

# Info Sheet Parcel 12A Morgan

**APN:** 55-12-02-400-002.018-014

**Legal Description:** S2 T11 R1w Pt W Se; 1.486 A. Aka Parcel 12A

**County:** Morgan

**GPS Coordinates:** 39.418579, -86.490907

**Access:** Skyway Ln (Paved Road)

**Road Maintenance:** Morgan County Highway Department

**Water:** [Morgan County Rural Water Corporation](#) or Well (to be installed by buyer)

**Water Delivery Service:** None

**Power:** [South Central Indiana REMC](#)

**Propane Delivery:** [Co-Alliance Propane](#), [AmeriGas](#), Ferrell Gas

**Trash Service:** Dunigan Sanitation Services,

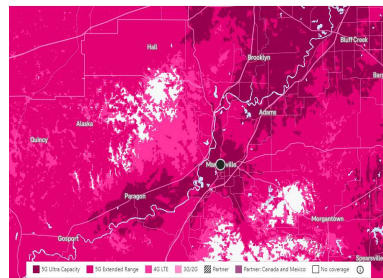
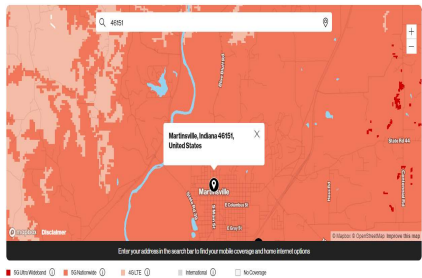
**Sewage:** Septic Only (to be installed by buyer)

**Zoning:** Residential

**Annual Taxes:** \$199.96

**Property Tax Status:** Current

**Cell Service:** Verizon: (5G), AT&T: (5G Coverage), T Mobile/Sprint: (5G Ultra Capacity)

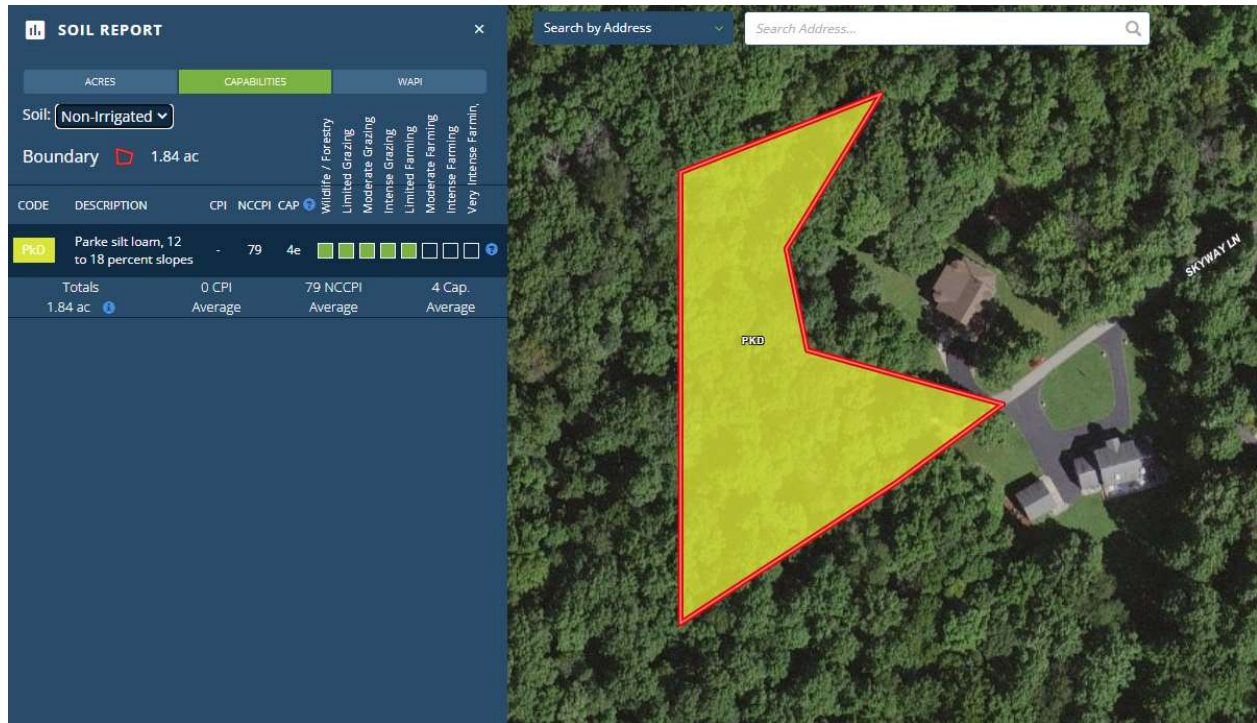


**Internet Service:** Xfinity, CenturyLink, HughesNet

**FEMA Flood Zone:** Not in floodplain.

**Wetlands:** No wetland/s.

**Terrain and Soil:** Parke silt loam, 12 to 18 percent slopes. Good for limited farming.



**Trees:** Heavily treed. Various species of trees covered the property.

**Google Maps link:** <https://goo.gl/maps/1KsaXRZEKz7yMu9n7>

**Mapright Link:** <https://mapright.com/ranching/maps/9b18e5799ee66bf92dcbf55e6abe5aa3/share>

**HOA:** Highland Country Estates

**HOA Dues:** \$25/month

**HOA Amenities:**

**School District:** Martinsville Schools Metropolitan School District

**See Schools:** <https://www.msdoofmartinsville.org/>

**Climate:**

Annual high temperature - 85°F

Annual low temperature - 19°F

Average annual precipitation - 45 inches

Average annual snowfall - 20 inches

**Nearby Places of Interest:**

- Indianapolis International Airport - 34 mins away
- Monroe Hospital - 30 mins away
- Martinsville Plaza - 10 mins away
- Kroger - 12 mins away
- Martinsville Well - 6 mins away
- Eagle Creek Park - 49 mins away
- Yellowwood State Forest - 53 mins away
- Martinsville City Park - 11 mins away

**Nearest Major City:** Indianapolis, IN - 45 mins away

**Nearest City/Town:** Mooresville, IN - 21 mins away

## **Building Restrictions and Land Use**

[https://morgancounty.in.gov/egov/documents/1644326429\\_12628.pdf](https://morgancounty.in.gov/egov/documents/1644326429_12628.pdf)

**Build Time Limit:** 1 year from start of the construction

**Minimum Sq footage:** The square footage of the house must meet local plan code if they should require more than 1,500 square feet living area.

**Max # buildings allowed:** No more than 2 structures are allowed on any one parcel.

**Zoning:** Agricultural

**Zoning Uses By Right:** Residential

**Zoning Uses By Review:** Residential

(Allowed: Y/N)

**Single-Family Homes:** Y

**Modular Homes:** N

**Manufactured Homes:** N

**Mobile Homes:** N

**Tiny Homes:** N

**Full-Time RV Living:** N

**Full-Time RV Living During Building Construction:** Temporarily with active building permit

**RV Camping:** Camping is permitted when the house is built

**Tent Camping:** Camping is permitted when the house is built

**Building Septic System Required: Y**

**Building Height Restriction: 40ft**

**Property Setback - Front: 35ft**

**Property Setback - Sides: 15ft**

**Property Setback - Rear: 30ft**