

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

Beautiful property with utilities nearby.

PROPERTY DETAILS

Acreage
1.04

APN
90-09-15-300-005.000-013

Legal Description
15-26-11 1.040 mid pt e/2 sw/4
s of rr

County
Wells

Annual Taxes
57.22

HOA
No

Covenants
No

Utilities
Power, Sewer

ACCESS & MAPS

| | |
|----------------------------------------------|--------------------------------|
| Road | Easement in Place |
| Type | Dirt |
| Condition | Fair |
| Directions | Google |
| GPS Coordinates | 40.699798, -85.270646 |
| Land ID Link | Land ID |
| Google MyMap W/ Corner Boundaries | Google My Maps |

ZONING

| | |
|--------------------------------------------|---------------------------|
| Designation | S-1: Suburban Residential |
| Link to County Zoning Ordinance | |
| Uses By Right | |

UTILITIES

| | |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Power | Indiana Michigan Power- Link |
| Water | Well necessary - Link |
| Sewer | Available nearby- TBC- https://wellsrsd.com/forms/ Estimated cost to connect \$20k |

BUILDING & USE RESTRICTIONS

| | |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subdivision Rules | Given the need for an easement subdivision is not possible |
| Building Size | Max height: 100ft |
| Building Types | Manufactured homes allowed with an area of more than 950sqft and certain restrictions. |
| Outbuildings | Some are allowed depending on the intended use |
| Animals | No clear restrictions |
| Mobile Homes | Not allowed for permanent living but for special occasions allowed by the zoning director. 30 to 90 days depending on the area where it is located. Up to one year during main living structure building. |
| Camping Rules | No camping use allowed |

TERRAIN/SOIL/CLIMATE

| | | Acres | Capabilities | WAPI | | | | | | | | |
|---------------|-------------------------------------------------------------------|-------------|-------------------------|---------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Code | Description | CPI | NCCPI | CAP | Wildlife | Limited | Moderat | Intense | Limited | Moderat | Intense | Very Int |
| Pm | Pewamo silty clay loam, 0 to 1 percent slopes | - | 76 | 2w | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| GlgB2 | Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded | 4 | 56 | 2e | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Totals | | 1 ac | 0.08 CPI Average | 75.6 NCCPI Average | 2 Cap. Average | | | | | | | |



| | |
|---------------------|-------------------------|
| Soil | Pewamoi Silty Clay Loam |
| Capabilities | Moderate Farmin |
| Terrain | Flat |

| | |
|-------------------------|-------|
| Climate Annually | |
| High | 84 F |
| Low | 18F |
| Avg Precipitation | 39 in |
| Avg Snowfall | 27 in |

CONNECTIVITY

| | |
|---------------------------|-----|
| Cell Service | |
| Verizon | Yes |
| AT&T | Yes |
| T-Mobile | No |
| Fiber Internet | |
| Starlink Available | Yes |

NEARBY PLACES OF INTEREST

| Place | Details | Travel time |
|---------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------|
| Nearest Public Land | Ouabache State Park | 25 |
| | Pine Lake WaterPark | 23 |
| Nearest Towns | Warren | 12 |
| | Ossian | 26 |
| | Poneto | 8 |
| | Van Buren | 23 |
| Nearest Major Cities | Fort Wayne | 43 |
| | Indianapolis | 100 |
| | Toledo | 120 |
| | Cincinnati | 180 |
| Nearest Hospital | Bluffton PS | 13 |
| | Marion Health MGH Campus | 33 |
| Nearest Regional AirportHas flights to different states | Miller Airport | 6 |
| | Miller Aviation | 27 |
| Nearest International Airport | Fort Wayne Airport | 34 |
| Stores Nearby | Kroger | 14 |
| | Warren Market | 12 |
| | Community Markets | 31 |
| | Ginger Fresh Market | 27 |
| | Save a lot | 27 |
| | Target | 39 |
| | Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc) | J. E. Roush Fish and Wildlife Area |
| | Hiers Park | 28 |
| | Fogwell Forest - ACRES Land Trust | 32 |
| | 122nd Fighter Wing & Heritage Park | 34 |