



<b>Sale Price</b>	<b>\$1,775,000</b>
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**PROPERTY OVERVIEW**

Ironwood Farms is an urban farm and event facility located just outside of Thorntown, Indiana that features 10 acres of u-pick flowers and produce, as well as seasonal events and family experiences. The event facility is newly constructed and offers guests a modern rural setting to host weddings, family gatherings, and more of up to 100 guests. The facility offers beautiful views of the pond, woods, and farm through floor-to-ceiling glass, and multiple outdoor patios. The 2nd floor has a bridal suite and private sitting area that overlooks the main space. The facility has a catering kitchen that is ready to be expanded into a full-service commercial kitchen.

**OFFERING SUMMARY**

<b>Building Size:</b>	3,800 SF
<b>Lot Size:</b>	27.49 Acres
<b>Year Built:</b>	2022
<b>Zoning:</b>	Agricultural w/Commercial Use
<b>Market:</b>	Indianapolis
<b>Submarket:</b>	Far North Boone County



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## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

Ironwood Farms is located along US 52 in Lebanon/Thorntown, 5 miles north of the US 52 & I-65 interchange in Lebanon, and 1 mile south of the US 52 & SR 47 intersection in Thorntown. 30 minutes from Westfield & Carmel, 20 minutes from downtown Zionsville, 30 minutes from Lafayette.

## EXTERIOR DESCRIPTION

Black standing seam metal siding and large glass windows provide a modern farm feel to the new construction Ironwood Farms event barn, along with an excellent presence to draw attention from traffic along US-52.

## INTERIOR DESCRIPTION

Polished concrete floors, floor to ceiling windows with expansive views of the property, standing seam metal siding walls, a roll up glass garage door, and bright lighting all draw your attention up to the exposed roof trusses with uplighting to create a modern farm feel in a brand new event facility and retail store.

## CONSTRUCTION DESCRIPTION

The new construction 3,800 SF Ironwood Farm event facility was completed in 2022 and is built to current commercial retail standards for Boone County, IN. The building provides 3,800 SF of interior event space and 1,728 SF of covered outdoor patio space.

<b>Building Name</b>	Ironwood Farms Urban Farm & Event Venue
<b>Property Type</b>	Event Venue & U-Pick Urban Farm
<b>Property Subtype</b>	Retail Farm & Event Venue
<b>APN</b>	06-10-05-000-009.001-017
<b>Building Size</b>	3,800 SF
<b>Lot Size</b>	27.49 Acres
<b>Year Built</b>	2022
<b>Number of Floors</b>	2
<b>Parking Spaces</b>	56
<b>Construction Status</b>	Existing
<b>Roof</b>	Metal
<b>Free Standing</b>	Yes
<b>Number of Buildings</b>	2

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- PRICE REDUCED! Was: \$1,850,000 Now: \$1,775,000
- 27.5 +/- Acres located on US 52 just north of Lebanon, IN
- 10 +/- Acres of urban, u-pick farm offering fruits, vegetables, flowers, pumpkins and more
- Event barn built to commercial standards in 2022
- Host events up to 100 guests seated
- Improvements sized to handle commercial volume including full commercial kitchen
- Year 1 of revenue beating projections
- Year 1 events bookings outpacing Year 3 projections

Sale Price

\$1,775,000

## LOCATION INFORMATION

Building Name	Ironwood Farms Urban Farm & Event Venue
Street Address	5441 N Us 52
City, State, Zip	Lebanon, IN 46052
County	Boone
Market	Indianapolis
Sub-market	Far North Boone County
Cross-Streets	US-52 & SR-47
Side of the Street	West
Nearest Highway	US-52 & I-65

## BUILDING INFORMATION

Building Size	3,800 SF
Tenancy	Single
Number of Floors	2
Year Built	2022
Construction Status	Existing
Framing	Wood
Condition	Excellent
Roof	Metal

## UTILITIES &amp; AMENITIES

Handicap Access	Yes
Restrooms	2

## PROPERTY INFORMATION

Property Type	Event Venue & U-Pick Urban Farm
Property Subtype	Other
Zoning	Agricultural w/Commercial Use
Lot Size	27.49 Acres

## PARKING &amp; TRANSPORTATION

Parking Type	Surface
Parking Ratio	14.75
Number of Parking Spaces	56









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## Ironwood Farms Crop Offerings &amp; Seasonal Timing

## 2023 and beyond

<b>Strawberries</b>	June	<b>Wax beans</b>	June-August
<b>Pop corn</b>	October	<b>Purple beans</b>	June-August
<b>Broom corn</b>	Fall	<b>Leeks</b>	August-October
<b>Cantaloupe</b>	July-August	<b>Onions</b>	August-October
<b>Watermelon</b>	July-August	<b>Green onions</b>	July-August
<b>Garlic</b>	July-September	<b>Shallots</b>	July-September
<b>Lettuce</b>	July	<b>Tomatoes</b>	July-September
<b>Spinach</b>	July	<b>Peppers</b>	July-September
<b>Kale</b>	June	<b>Okra</b>	July-September
<b>Chard</b>	July	<b>Edamame</b>	June-August
<b>Peas</b>	June	<b>Cabbage</b>	July
<b>Strawberries</b>	June	<b>Sunflowers</b>	July-August
<b>Collards</b>	June	<b>Castorbeans</b>	August
<b>Turnips</b>	June	<b>Sweetcorn</b>	July-September
<b>Carrots</b>	July-August	<b>Pumpkins, gourds &amp; decorative squash</b>	September-November
<b>Radishes</b>	June	<b>Herbs, variety</b>	June-October
<b>Beets</b>	September	<b>Egg plant</b>	July
<b>Green beans</b>	June-August	<b>Indian corn</b>	September-November

## 2024 or 2025 and beyond

<b>Apple Trees, several variations, 110+/- trees</b>	Fall 2024 or 2025
<b>Plum Trees - 5 trees</b>	Summer 2024 or 2025



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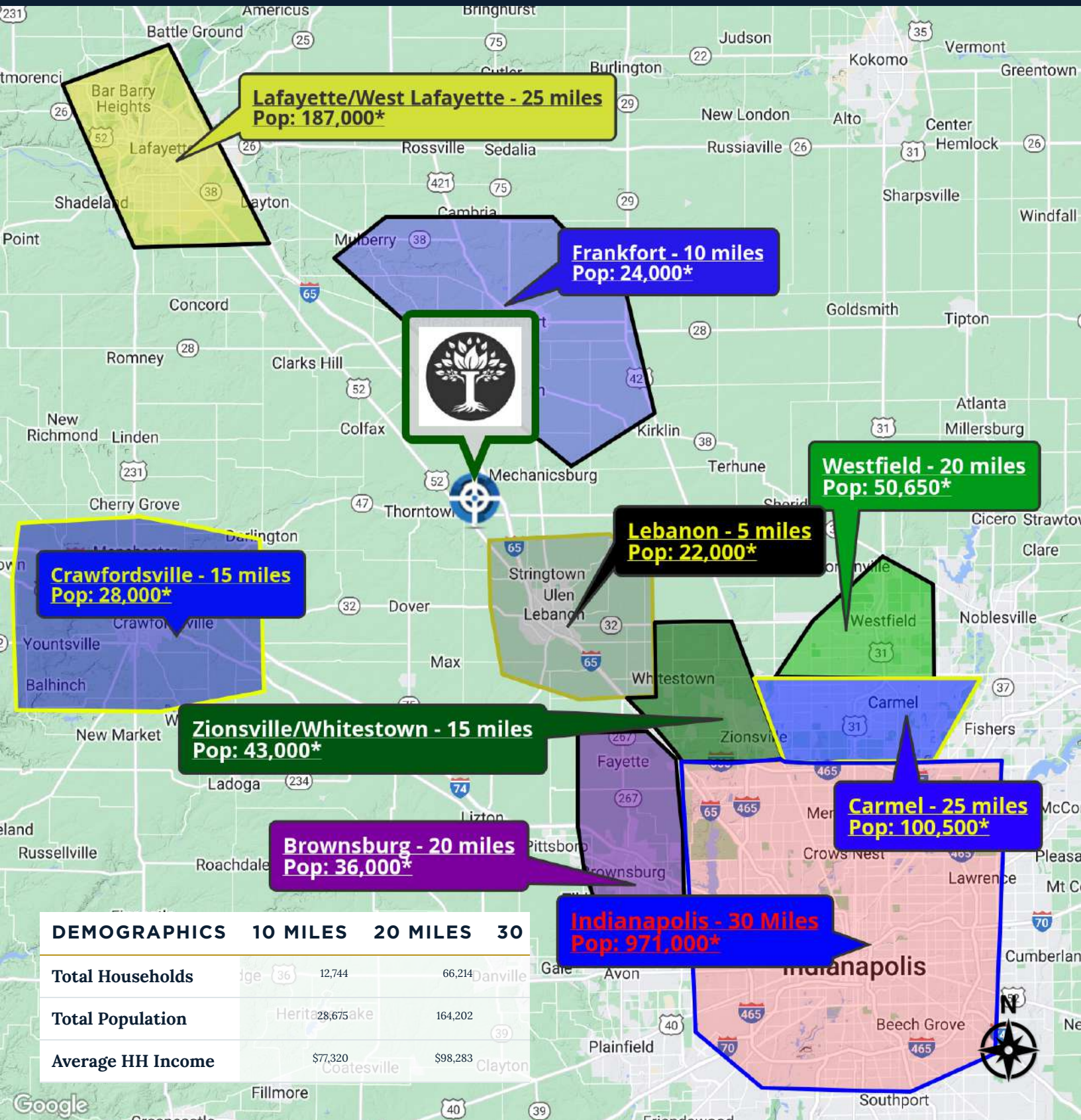


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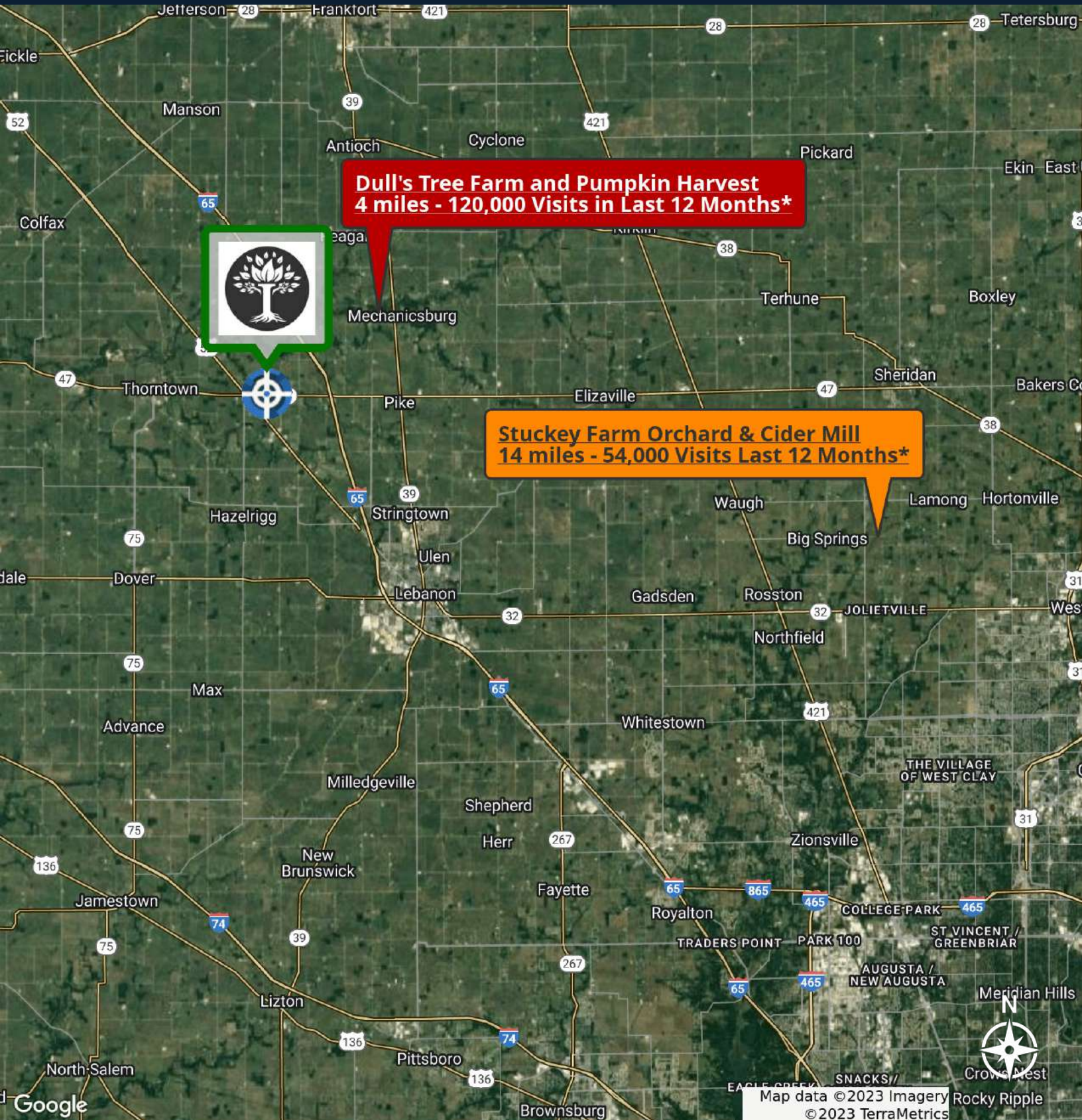
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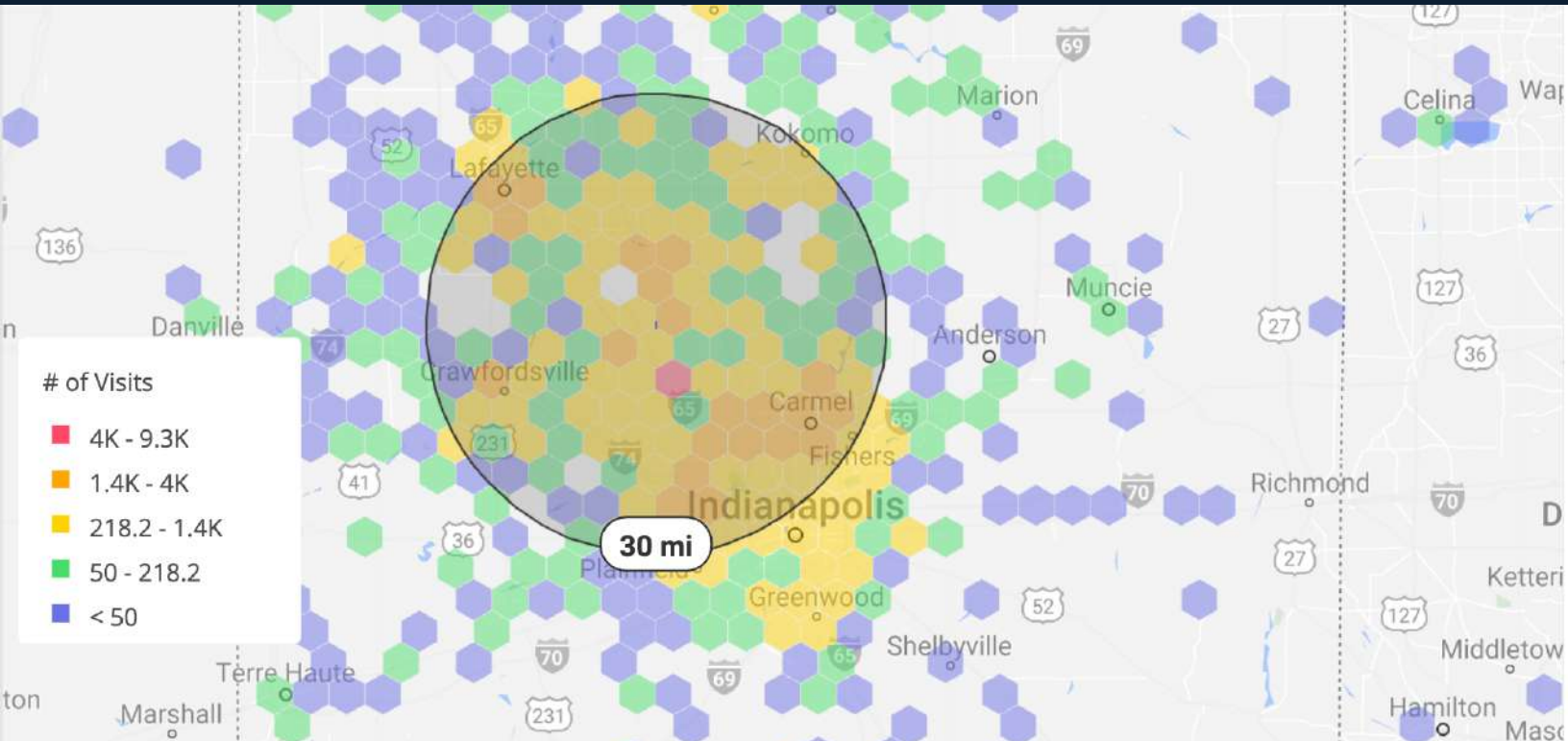
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Dull's Tree Farm & Pumpkin Harvest, Thorntown, IN - 4 miles from Ironwood Farms

## Metrics

Jul 1, 2022 - Jun 30, 2023



Metrics			
<b>Dull's Tree Farm &amp; Pumpkin Ha...</b> 1765 W Blubaugh Ave, Thorntown, IN 46071			
Visits	119.5K	Visits YoY	+23.4%
Visitors	97.2K	Visits Yo2Y	+35.5%
Visit Frequency	1.23	Visits Yo3Y	+55.3%
Avg. Dwell Time	122 min		
Jul 1st, 2022 - Jun 30th, 2023 Data provided by Placer Labs Inc. (www.placer.ai)			



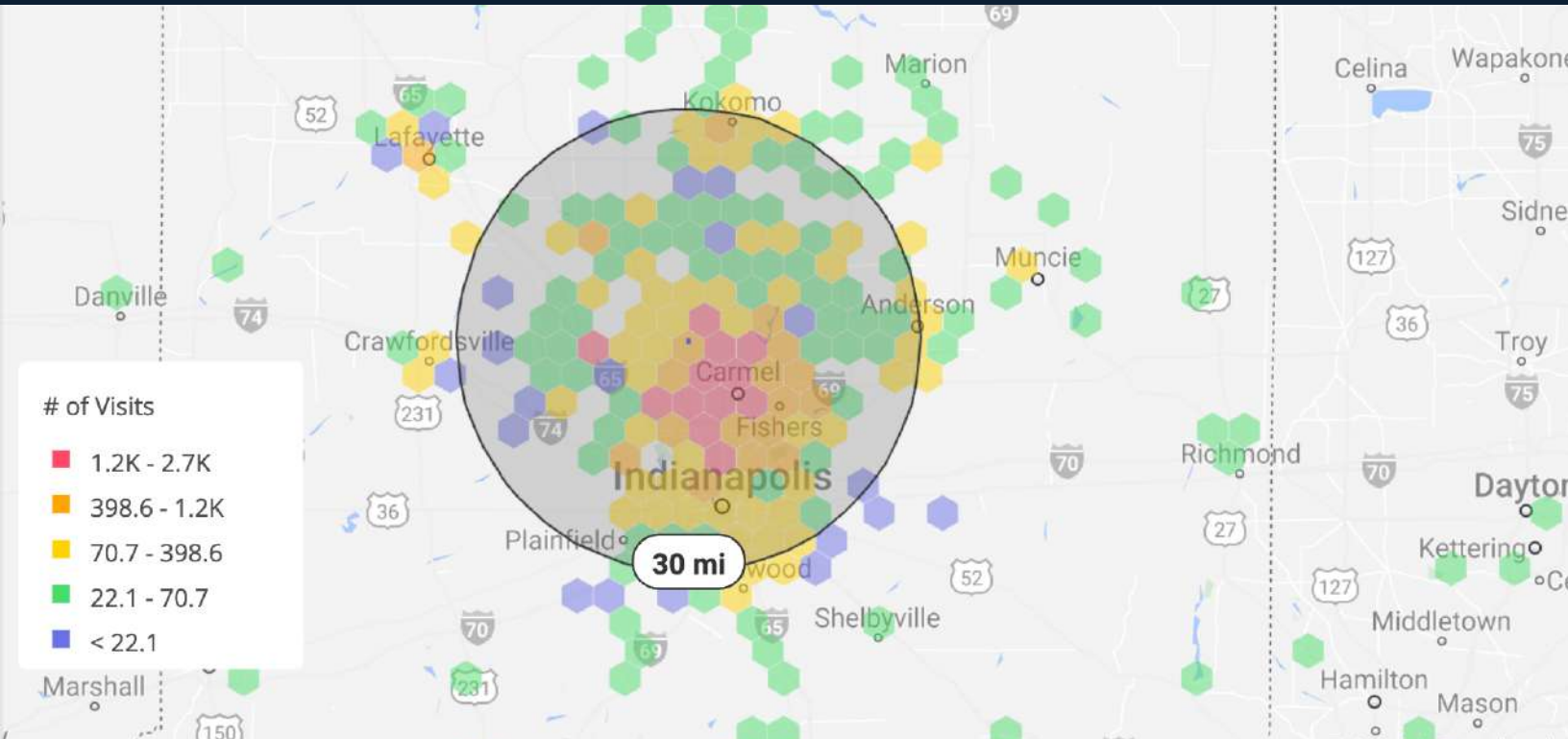
Dull's Tree Farm - visitor information for last 12 months



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Stuckey Farm Orchard & Cider Mill, Sheridan, IN - 14 miles from Ironwood Farms

## Metrics

Jul 1, 2022 - Jun 30, 2023



Metrics			
<b>Stuckey Farm Orchard &amp; Cider ...</b> 19975 Hamilton Boone Rd, Sheridan, IN 46...			
Visits	54.1K	Visits YoY	+8.3%
Visitors	51.3K	Visits Yo2Y	+5.5%
Visit Frequency	1.06	Visits Yo3Y	+3.3%
Avg. Dwell Time	61 min		
Jul 1st, 2022 - Jun 30th, 2023 Data provided by Placer Labs Inc. (www.placer.ai)			



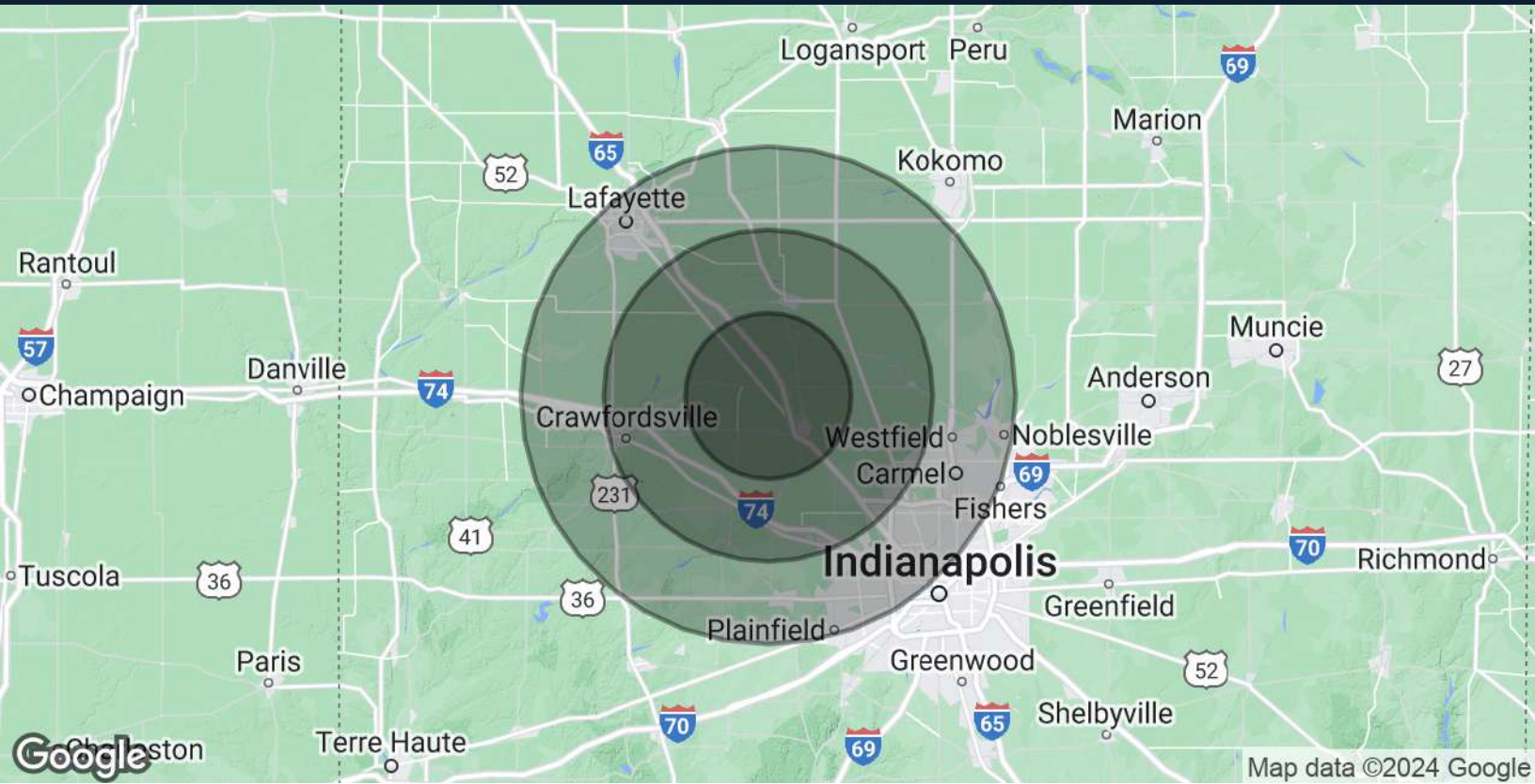
Stuckey Farm Orchard - visitor information for last 12 months



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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	28,675	164,202	1,042,628
Average Age	41.8	39.2	37.0
Average Age (Male)	41.0	38.0	35.8
Average Age (Female)	42.6	40.1	38.0
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	12,744	66,214	431,709
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$77,320	\$98,283	\$86,437
Average House Value	\$165,251	\$226,996	\$197,563

\* Demographic data derived from 2020 ACS - US Census



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