



Type notes here

Printed
07/11/2017

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

Our Brown County

Features Yellow pages Photo gallery
Calendar Creative outlet Contents

Featured stories

JULY 2001

cover by Dick Ferrer

**Warford Racing
Family**

Homestead Weaving

Onya's Gift

Mac's Kozy Kitchen

Liars Bunch

Believe it or Else!

Onya's Gift

by Henry Swain

During the post World War II years before television began spreading through Brown County like the Japanese beetle, parties served as a source of pleasure and entertainment. Onya LaTour reigned as the Perle Mesta of hostesses in our community.

It was considered an honor to be invited to one of her parties at her "**Spellbound**" home atop a hill overlooking the Salt Creek valley at the north entrance of Brown County State Park.

The curving driveway to her home left highway 46 just west of artist Charles Barnes cabin and art studio, which at that time was occupied by furniture maker Earl Page and his wife Alice.

Karl and Becky Martz, both recognized potters, lived in their studio home just west of the drive. They later moved to

Bloomington, Indiana where Karl taught pottery at Indiana University, gaining worldwide recognition for his experimental work in pottery glazes. Their Brown County home became "The Razor's Edge" hair styling salon which Rob Lawless operated for many years.

Onya was a devoted patron of the arts, especially modern art, that was at the time not very well accepted by the local art galleries whose works were more traditional. She hired a local carpenter with whom she worked alongside to build her rustic hilltop studio home. It had large picture windows and a two story tower from which she could better view the valley and rolling State Park hills beyond.

Near sunset guests would begin arriving. They would park their cars at the foot of the hill and walk the winding driveway up the hill. Statues lined the driveway and two tall cathedral candlesticks with their flickering tapers marked the approach to her patio.

Onya would walk out to greet the guests and make introductions among the strangers. Her dark braided hair contrasted with the white blouse she wore above a pleated peasant skirt that held a pattern of butterflies hidden among the pleats. The skirt seemed appropriate for she would flit from guest to guest like a butterfly making each guest feel they were her very favorite guest among all those invited.

After refreshments some would retire to comfortable chairs on the patio to visit while others would climb the tower to watch the afterglow of sunset spread over the valley and watch the lights blink on at the Lon Weddle and Paul Snyder farms below and at the State Park Lodge among the trees across the valley.

Onya's guest list read like a recipe whose ingredients, when mixed, made a kind of social stew. Young and old, native and new, professional and tradesmen, all were stirred by Onya's special touch and seasoning. She would charmingly steer social opposite together, then smilingly leave them assuming they would discover their common humanity, which under her spell, they invariably did.

By the time the full moon was high enough to light the driveway, the party would begin to disperse in little segments to say their goodbyes, then drift lightly down the gravel drive into the mist to find their cars.

I considered Onya a social botanist. She would hold these parties to cross-pollinate members of divergent social status and age, and I often imagined her making lists of prospective opposites to bring together.

Later in her life Onya married Carl Mcann, another patron of the arts. After many good years together illness and death dissolved the union. Onya willed a substantial sum to the town for the building of a community center for the arts and other activities.

The fund lay dormant for many years after her death. A later town council, none of whose members had known Onya, proposed to use the funds to build a new town hall. Those who had known Onya questioned this disposition of the funds. The matter was resolved when the New Town Hall was built at a new location and the former Town Hall and parking lot were deeded to a committee that established the Onya LaTour Center for community activities.

A new County Library was built in the year 2000. The Onya LaTour Center committee sold its property, folding the proceeds into a dedicated multipurpose room in the new library called the Onya LaTour room.

After many years and convoluted turns Onya's bequest for a Community Center finally came to a peaceful and fitting resolution. I have attended numerous meetings in this room since the new library opened. I cannot help but feel Onya's presence at my numerous times in attendance.

Every community has certain citizens that understand how much of the future is determined by those in the present. Her vision and generous gift were an investment in the future of our community and its children. She inspired us to lift our expectations of ourselves always with the faith that we would live up to the higher goal.

I recently sat alone in the LaTour Room after attending a meeting. Memories of Onya came drifting back in a nostalgic wave. After a few moments of reflection I rose to leave. I looked at the plaque on the fireplace mantle that informed the unacquainted of Onya's vision. As I turned off the lights to walk to my car I thought, "Onya would be pleased. Past and Future are now at peace."

[Back to Top](#)

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

1774 Bryson Ln, Nashville, IN 47448

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2</u> Years.			
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? _____			
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 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?		☒	
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)			
garage furnace disconnected			

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 a 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 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 <i>Angela Bonden</i>	Date (mm/dd/yy) <i>7/7/17</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



Form #03.



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

1 **PROPERTY ADDRESS:** 1774 Bryson Ln, Nashville, IN 47448

2
3 **LEAD WARNING STATEMENT**

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

12
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;

36 **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.) PS 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

1774 Bryson Ln, Nashville, IN 47448

(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

Copyright IAR 2017

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 Mary Deborah Bowden 7/2/17
 55
 56 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
 57
 58 Mary Deborah Bowden
 59 PRINTED PRINTED
 60
 61
 62 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
 63
 64
 65 PRINTED PRINTED
 66
 67
 68 LISTING BROKER DATE SELLING BROKER DATE



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2017



1774 Bryson Ln, Nashville, IN 47448
 (Property Address)



FAA DISCLOSURE

The Federal Aviation Administration has granted an extension of an already existing military flight zone to the Indiana Air National Guard effective August 3, 2006, from Camp Atterbury. Portions of Brown, Bartholomew and Jackson Counties are within flight zone parameters.

Seller gives permission to Carpenter Hills O' Brown Realty, its Broker, and/or assigns to disclose this statement to potential Buyer(s) of this property and that further information concerning the military fly zone may be obtained by calling Camp Atterbury's Public Affairs Office at 812-526-1386.

Mary Delaney Borden 7/7/17
Seller Date Seller Date

Buyer Date Buyer Date

Seller states that the information contained in this Disclosure is correct to the best of the Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice. 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 seller.

UTILITIES SERVING BROWN COUNTY

Please check those applicable

ELECTRIC

Duke Energy	800-521-2232
Jackson County REMC	800-288-4458
South Central Indiana REMC	800-264-7362

NATURAL GAS

Indiana Natural Gas	812-988-2512*
	800-778-0659

PROPANE

Columbus Silgas	812-372-4469
Gailes Gas	812-597-4451*
Suburban Propane	812-988-4503*
Warford Gas	812-988-4373*
White River Coop	800-241-2288

TELEPHONE

AT&T	800-288-2020
Smithville	812-876-2211
Century Link (Cordry-Sweetwater)	800-786-6272

TRASH PICKUP

Knight's	812-988-8000*
Rumpke	812-372-1225
Spicers	812-988-7206*

RECYCLING

Brown County Solid Waste Mgt	812-988-0140*
------------------------------	---------------

WATER

Brown County Water	812-988-6611*
Jackson County Water	812-358-3654
Southwestern Bartholomew	812-342-4421
Town of Nashville (Water & Sewer)	812-988-7064*
Cordry Sweetwater Conservancy	317-933-2893

DELIVERY

Water Well	812-327-2067 345-6753
Water You Waiting For	812-988-4019

CABLE TV

NewWave	844-546-3278
Comcast Services-Bloomington	800-934-6489

*Local call from Nashville

Revised 10/15



SELLER MOTIVATION DISCLOSURE

Effective 7/1/94, Indiana Law prescribes that the motivation of a Seller in a real estate transaction cannot be discussed without the written permission of that Seller.

Circle one:

As Seller below signed, I DO*, DO NOT authorize Carpenter Hills O' Brown Realty, Inc. to divulge my motivation for selling.

Our motivation for selling is relocated out of state

X May Delong Borden 7/7/17
Seller Signature Date

X _____
Seller Signature Date

X _____
Listing Agent Signature Date

UTILITY INFORMATION SHEET

Name

Date 7/7/17

Address

1774 Bryson Lane

LAST 12 MONTHS UTILITIES

MONTH/YEAR	ELECTRICITY	GAS/ PROPANE	OIL	WATER	OTHER
		990 bu		minimum	
		Budget only			

OTHER SERVICES

LOT OWNERS ASSOCIATION/ROAD MAINTENANCE

INTERNET ATT COST PROVIDER

CABLE TV/SATELLITE COST PROVIDER

TRASH PICKUP COST PROVIDER

OTHER



Recent Improvements



Property Address:

1774 Bryson Lane

Devices Service '06/07 HVAC New

2015 Roof

septic pumped 2016 Reed Septic

hotwater heater 2016

microwave hood 2016

roof 2015

retaining wall 2016

The above information is to the best of my knowledge. No warranties or guarantees are expressed or implied. I give permission for this information to be given to prospective buyers.