		4 A		0		4.0040		1.11		\$1,990	
Topography		4 A		0		1.5790		0.64		\$1,990	
Flood Hazard		4 A		0		0.2200		0.55		\$1,990	
ERA		5 A		0		10.0271		0.72		\$1,990	
TIF		5 A		0		4.8850		0.58		\$1,990	
Streets or Roads		5 A		0		3.3430		1.11		\$1,990	
Neighborhood Life Cycle Stage		5 A		0		0.3310		0.72		\$1,990	
Improving		6 A		0		0.1470		0.85		\$1,990	
Printed: Friday, May 5, 2023		6 A		0		1.3590		0.55		\$1,990	
Review Group 2024		6 A		0		3.2690		1.11		\$1,990	
Data Source External Only		Collector 10/16/2017		WSC		Appraiser 09/10/2021		TYLER		Total Value \$76,100	

87-07-06-200-009.000-016		Blount, James E & Delores J		11875 SELVIN RD		Supplemental Land Page		PIGEON TWP MARKET AREA		2/4	
Land Data (Standard Depth: Res 120', Cl 120')		Base Lot: Res 0' X 0', Cl 0' X 0'									
Land Type		Pricing Method ID		Act Front		Size Factor		Rate		Adj. Rate	
6 A		TTB2		0		0.7350		0.72		\$1,990	
6 A		WED3		0		0.6610		0.64		\$1,990	
6 A		WEE2		0		0.5880		0.55		\$1,990	
71 A		TTB2		0		0.7350		0.72		\$1,990	
72 A		WTR		0		0.2940		0.50		\$1,990	

87-07-06-200-009.000-016		Blount, James E & Delores J		11875 SELVIN RD		101, Cash Grain/General Farm		PIGEON TWP MARKET AR		3/4
General Information		Plumbing		Cost Ladder		Roofing				
Occupancy Single-Family		# TF		Floor Constr		Base		Finish		Value
Description Single-Family R 01		1 3		1 1Fr		887		887		\$72,800
Story Height 13 - 1 Lvl W/ Barmt 0 -		1 1		2						
Style Kitchen Sinks		1 1		3						
Finished Area 887 sqft		1 1		4						
Make Add Fixtures 0 0		1 1		1/4						
Floor Finish		Total		1/2						
<input type="checkbox"/> Earth <input type="checkbox"/> Tile		3 5		3/4						
<input checked="" type="checkbox"/> Slab <input checked="" type="checkbox"/> Carpet				Attic						
<input checked="" type="checkbox"/> Sub & Joist <input checked="" type="checkbox"/> Unfinished				Bsmt		887		0		\$24,600
<input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Other				Crawl						
<input type="checkbox"/> Parquet				Slab						
Wall Finish		Total Base		Adjustments		1 Row Type Adj. x 1.00				\$97,400
<input checked="" type="checkbox"/> Plaster/Drywall <input checked="" type="checkbox"/> Unfinished		\$97,400		Unfin Int (-)						\$0
<input type="checkbox"/> Paneling <input type="checkbox"/> Other				Ex Liv Units (+)						\$0
<input type="checkbox"/> Fiberboard				Rec Room (+)						\$0
Roofing		Total Rooms		Loft (+)						\$0
<input type="checkbox"/> Built-Up <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile		5		Fireplace (+)						\$0
<input type="checkbox"/> Wood Shingle <input type="checkbox"/> Other				No Heating (-)						\$0
Exterior Features		Total Rooms		A/C (+)		1.887				\$3,400
Description Area Value		5		No Elec (-)						\$0
Porch, Enclosed Frame 225 \$0				Plumbing (+/-)		5 - 5 = 0 x \$0				\$0
Wood Deck 80 \$0				Spec Plumb (+)						\$0
				Elevator (+)						\$0
				Sub-Total, One Unit						\$100,800
				Sub-Total, 1 Units						\$114,000
				Exterior Features (+)		\$13,200				\$114,000
				Garages (+) 462 sqft		\$14,300				\$128,300
				Quality and Design Factor (Grade)		0.80				
				Location Multiplier		0.93				
				Replacement Cost		\$95,455				

Summary of Improvements																				
Description	Res Elgbl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nhd	Mkt	Improv Value	
1. Single-Family R 01	100%	1	Wood Frame	D	1954	1980	43	A	0.93			1,774 sqft	\$95,455	38%	\$29,180	0%	100%	1,120	1,150	\$76,500
2. Barn, Pole (T3) R 01	0%	1	13190	D	1954	1954	69	VP	\$15,29	0.93		30' x 56' x 8'	\$17,805	85%	\$2,690	0%	100%	1,000	1,000	\$2,700
3. Car Shed R 01	0%	1		C	1972	1972	51	A	\$24.16	0.93	\$22.47	20'x26'	\$11,684	65%	\$4,090	0%	100%	1,120	8,900	\$4,100

Total all pages

\$83,600

Total this page

\$83,600

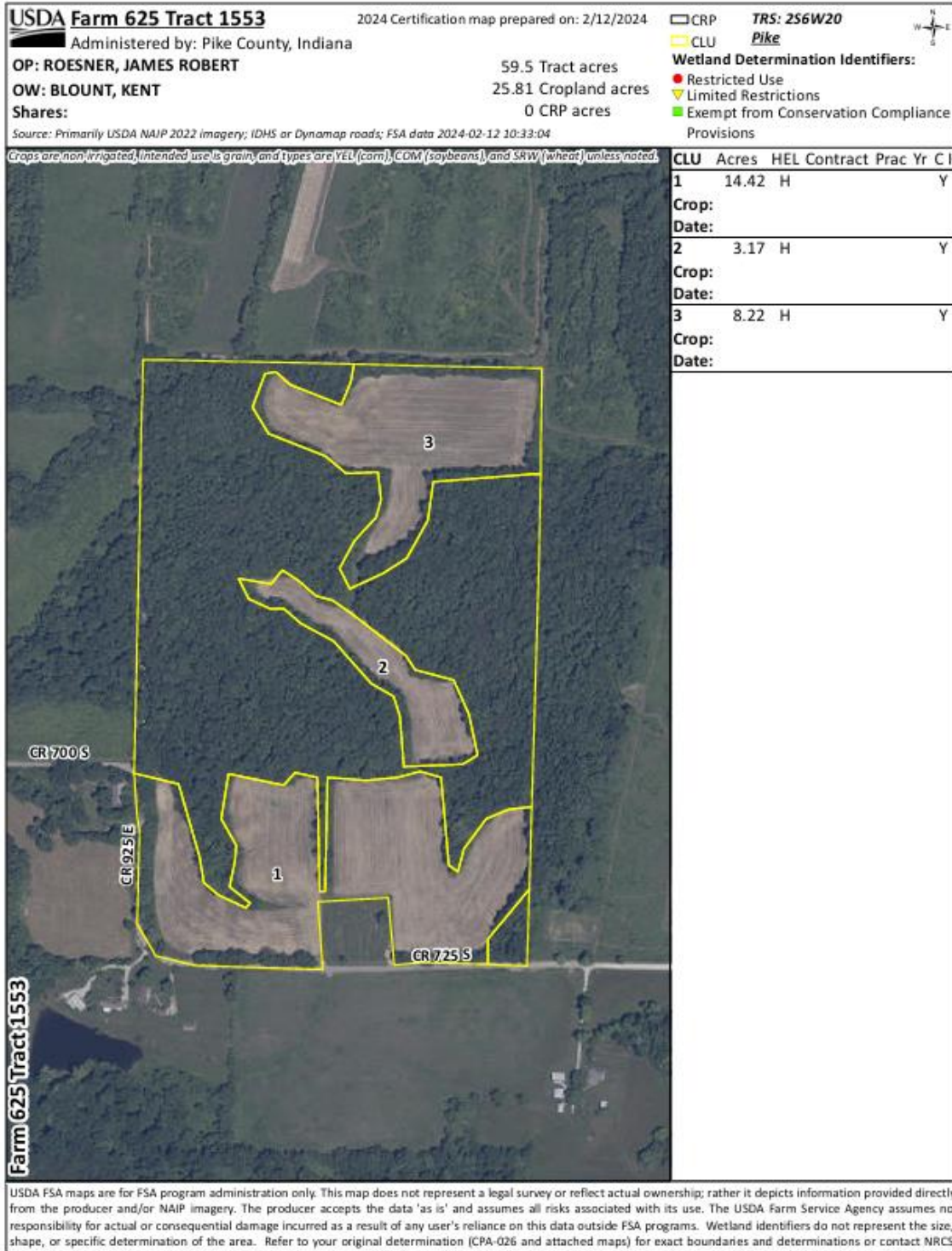


Tracts 5 to 7 – Pike Co Property Totaling 58.5+/- Acres

Directions to Tracts 5-7: From Lynnville, go North on IN-61 N to Arther, then turn Right on IN-64 E, to Left on IN-257 N, to Right on CR 700 S and watch for signs; OR from Huntingburg, go West on IN-64 W approximately 7 miles to Right on S CR 1000 E, to Left on CR 725 S and watch for signs



FSA Data Pike Co



INDIANA
PIKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 625
Prepared : 10/10/24 9:22 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : JAMES ROBERT ROESNER
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
59.50	25.81	25.81	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	25.81	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	12.90	0.00	127	
Soybeans	12.90	0.00	36	
TOTAL	25.80	0.00		

NOTES

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Tract Number : 1553

Description : 176L, SEC 20 & 29,T2S,R6W SEC 20 & 29
FSA Physical Location : INDIANA/PIKE
ANSI Physical Location : INDIANA/PIKE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KENT BLOUNT
Other Producers : WILLIAM JOSEPH FLOYD ROESNER
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
59.50	25.81	25.81	0.00	0.00	0.00	0.00	0.0

Page: 1 of 2

INDIANA
PIKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 625
Prepared : 10/10/24 9:22 AM CST
Crop Year : 2025

Abbreviated 156 Farm Record

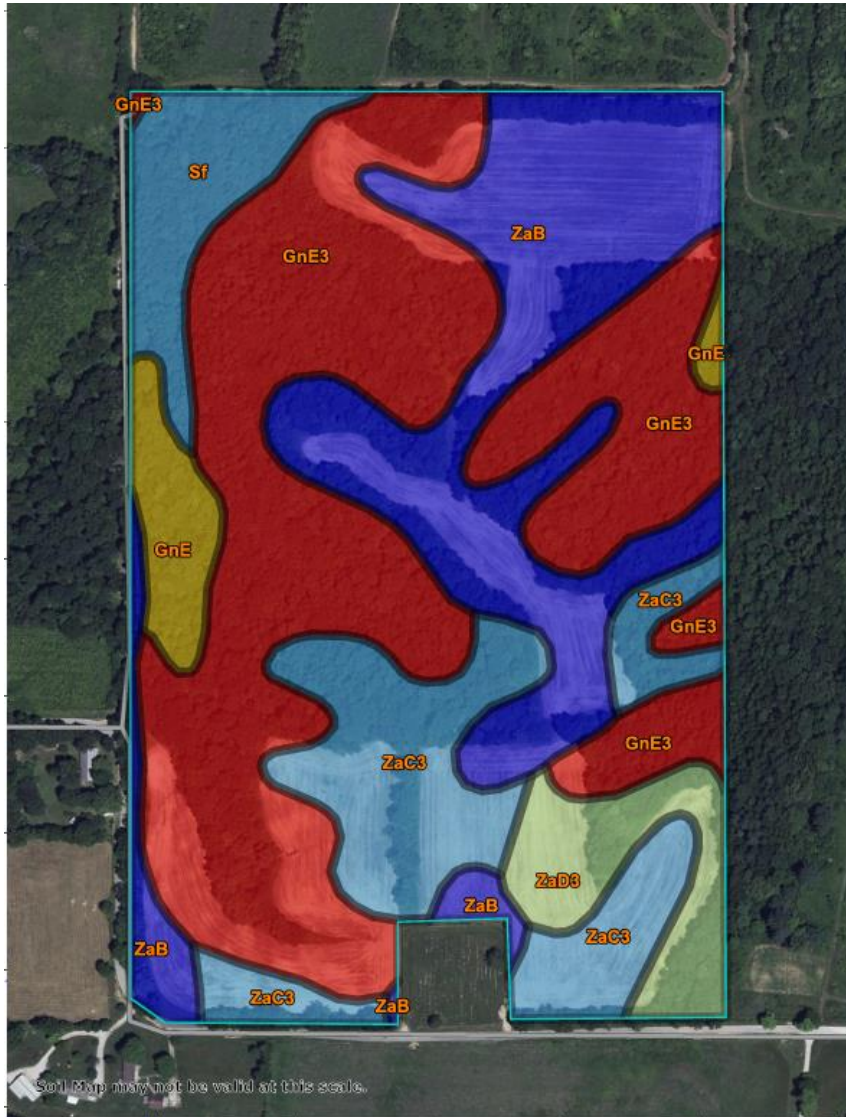
Tract 1553 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	25.81	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	12.90	0.00	127
Soybeans	12.90	0.00	36
TOTAL	25.80	0.00	

Soils Map Pike Co



Yields of Non-Irrigated Crops (Component): Corn (Bu)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GnE	Gilpin silt loam, 15 to 30 percent slopes	65.00	2.2	3.8%
GnE3	Gilpin silt loam, 15 to 25 percent slopes, severely eroded	55.00	25.2	43.3%
Sf	Steff silt loam, 0 to 2 percent slopes, frequently flooded	115.60	3.3	5.7%
ZaB	Apalona-Zanesville silt loams, 2 to 6 percent slopes	133.50	14.7	25.3%
ZaC3	Apalona-Zanesville silt loams, 6 to 12 percent slopes, severely eroded	109.25	9.4	16.1%
ZaD3	Zanesville silt loam, 12 to 18 percent slopes, severely eroded	90.00	3.3	5.7%
Totals for Area of Interest			58.1	100.0%

Pike Co Property Card

63-12-29-200-004.000-003

Blount, James E & Deloris J

E CO RD 725 S

100, Vacant Land

LOCKHART ACREAGE 1/2

General Information

Parcel Number
63-12-29-200-004.000-003
Local Parcel Number
0030006501

Tax ID:
Routing Number
0.000

Property Class 100
Vacant Land

Year: 2023

Location Information

County
Pike
Township
LOCKHART TOWNSHIP
District 003 (Local 003)
LOCKHART TOWNSHIP
School Corp 6445
PIKE COUNTY
Neighborhood 9309-003
LOCKHART ACREAGE
Section/Plat
Location Address (1)
E CO RD 725 S
VELPEN, IN 47590

Ownership

Blount, James E & Deloris J
11833 Salvin RD
Date, IN 47523

Transfer of Ownership

Date
01/01/1900
Owner
Blount, James E & Del

Doc ID Code Book/Page Adj Sale Price V/I

WD / \$0

Notes

7/29/2022 RE: 2022 CYCLICAL REASSESSMENT:
8/7/2018 RE:2018 CYCLICAL:
5/23/2010 ai: Associate Parcel ID
003005 004130000
5/23/2010 Id: Legal Description
PT NE NW 29 25 6 18.50A



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)									
2023	Assessment Year	2023	2022	2021	2020	2019			
WIP	Reason For Change	AA	AA	AA	AA	AA			
03/27/2023	As Of Date	07/10/2023	06/22/2022	06/16/2021	06/26/2020	06/13/2019			
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod			
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000			
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
\$17,400	Land	\$17,400	\$13,700	\$11,800	\$11,700	\$14,200			
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0			
\$17,400	Land Non Res (2)	\$17,400	\$13,700	\$11,800	\$11,700	\$14,200			
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0			
\$0	Improvement	\$0	\$0	\$0	\$0	\$0			
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0			
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0			
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0			
\$17,400	Total	\$17,400	\$13,700	\$11,800	\$11,700	\$14,200			
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0			
\$17,400	Total Non Res (2)	\$17,400	\$13,700	\$11,800	\$11,700	\$14,200			
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0			

Land Computations

Calculated Acreage	19.44
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	18.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.78
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	17.72
Farmland Value	\$18,260
Measured Acreage	18.66
Avg Farmland Value/Acre	979
Value of Farmland	\$17,350
Classified Total	\$0
Farm / Classified Value	\$17,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$17,400
CAP 3 Value	\$0
Total Value	\$17,400

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market	Factor	Value
4	A	GNE3	0	4.0000	0.50	\$1,900	\$950	\$3,800	0%	0%	1.0000	\$3,800
4	A	ZAB	0	1.3300	0.81	\$1,900	\$1,539	\$2,047	0%	0%	1.0000	\$2,050
4	A	ZAC3	0	8.0000	0.55	\$1,900	\$1,045	\$8,360	0%	0%	1.0000	\$8,360
4	A	ZAD3	0	4.0000	0.50	\$1,900	\$950	\$3,800	0%	0%	1.0000	\$3,800
6	A	ZAD3	0	1.3300	0.50	\$1,900	\$950	\$1,264	-80%	0%	1.0000	\$250
82	A		0	0.7800	1.00	\$1,900	\$1,900	\$1,482	-100%	0%	1.0000	\$00

Market Model

9309-003 - Residential

Characteristics

Topography Flood Hazard
Rolling
Public Utilities ERA
Water, Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage

Static
Printed Monday, September 11, 2023
Review Group 2022

Data Source Aerial

Collector 07/29/2022 BC

Appraiser 07/29/2022 TW

63-12-20-300-015.000-003

Blount, James E & Deloris J

E CO RD 650 S

100, Vacant Land

LOCKHART ACREAGE 1/2

General Information

Parcel Number
63-12-20-300-015.000-003
Local Parcel Number
0030006500

Tax ID:
Routing Number
0.000

Property Class 100
Vacant Land

Year: 2023

Location Information

County
Pike
Township
LOCKHART TOWNSHIP
District 003 (Local 003)
LOCKHART TOWNSHIP
School Corp 6445
PIKE COUNTY
Neighborhood 9309-003
LOCKHART ACREAGE
Section/Plat
Location Address (1)
E CO RD 650 S
VELPEN, IN 47590

Ownership

Blount, James E & Deloris J
11833 Salvin RD
Date, IN 47523

Transfer of Ownership

Date
01/01/1900
Owner
Blount, James E & Del

Doc ID Code Book/Page Adj Sale Price V/I

WD / \$0

Notes

7/29/2022 RE: 2022 CYCLICAL REASSESSMENT:
7/31/2018 RE:2018 CYCLICAL:
12/16/2014 001:
FORM 133 CORRECTED TILLABLE TO
WOODLAND 02 PAY:
03
12/16/2014 ai: Associate Parcel ID
003002 015060000
12/16/2014 Id: Legal Description
SEE SW 25 25 6 40A



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)									
2023	Assessment Year	2023	2022	2021	2020	2019			
WIP	Reason For Change	AA	AA	AA	AA	AA			
03/27/2023	As Of Date	07/10/2023	06/22/2022	06/16/2021	06/26/2020	06/13/2019			
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod			
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000			
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
\$19,500	Land	\$19,500	\$15,400	\$13,200	\$13,100	\$16,000			
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0			
\$19,500	Land Non Res (2)	\$19,500	\$15,400	\$13,200	\$13,100	\$16,000			
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0			
\$0	Improvement	\$0	\$0	\$0	\$0	\$0			
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0			
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0			
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0			
\$19,500	Total	\$19,500	\$15,400	\$13,200	\$13,100	\$16,000			
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0			
\$19,500	Total Non Res (2)	\$19,500	\$15,400	\$13,200	\$13,100	\$16,000			
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0			

Land Computations

Calculated Acreage	41.26
Actual Frontage	1
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.00
81 Legal Drain NV	0.00
82 Public Roads NV	1.25
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	38.75
Farmland Value	\$20,120
Measured Acreage	40.01
Avg Farmland Value/Acre	503
Value of Farmland	\$19,490
Classified Total	\$0
Farm / Classified Value	\$19,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$19,500
CAP 3 Value	\$0
Total Value	\$19,500

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market	Factor	Value
4	A	GNE3	0	2.6700	0.50	\$1,900	\$950	\$2,537	0%	0%	1.0000	\$2,540
4	A	SF	0	5.0000	1.02	\$1,900	\$1,938	\$9,690	0%	0%	1.0000	\$9,690
6	A	ZAB	0	10.6700	0.81	\$1,900	\$1,539	\$16,421	-80%	0%	1.0000	\$3,280
6	A	GNE	0	2.6700	0.50	\$1,900	\$950	\$2,537	-80%	0%	1.0000	\$510
6	A	GNE3	0	16.0000	0.50	\$1,900	\$950	\$15,200	-80%	0%	1.0000	\$3,040
6	A	SF	0	1.6700	1.02	\$1,900	\$1,938	\$3,236	-80%	0%	1.0000	\$650
6	A	ZAB	0	1.3300	0.81	\$1,900	\$1,539	\$2,047	-80%	0%	1.0000	\$410
82	A		1	1.2500	1.00	\$1,900	\$1,900	\$2,375	-100%	0%	1.0000	\$00

Market Model

9309-003 - Residential

Characteristics

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Sample Purchase Agreement

REAL ESTATE PURCHASE AGREEMENT (SOLD AT PUBLIC AUCTION)

The undersigned _____, ("Purchaser"), agrees to purchase from _____ ("Seller"), through SOHN & ASSOCIATES, LTD., ("Broker") the following Property for the consideration and subject to the following terms, provisions and conditions:

1. **PROPERTY.** The Purchaser agrees to purchase and Seller agrees to sell the real estate known as: _____, in the City of _____, County of _____, Indiana, and legally described as: _____, together with the following items of personal property located thereon: _____ (the "Property").

2. **PRICE:** Purchaser agrees to pay the following Purchase Price as provided:

PURCHASER'S PREMIUM ____% (if applicable)	\$ _____
PURCHASE PRICE	\$ _____
EARNEST MONEY DEPOSIT _____	\$ _____
BALANCE DUE AT CLOSING	\$ _____

3. **EARNEST MONEY:** Purchaser submits \$ _____ as earnest money which shall be applied to the purchase price at the time of closing. Broker shall deposit earnest money received into an escrow account within two (2) banking days of acceptance of this Agreement and hold it until time of closing the transaction or termination of this Agreement. The Broker holding any earnest money is absolved from any responsibility to make payment to the Seller or Purchaser unless the parties enter into a Mutual Release or a Court issues an Order for payment, except as permitted in 876 IAC 1-1-23 (release of earnest money). Upon notification that Purchaser or Seller intends not to perform, Broker holding the earnest money may release the earnest money as provided in this Agreement. If no provision is made in this Agreement, Broker may send to Purchaser and Seller notice of the disbursement by certified letter. Broker may release the earnest money to the party identified in the certified letter. Purchaser and Seller agree to hold the Broker harmless from any liability, including attorney's fees and costs, for good faith disbursement of earnest money in accordance with this Agreement and licensing regulations.

4. **FINANCING: THIS SALE IS NOT SUBJECT TO FINANCING. IF PURCHASER FAILS TO COMPLETE THIS TRANSACTION DUE TO A FAILURE TO OBTAIN FINANCING, THE EARNEST MONEY DEPOSIT SHALL BE FORFEITED, WITHOUT AFFECTING ANY OF SELLER'S FURTHER REMEDIES.**

5. **TITLE INSURANCE:** Evidence of good and merchantable title shall be furnished in the form of a commitment of title insurance in an amount not less than the purchase price, at owner's option. Seller will pay for the cost of the abstract extension and preparation of deed any and all other documents necessary to perfect title. In the event title insurance is utilized, Seller will pay that portion of the title insurance costs for the service which is equivalent to the abstract extension or search, and the Purchaser will pay the balance of the fees (usually the attorney's examination, premium, final, and lender's policy, if needed). In the event that title insurance is used for the sole purpose of removing a defect in the title which prevents Seller from furnishing evidence of merchantable title, then Seller shall bear the entire costs of said title insurance.

6. **CLOSING:** Closing of the sale shall be within _____ days after delivery of an up to date abstract or title insurance commitment to Purchaser or his representative, or as otherwise mutually agreed to by Seller and Purchaser, or on or before _____, 20____. The Closing Fee shall be paid by Buyer or by Seller or Shared equally.

7. **DEED:** At the closing, upon the purchase price being paid as provided in Paragraph 2 above, Seller shall deliver to Purchaser a _____ deed conveying the real estate to the Purchaser, subject to taxes, easements, restrictive covenants, and encumbrances on record.

8. **POSSESSION:** Possession of the Property shall be: A.) at closing OR B.) _____ days after closing. If Property is occupied by persons other than the Seller, subject to tenant's rights, all rents are to be prorated to the date of closing and all deposits transferred to Purchaser. Seller represents that any tenants are on a month to month tenancy only, unless noted: _____.

9. **REAL ESTATE TAXES:** (A) The real estate taxes will be prorated to the date of final closing using the most recent tax statements available as the basis for proration. OR (B) Purchaser will assume the real estate taxes due and payable in _____, 20____.

10. **RISK OF LOSS:** Risk of loss by damage or destruction to the Property prior to the closing shall be borne by Seller. Seller agrees to deliver the property in the same condition as when the contract is accepted, normal wear and tear excepted.

11. **FIXTURES AND ATTACHMENTS:** The term "Property" shall include all attached fixtures and accessories, together with heating and central air conditioning equipment, sump pump, alarm system, satellite dish and controls, window and door screens, storm sash, window shades and blinds, awnings, drapery and traverse rods, water softener,

SOHN & ASSOCIATES, LTD.
12600 N Green River Rd., Evansville, IN 47725, Phone 812-467-0227



12. affixed wall to wall carpeting, towel racks and bars, television antenna, light fixtures and ceiling fans, door bell or chimes, landscaping and shrubbery, storage barns, pool equipment, plus all articles so attached or built-in, which, if removed, would leave the premises in a damaged, incomplete or unfinished condition.

13. **INSPECTION: Property is sold on an "AS IS, WITH ALL FAULTS" basis.** Purchaser agrees to take said property in its present condition, normal wear and tear excepted. Purchaser may make inspections of the Property, at Purchaser's expense; however, all costs associated with fixing problems arising from inspection shall be borne by Purchaser.

14. **FURTHER CONDITIONS:** _____

14. **CONSULT YOUR ADVISORS:** Purchaser and Seller acknowledge they have been advised that, prior to signing this document, they may seek the advice of an attorney for the legal or tax consequences of this document and the transaction to which it relates. In any real estate transaction, it is also recommended that you consult with a professional, such as a civil engineer, environmental engineer, or other person with experience in evaluating the condition of the Property.

15. **ACKNOWLEDGEMENT:** By signing below, Purchaser and Seller acknowledge they have read the foregoing Agreement and fully understand the contents. Additionally, Purchaser and Seller have read and agree to the Terms and Conditions attached hereto which are made a part of this contract. Moreover, Purchaser and Seller acknowledge receipt of a copy of this Agreement and give their permission to a Multiple Listing Service, Internet or other advertising media, if any, to publish information regarding this transaction.

16. **RECEIPT BY BROKER:** I, selling Broker, acknowledge receipt of earnest money deposit of \$ _____ cash check No. _____.

SOHN & ASSOCIATES, LTD
 By: _____
 Title: _____

17. **ACCEPTED** by the Purchaser and Seller, this _____ day of _____, 20__.

Seller: _____	Purchaser: _____
Printed: _____	Printed: _____
Address: _____	Address: _____
Phone: _____	Phone: _____
Seller: _____	Purchaser: _____
Printed: _____	Printed: _____
Address: _____	Address: _____
Phone: _____	Phone: _____

TERMS AND CONDITIONS

- 1) **Acceptance of Terms and Controlling Conditions:** The Terms and Conditions and Limitation of Remedies herein constitute the complete agreement of Broker ("Sohn & Associates, LTD") and Seller, unless otherwise provided in writing signed by an authorized representative of Broker, and no terms or conditions in any way modifying the provisions herein shall be binding on the Broker. The Agreement for Sale of Real Estate attached hereto is made only upon the express condition that these Terms and Conditions govern. Broker's failure to object to provisions contained in any communication from Seller is not a waiver or modification of the terms and conditions contained herein. If Seller objects to any of the following terms and conditions, changes must be in writing and signed by both parties prior to commencement of performance by Broker.
- 2) **Indemnification and Release:** Purchaser and Seller shall hold Broker harmless from and against any and all third party liabilities, liens, mechanic's liens, materialman's liens, claims, demands, damages, expenses, attorney fees, costs, fines, penalties, suits, proceedings, actions and causes of action of any and every kind and nature, arising or growing out of, or in any way connected with, the operations of Broker on or about the Property of the Seller occasioned in whole or in any part by any act or omission of Broker, its invitees, agents, representatives, contractors, employees or servants, whether negligent or not negligent, and whether the damage is known or unknown at the time of occurrence. In the event Broker is made a party to any litigation for any matter covered by the operations, conduct, use or activities of Broker, Seller, or Purchaser upon the Property, then Purchaser and Seller shall protect and forever hold Broker harmless and must pay all costs, expenses and reasonable attorney fees incurred or paid by Broker in connection therewith.
- 3) **Lead Base Paint:** Federal law requires the seller of homes built before 1978 to make disclosures regarding lead-base paint, provide information dealing with lead hazards, and allow the Purchaser an opportunity to inspect and test. All inspection on auction properties need to be made prior to the auction date; therefore, by signing this Agreement, Purchaser is waiving any rights to a post-auction inspection for lead-base paint.
- 4) **Flood Area/Zoning Restrictions:** Purchaser may not terminate this Agreement if the Property requires flood insurance, and Purchaser may not terminate this Agreement if the Property is subject to building or use limitations by reason of the location.
- 5) **Attorneys Fees:** If legal action is instituted to enforce this Agreement, the prevailing party shall be entitled to recover all costs of such legal action, including reasonable attorney's fees.
- 6) **Severability:** If any part of these Terms and Conditions are held to be invalid or unenforceable, all other Terms and Conditions shall nevertheless continue in full force and effect.
- 7) **Execution of Agreement:** This Agreement may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this Agreement may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.
- 8) **Agency Acknowledgement and Authorization.** Purchaser acknowledges Broker has acted as both Seller and Listing Broker, and has not represented the Purchaser unless otherwise noted in writing. Purchaser and Seller further acknowledge that they understand and accept all agency relationships involved in this transaction, including but not limited to the existence of a limited dual agency. In a limited agency situation, Purchaser and Seller agree that there was no imputation of knowledge or information between any party and the limited agent. Purchaser and Seller acknowledge that this limited agency authorization has been read and understood. Purchaser and Seller understand that they do not have to consent to Broker acting as limited agent, but gives informed consent voluntarily to any limited agency and waives any claims, damages, losses, expenses, including attorneys' fees and costs, against Broker arising from its role as limited agent.
- 9) **Miscellaneous.** (a) Underground mining has occurred in Southwest Indiana and Purchaser is advised of the availability of subsidence insurance. (b) All oral statements or representations are merged into this agreement. (c) Any reference to singular shall include the plural where applicable. (d) Seller represents and warrants that Seller is not a "foreign person" (individual or entity) and therefore, is not subject to the Foreign Investment in Real Property Tax Act.

