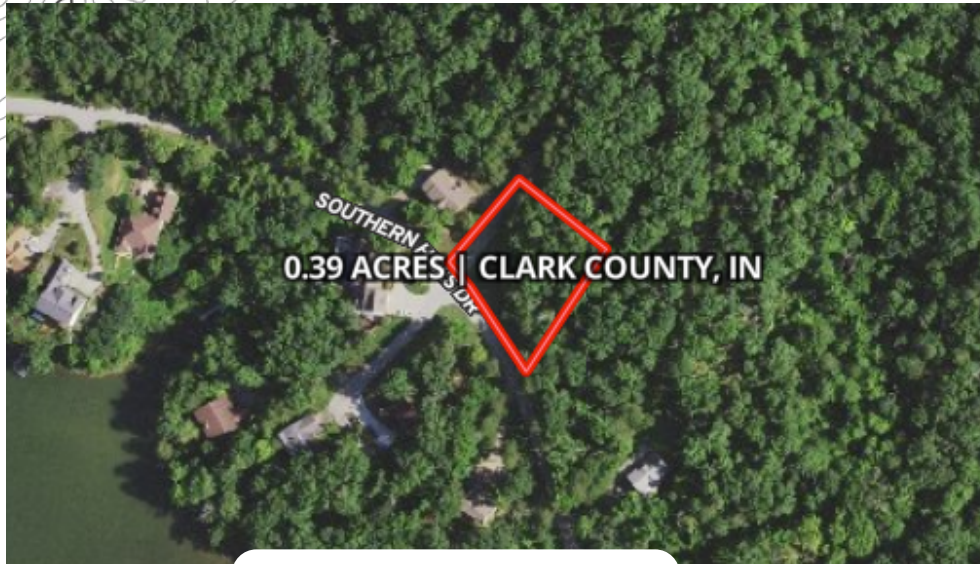


The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



Info Sheet

PROPERTY SUMMARY

This 0.39 acres is located within an exclusive community with access to power, water, sewer and internet also access to the beautiful lake.

PROPERTY DETAILS

Acreege
0.39

APN
100201600023000026

Legal Description
Sec 16 1 S 6 E .3933 Ac

County
Clark

Annual Taxes
\$38.67

HOA
Yes

Covenants
Yes

Utilities
Power

ACCESS & MAPS

Road	Southern Hills Dr
Type	Asphalt
Condition	Good
Directions	Google
GPS Coordinates	38.4324, -85.853
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING

Designation	R-1. Residential
Link to County Zoning Ordinance	Clark County
Uses By Right	No lot in Southern Hills Subdivision shall be used except for private single family residential purposes. No structure shall be erected, placed, altered or permitted to remain on any lot except one single family dwelling designed for the occupancy of one family (including domestic servants living on the premises)

POWER

Provider	REMC Electric
Website	https://www.clarkremc.coop/
Distance to Power	Power goes down that road
Natural Gas Delivery	Polecat Partners Propane-+18129480777 Ferrellgas-+18127524832 Suburban Propane- +18122821311

WATER

Provider	Silver Creek Water Company
Distance and details	Water main runs on the opposite side, so we would need to bore under the road and a permit for that is \$300.00. So you would pay the \$2111 for each meter plus a permit. The foreman said if you wanted 2 meters and could set them on the property line, he would only need 1 permit, but if you wanted the meters in two different spots, there would be a permit needed for each
Resource	https://silvercreekwater.org/

SEPTIC/SEWER

Provider	Aqua
Application Process	No Account activation needed \$65/Month
Resource	https://www.aquawater.com/about/states-we-serve/indiana.php

HOA

HOA Active	Southern Hills subdivision.
Covenants	See covenants here: Link
Ammenities	-The lake is owned by another company but the HOA has rights over it and the island in the middle, the owners get a key to access the beach area and the parking lot, no gates to the general areas -County takes care of the roads -250\$ fee per lot per year if they're sold individually, if there's just one owner is just one payment for the 2 lots, no transfer fees

BUILDING & USE RESTRICTIONS

Subdivision Rules	The properties cannot be subdivided due to their size.
Building Size	<p>Minimum Floor Areas. The ground floor area of a one-story house shall be a minimum of 1,400 square feet. The total floor area of a one and one-half (1 1/2) story or two (2) story house shall be a minimum of 1,700 square feet, with the ground floor area a minimum of 1,000 square feet</p> <p>The total floor area of a lakefront property shall be a minimum of 2,000 square feet, with a minimum ground floor area of 1,000 square feet if it consists of a one and one-half (1 1/2) story or two (2) story house. Finished basement areas, garages and open porches shall not be included in computing total floor area of any residential structures</p>
Building Types	All houses shall be erected using on-site construction only. No prefabricated homes, underground homes, modular homes with a roof pitch of less than 6/12 or mobile homes may be erected or placed on any lot within Southern Hills. This restriction does not restrict the construction of log homes that meet the requirements setout herein.
Outbuildings	Some are allowed, see covenants
Animals	Domestic pets are permitted.
Mobile Homes	There are no mobile homes or RVs allowed in an R1 zone. (County) Same restriction applies by HOA
Camping Rules	It seems camping is not allowed: No outbuilding, trailer, mobile home, tent, shack, garage, barn or other structure of a temporary character shall be permitted on any lot, including temporary tool sheds or field offices used by a builder or .contractor.

TERRAIN/SOIL/CLIMATE

Boundary: 0.64 ac

Code	Description	Acres	%	CPI	NCCPI	CAP
DbrG	Deam silty clay loam, 20 to 55 percent slopes	0.64	100%	-	11	7e
Totals		0.64 ac		0 CPI Average	11 NCCPI Average	7 Cap. Average



Soil	100% Deam Silty clay loam
Capabilities	Limited Grazing and wildlife
Terrain	Light rolling to the south

Climate Annually	
High	87.2 F
Low	22.7 F
Avg Precipitation	46 in
Avg Snowfall	11 in

CONNECTIVITY

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

NEARBY PLACES OF INTEREST

Place	Details	Travel time
Nearest Public Land	Dream Lake State	6min
	Clark State Forest	22min
Nearest Towns	Greenville	23min
	Blackinston Village	21min
	Charleston	29min
	South Parkland	30min
Nearest Major Cities	Louisville	25min
	Scottsburg	33min
	New Albany	25min
	New Pekin	17min
Nearest Hospital	Scott MEmorial Hospital	35min
	Norton Clark Hospital	24min
Nearest Regional AirportHas flights to different states	Louisville Regional Airport	34min
	Robinson Airpark	48min
Nearest International Airport	Louisville International Airport	35min
	Cincinnati/Northern Kentucky International Airport	1:45min
Stores Nearby	Save A Step Food Mart Inc	9min
	Gallahan's 3 C's	10min
	Adams IGA	10min
	Jay C	15min
	Meijer	25min
	Save a Lot	27min
	Aldi	21min
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Dreamlake Trailhead	9min
	Greenville Park	24min
	Jackson Road	27min
	Lapping Park	24min
	Jim King	34min
	Hoosier National Forest	1:08min