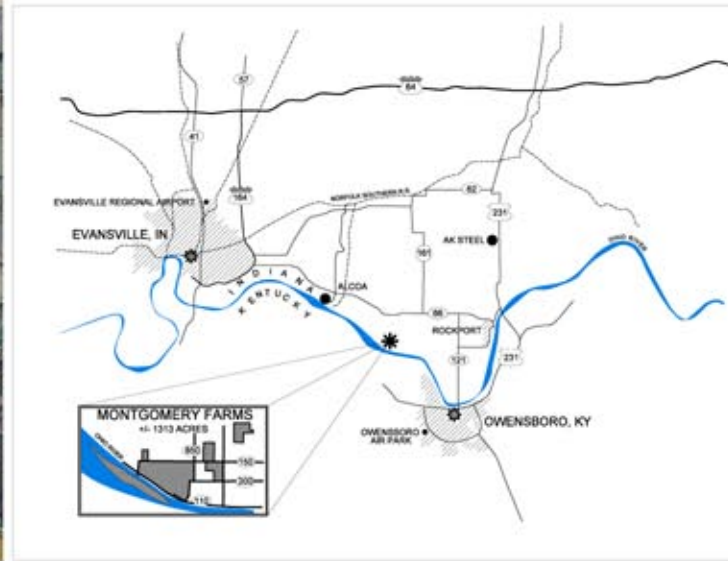
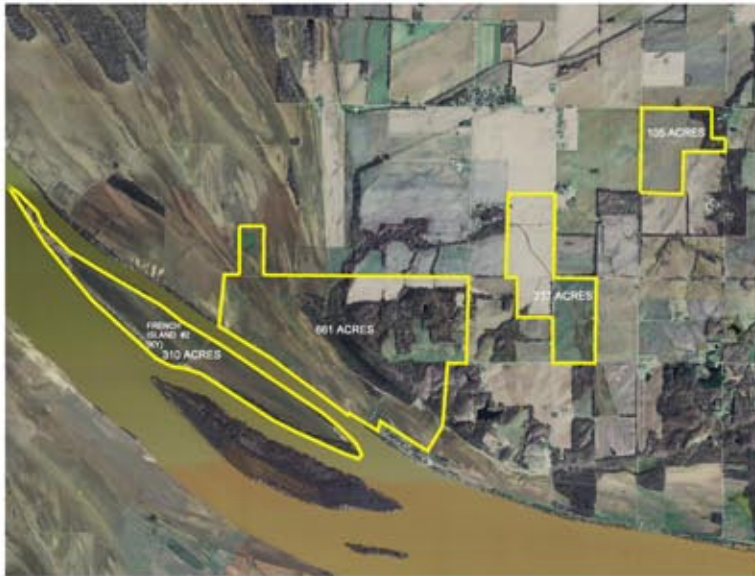




LINCOLNLAND

Economic Development Corporation



Property/Site Name: **Montgomery Farms**
Available Acreage: 1,313 total acres, 661 contiguous, 342 in 5 parcels, 310 - French Island
Ohio River Frontage: 3 1/2 miles
Mineral Rights: Oil, coal, natural gas, gravel
Current Usage: Agricultural
Subject to Zoning: Manufacturing / Industrial / Multifamily
List Price: \$6,000,000
Net Tax Rate: 2.41140 per \$100
Annual Farm Income: \$400,000

Jurisdiction Information
State: Indiana
County: Spencer
Township: Luce
Ownership: Montgomery Farms of Evansville, Inc.

Utility Information
Electric Power Provider: Southern Indiana Rural Electric Cooperative
Natural Gas Service: Vectren Gas
Water Service Provider: Reo Water, Inc.
Sanitary Sewer Provider: Luce Township

Transportation Access
Distance to Interstate: 36 miles
Interstate Route Number: I-64
Distance State Highway: 2 miles
State Highway Number: State Highway 66
Paved road frontage: State Roads 150 South, 850 West, 200 South
Distance to Airport: 25 miles - Evansville Regional, 19 miles - Owensboro Air Park
Distance to Rail: 4 miles
Railroad: Norfolk Southern
Distance to Port: 11 miles
River Port: Rockport River Terminals

Contact:
 Lincolnland Economic Development Corporation
 Tom Utter, Executive Director, E-mail: lincoln@psci.net
 Jacqui Duncan, Special Projects Coordinator, E-mail: jacquid@psci.net
 Phone: 812-649-2119 Fax: 812-649-2236 E-mail: lincoln@psci.net Web site: www.lecd.org

Comments:
 Located 21 miles from AK Steel Plant. 10 miles from Alcoa Aluminum Plant.
 Property has no liens or encumbrances.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy