

2600 Oak Hill Road

Evansville, IN 47711



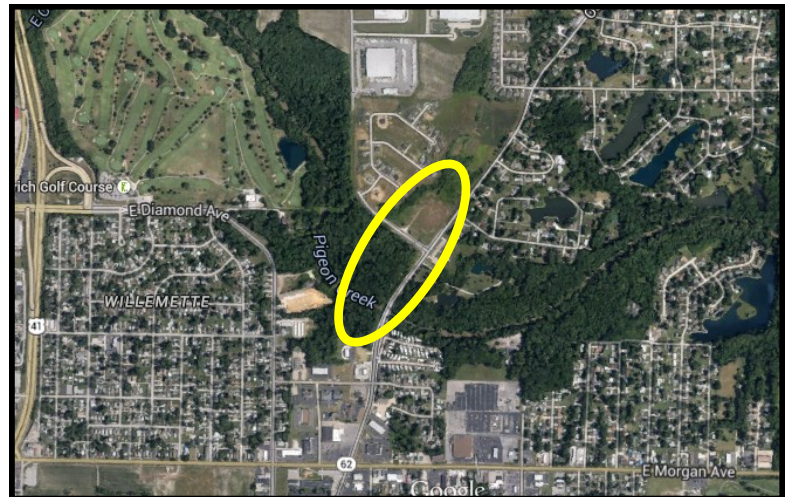
23.77 acres

\$39,500/acre

- Between Lynch & Morgan
- Zoned residential
- Convenient access to Green River Road and I-164
- All utilities available
- Above flood plane

Improvements recently made to Oak Hill makes this area walkable and bikeable!

Near Helfrich Golf Course



For more information contact: Joe Kiefer, Managing Broker
Hahn Kiefer Real Estate Services

jkiefer@hahnkiefer.com

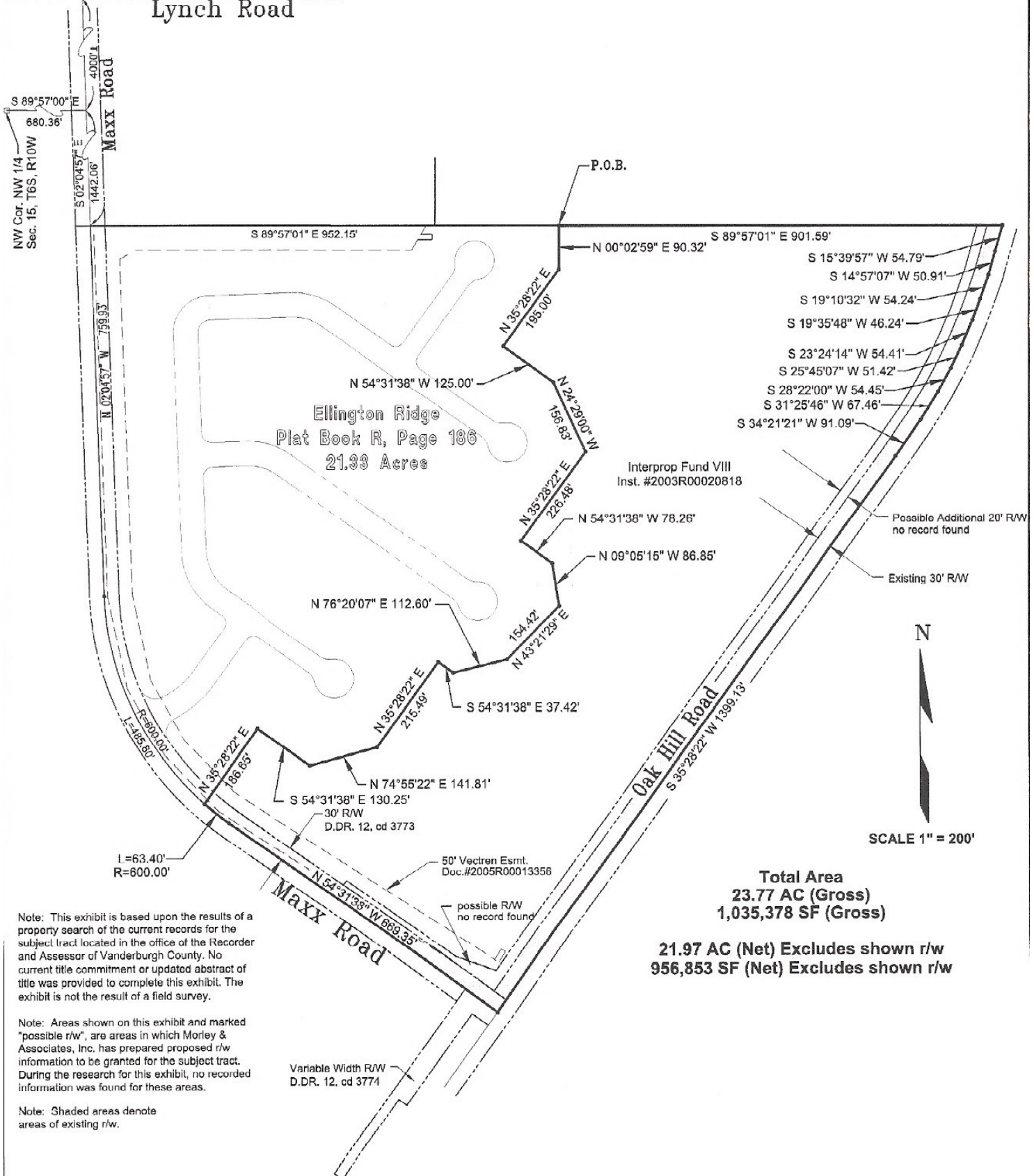
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www.HahnKiefer.com

This information was obtained from sources we consider reliable. We cannot be responsible however, for errors, omissions, prior sales or leases, withdrawal from the market or change in price.

Lynch Road



Ellington Ridge
Plat Book R, Page 186
21.33 Acres

Interprop Fund VIII
Inst. #2003R00020818



Total Area
23.77 AC (Gross)
1,035,378 SF (Gross)

21.97 AC (Net) Excludes shown r/w
956,853 SF (Net) Excludes shown r/w

Note: This exhibit is based upon the results of a property search of the current records for the subject tract located in the office of the Recorder and Assessor of Vanderburgh County. No current title commitment or updated abstract of title was provided to complete this exhibit. The exhibit is not the result of a field survey.

Note: Areas shown on this exhibit and marked "possible r/w", are areas in which Morley & Associates, Inc. has prepared proposed r/w information to be granted for the subject tract. During the research for this exhibit, no recorded information was found for these areas.

Note: Shaded areas denote areas of existing r/w.

Variable Width R/W
D.D.R. 12, cd 3774

I = 63.40'
R = 600.00'

50' Vectren Esmt.
Doc. #2005R00013356

30' R/W
D.D.R. 12, cd 3773

Possible Additional 20' R/W
no record found

Existing 30' R/W

P.O.B.

NW Cor. NW 1/4
Sec. 15, T6S, R10W

Maxx Road

Oak Hill Road

Maxx Road