

Offering Sheet

Tracts of land in the Pulaski County Industrial Park

Winamac, Indiana

The Pulaski County Advisory Commission on Industrial Development hereby offers for sale or lease to interested prospects property in the Pulaski County Industrial Park (“the Park”), located generally at County Roads 100 West, 60 South, and 60 West in Monroe Township, Pulaski County, Indiana. This land is within the planning-and-zoning jurisdiction of the Incorporated Town of Winamac, Indiana; zoned H-I, Heavy Industrial; and designated as an economic revitalization area for the purposes of qualifying for assessed-value deductions (tax abatements).

Tract A comprises the 10+/- acres of Parcel 66-07-14-200-005.000-010, lying between C.R. 60 West and a ditch. A survey and legal split will need to be completed as part of the acquisition of Tract A or any part thereof; furthermore, Tract A may be purchased piecemeal, at a minimum of 2 acres per lot (or a minimum of 1 acre per lot with variance from the Town of Winamac Board of Zoning Appeals). Tract A lies within the Town of Winamac’s electrical service territory; water-service extension, electrical-service extension, or both may be required.

Tract A is offered at a sale price of \$19,833.34 per acre or at a lease price of \$1,919.36 per acre per year.

Tract B comprises the 26+/- acres of Parcel 66-07-14-300-006.000-010 north of County Road 60 South and west of County Road 60 West. A survey and legal split will need to be completed as part of the acquisition of Tract B or any part thereof; furthermore, Tract B may be purchased piecemeal, at a minimum of 2 acres per lot (or a minimum of 1 acre per lot with variance from the Town of Winamac Board of Zoning Appeals). Most of Tract B lies within NIPSCO’s electrical service territory, while the northeast “panhandle” abutting County Road 60 West lies within the Town of Winamac’s electrical service area; water-service extension, electrical-service extension, potentially sewer-service extension, or any or all may be required.

Tract B is offered at a sale price of \$17,333.34 per acre or at a lease price of \$1,667.42 per acre per year.

A map locating the Park, and where Tracts A and B exist therein, and detailing the locations of existing utilities and roads, is attached to this sheet. Maps and plats of the area and access to the Town of Winamac’s *Unified Development Ordinance*, which contains zoning and development-standards regulations, are available at the office of the Pulaski County Advisory Commission of Industrial Development, 112 East Main Street, room 213, Winamac, Indiana.

All sealed bids must be received at the above location no later than 11:30 *a.m.* E.D.S.T. on Friday, 24 April 2026.

