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.

#### ACCESS & MAPS \_\_\_\_

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

#### - ZONING -

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

# PROPERTY DETAILS

Acreage 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

**Provider** 

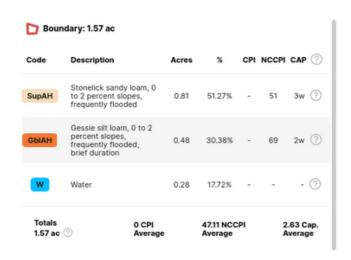
No Water Service in the area - No well possible

#### SEPTIC/SEWER T

**Provider** 

None - No Septic possible

#### TERRAIN/SOIL/CLIMATE





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