

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

This 6 Acre lot on West End Rd in New Pekin Indiana features direct access to water, power, and fiber internet along a paved rd. This parcel borders the Blue River along the Eastern Boundary. The property is bisected by a power easement which can be crossed underneath. Buildings must be 25 ft away.

PROPERTY DETAILS

Acreage
6 Acres

APN
88-04-06-000-005.000-008

Legal Description
Pt Ne 6-1-4 6. Ac

County
Washington

Annual Taxes
\$486.88

HOA
No

HOA Dues
None

Covenants
No

Utilities
Power, Water, Fiber
Internet

ACCESS & MAPS

Road	W West End Rd
Type	Paved
Condition	Good
Directions	https://goo.gl/maps/opaBFNTbWUpH4fyX7
GPS Coordinates	38.469371, -86.1095680
Land ID Link	https://www.id.land/ranching/maps/1a0146cb6051116a12181be59cbd0184/share
Google MyMap W/ Corner Boundaries	https://www.google.com/maps/d/u/1/edit?mid=topVmQtz8ye9WVXGIVCQKDKcJL5hUFec&usp=sharing

ZONING

Designation	R1 & A1 (Residential & Ag)
Link to County Zoning Ordinance	https://cms7files1.revize.com/washingtonin/document_center/GOV/PLANNING%20COMMISSION/Washington%20Co%20Zoning%20Ordinance.pdf
Uses By Right	Single Family Home, Small Scale Farming, Commercial
Notes	This property is outside of city limits and there are no specific zoning regulations for this lot, be sure to check with county zoning regarding any intended use.

POWER

Provider	Jackson County REMC
Website	https://www.jacksonremc.com/
Distance to Power	Adjacent (Power also runs directly across the property)
Est. Cost to Connect	Quote Needed (\$30-35/ft for line underground)
Notes	REMC also provides fiber internet along the same lines Power easement bisects the property, only rule is any building must be 25 ft away. Driveways and fencing can run underneath. Owner can traverse along the easement
Natural Gas Delivery	Upgas - \$500 for tank install https://upgas.com/indiana/

WATER

Provider	East Washington rural water corp
Setup Process & Est Cost to connect	Acquire a 911 address from highway Dept then File a water use agreement with the company, pay \$100 subscription and \$1700 meter, blue flag is placed on the property, process takes up to 6 weeks
Due Per Month	\$24.33 from 0-1600 gallons
Distance to Water	Property is adjacent to the water line along W West End Rd.
Bulk Water Delivery	Bagshaw Water Hauling +18129453500

SEPTIC/SEWER

Provider	None - Septic System Needed
Application Process	To get a septic permit in Washington County, you need to own at least 0.75 acre if connected to public water or 1.00 acre with a private well. You must file an application with a \$15.00 fee, submit a soil test, meet with an environmental specialist, and stake out the septic system location. The septic permit and land ownership documentation must be taken to the building department to get a building permit.
Resource	https://cms7files1.revize.com/washingtonin/document_center/health/2018_SepticPermitApp.pdf

BUILDING & USE RESTRICTIONS

Subdivision Rules	Minimum lot acreage must be 2 acres
County Rules	https://cms7files1.revize.com/washingtonin/document_center/Gov/PLANNING%20COMMISSION/Washington%20Co%20Zoning%20Ordinance.pdf
Min Building Size	None except following IRC standards (no more than 3 stories)
Max Building Size	None except following IRC standards
# of Buildings	No specific restriction (Refer to County Guidelines)
Building Types	Stick Built, Modular, Prefab: Allowed
Outbuildings	No specific restriction (Refer to County Guidelines)
Animals	Any
Mobile Homes	Up to 180 Continuous Days per calendar year
RV Rules	Contact planning and zoning (must obtain a septic permit)
Camping Rules	No specific rules for tent camping on private property
Resource	https://www.washingtoncounty.in.gov/government/land_and_property/washington_county_building_commissioner.php

TERRAIN/SOIL/CLIMATE



Soil	Over 50% of the soil are various loams and silt loams rated for moderate to intense farming	Climate Annually	
Terrain	West side of the power easement terrain is gently rolling, East of the power easement the terrain begins to slope down towards the east and slope increases 300 ft down to the river bank.	High	87F
Water Features	Blue River runs along the Eastern Boundary S to N. Classification: R2UBH	Low	22F
Floodplain	.33 Acres are in the floodzone along the river. Classified as Zone A, this means a 1% chance of flooding annually and 26% chance in 30 years. (See Blue Area on Map)	Avg Precipitation	46 in
		Avg Snowfall	11.4 in

HOA/POA

HOA

None

CONNECTIVITY

Cell Service

Verizon

Yes - 4G LTE

AT&T

Yes- 5G and 4G LTE

T-Mobile

Yes- 5G

Fiber Internet

Yes - REMC (Same company that provides power)

Starlink Available

Coming soon expected 2023

NEARBY PLACES OF INTEREST

	Name	Distance
Cities	New Pekin	14 min
	Salem	15 min
Airport	Louisville Muhammad Ali International Airport	45 min
Hospital:	Ascension St. Vincent Salem	17 min
Grocery Store	DG Market	18 min
	Sav-A-Step Food Mart	17 min
Activities	Huber's Family Fun Park	28 min
	Kentucky Science Center	43 min
	Louisville Slugger Museum & Factory	43 min
	Deam Lake State Recreation Area	29 min
	Buffalo Trace Park	11 min