

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

1 Acre agricultural land in Jennings IN. Surrounded by farm land and ready for single home residential use.

### PROPERTY DETAILS

**Acreage**  
1

**APN**  
400514300008000005

**Legal Description**  
Pt Sw 1/4 Swq 14 8 9 1

**County**  
Jennings

**Annual Taxes**  
\$0

**HOA**

**Covenants**  
No

**Utilities**  
Power

### ACCESS & MAPS

<b>Road</b>	Asphalt
<b>Type</b>	Public
<b>Condition</b>	Good
<b>Directions</b>	<a href="#">Google</a>
<b>GPS Coordinates</b>	39.1352, -85.4982
<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>	Agricultural
<b>Link to County Zoning Ordinance</b>	<a href="#">Link</a>
<b>Uses By Right</b>	Single home Residential is allowed.

## POWER

<b>Provider</b>	Oscood REMC/ SEIREMC
<b>Website</b>	<a href="https://www.seiremc.com/">https://www.seiremc.com/</a>
<b>Distance to Power</b>	Available down the road
<b>Natural Gas Delivery</b>	<a href="#">Link</a>

## WATER

<b>Provider</b>	No provider in the area
<b>Well</b>	General Indiana Well Process- <a href="#">Link</a>
<b>Water Delivery</b>	Aqua Haul- <a href="http://aquahaul.com/">http://aquahaul.com/</a> A-1 Water Hauling- +18594859933

## SEPTIC/SEWER

<b>Provider</b>	No service- Septic necessary
<b>Application Process</b>	Obtain a Soil Evaluation of the proposed septic absorption field. Fill out Septic Application and return it to Jennings County Health Department. Provide Health Department with a copy of proposed Floor Plans. Then and only then a Septic Specification Sheet will be completed by the Jennings County Health Department. Also, a list of Certified Septic Contractors will be provided to you. Septic Permit may be issued. ONLY Jennings County Certified Septic Contractors May install/Repair a Septic System in Jennings County.
<b>Resource</b>	<a href="#">Link</a>

# BUILDING & USE RESTRICTIONS

<b>Subdivision Rules</b>	The property can be subdivided without a plat to include the owner's residency
<b>Building Size</b>	950 sqft. Max 32ft.
<b>Building Types</b>	Modular and Prefab allowed
<b>Animals</b>	Yes, regular pets and also farming animals restricted by the size of the lot
<b>Mobile Homes</b>	Mobile homes allowed- 600 sqft
<b>Camping Rules</b>	No RV no tents

## TERRAIN/SOIL/CLIMATE

Acres
Capabilities
WAPI

Boundary: 0.9 ac

Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
ClfA	Cobbsfork silt loam, 0 to 1 percent slopes	-	68	3w	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Totals**  
0.9 ac

**0 CPI**  
Average

**68 NCCPI**  
Average

**3 Cap.**  
Average



<b>Soil</b>	Cobbsfork Slit
<b>Capabilities</b>	Moderate Farming
<b>Terrain</b>	Flat

<b>Climate Annually</b>	
High	85 F
Low	21 F
Avg Precipitation	47 in
Avg Snowfall	12 in

## CONNECTIVITY

<b>Cell Service</b>	
Verizon	Yes-LTE
AT&T	Yes-LTE
T-Mobile	Yes-LTE
<b>Fiber Internet</b>	
<b>Starlink Available</b>	Yes

## NEARBY PLACES OF INTEREST

Place	Details	Travel time
Nearest Public Land	Crosley Fish and Wildlife Area	29
	Selmier State Forest	20
Nearest Towns	Vernon	30
	Seymour	43
	Jonesville	180
	Petersville	31
Nearest Major Cities	Cave City	120
	Petersburg	120
Nearest Hospital	Columbus Regional Health	39
	Schneck Medical Center	44
Nearest Regional AirportHas flights to different states	North Vernon Muni Airport-Ovo	18
	Broomsage Ranch Airport	33
Nearest International Airport	Cincinnati/Northern Kentucky International Airport	60
	Louisville International Airport	60
Stores Nearby	Dollar General	12
	Westport Minimart	15
	Butlerville Grocery	17
	Jay C	26
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Azalia Public Access Site	37
	CERA Sports Park & Campground	31
	Big Oaks National Wildlife Refuge	35
	Hardy Lake	58
	Park Theatre Civic Center	24
	Infinity Theaters Madison 6 Cinema	46