

MOSSY OAK PROPERTIES | INDIANA LAND & ESTATE SPECIALISTS

±30-ACRE BRICK ESTATE • MUNCIE, INDIANA



5510 W Bethel Ave, Muncie, IN 47304

\$1,250,000 | Delaware County

±30 TOTAL ACRES	4 / 2.5 BED / BATH	3,235 FINISHED SQ FT	1973 BUILT
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THE OFFERING

A rare assemblage in Delaware County — nearly 30 contiguous acres combining ±18 acres of tillable ground with ±12 acres of mature woods, anchored by one of Muncie's finest custom brick estates, all offered together for the first time. This one-owner colonial has been meticulously maintained and now comes to market combined with two adjoining 12-acre parcels, creating one of the largest contiguous land offerings available near Muncie today. Whether the draw is tillable income, a hobby farm, equestrian property, hunting and recreational ground, or simply room to roam, this estate delivers privacy and acreage without sacrificing easy access to town.

THE HOME

- Custom-built, one-owner brick colonial estate (built 1973) — 4 bedrooms, 2 full & 1 half baths
- 3,235 finished sq ft (4,799 total sq ft including full unfinished basement)
- Updated kitchen with custom cabinetry, quartz counters, double ovens, induction cooktop & warming drawer
- Two fireplaces — fieldstone family room fireplace plus a formal living room fireplace
- Solid cherry finishes and custom built-ins, with hardwood and engineered hardwood flooring in main living areas
- Spacious living & formal dining rooms, main-level den/library and office
- Casement-window sunroom opening to a blue stone patio with water feature
- Upstairs laundry, 2-car attached garage (675 sq ft)
- Dual heating system (heat pump + wood stove backup), central electric A/C, private well & septic

THE LAND — ±30 ACRES

- Three contiguous parcels offered together (±6-acre home site plus two adjoining ±12-acre tracts)
- ±18 acres of tillable ground — row-crop, hay, or pasture income potential
- ±12 acres of mature woods, with fruit trees and established garden plots
- Open pasture with horse amenities and a shed — ideal for horse owners
- Sprinkler/irrigation system in place
- Served by Wes-Del Community Schools
- Abundant deer and wildlife throughout — a hunter's and nature lover's dream
- Convenient, GPS-friendly location — about 15 minutes to Anderson, 25 minutes to Gas City, and 30 minutes to Fishers

CONTACT

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