

2508 W Indian Creek Rd

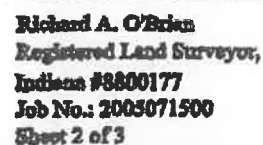
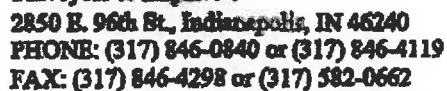
- New Grinder/Lift Pump (Patton Plumbing) 2024
- New Water Pressure Regulator Installed (just after meter / Patton Plumbing) 2024
- New Water Softener 2021
- Front and back pastures – no freeze water fountains for livestock
- Septic tank pumped out 2023 (Setzer)
- 2 HVAC Units / Geothermal w/natural gas back-up (semi annual maintenance plan with Marshall Mechanical)
 - Electronic air filters
 - Humidifiers (one not in service)
- Whole house back-up generator w/automatic switchover
 - 24 KW Generac (100 amp) 2022 (warranty until 7/2027)
 - Natural Gas
- Utilities
 - Electric - Johnson County REMC
 - Separate service to Home and Pole Barn (200 Amp each)
 - Water – Princes Lakes
 - Gas – Center Point Energy
 - 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/ Gorilla Goal
- 40' X 120" Pole barn w/ 12' X 60' RV Carport (Full hook -up w/30 and 50 amp electric)
 - Dual HVAC
 - 16' ceilings
 - (4) 14' overhead doors w/operators
 - 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
 - Dimensional shingle roofing
 - 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
 - w/water and electricity
 - Livestock wash bay
 - Automatic waterers in horse stalls but in need of repair

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

Scale: 1"=300'

- 1.) Fence locations shown are approximate.
An accurate boundary survey is required to determine exact locations.
- 2.) Stone drive corner at boundary line as shown.
- 3.) Obstruction data along the perimeter of large trees is beyond the scope of a Surveyor Location Report.

[illegible]

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
 State Form 46234 (R6/6-14)

State Form 46234 (R6/6-14)



Date (month, day, year)

5-5-25

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.

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

2508 W. Indian Creek Rd

1. The following are in the conditions indicated:

[illegible]

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

W.3.02-7

Signature of Buyer _____

Signature of Seller

Sandra K. Willard

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)

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

2. ROOF

	YES	NO	DO NOT KNOW
Age, if known <u>2</u> Years. <u>6</u>	☐	☒	☐
Does the roof leak?	☐	☒	☐
Is there present damage to the roof?	☐	☒	☐
Is there more than one layer of shingles on the house?	☐	☒	☐
If yes, how many layers? <u>10</u>	☐	☐	☐

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?	☐	☒	☐
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	☐	☒	☐
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	☐	☒	☐

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)

4. OTHER DISCLOSURES

	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	☐	☒	☐
Are there any foundation problems with the structures?	☐	☒	☐
Are there any encroachments?	☐	☐	☐
Are there any violations of zoning, building codes, or restrictive covenants?	☐	☒	☐
Is the present use of non-conforming use? Explain:	☐	☒	☐
Is the access to your property via a private road?	☐	☒	☐
Is the access to your property via a public road?	☒	☐	☐
Is the access to your property via an easement?	☒	☐	☐
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	☐	☒	☐
Are there any structural problems with the building?	☐	☒	☐
Have any substantial additions or alterations been made without a required building permit?	☐	☒	☐
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	☐	☒	☐
Is there any damage due to wind, flood, termites, or rodents?	☐	☒	☐
Have any structures been treated for wood destroying insects?	☐	☒	☐
Are the furnace/woodstove/chimney/flue all in working order?	☒	☐	☐
Is the property in a flood plain?	☐	☒	☐
Do you currently pay for 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?	☐	☒	☐

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 W. J. W.

Signature of Buyer

Signature of Seller Linda K. W.

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)