

# Info Sheet of S12 T11 R2w Sw Nw; 6.06 A.

**APN:** 55-11-12-100-008.000-018

**Legal Description:** S12 T11 R2w Sw Nw; 6.06 A.

**County:** Morgan

**GPS Coordinates:** 39.407293, -86.591044

**Access:** Property can be accessed via S Denny Hill Rd (paved road).

**Road Maintenance:** Morgan County Road Department

**Water:** [Morgan County Rural Water Corporation](#)

**Water Delivery Service:** None

**Power:** [South Central Indiana REMC](#) (SCI REMC has existing overhead lines running parallel to Denny Hill Rd from 1395 through 1581. The line is running along the east side of the road. There is also an underground circuit supplying 1444 and 1412)

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

**Trash Service:** Private trash hauler. Can be Dunigan Sanitation Services

**Sewage:** Septic (To be installed by the buyer with approved permit)

**Zoning:** AG (Agriculture)

**Annual Taxes:** \$327.22

**Property Tax Status:** Current

**Cell Service:** Verizon, AT&T, T Mobile/Sprint

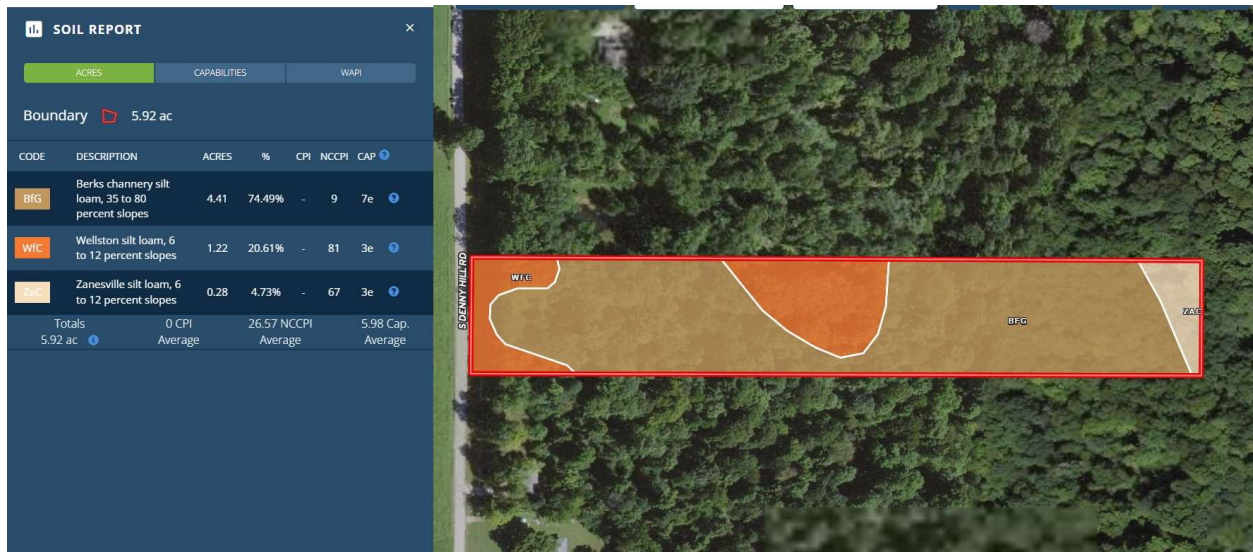
**Internet Service:** Verizon: (4G LTE), AT&T: (4G LTE), T-Mobile: (4G LTE)



**FEMA Flood Zone:** The property is not within a floodplain.

**Wetlands:** There is a Riverine that passes through the property. Code R4SBC

**Terrain and Soil:** Berks channery silt loam, 35 to 80 percent slopes. Wellston silt loam, 6 to 12 percent slopes. Zanesville silt loam, 6 to 12 percent slopes. Good limited grazing.



**Trees:** This is a heavily treed property.

**Google Maps link:** <https://goo.gl/maps/JV2ChLvFvy4AKUYa7>

**Mapright Link:**

<https://mapright.com/ranching/maps/f6a00cc4a6d10f2d9a737911d7f35021/share>

**HOA:** None

**HOA Dues:** N/A

**HOA Amenities:** N/A

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

**See Schools:** <https://www.msdoformartinsville.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 - 11 mins away
- Kroger - 12 mins away
- Martinsville Well - 9 mins away
- Eagle Creek Park - 51 mins away
- Yellowwood State Forest - 54 mins away
- Martinsville City Park - 19 mins away

**Nearest Major City:** Indianapolis, IN – 49 mins

**Nearest City/Town:** Paragon, IN – 5 mins

**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:** 2 yrs (must start 60 days after permit is issued)

**Minimum Sq footage:** 950 sq ft living area

**Max # buildings allowed:** up to 50% lot coverage

**Zoning:** AG (Agriculture)

**Zoning Uses By Right:** Residential

**Zoning Uses By Review:** Residential

(Allowed: Y/N)

**Single-Family Homes:** Y

**Modular Homes:** Y

**Manufactured Homes:** Y

**Mobile Homes:** Y

**Tiny Homes:** only as an ADU (accessory)

**Full-Time RV Living:** N

**Full-Time RV Living During Building Construction:** Y

**RV Camping:** T - temporary

**Tent Camping:** T - temporary

**Building Septic System Required:** Y

**Building Height Restriction:** 40ft

**Property Setback - Front:** 35ft

**Property Setback - Sides:** 15ft

**Property Setback - Rear:** 30ft