

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 1.26 acres in Owen IN is the perfect spot for camping and recreation. Riverfront property with amazing views.

### PROPERTY DETAILS

**Acreege**

1.26

**APN**

60-10-15-300-300.000-027

**Legal Description**

Pt Sw Sw S15 T10 R3 1.26A

**County**

Owen

**Annual Taxes**

\$96.32

**HOA**

NO

**Covenants**

No

**Utilities**

None

### ACCESS & MAPS

<b>Road</b>	Knowles Dr
<b>Type</b>	Easement through other properties
<b>Condition</b>	Fair
<b>Directions</b>	<a href="#">Google</a>
<b>GPS Coordinates</b>	39.297577, -86.738494
<b>Land ID Link</b>	<a href="#">Land ID</a>
<b>Google MyMap W/ Corner Boundaries</b>	<a href="#">Google My Maps</a>

### ZONING

<b>Designation</b>	Residential
<b>Link to County</b>	<a href="#">Owen County</a>
<b>Flood Plain</b>	Zone A- <a href="#">Link</a> Zone A. Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.
<b>Wetland</b>	R2UBH- <a href="#">Link</a>


## WATER

**Provider** | No Water Service in the area - No well possible

## SEPTIC/SEWER

**Provider** | None - No Septic possible

## TERRAIN/SOIL/CLIMATE

 Boundary: 1.57 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
<b>SupAH</b>	Stonelick sandy loam, 0 to 2 percent slopes, frequently flooded	0.81	51.27%	-	51	3w	?
<b>GbIAH</b>	Gessie silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.48	30.38%	-	69	2w	?
<b>W</b>	Water	0.28	17.72%	-	-	-	?
<b>Totals</b> 1.57 ac				<b>0 CPI Average</b>	<b>47.11 NCCPI Average</b>	<b>2.63 Cap. Average</b>	



**Soil** | Over 50% is Stonelick sandy loam

**Capabilities** | Wildlife/Forestry  
Limited Grazing

**Terrain** | 0 to 2% slopes

Climate Annually	
High	85 F
Low	19 F
Avg Precipitation	46 in
Avg Snowfall	17 in

## CONNECTIVITY

<b>Cell Service</b>	
Verizon	Yes- 4G LTE
AT&T	Yes - 5G 4G LTE
T-Mobile	No
<b>Fiber Internet</b>	No
<b>Starlink Available</b>	Yes

## NEARBY PLACES OF INTEREST

Place	Details	Travel time (Minutes)
Nearest Public Land	McCormick's Creek State Park	9
	Owen-Putnam State Forest	16
Nearest Towns	Spencer	9
	Gosport	14
	Ellettsville	19
	Johnstown	34
Nearest Major Cities	Cincinnati	42
	Clay City	32
	Coal City	38
	Martinsville	29
Nearest Hospital	Monroe Hospital	30
	Green County GH	41
Nearest Regional Airport	Indianapolis Regional Airport	1:18
	Madison Municipal Airport (KIMS)	2:13
Nearest International Airport	Signature Aviation IND - Indianapolis Int'l Airport	57
	Hendricks County Airport - Gordon Graham Field	58
Stores Nearby	Dollar General	10
	Walmart	11
	Gosport Valuer Market	15
	ALDI	30
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Will Detmer Park	27
	Sculpture Trails Outdoor Museum	38
	Dunn's Woods	35
	Scout Ridge Nature Preserve	48
	Yellowwood State Forest	52
	Deer Creek Fish And Wildlife Area	35