

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 0.2 acres is located in a beautiful area with access to power, water and septic possible.

ACCESS & MAPS

Road	Turner St.
Type	Dirt
Condition	Good
Directions	Google
GPS Coordinates	39.2646, -86.3358
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING

Designation	GB- General Business (Allows Residential)
Link to County Zoning Ordinance	Brown County
Uses By Right	GENERAL BUSINESS DISTRICTS (GB) are established to include areas that are appropriate to all kinds of business and services

PROPERTY DETAILS

Acreege
0.4

APN
005-07830-00

Legal Description
Trevlac Lot 21

County
Brown

Annual Taxes
\$17.52

HOA
NO

Covenants
NO

Utilities
Power, water

POWER

Provider	SCI REMC
Website	https://www.sciremc.com/about-us/contact-us/
Distance to Power	Power goes down that road, next door neighbour has active account
Natural Gas Delivery	Warford Silgas- 812-988-4373

WATER

Provider	Brown County Water Utility
Distance and details	It's right in front of the corner property, not possible to give exact distance but confirmed by provider
Resource	Provider Link
Water Delivery	CR Water

SEPTIC/SEWER

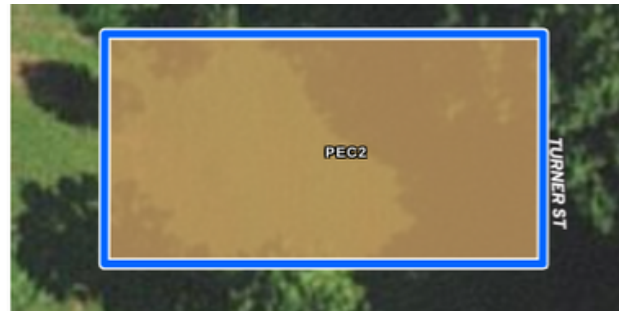
Provider	No service- Septic Only
Application Process	<ol style="list-style-type: none">1. Contact a registered soil scientist to obtain a soil analysis of your property.2. The soil scientist provides a copy of the soil analysis to the health department.3. The health department creates a spec sheet based on the soil analysis.4. Call the health department (812-988-2255) for a copy of the spec sheet. You will use the spec sheet to get quotes from septic installers.5. Once you've chosen a septic installer, provide the following documents to the health department to apply for a permit (see link) <p>Fees can go from \$150 to \$250 depending on the type of septic.</p>
Resource	Brown County Resource

BUILDING & USE RESTRICTIONS

Subdivision Rules	The properties cannot be subdivided due to their size.
Building Size	Min 500Sqft Max 35 ft height Setbacks: Setbacks are 50 foot from Centerline Road 25 foot from the rear and one side 10 one side 15 for residence and all the same for an accessory except for 3-ft minimum on the sides.
Building Types	Prefaband mobile homes allowed
Outbuildings	Given the size, setbacks and min requirements most likely just one
Animals	Domestic pets are permitted.
Mobile Homes	Mobile homes are allowed
Camping Rules	Camping is allowed for short periods of time. According to county you don't need a permit but might be asked to be removed from the property after 5 days.

TERRAIN/SOIL/CLIMATE

Code	Description	Acres	%	CPI	NCCPI	CAP	?
PeC2	Pekin silt loam, 6 to 12 percent slopes, eroded	0.21	100%	-	51	3e	?
Totals		0.21 ac		0 CPI Average	51 NCCPI Average	3 Cap. Average	



Soil	100% Peki Silt Loam
Capabilities	Limited Grazing,wildlife and farming
Terrain	Lightly rolling to the east

Climate Annually	
High	80 F
Low	20 F
Avg Precipitation	46 in
Avg Snowfall	18 in

CONNECTIVITY

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

NEARBY PLACES OF INTEREST

Place	Details	Travel time (minutes)
Nearest Public Land	Riddle Point Park at Lake Lemon	12
	Yellowwood State Forest	14
Nearest Towns	Nashville	17
	Brownstown	60
	Edinburgh	40
	Trafalgar	26
Nearest Major Cities	Martinsville	32
	Indianapolis	60
	Louisville	75
	St. Louis	4 hours
Nearest Hospital	Johnson Memorial Health	38
	Columbus Regional Health	45
Nearest Regional AirportHas flights to different states	Columbus Municipal Airport	49
	Freeman Municipal Airport	60
Nearest International Airport	Indianapolis International Airport	60
	Cincinnati/Northern Kentucky International Airport	120
Stores Nearby	Need more groceries	3
	Lakeside Market	17
	Bloomingfoods Co-op Market East	25
	The Wild Olive	15
	Kroger	36
	Target	26
	Gatesville Country Store	21
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Bill Monroe Music Park & Campground	10
	Ravinia State Forest	46
	Province Park	41
	Atterbury Fish & Wildlife Area	38
	Maine's Pond, Hoosier National Forest	41
	Houston Pin Oak Wetland	48