

NOTICE OF DISPOSITION OF REAL ESTATE

Pursuant to the requirements of I.C. 36-1-11-4 and 5, and I.C. 5-3-1, the City of Jasper, by and through its Jasper City Parks and Recreation Board, (the "Board"), hereby publishes notice of its intent to sell certain real property in Dubois County commonly known as Lot 3 of Camp Carnes Subdivision (Parcel 19-07-29-400-053.000-018) and Lot 1 of Camp Carnes Subdivision (Parcel No. 19-07-29-400-053.001-018, address 1930 E. Jasper Dubois Road, Jasper IN 47547), and **Part of Lot 3** of Camp Carnes Subdivision. Information including the form of the purchase agreement (the "Purchase Agreement") and the legal description for the real estate may be obtained from the City of Jasper Legal Department at 610 Main Street, Jasper, Indiana. The disposition of the real estate will be conducted under the following terms and conditions:

1. Bids will be received at the office of the City of Jasper Parks Department, located at 1301 St. Charles Street, Jasper IN, 47546, beginning at 8:00 a.m. (EST), on June 26, 2025, and should be addressed to the attention of Tom Moorman, Director of the Jasper City Parks and Recreation Department.
2. The offer period will continue through and including, 4:00 p.m. (EST), on July 26, 2025, and may be extended from day to day, as may be determined by the Presiding Officer/Mayor, thereafter until 4:00 p.m. (EST) on August 25, 2025, which is not longer than sixty days, and until an offer satisfactory to the Board is received.
3. The purchase price of each of the Properties shall be not less than the amount set forth below. The purchaser of each of the Properties shall be responsible for paying certain additional expenses associated with the sale of the Property, which expenses shall include, but not be limited to, recording fees, title insurance and closing fees and other fees incurred by the City as a result of such sale, all as set out in the Purchase Agreement.
4. Interested bidders may inspect the Property during normal business hours by: (1) request to tmoorman@jasperindiana.gov; and (2) execution and delivery of a "Release, Indemnification and Hold Harmless Agreement" ("Release Agreement") available with the Real Estate information. All inspections will be conducted at such bidder's expense. Inspections will be allowed until all lots are sold, or August 25, 2025, whichever occurs first.
5. Questions regarding the real estate may be addressed by email to tmoorman@jasperindiana.gov or by calling the City of Jasper Parks Department at 812-482-5959. Interested bidders may obtain copies of all real estate information, including the legal description, survey, plat, Real Estate Purchase Agreement and Release Agreement.
6. All bids shall be open to public inspection. A bidder may raise the bidder's bid and written notice of such raise will be provided to other bidders.
7. The legal descriptions, addresses, tax parcel numbers and the minimum sales price of the Property are:
 - A. **Lot 1 of Camp Carnes Subdivision**, as per plat thereof recorded in the Office of the Recorder of Dubois County, Indiana, in book 11, page 96, as Instrument Number 2023002697; Tax Parcel Number 19-07-29-400-053.001-018. Property address: 1930 E Jasper Dubois Road, Jasper IN 47547; Property Zone: CP
Minimum Purchase Price \$98,200.
 - B. **Lot 3 of Camp Carnes Subdivision**, as per plat thereof recorded in the Office of the Recorder of Dubois County, Indiana, in book 11, page 96, as Instrument Number 2023002697;

EXCEPT FOR Part of the West Half of the Southeast Quarter of Section Twenty-nine (29), Township One (1) South, Range Four (4) West, Marion Civil Township, Dubois County, Indiana, being part of Lot

3 of Camp Carnes, a Subdivision of Marion Civil Township, as recorded at Record Document 2023002697 of the Dubois County Recorder's Office, being that 0.696-acre tract surveyed by Philip J. Buehler, Indiana Professional Surveyor No. LS21000213, with Brosmer Land Surveying & Engineering, Inc., as shown on a plat of survey certified on 20 February 2025, and being more completely described as follows:

Commencing at an existing one-inch iron pipe at the northwest corner of the West Half of the Southeast Quarter of Section Twenty-nine (29), Township One (1) South, Range Four (4) West;
thence North 89 degrees 18 minutes 51 seconds East a distance of 447.00 feet along the north line of said quarter-quarter section to an existing Dubois County Survey Marker at the northeast corner of the Idlewild Lake Incorporated tract, as record at Record Document 4004 of the Dubois County Recorder's Office;

thence South 09 degrees 52 minutes 02 seconds East a distance of 122.31 feet along the east line of said Idlewild Lake Incorporated tract to an existing MAG nail bearing a bronze surveyor's tag inscribed "BUEHLER 21000213" (hereafter referred to as a "MAG nail") at the centerline of Jasper-Dubois Road;
thence continuing South 09 degrees 52 minutes 02 seconds East a distance of 958.08 feet along the east line of said Idlewild Lake Incorporated tract to an existing 5/8-inch iron pin bearing a yellow plastic survey cap inscribed "K.R.B. 80880037", (hereafter referred to as a "capped K.R.B. iron pin"), being the **point of beginning** of the herein described tract;

thence South 15 degrees 03 minutes 01 seconds East a distance of 252.19 feet to a 5/8-inch diameter iron rebar bearing an orange plastic survey cap inscribed "BUEHLER 21000213" (hereafter referred to as a "capped iron rebar") set this survey;

thence South 14 degrees 24 minutes 40 seconds East a distance of 233.98 feet to a capped iron rebar set this survey;

thence South 07 degrees 53 minutes 30 seconds East a distance of 538.73 feet to a capped iron rebar set this survey;

thence South 04 degrees 29 minutes 13 seconds East a distance of 242.62 feet to an existing capped K.R.B. iron pin at the east line of said Idlewild Lake Incorporated tract;

thence North 09 degrees 52 minutes 02 seconds West a distance of 1264.36 feet along the east line of said Idlewild Lake Incorporated tract to the **point of beginning** of the herein described tract.

Containing **0.696 acre.**

Total Parcel Containing 27.058 acres.

Parcel Number 19-07-29-400-053.000-018. Property Zone: CP

Minimum Purchase Price \$122,539.72

- C. **Part of Lot 3 of Camp Carnes Subdivision**, per the Original Survey recorded in the office of the Recorder of Dubois County, Indiana as document number 2025000669; legally described as follows:
Part of the West Half of the Southeast Quarter of Section Twenty-nine (29), Township One (1) South, Range Four (4) West, Marion Civil Township, Dubois County, Indiana, being part of Lot 3 of Camp Carnes, a Subdivision of Marion Civil Township, as recorded at Record Document 2023002697 of the Dubois County Recorder's Office, being that 0.696-acre tract surveyed by Philip J. Buehler, Indiana Professional Surveyor No. LS21000213, with Brosmer Land Surveying & Engineering, Inc., as shown on a plat of survey certified on 20 February 2025, and being more completely described as follows:

Commencing at an existing one-inch iron pipe at the northwest corner of the West Half of the Southeast Quarter of Section Twenty-nine (29), Township One (1) South, Range Four (4) West;

thence North 89 degrees 18 minutes 51 seconds East a distance of 447.00 feet along the north line of said quarter-quarter section to an existing Dubois County Survey Marker at the northeast corner of the Idlewild Lake Incorporated tract, as record at Record Document 4004 of the Dubois County Recorder's Office;

thence South 09 degrees 52 minutes 02 seconds East a distance of 122.31 feet along the east line of said Idlewild Lake Incorporated tract to an existing MAG nail bearing a bronze surveyor's tag inscribed "BUEHLER 21000213" (hereafter referred to as a "MAG nail") at the centerline of Jasper-Dubois Road; thence continuing South 09 degrees 52 minutes 02 seconds East a distance of 958.08 feet along the east line of said Idlewild Lake Incorporated tract to an existing 5/8-inch iron pin bearing a yellow plastic survey cap inscribed "K.R.B. 80880037", (hereafter referred to as a "capped K.R.B. iron pin"), being the **point of beginning** of the herein described tract;

thence South 15 degrees 03 minutes 01 seconds East a distance of 252.19 feet to a 5/8-inch diameter iron rebar bearing an orange plastic survey cap inscribed "BUEHLER 21000213" (hereafter referred to as a "capped iron rebar") set this survey;

thence South 14 degrees 24 minutes 40 seconds East a distance of 233.98 feet to a capped iron rebar set this survey;

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thence South 04 degrees 29 minutes 13 seconds East a distance of 242.62 feet to an existing capped K.R.B. iron pin at the east line of said Idlewild Lake Incorporated tract;

thence North 09 degrees 52 minutes 02 seconds West a distance of 1264.36 feet along the east line of said Idlewild Lake Incorporated tract to the **point of beginning** of the herein described tract.

Containing **0.696 acre.**

Minimum Purchase Price \$3,977.66.

8. The real estate may not be conveyed to a person who is ineligible under I.C. 36-1-11-16 of the Indiana Code.
9. Any bids submitted by a trust (as defined in I.C. 30-4-1-1(a)) must identify each: (A) beneficiary of the trust; and (B) settlor empowered to revoke or modify the trust.
10. Except as set forth in the Purchase Agreement, bids may not set forth conditions for the disposition, such as required zoning, soil, or drainage conditions, as a prerequisite to sale of the property, and the property will be sold "As Is," "where is," and "with all faults."
11. The Board reserves the right to reject all bids.
12. The disposition will comply with all other legal statutory requirements.
13. The Property is subject to the jurisdiction of the City of Jasper Unified Development Ordinance and is zoned as identified above and each parcel is subject to all requirements as such and those requirements included in the Camp Carnes Subdivision Plat.

Dated this 26th day of June, 2025.