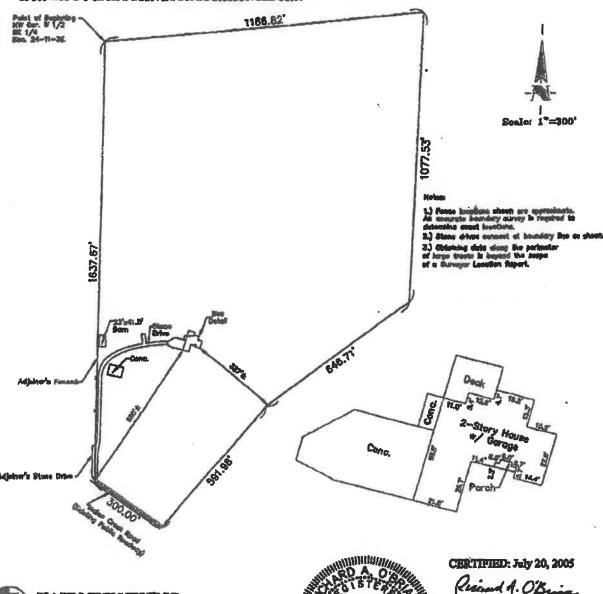
## 2508 W Indian Creek Rd

- New Grinder/Lift Pump (Patton Plumbing) 2024
- New Water Pressure Regulator Installed (just after meter / Patton Plumbing) 2024
- New Water Softener 2021
- Front and back pastures no freeze water fountains for livestock
- Septic tank pumped out 2023 (Setzer)
- 2 HVAC Units / Geothermal w/natural gas back-up (semi annual maintenance plan with Marshall Mechanical)
  - o Electronic air filters
  - o Humidifiers (one not in service)
- Whole house back-up generator w/automatic switchover
  - o 24 KW Generac (100 amp) 2022 (warranty until 7/2027)
  - o Natural Gas
- Utilities
  - o Electric Johnson County REMC
    - Separate service to Home and Pole Barn (200 Amp each)
  - Water Princes Lakes
  - o Gas Center Point Energy
  - o Internet Brightspeed
    - REMC just installed new fiber optic at the road
- Walk in gun safe
- Sauna
- Steam Shower
- 2 fireplaces (natural gas log and wood burning)
- Downstairs kitchenette w/refrigerator and microwave
- Low maintenance exterior Full brick
- Poured wall basement
- Full finished basement w/ 10' ceilings
- Basketball court w/ Gorrila Goal
- 40' X 120" Pole barn w/ 12' X 60' RV Carport (Full hook -up w/30 and 50 amp electric)
  - o Dual HVAC
  - o 16' ceilings
  - o (4) 14' overhead doors w/operators
  - o 24' X 24' office
    - Finished w/ full drywall, insulation and custom woodwork
  - Water inside the building w/ floor drains
  - Epoxy floor in office and showroom side
  - o Dimensional shingle roofing
  - o 2 post lift (included)

- 3 Pastures w/ either vinyl fencing or high tensile all w/electric hot wires
- Hay pasture
- Woods w/ deer and turkeys
- 2 creeks
- Large equipment shed in back
- 5 horse stall barn w/hay loft and tack room
  - o w/water and electricity
  - o Livestock wash bay
  - o Automatic waterers in horse stalls but in need of repair

## SURVEYOR LOCATION REPORT

I hereby sertify to the parties named above that the real estate described herein was inspected under my supervision on the date infliested and that to the best of my knowledge, this report confirms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT.





HAHN SURVEYING GROUP, INC.

Surveyous & Engineers 2850 B. 96th St., Indianapolis, IN 46240 PHONE: (317) 846-0840 or (317) 846-4119 FAX: (317) 846-4298 or (317) 582-0662



Richard A. O'Brien Registered Land Surveyor, Indiana #8800177 Job No.: 2005071500

Sheet 2 of 3



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)



Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

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.

	nditions indicated:					mat/ 10 cm			
A. APPLIANCES	Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/No Included Renter	All Decisions and the second	Not Defective	Do No
Built-in Vacuum System	P/				Cistern	Ø			
Clothes Dryer					Septic Field/Bed	T			十古
Clothes Washer	Ø				Hot Tub	Ø	1 7		十一
Dishwasher			Ø,		Plumbing	1 1			十岩
Disposal			Ø,		Aerator System	P			
Freezer			Ø		Sump Pump		H		+
Gas Grill	Ø				Irrigation Systems	1	H	Ø	1
Hood			W/		Water Heater/Electric				
Microwave Oven			D/	П	Water Heater/Gas				+
Oven			Ø.		Water Heater/Solar	Ø.	1 2		+
Range		П	Ø		Water Purifier		<u></u>	<u> </u>	
Refrigerator	D'		Ø	n	Water Softener				
Room Air Conditioner(s)	Ø,	П			Well			Ø	
Trash Compactor	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		П	П	Septic and Holding Tank/Septic Mound	N.	<u> </u>		<del>  </del>
TV Antenna/Dish	D		F			-			
Other:			П		Geothermal and Heat Pump			Ø	
	П		П		Other Sewer System (Explain)	Ø			
		П	П	П	Swimming Pool & Pool Equipment			P)	<del>                                      </del>
	П			H				- band	Do Not
		H	H	H	<b>A</b>			Yes No	Know
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a public water system?				
System	Included/ Rented	Delective	Defective	Know	Are the structures connected to a p	ublic sewer s	/stem?		
Air Purifier	P/				Are there any additions that may re- the sewage disposal system?				
Burglar Alarm		H	-		If yes, have the improvements been	Day Wila			
Deiling Fan(s)		H	7		Sewage disposal system?  Are the improvements connected to	o mais undo force		7 /	
Garage Door Opener / Controls	П	H	A		water system?				
nside Telephone Wiring		- North	- Bust		Are the improvements connected to	improvements connected to a private/community			-
nd Blocks/Jacks				ei	sewer system?  D. HEATING & COOLING	Ti Manageria			
ntercom	Ø				SYSTEM	None/Not included	Defective	Not Defective	Do Not Know
ight Fixtures		П	Ø.	П		Rented			
auna	П	П	Ø		Attic Fan	W.			
moke/Fire Alarm(s)		п		Ø	Central Air Conditioning			V	
witches and Outlets	П	n	7/		Hot Water Heat				
ent Fan(s)	DE VIEW	П	M	H	Furnace Heat/Gas			Ø	
0/100/200 Amp Service Care			-		Furnace Heat/Electric	\(\overline{\pi}\)			
enerator			<b>1</b>		Solar House-Heating	1/1			
			Ø		Woodburning Stove	Ø			
OTE: Means a condition that	TV. that would	i Significant	lu impair the	hoalth If	Fireplace			白	
ffect on the value of the property, that would significantly impair the health r safety of future occupants of the property, or that if not repaired, removed r replaced would significantly shorten or adversely affect the expected ormal life of the premises.					Fireplace Insert	Ø			
					Air Cleaner			Ø	0/
The breakers.					Humidifier				Ø
				11	Propane Tank	$\square$			
				IL	Other Heating Source Miss Sur			120	
ospective buyer or owner may late purchaser at settlement that it knowledge receipt of this Disclost prature of Seller	er obtain. At or he condition o ture by signing	before settle	mont the our	nes in secur	ertifies to the truth thereof, based on closure form may not be used as a sul ired to disclose any material change in ame as it was when the disclosure for Signature of Buyer	ostitute for an	y inspections	or warranties	that the
e Seller hereby certifies that the co	O. K. I	MULA property is su	bstantially the	same ac	Signature of Buyer was when the Seller's Disclosure form was			*	
nature of Seller (at closing)		-p	January ule	Some 45 II	Signature of Seller (at closing)	was originally	provided to the	e Buyer.	
					1 of 2				

2. ROOF	YES	NO.	DO NOT			T	T	_
Age, if known Years.			KNOW	4. OTHER DISCLOSURES		YES	NO	DO NO.
Does the roof leak?		Ø.		Do structures have alum		0	10	
Is there present damage to the roof?		Ø		Are there any foundation structures?	problems with the		d	
Is there more than one layer of shingles on the house?	<u></u>	d		Are there any encroachn	nents?	-		-
				Are there any violations of zoning, building codes,			1	
If yes, how many layers?				or restrictive covenants?	_		Ø	
				Is the present use of non Explain:	-conforming use?			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				1	
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, adioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other iological contaminants, asbestos insulation, or PCB's?		Ø	0			0		
s there any contamination caused by the nanufacture or a controlled substance on the		/		Is the access to your prop	erty via a private road?		12	
roperty that has not been certified as		₽ I		Is the access to your prop	erty via a public road?	図		
econtaminated by an inspector approved inder IC 13-14-1-15?	-			Is the access to your prop Have you received any no	erty via an easement?	₩.		
as there been manufacture of ethamphetamine or dumping of waste from		Ø		governmental or quasi-governmental agencies affecting this property?  Are there any structural problems with the building?			Ø	
e manufacture of methamphetamine in a sidential structure on the property?	_						Ø,	
xplain:				Have any substantial addit been made without a requi	ions or alterations red building permit?		Ø,	
				Are there moisture and/or vibasement, crawl space are	vater problems in the		Ø,	
				Is there any damage due to or rodents?	wind, flood, termites,		d,	
				Have any structures been to destroying insects?	reated for wood		Ø	
				Are the furnace/woodstove/ working order?	chimney/flue all in	Ø	Π,	
ADDITIONAL COMMENTS AND/OR EXPLANATIO te additional pages, if necessary)	NS:			Is the property in a flood pla			0/	
				Do you currently pay for flood			☑/	
				Does the property contain unctank(s)?			Ø,	
				Is the homeowner a licensed r or broker?	eal estate salesperson		Ø,	
				Is there any threatened or exist the property?	ting litigation regarding		四	
				Is the property subject to cover restrictions of a homeowner's a	ants, conditions and/or association?		Ø,	
				Is the property located within o airport?	ne (1) mile of an		凶	
information contained in this Disclosure h.  DWLEDGE. A disclosure form is not a warranteections or warranties that the prospective buphysical condition of the property or certify losure form was provided. Seller and Purkhasature of Seller	yer or o	wner may i	later obtain.	r, who certifies to the truth agent, if any, and the disclo At or before settlement, the o	sure form may not be wner is required to dis	Seller's C	URRENT	ACTUAL for any
ature of Seller								
- Sarara & 1	WC	and		Signature of Buyer				
Seller hereby certifies that the condition of the ature of Seller (at closing)	property	is substant	tially the sam	e as it was when the Seller's D	isclosure form was orig	inally provi	ided to the	Buyer.
				Signature of Seller (at closing)				