

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

0.53 Acres in Jennings County, IN. With access to power, water and sewer service. Nearby beautiful views.

ACCESS & MAPS

Road	East Apache Trl S
Type	Asphalt
Condition	Good
Directions	Google
GPS Coordinates	38.9799, -85.602
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING

Designation	Residential
Link to County Zoning Ordinance	Jennings County
Uses By Right	Residential- Single Family homes.

PROPERTY DETAILS

Acreage
0.53

APN
401211240004000012

Legal Description
Indian Hills Subd 1 St 67

County
Jennings

Annual Taxes
\$107

HOA
NO

Covenants
NO

Utilities
Power, Water, Sewer

POWER

Provider	SEIREMC
Website	Link
Distance to Power	Power is available down the road
Natural Gas Delivery	Stewart's Gas- Link

WATER

Provider	Town of Vernon
Distance and details	Service is available right in front on the road, neighbour next door has active account.
Resource	Link


SEPTIC/SEWER

Provider	Town of Vernon
Application Process	Service is available right in front on the road, neighbour next door has active account.
Resource	Link

BUILDING & USE RESTRICTIONS

Subdivision Rules	
Building Size	Min. 950 sqft. Max 32ft.
Building Types	Prefab/ Modular Allowed
Animals	No restrictions found
Mobile Homes	RVs allowed but not for permanent living
Camping Rules	No camping allowed

TERRAIN/SOIL/CLIMATE

 **Boundary: 0.61 ac**

Code	Description	Acres	%	CPI	NCCPI	CAP	?
BlkE2	Bonnell-Blocher-Hickory silt loams, 12 to 25 percent slopes, eroded	0.33	54.1%	-	57	6e	?
BlgC2	Blocher-Cincinnati silt loams, 6 to 12 percent slopes, eroded	0.28	45.9%	-	58	3e	?
Totals		0.61 ac		0 CPI Average	57.46 NCCPI Average	4.62 Cap. Average	



Soil	Blocher-Cincinnati silt loams, 6 to 12 percent slopes, eroded	Climate Annually	F/in
Capabilities	Wildlife/Forestry Limited Grazing	High	85
Terrain	Sloped to the NW	Low	21
		Avg Precipitation	47
		Avg Snowfall	12

CONNECTIVITY

Cell Service	
Verizon	Yes
AT&T	Yes - 5G 4G LTE
T-Mobile	Yes - 5G
Fiber Internet	Yes- SEIREMC
Starlink Available	Yes

NEARBY PLACES OF INTEREST

Place	Details	Travel time
Nearest Public Land	Crosley Fish and Wildlife Area	5
	Selmier State Forest	15
Nearest Towns	Vernon	4
	Seymour	30
	Jonesville	33
	Petersville	35
Nearest Major Cities	Cave City	120
	Petersburg	60
	Virginia City	5 Hrs
Nearest Hospital	Columbus Regional Health	35
	Schneck Medical Center	32
Nearest Regional Airport Has flights to different states	North Vernon Muni Airport-Ovo	15
	Broomsage Ranch Airport	8
Nearest International Airport	Cincinnati/Northern Kentucky International Airport	60
	Louisville International Airport	60
Stores Nearby	Butlerville Grocery	13
	Dupont Grocery	12
	ALDI	37
	Jay C	12
	DM Groceries	37
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Azalia Public Access Site	30
	CERA Sports Park & Campground	28
	Big Oaks National Wildlife Refuge	24
	Hardy Lake	30
	Park Theatre Civic Center	10
	Infinity Theaters Madison 6 Cinema	22