The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



Info Sheet

- PROPERTY SUMMARY

0.62 Acres in Jennings County, IN. With access to power, water and sewer service. Nearby beautiful views.

ACCESS & MAPS ____

Road	East Apache Trl S
Туре	Asphalt
Condition	Good
Directions	<u>Google</u>
GPS Coordinates	38.9799, -85.602
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING -

Designation	Residential
Link to County Zoning Ordinance	<u>Jennings County</u>
Uses By Right	Residential- Single Family homes.

PROPERTY DETAILS

Acreage 062

<u>APN</u> 401211130005000012

Legal Description

Indian Hills Subd 1 St 66 12 11 013 005.000 09

<u>County</u>

Jennings

Annual Taxes \$107

HOA NO

Covenants

NO

Utilities

Power, Water, Sewer

— POWER —	
Provider	SEIREMC
Website	<u>Link</u>
Distance to Power	Power is available down the road
Natural Gas Delivery	Stewart's Gas- <u>Link</u>

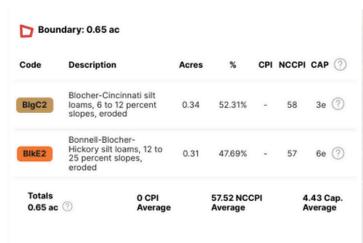
— WATER ———	
Provider	Town of Vernon
Distance and details	Service is available right in front on the road, neighbour next door has active account.
Resource	<u>Link</u>

— SEPTIC/SEW	/ER ————————————————————————————————————
Provider	Town of Vernon
Application Process	Service is available right in front on the road, neighbour next door has active account.
Resource	<u>Link</u>

BUILDING & USE RESTRICTIONS

Subdivision Rules		
Building Size	Min. 950 sqft. Max 32ft.	
Building Types	Prefab/ Modular Allowed	
Animals	No restrictions found	
Mobile Homes	RVs allowed but not for permanent living	
Camping Rules	No camping allowed	

TERRAIN/SOIL/CLIMATE -





Soil	Blocher-Cincinnati silt loams, 6 to 12 percent slopes, eroded
Capabilities	Wildlife/Forestry Limited Grazing
Terrain	Sloped to the NW

Climate Annually	F/in
High	85
Low	21
Avg Precipitation	47
Avg Snowfall	12

- CONNECTIVIT	гү ————
Cell Service	
Verizon	Yes
AT&T	Yes - 5G 4G LTE
T-Mobile	Yes - 5C
Fiber Internet	Yes- SEIREMC
Starlink Available	Yes

- NEARBY PLACES OF INTEREST -----

Place	Details	Travel time
Nearest Public Land	Crosley Fish and Wildlife Area	5
	Selmier State Forest	15
Nearest Towns	Vernon	4
	Seymour	30
	Jonesville	33
	Petersville	35
Nearest Major Cities	Cave City	120
	Petersburg	60
	Virginia City	5 Hrs
Nearest Hospital	Columbus Regional Health	35
	Schneck Medical Center	32
Nearest Regional AirportHas flights to different states	North Vernon Muni Airport-Ovo	15
	Broomsage Ranch Airport	8
Nearest International Airport	Cincinnati/Northern Kentucky International Airport	60
	Louisville International Airport	60
Stores Nearby	Butlerville Grocery	13
	Dupont Grocery	12
	ALDI	37
	Jay C	12
	DM Groceries	37
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Azalia Public Access Site	30
	CERA Sports Park & Campground	28
	Big Oaks National Wildlife Refuge	24
	Hardy Lake	30
	Park Theatre Civic Center	10