



See page 3 for larger photo

**Comments**

Listing Agent: Mark Ginder,  
Remax Advantage 1,  
(812) 926-2278

Listing Agent: Scott Petty,  
Remax Advantage 1,  
(812) 584-7742

## Shelton Property 90 Acres Dillsboro, IN

**Site Features**

Largest Contiguous:	90
Sale Price:	\$19,000/Acre
Minimum Subdivision:	TBD
Zoning:	Industrial & Residential
Location:	Fronting U.S. 50
Tax District:	Clay Township

**Utilities**

Water Supplier:	Hoosier Hills Regional Water
	Location: U.S. 50
	Main Size: 4-inch

Sewer Supplier:	Town of Dillsboro
	Location: adjacent to site
	Main Size: TBD

Electric Supplier:	Southeast Indiana REMC
	Location:
	Primary Voltage:

Gas Supplier:	Southeast Indiana Natural Gas
	Location: U.S. 50
	Main Size:

Telecommunications Supplier:	SEI Data
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**Transportation**

Highway:	U.S. 50
	Distance: Adjacent

Interstate:	I-74 & I-275
	Distance:

Airport:	Cincinnati/NK International
	30 miles

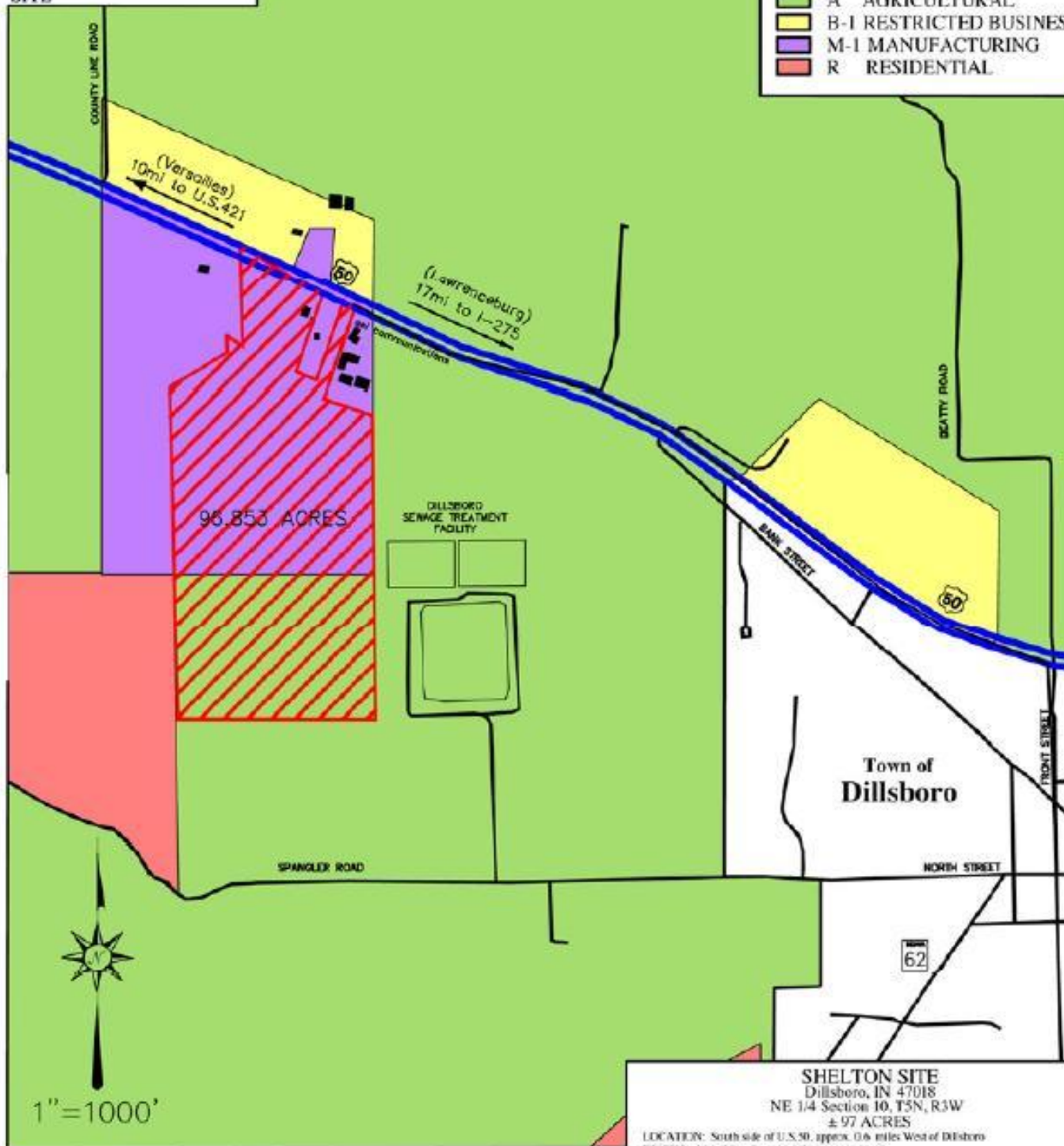
Rail:	None
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Installed Siding:	No
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DEARBORN COUNTY  
CLAY TOWNSHIP  
SITE

**ZONING LEGEND**

- A AGRICULTURAL
- B-1 RESTRICTED BUSINES
- M-1 MANUFACTURING
- R RESIDENTIAL



**SHELTON SITE**  
Dillsboro, IN 47018  
NE 1/4 Section 10, T5N, R3W  
± 97 ACRES

LOCATION: South side of U.S. 50, approx. 0.6 miles West of Dillsboro  
 ZONING: M-1 (Manufacturing) & A (Agricultural)  
 HIGHWAY ACCESS: 17 miles Southwest along U.S. 50 from I-275 Indiana exit; 1.4 miles West from S.R. 62; 30 miles East from U.S. 421  
 COMMERCIAL AIR ACCESS: Cincinnati/Northern Kentucky International Airport, 25 RAILROAD: CSX  
 WATER: Hoosier Hills Regional Water Dept.  
 SEWER: Septic (currently)  
 NATURAL GAS: South Eastern Natural Gas  
 TELEPHONE: Embury  
 ELECTRICITY: Southeastern Indiana REMC  
 FLOOD DATA: Not in 100-year Flood Plain  
 OWNERSHIP: Private  
 SCHOOL DISTRICT: South Dearborn Community Schools



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