

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

<b>Road</b>	Asphalt
<b>Type</b>	Private
<b>Condition</b>	Excellent
<b>Directions</b>	<a href="#">Google</a>
<b>GPS Coordinates</b>	39.036731, -85.686622
<b>Land ID Link</b>	<a href="#">Land ID</a>
<b>Google MyMap W/ Corner Boundaries</b>	<a href="#">Google My Maps</a>

### ZONING

<b>Designation</b>	Type C
<b>Link to County Zoning Ordinance</b>	<a href="#">Link</a>
<b>Uses By Right</b>	Single Family Residential

### PROPERTY DETAILS

**Acreage**  
0.51

**APN**  
40-10-24-140-086.000-014

**Legal Description**  
Country Squire Lake Sec 6 3609 10-24-014-086.000-04

**County**  
Jennings

**Annual Taxes**  
\$70.96

**HOA**  
Yes. Country Squire Lake

**Covenants**  
Yes

**Utilities**  
Power, water, sewer

## POWER

<b>Provider</b>	Jackson County REMC
<b>Website</b>	<a href="http://www.jacksonremc.com/">http://www.jacksonremc.com/</a>
<b>Distance to Power</b>	Right in front of the property
<b>Natural Gas Delivery</b>	Suburban Propane- <a href="http://www.suburbanpropane.com/location/nashville-in/">http://www.suburbanpropane.com/location/nashville-in/</a>

## WATER

<b>Provider</b>	Jennings Northwest Regional Utilities
<b>Resource</b>	<a href="http://www.jnru.org/">http://www.jnru.org/</a>
<b>Water Delivery</b>	Lake Water Hauling- <a href="http://www.lakeswaterhauling.com/">http://www.lakeswaterhauling.com/</a>

## SEPTIC/SEWER

<b>Provider</b>	Jennings Northwest Regional Utilities
<b>Resource</b>	<a href="http://www.jnru.org/">http://www.jnru.org/</a>

## HOA/POA

<b>HOA</b>	Country Squire Lakes
<b>Website</b>	<a href="#">Link</a>
<b>Dues Annually</b>	\$325
<b>Amenities</b>	Clubhouse, Atkinson Circle Beach, Marina and Bait Shop, Pavilion, Tennis, Basketball and Playground

## BUILDING & USE RESTRICTIONS

<b>Subdivision Rules</b>	Not possible due to its size
<b>Building Size</b>	950 Sqft2 32 Ft Height Maximum
<b>Building Types</b>	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
<b>Animals</b>	Regular pets
<b>Camping Rules</b>	RV: You could camp up to 30 days but not permanently, the key is that any camping beyond 72 hours should contact HOA to let them know.

## TERRAIN/SOIL/CLIMATE

Boundary: 0.5 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
UdaB	Urban land-Deputy-Scottsburg complex, 2 to 15 percent slopes	0.5	100%	-	27	8	?
<b>Totals</b>		<b>0.5 ac</b>		<b>0 CPI Average</b>	<b>27 NCCPI Average</b>	<b>8 Cap. Average</b>	



<b>Soil</b>	Urband Land
<b>Capabilities</b>	None
<b>Terrain</b>	Flat

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

## CONNECTIVITY

<b>Cell Service</b>	
Verizon	Yes
AT&T	Yes
T-Mobile	Yes
<b>Fiber Internet</b>	Yes
<b>Starlink Available</b>	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
	Indianapolis	60
Nearest Hospital	Ascension St. Vincent Jennings	10
	Everside Health NVIC Clinic	11
Nearest Regional Airport Has 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