

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

Excellent parcel with well and septic on-site and power available on the street.

PROPERTY DETAILS

Acreage
1.97

APN
67-06-02-202-004.000-004

Legal Description
Pt Nw Nw S2 T15 R3 1.97A

County
Putnam

Annual Taxes
\$103.06

HOA
No

Covenants
No

Utilities
Well and septic on site, power available

ACCESS & MAPS

Road	County Road
Type	Gravel
Condition	Excellent
Directions	Google
GPS Coordinates	39.775413999999999, -86.721591999999999
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING

Designation	R01-Residential
Link to County Zoning Ordinance	Link
Uses By Right	Single Home Residential

POWER

Provider	TBC
Website	<u>TBC</u>
Distance to Power	In front of the property
Natural Gas Delivery	Indy Propane- http://www.indypropane.com/ Amerigas- https://www.amerigas.com/

WATER

Provider	Well on-site
Water Delivery	<u>CR Water Delivery- http://crwaterdelivery.com/</u> <u>Superior Pool Water- http://www.superiorpoolwater.com/</u>

SEPTIC/SEWER

Provider	Septic on-site
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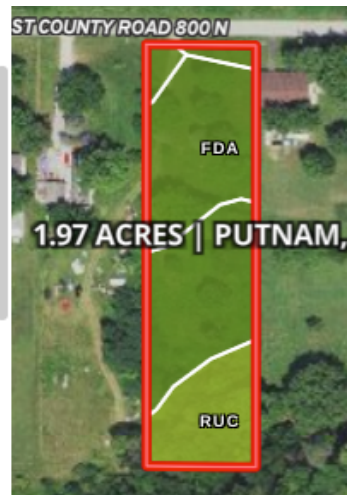
BUILDING & USE RESTRICTIONS

Subdivision Rules	Impossible due to the minimum lot size for this zoning is 1 acre.
Building Size	Max Lot Coverage 35% Max Height 35Ft
Outbuildings	1, maybe a second detached single family residential with a special permit

TERRAIN/SOIL/CLIMATE

Boundary: 1.87 ac

Code	Description	CPI	NCCPI	CAP	?	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	-	87	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"/>
FdA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	-	92	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"/>
	Russell silt loam,					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Soil	Xenia Slit Loam
Capabilities	Moderate Farmin
Terrain	Lightly sloped to the south east

Climate Annually	
High	91 F
Low	45 F
Avg Precipitation	51 in
Avg Snowfall	0 in

CONNECTIVITY

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

NEARBY PLACES OF INTEREST

Place	Details	Travel time
Nearest Public Land	Raccoon Lake State Recreation Area	25
	DePauw Nature Park	24
Nearest Towns	North Salem	14
	Jamestown	23
	Springtown	15
	Bainbridge	9
Nearest Major Cities	Indianapolis	60
	Louisville	120
	Cincinnati	120
	Fort Wayne	130
Nearest Hospital	Hendricks Regional Health	18
	Putnam County Hospital	30
Nearest Regional AirportHas flights to different states	Hendricks County Airport - Gordon Graham Field	22
	Putnam County Regional Airport	24
Nearest International Airport	Indianapolis International Airport	40
Stores Nearby	Dollar General	8
	McPhersons Market	3
	Grocery Gammy	10
	Coatesville Food Store	14
	ALDI	25
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Deer Creek Fish And Wildlife Area	31
	Ellis Park	17
	Hummel Park	35
	Washington Township Park	24
	Mayor's Garden	44