

DEVELOPMENT LAND ZONED INDUSTRIAL IL

I-69 & IN-332 ROAD FRONTAGE • RAIL ACCESS • FULL UTILITY ACCESS

FOR SALE

155.941 +/- total acres

3 TRACTS

PROPERTY LOCATION

3515 N 850 W., Yorktown, IN 47396

In the northeast quadrant of the intersection of Hwy 332 and I-69 on the west/northwest side of Muncie, IN

Harrison Twp, **Delaware Co**

ZONING

Limited Industrial for warehouse, manufacturing, solar, and others.

TOPOGRAPHY

Gently Rolling

PROPERTY TYPE

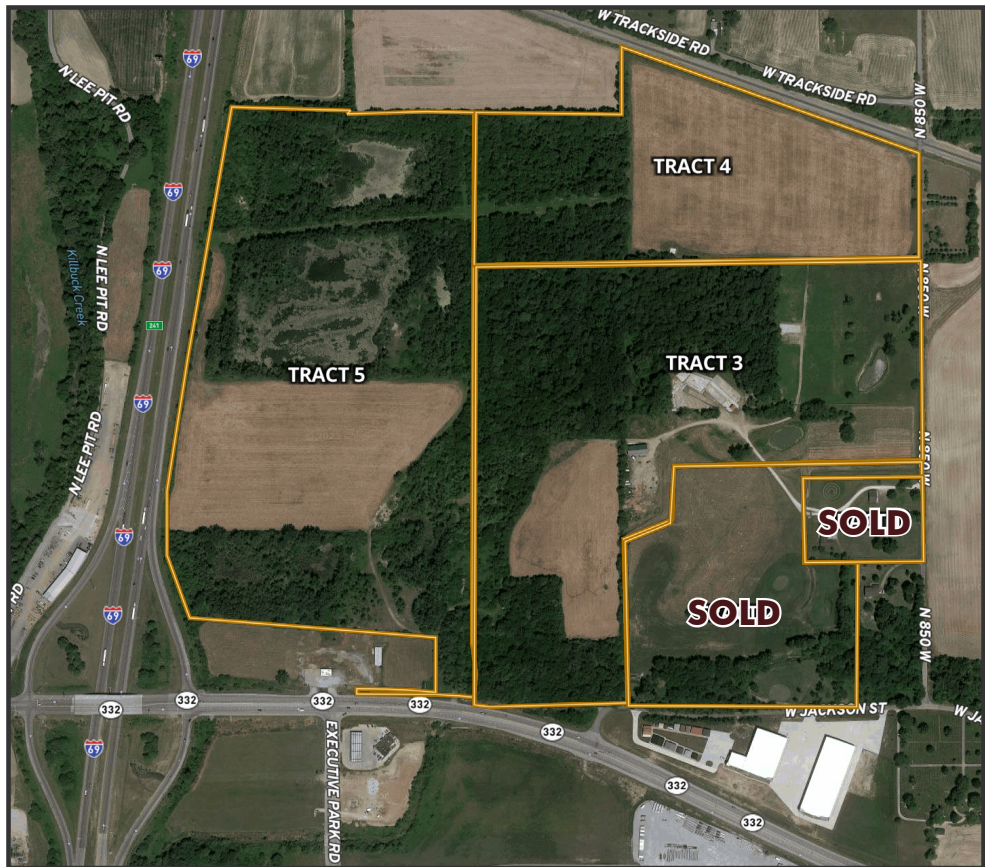
Development

ANNUAL TAXES

\$3,838.54

DITCH ASSESSMENT

\$270.14



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TRACT 3

58+/- Acres



35.8+/- Woods • 18.5+/- Tillable
3.4+/- Building Site • 0.3+/- Roads/Other



PICTURED ABOVE: 40' x 80' Machinery Shed with (4) overhead doors, concrete floor, 4' concrete side walls.

NOT PICTURED:

Cattle/Horse Infrastructure including: Cattle Feedlot with Fencing and Cattle Feed Bunks

20' x 20' Car Shed

40' x 40' Livestock Barn

TRACT 4

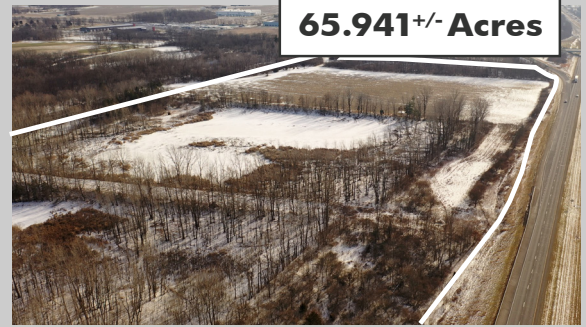
32+/- Acres



20+/- Tillable • 11.8+/- Woods • 0.2+/- Roads/Other
Potential Rail Access with I-69 Road Frontage

TRACT 5

65.941+/- Acres

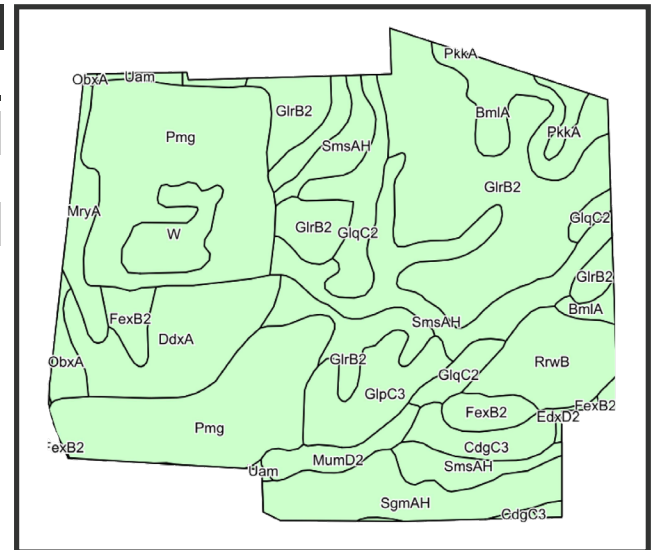


40.941+/- Woods • 17.7+/- Tillable • 7.3+/- Pond
IN-332 Access with I-69 Road Frontage

SOIL MAP

	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Pmg	Pits, gravel	42.71	10	3
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	40.61	129	44
SmsAH	Sloan silt loam, 0 to 2 percent slopes, frequently flooded	18.46	147	40
DdxA	Digby-Haney silt loams, 0 to 1 percent slopes	12.29	151	51
SgmAH	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	10.50	125	43
GlqC2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	10.33	120	30
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	8.30	141	46
RrwB	Rawson loam, 1 to 5 percent slopes	8.28	142	50
GlpC3	Glynwood clay loam, 6 to 12 percent slopes severely eroded	7.40	112	29
FexB2	Fox loam, 2 to 6 percent slopes, eroded	4.67	103	36
W	Water			
CdgC3	Casco sandy clay loam, 6 to 15 percent slopes severely eroded	4.27	109	37
MryA	Millgrove silty clay loam, 0 to 1 percent slopes	3.90	171	49
MumD2	Morley silt loam, 10 to 15 percent slopes, eroded	3.10	101	35
ObxA	Ockley silt loam, 0 to 2 percent slopes	2.37	134	47
PkkA	Pewamo silty clay loam, 0 to 1 percent slopes	1.17	157	47
Uam	Udorthents, loamy	0.71	126	44
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	0.32	181	64
EdxD2	Eldean silt loam, 12 to 18 percent slopes, eroded	0.26	84	29

WEIGHTED AVERAGE (WAPI) 100.8 32.1



This 155.941+/- Acre property located conveniently at the intersection of I-69 and IN-332 with a variety of development potential such as:

- FARMING
- INDUSTRIAL PARK
- CAMPGROUND
- MULT-FAMILY HOUSING
- AGROTOURISM
- HORSE FARM
- CATTLE FARM

...AND MORE!