

200 W. 750 N.

Lebanon, IN 46052

This property has trails that have been maintained for horseback riding – no need to trailer your horses a long way for a beautiful ride. Browns Wonder Creek flows through the property and the streams have clear good gravel beds. Some areas are 6 ft deep and good for swimming. There are Morel mushrooms on the property as well as some groves of Paw Paw trees! There is a prairie area for Bob-o-link birds and Bob White quail. This is a bird and wildlife haven! These areas are a classified forest and prairie which help lower property taxes and the acreage is zoned agricultural versus excess residential, which also helps keep property taxes low.

The 4+ stall horse barn has a heated tack room, apartment/office with living area, bedroom space, kitchenette with appliances, washer and dryer as well as a full bathroom. The 300 bale capacity hayloft has stairs for your convenience. There is also a heated storage room for other equipment or vehicles. There is drainage tile under some of the pasture/lot areas around barn to keep them from getting extremely muddy during heavy rains. There is an additional storage shed for yard/trail equipment.

Recent additions include the pole barn, chicken coop, goat barn, lean-to shelter in the pasture and the pasture fencing as well as the fencing for part of the back yard.

Features and Updates

200 W 750 N

- Pole Barn and Goat Barn Sept. 2020
- Lean to in Pasture 2020
- Cedar Chicken Coop 2020
- Fencing June 2020
- Food Plot for Deer last 2 years
- Surround sound outside home
- Fenced back yard – last 3 years
- Weber grill stays
- ¼ Mile grass riding track
- Morel Mushrooms, Paw Paw Trees and Wild Raspberries
- Central Vacuum System
- 3 Car Attached Garage
- Pool Table Stays
- Gravel for Driveway March 2020
- Composite Deck and hot tub 2016
- Roof – House 2017 Roof - Barn 2004
- Kitchen water filter system and temp control
- SubZero Refrigerator
- Heated Floors in Master Bathroom 2015
- Water Heater for Master Bathroom 2015
- Septic Lift Station Pump 2015
- Windows 2007
- Generator 2012
- Garage Doors 2013
- Phone power from rd runs on West side of driveway then North behind barn
- Barn is connected to generator
- Own 1000 gallon propane tank. Electric/phone lines are buried
- Septic located North of the house in the yard between house and barn
- Geothermal loop South of house
- Well at end of concrete driveway (feeds both house and barn) 100 ft deep



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

3/25/2021

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)

200 W. 750 N, Lebanon, IN 46052

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System			X		Cistern	X				
Clothes Dryer			X		Septic Field/Bed			X		
Clothes Washer			X		Hot Tub			X		
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System					
Freezer			X		Sump Pump			X		
Gas Grill			X		Irrigation Systems	X				
Hood			X		Water Heater/Electric (3)			X		
Microwave Oven			X		Water Heater/Gas	-				
Oven			X		Water Heater/Solar	-				
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener (2)			X		
Room Air Conditioner(s)			X		Well			X		
Trash Compactor			X		Septic and Holding Tank/Septic Mound			X		
TV Antenna/Dish			X		Geothermal and Heat Pump			X		
Other:					Other Sewer System (Explain)	-				
					Swimming Pool & Pool Equipment			X		
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			X		
					Are the structures connected to a public sewer system?			X		
					Are there any additions that may require improvements to the sewage disposal system?			X		
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?			X		
					Are the improvements connected to a private/community sewer system?			X		
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	X				Attic Fan	X				
Burglar Alarm			X		Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat			X		
Garage Door Opener / Controls			X		Furnace Heat/Gas	X				
Inside Telephone Wiring and Blocks/Jacks			X		Furnace Heat/Electric			X		
Intercom	X				Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace			X		
Smoke/Fire Alarm(s)			X		Fireplace Insert			X		
Switches and Outlets			X		Air Cleaner	X				
Vent Fan(s)			X		Humidifier			X		
60/100/200 Amp Service (Circle one) (400)			X		Propane Tank			X		
Generator			X		Other Heating Source	X				

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	3/25/21	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)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>13</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers?	<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 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>

Explain:

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

USDA Conservation Reserve Program (CRP)
~6.9 acres of Prairie
DNR Forestry Dept - Classified Forest
~56 acres.
Woodlands in Floodplain. House & barns are NOT in Floodplain

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use of non-conforming use? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property? *	<input checked="" type="checkbox"/>	See E	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do you currently pay for flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)? <u>Propane</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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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.

