



See page 3 for larger photo

Andres & Lobenstein Property 48 Acres St. Leon, IN

Site Features

Largest Contiguous:	48
Sale Price:	\$55,000/Acre (Lobenstein)
Minimum Subdivision:	
Zoning:	B-2
Location:	NW Quadrant I-74 & IN 1

Utilities

Water Supplier:	North Dearborn Water Location: SR 46 Main Size: 6-inch
Sewer Supplier:	City of St. Leon Location: Property lines Main Size: 3, 4 & 8 inch
Electric Supplier:	Southeast Indiana REMC Location: Primary Voltage: 220
Gas Supplier:	Ohio Valley Gas Location: Main Size:
Telephone Supplier:	Enhanced Telecomm. Corp.

Transportation

Highway:	IN 1 & SR 46 Distance: Adjacent
Interstate:	I-74 Distance: Adjacent
Airport:	Cincinnati/NK International Distance: 25 miles
Rail:	None
Installed Siding:	No

Comments

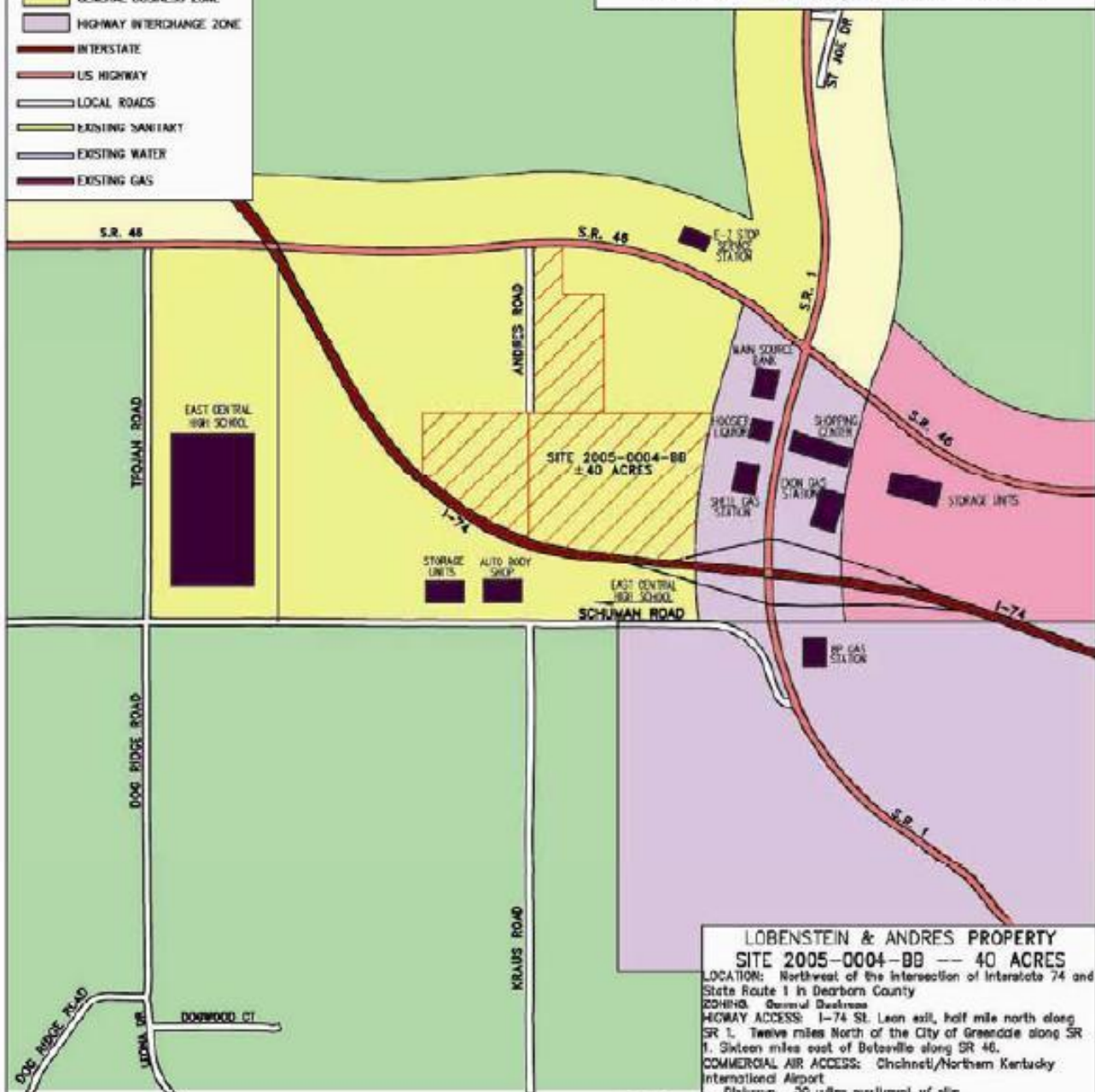
Principal Contact: Paul Kunkel,
(812) 537-0814,

Listing Agent: Patrick Martini,
Huff Realty,
(Lobenstein Prop)
(812) 623-8811,
(812) 539-4667
Ext. 118

LEGEND

- AGRICULTURAL ZONE
- RESIDENTIAL ZONE
- RESTRICTED BUSINESS ZONE
- GENERAL BUSINESS ZONE
- HIGHWAY INTERCHANGE ZONE
- INTERSTATE
- US HIGHWAY
- LOCAL ROADS
- EXISTING SANITARY
- EXISTING WATER
- EXISTING GAS

**DEARBORN COUNTY
TOWN OF ST. LEON
SITE 2005-0004-BB**

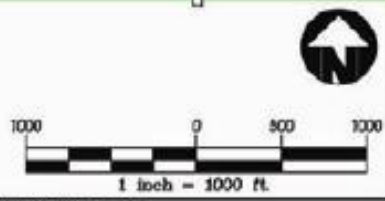


**LOBENSTEIN & ANDRES PROPERTY
SITE 2005-0004-BB -- 40 ACRES**
 LOCATION: Northwest of the intersection of Interstate 74 and State Route 1 in Dearborn County
 ZONING: General Business
 HIGHWAY ACCESS: I-74 St. Leon exit, half mile north along SR 1. Twelve miles North of the City of Greendale along SR 1. Sixteen miles east of Bettsville along SR 46.
 COMMERCIAL AIR ACCESS: Cincinnati/Northern Kentucky International Airport
 Distances: 30 miles southwest of site
 RAILROAD: Not rail served
 WATER: North Dearborn Water
 Size of Line: 2 inch along SR 46
 SEWER: St. Leon Sewer District
 Size of Line: 3 inch along SR 46
 NATURAL GAS: Ohio Valley Gas Corporation
 Size of Line: 8 inch along SR 46
 ELECTRICITY: Southeastern Indiana REMC
 FLOOD DATA: Not in 100-year Flood Plain
 OWNERSHIP: Private
 SCHOOL DISTRICT: Sunman-Deerborn Schools

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bayer becker engineers
planners
architects
surveyors

777 Koch Parkway East, Suite C, Columbus, IN 47025 317-527-9264



For more information contact the Dearborn County Economic Development Initiative, 555 Eads Parkway East (US 50)-Suite 175-Greendale, Indiana 47025
 Tel:(317) 837-0944-Tel:800-327-8128-Fax:(317) 837-0945-www.dearborncountytobayerbecker.org
 All information shown on this map is from sources deemed reliable. No warranty or representation is made as to its accuracy, unless otherwise stated that may be contained within.
 Map Date: 3/10/05



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Dearborn County Economic Development Initiative
320 Walnut Street | Lawrenceburg, IN 47025 | Phone (800) 322-8198 (Toll Free)