

**NOTICE OF SALE OF SURPLUS SCHOOL PROPERTY, BUILDINGS, AND LAND
BY THE BOARD OF SCHOOL COMMISSIONERS OF THE CITY OF INDIANAPOLIS**

The following property has been declared surplus to the needs of the Board of School Commissioners of the City of Indianapolis (“IPS Board”) and will be offered for sale by open bid:

10101 East 38th Street, Indianapolis Indiana (Tax Parcels No. 49-08-21-124-001.000-701, 49-08-21-124-002.000-701, and 49-08-21-130-003.000-701)(“John Marshall Property”)

Legal: The land situated in Marion County, Indiana, is described as follows:

PARCEL 1:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH OF RANGE 5 EAST IN MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION; RUNNING THENCE NORTH 89 DEGREES 37 MINUTES 23 SECONDS EAST UPON AND ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION AND THE CENTER LINE OF EAST 38TH STREET A DISTANCE OF 790.30 FEET TO A POINT (SAID POINT 549.17 FEET SOUTH 89 DEGREES 37 MINUTES 23 SECONDS WEST OF THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION); RUNNING THENCE SOUTH 00 DEGREES 23 MINUTES 15 SECONDS EAST A DISTANCE OF 793.54 FEET TO A POINT; RUNNING THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST A DISTANCE OF 793.69 FEET TO A POINT ON THE WEST LINE OF SAID HALF QUARTER SECTION AND THE CENTER LINE OF NORTH MITTHOEFER ROAD (SAID POINT BEING 1886.99 FEET NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST OF THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION); RUNNING THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST LINE OF SAID HALF QUARTER SECTION AND THE CENTER LINE OF NORTH MITTHOEFER ROAD A DISTANCE OF 790.30 FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING 14.400 ACRES, MORE OR LESS.

Property Address: 10101 East 38th Street, Indianapolis, IN

Tax Id No: 7025972 / 49-08-21-124-001.000-701.

PARCEL 2:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH OF RANGE 5 EAST IN MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WEST LINE OF SAID HALF QUARTER SECTION AND THE CENTER LINE OF NORTH MITTHOEFER ROAD A DISTANCE OF 790.30 FEET SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST OF THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION; RUNNING THENCE SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST UPON AND ALONG THE WEST LINE OF SAID HALF QUARTER SECTION AND THE CENTER LINE OF NORTH MITTHOEFER ROAD A DISTANCE OF 512.91 TO A POINT (SAID POINT BEING 1374.08 FEET NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST OF THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION); RUNNING THENCE NORTH 89 DEGREES 37 MINUTES 23 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF SAID HALF QUARTER SECTION; RUNNING THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS EAST UPON AND ALONG THE EAST LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 1303.21 FEET TO THE NORTH-EAST CORNER OF SAID HALF QUARTER SECTION; RUNNING THENCE SOUTH 89 DEGREES 37 MINUTES 23 SECONDS WEST UPON AND ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION AND THE CENTER LINE OF EAST 38TH STREET A DISTANCE OF 549.17 FEET TO A POINT (SAID POINT BEING 790.30 FEET NORTH 89 DEGREES 37 MINUTES 23 SECONDS EAST OF THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION); RUNNING THENCE SOUTH 00 DEGREES 23 MINUTES 15 SECONDS EAST A DISTANCE OF 793.54 FEET TO A POINT; RUNNING THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST A DISTANCE OF 793.69 FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING 25.685 ACRES, MORE OR LESS.

Property Address: 10101 East 38th Street, Indianapolis, IN

Tax ID No.: 7032006 / 49-08-21-124-002.000-701.

EXCEPTION TO PARCEL 1 AND PARCEL 2

LAND IN MARION COUNTY, STATE OF INDIANA, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21 IN THE AFOREMENTIONED TOWNSHIP AND RANGE; THENCE SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST 60.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 37 MINUTES 23 SECONDS EAST 45.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY OF MITTHOEFER ROAD AND THE EXISTING SOUTH RIGHT-OF-WAY OF 38TH STREET; CONTINUING NORTH 89 DEGREES 37 MINUTES 23 SECONDS EAST 15.00 FEET ALONG THE EXISTING SOUTH RIGHT-OF-WAY OF 38TH STREET; THENCE SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST 1243.21 FEET TO THE OWNER'S SOUTH PROPERTY LINE; THENCE SOUTH 89 DEGREES 37 MINUTES 23 SECONDS WEST 15.00 FEET ALONG THE OWNER'S SOUTH PROPERTY LINE TO THE EXISTING EAST RIGHT-OF-WAY OF MITTHOEFER ROAD; THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST 1243.21 FEET ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF MITTHOEFER ROAD TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.428 ACRES, MORE OR LESS.

PARCEL 3:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH OF RANGE 5 EAST IN MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WEST LINE OF SAID HALF QUARTER SECTION AND THE CENTER LINE OF NORTH MITTHOEFER ROAD A DISTANCE OF 790.30 FEET SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST OF THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION; RUNNING THENCE SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST UPON AND ALONG THE WEST LINE OF SAID HALF QUARTER SECTION AND THE CENTER LINE OF NORTH MITTHOEFER ROAD A DISTANCE OF 512.91 TO A POINT (SAID POINT BEING 1374.08 FEET NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST OF THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION); RUNNING THENCE NORTH 89 DEGREES 37 MINUTES 23 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF SAID HALF QUARTER SECTION; RUNNING THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS EAST UPON AND ALONG THE EAST LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 1303.21 FEET TO THE NORTH-EAST CORNER OF SAID HALF QUARTER SECTION; RUNNING THENCE SOUTH 89 DEGREES 37 MINUTES 23 SECONDS WEST UPON AND ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION AND THE CENTER LINE OF EAST 38TH STREET A DISTANCE OF 549.17 FEET TO A POINT (SAID POINT BEING 790.30 FEET NORTH 89 DEGREES 37 MINUTES 23 SECONDS EAST OF THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION); RUNNING THENCE SOUTH 00 DEGREES 23 MINUTES 15 SECONDS EAST A DISTANCE OF 793.54 FEET TO A POINT; RUNNING THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST A DISTANCE OF 793.69 FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING 25.685 ACRES, MORE OR LESS.

Property Address: 10101 East 38th Street, Indianapolis, IN

Tax ID No.: 7029158 / 49-08-21-130-003.000-701.

The IPS Board will receive bids beginning on **Wednesday, November 20th, 2024** at **1:00 p.m.** and bidding will close on the same day, **Wednesday, November 20th, 2024** at **4:00 p.m.** Bids should be hand delivered during the bid period to Zach Mulholland, IPS Executive Director of Operations Strategy, in the Boardroom of the John Morton Finney Center for Education Services located at 120 E. Walnut St., Indpls, IN 46204. The minimum bid, for purposes of Indiana Code § 36-1-11-4(c) is \$10.00 (which amount is provided for the stated purpose only and does not represent the actual value of the John Marshall Property).

Bid materials for the John Marshall Property, including the form purchase agreement, the increase of bid form, title commitment, site survey, environmental report, and other property information, along with bidding instructions are available online at the IPS website, <http://www.myips.org/realestate/johnmarshall>. Printed copies of the bid package may be obtained from the John Morton-Finney Center for Education Services, 120 E. Walnut Street, Indpls., IN 46204 for a \$50.00 copy fee. Please allow three (3) business days for preparation of copies.

Questions regarding this sale or the John Marshall Property are to be in writing and directed to the IPS real estate consultant, Yumi Goodman, via e-mail at yumi@92cpartners.com.

Bids may be increased at any time during the bidding period. Bids may not be withdrawn once made and will remain open and binding on the bidder for a period of ninety (90) days following the close of the bidding period.

Each bidder shall be required to include with its bid an executed purchase agreement based on the form provided in the bid package; any modification to the form purchase agreement should be shown as blackline changes. Each bid shall include a check in the amount of \$5,000.00 payable to IPS as a down payment, which shall be non-refundable for the winning bidder. The down payments from all non-winning bidders shall be returned promptly after the selection of the winning bid by the IPS Board and the final purchase agreement between IPS and the winning bidder is executed.

IPS reserves all rights to not sell the John Marshall Property, to cancel, postpone, or reschedule the sale. IPS may reject any or all bids. If a bid is accepted, IPS will select the highest and best bid which may not necessarily be the bid with the highest purchase price. Other factors will be considered, including, but not limited to, period of time to closing, the contingencies to closing, IPS' determination as to the viability of the proposed project, and the compatibility of the proposed use with the surrounding area and community support.

Any sale of the property is subject to final approval of the Board of School Commissioners of the City of Indianapolis.

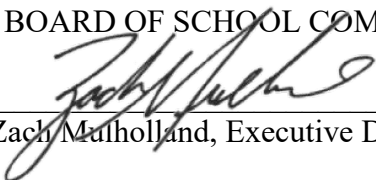
If not sold, all rights are reserved to offer any of the John Marshall Property for sale in the future.

The John Marshall Property will be sold absolutely as-is, where is, without any express or implied warranty.

Any bid submitted by a trust, as defined under Indiana Code §30-4-1-1(a), must identify each beneficiary of the trust and each settlor empowered to revoke or modify the trust. The provisions of Indiana Code §36-1-11-16 apply to all sales.

Dated this **11th day of October, 2024**

THE BOARD OF SCHOOL COMMISSIONERS OF THE CITY OF INDIANAPOLIS


By: Zach Mulholland, Executive Director of Operations Strategy

<p><u>Publish Two Times</u></p> <p>IBJ Court & Commercial Record:</p> <p>Indianapolis Star:</p>
