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

Exclusive community with amenities in Jennings Indiana, access to utilities.

ACCESS & MAPS _____

Road	Asphalt
Туре	Private
Condition	Excellent
Directions	Google
GPS Coordinates	39.051615000000005, -85.68318399999998
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING -

Designation	Туре В
Link to County Zoning Ordinance	<u>Link</u>
Uses By Right	Single Family Residential

PROPERTY DETAILS

Acreage 0.44

<u>APN</u> 40-09-18-230-015.000-014

Legal Description

Country Squire Lake Lot 3967 5C

<u>County</u> Jennings

Annual Taxes \$0

HOA Yes. Country Squire Lake

Covenants Yes

Utilities

Power, water, sewer

POWER		
Provider	Jackson County REMC	
Website	http://www.jacksonremc.com/	
Distance to Power	Right in front of the property	
Natural Gas Delivery	Suburban Propane- http://www.suburbanpropane.com/location/nashville-in/	

- WATER		
Provider	Jennings Northwest Regional Utilities	
Resource	http://www.jnru.org/	
Water Delivery	Lake Water Hauling- http://www.lakeswaterhauling.com/	

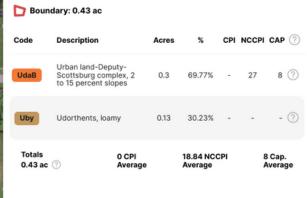
— SEPTIC/SE	WER —
Provider	Jennings Northwest Regional Utilities
Resource	http://www.jnru.org/

HOA	Country Squire Lakes	
Website Link		
Dues Annually	\$325	
Ameneties	Clubhouse, Atkinson Circle Beach, Marina and Bait Shop, Pavilion, Tennis, Basketball and Playground	

BUILDING & USE RESTRICTIONS

Subdivision Rules	Not possible due to its size	
Building Size	950 Sqft2 32 Ft Height Maximum	
Building Types	You are allowed single wide mobile home 672 square no smaller. Can not bring anything more than 10 Years old. You could also put a double wide or modular 850 square feet or you can build a stick built home for a minimum of 950 square feet. All of these require permits from our office and Area Plan	
Animals	Regular pets	
Camping Rules	RV storage allowed. It cannot be camped on unless you have a build going on	

TERRAIN/SOIL/CLIMATE





Soil	Urband Land
Capabilities	None
Terrain	Flat

Climate Annually	
High	85 F
Low	21 F
Avg Precipitation	47 in
Avg Snowfall	12 in

CONNECTIVIT	Y
Cell Service	
Verizon	Yes
AT&T	Yes
T-Mobile	Yes
Fiber Internet	Yes
Starlink Available	Yes

- NEARBY PLACES OF INTEREST -----

Place	Details	Travel time
Nearest Public Land	Selmier State Forest	13
	Crosley Fish and Wildlife Area	16
Nearest Towns	Vernon	14
	Holton	25
	Elizabethtown	18
	Harper	23
Nearest Major Cities	Harris City	38
	Garden City	30
	Indianapolios	60
Nearest Hospital	Ascension St. Vincent Jennings	10
	Everside Health NVIC Clinic	11
Nearest Regional AirportHas flights to different states	North Vernon Airport	16
	Freeman Airport	13
Nearest International Airport	Columbus airport	34
	Butler County Airport	98
Stores Nearby	Walmart	10
	Family Dollar	10
	ALDI	23
	Morales Market	27
	Unidos MiniMart	25
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Big Oaks National Wildlife Refuge	39
	CERA Sports Park & Campground	19
	Hardy Lake	40
	Houston Pin Oak Wetland	60
	Owen's Bend	36