

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☒ Delaware County

☐ City of Muncie

Submitted: Aug. 29, 2025

Case No.: BZA 39-25

(1) Applicant: Slayd & Corry Milhollin and The Landing at Redwing, LLC \_\_\_\_\_

Address: 5757 E Inlow Springs Rd, Muncie, IN 47302 Phone: 765-546-2762

(2) Applicant's Status: (Check the appropriate response)

☒ (a) The applicant's name is on the deed to the property.

☐ (b) The applicant is the contract owner of the property.

☐ (c) Other: \_\_\_\_\_

(3) If Item (2)(c) is checked, please complete the following:

Owner of the property involved: \_\_\_\_\_

Owner's address: \_\_\_\_\_

(4) Record of Ownership:

Deed Book No.: 2022R14537

Page: 1

Purchase Date: 9/2/2022

Legal Description: (From the Deed or Abstract)

PLEASE SEE ATTACHED (4 cont)

(5) Common Address of the Property Involved: (Give full street address. If no address, give geographic location such as s. side of CR 400S, 500' west of SR 3).

5757 E Inlow Springs Rd, Muncie, IN 47302

(6) Type of Appeal: (Check the appropriate response)

☐ (a) Request for an Appeal from the Decision of the Administrative Zoning Officer according to Article XXXII, Section 5-B-1. (Attach a copy of said decision/ruling).

☐ (b) Request for a Special Use according to Article XXXII, Section 5-B-2.

☒ (c) Request for a Variance according to Article XXXII, Section 5-B-3.

(7) State explanation of requested Appeal: (State what you want to do and cite the Article and Section of the Ordinance which applies and/or creates the need for this Appeal.)

Request for a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance, Article XII, Section 1, to allow an event venue and a 4' tall ground sign advertising the event venue called "The Landing at Redwing", in a farm zone.

(8) State reasons supporting the Appeal: (If filing for a variance, refer to the attached sheet entitled "Hardship Variance" for explanation/guidance.)

See attached (8 cont) and see included: Business Plan

(9) Present Zoning of the property: (Give exact classification)

F - Farming Zone

(10) Present use of the property:

Commercial | please see attached (10 cont)

(11) Describe the proposed use of the property:

Commercial | please see included business plan

(12) Is the property:

☒ Owner Occupied

☐ Renter Occupied

☐ Other: \_\_\_\_\_

- (13) Has the Applicant provided stamped, addressed envelopes to send notices of this Appeal to all property owners within 300 feet? Yes

Has the Applicant discussed this Appeal with these owners personally? No

If answer is "YES", give their attitudes toward the proposal.

- (14) Are there any restrictions, laws, covenants, governing the property which would prohibit its use for the purpose specified in this application? If answer is "YES", attach a copy.

No.

- (15) Has work for which this application is being filed already started? If answer is "YES", give details.

Yes, PLEASE SEE ATTACHED (15 cont)

- (16) Has there been any previous appeal filed in connection with this property? If answer is "YES", give the date and the decision of the appeal.

No

- (17) If the Appeal is granted, when will work commence?

Immediately.

When will it be completed?

2025-2026

- (18) If the Appeal is granted, who will operate and/or use the proposed improvement for which this application has been filed?

Slayd & Corry Milhollin

# AFFIDAVIT

(I or We) Slayd & Corry Milhollin

TYPE NAME(S) OF SIGNATORIES

being duly sworn depose and say that (I or We) (am or are) the (owner[s]) (contract owner[s]) of property involved in this application and that the foregoing signatures, statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my or our) knowledge and belief.

SIGNATURES:

Slayd T. Milhollin  
Corry Milhollin

Subscribed and sworn to before me this 12 day of August, 2025



Sherri A Slaughter, Notary Public  
Randolph County, State of Indiana  
Commission No: NP0735533  
My Commission Expires 08/16/2029

Sherri A Slaughter  
Notary Public

08/16/2029

Commission Expires

Resident of Randolph County

State of Indiana

PRINT

## DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was filed with the office of the Delaware-Muncie Metropolitan Board of Zoning Appeals in accordance with all the formal requirements and procedures.

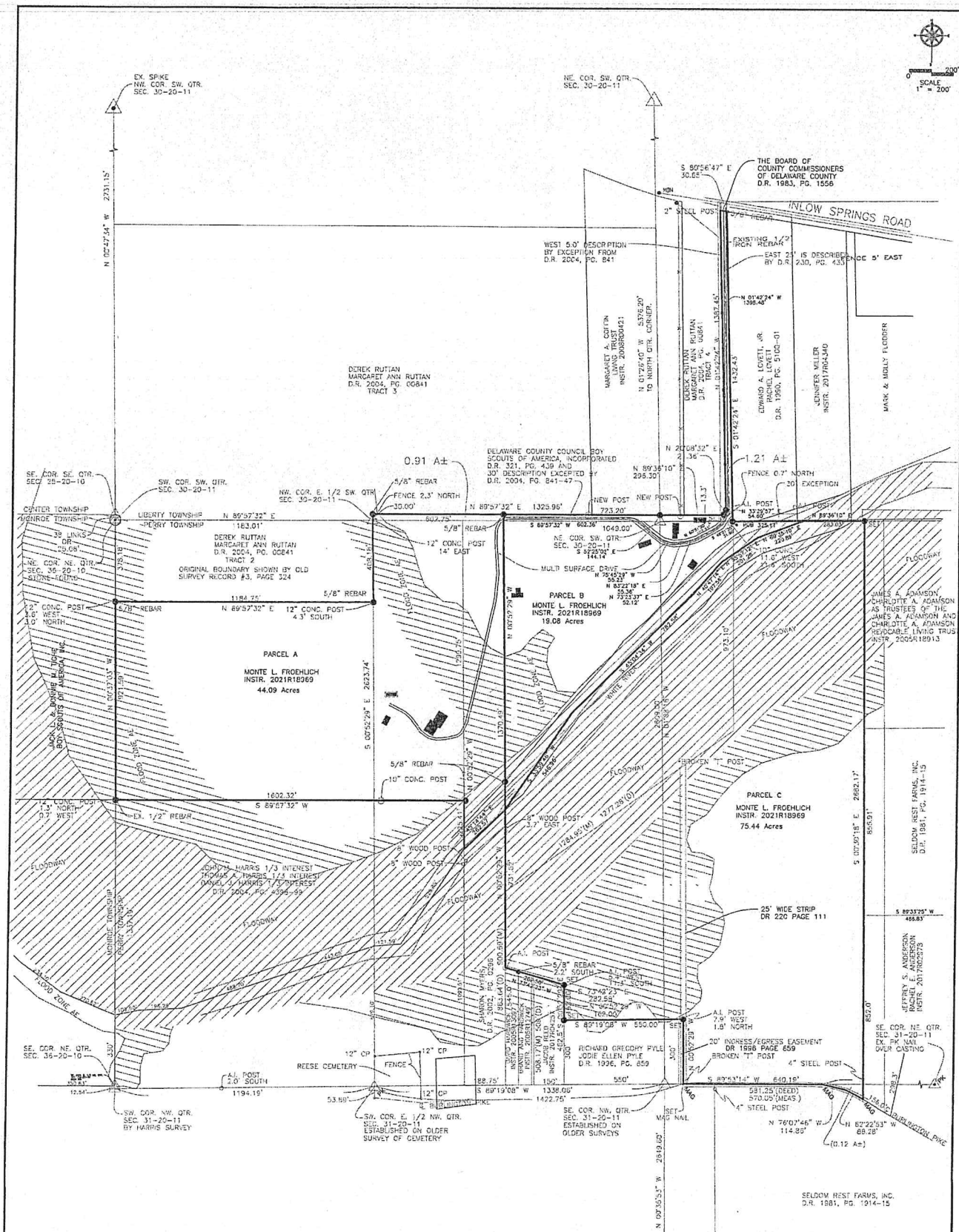
If properly advertised by the applicant, the application will be heard in public

hearing on the 25 day of September, 2025.

Signed:

Date: 9-8-25





This instrument Prepared by: Haldon L. Ashton  
Accuracy or completeness of subsurface features is not certified.

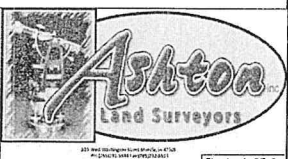
Revisions	
No.	Reason:
No.	Reason:
No.	Reason:
No.	Reason:
Drawn: JLM Date: 3/15/2022 Job: 2022039 Client: SAM RAY Owner: MONTE FROELICH Crew: JTM Electronic Field Book Field Date: 2/22/2022	

RECEIVED  
AUG 29 2023  
DELAWARE COUNTY  
METROPOLITAN PLANNING COMMISSION

B24 39-25

5757 E. INLOW SPRINGS RD.  
MUNCIE, INDIANA

325 W. Washington St.  
Muncie, IN 47305  
Ph: 765-282-5594  
Fax: 765-282-5596  
Haldon L. Ashton, Inc.



Parcel A  
A part of the Fractional Southwest Quarter of Section 30, Township 20 North, Range 11 East in Liberty Township and a part of the Fractional Northwest Quarter of Section 31, Township 20 North, Range 11 East in Perry Township, Delaware County, Indiana, described as follows:  
Beginning at a 1/4 inch rebar on the West line of the Fractional Northwest Quarter of Section 31, Township 20 North, Range 11 East, said rebar being South 00 degrees 37 minutes 03 seconds East 276.18 feet (assumed bearing) from a stone marking the Northwest corner of said Quarter Section, thence North 89 degrees 57 minutes 32 seconds East 1184.75 feet parallel with the North line of said Northwest Quarter to a 1/4 inch rebar on the East line of the Fractional West Half of said Northwest Quarter, thence North 00 degrees 52 minutes 29 seconds West 400.18 feet into the Southwest Quarter of Section 30, Township 20 North, Range 11 East to a 1/4 inch rebar; thence North 89 degrees 57 minutes 32 seconds East 602.75 feet to a 1/4 inch rebar; thence South 00 degrees 52 minutes 29 seconds East 1370.49 feet along a line that is parallel with and 602.75 feet East of the West line of the East Half of the Fractional Northwest Quarter of said Section 31 to the center of White River; thence South 45 degrees 14 minutes 44 seconds West 252.57 feet along White River; thence North 00 degrees 52 minutes 29 seconds West 225.41 feet to a 1/4 inch rebar; thence South 89 degrees 57 minutes 32 seconds West 1552.32 feet along a line that is parallel with and 1299.77 feet South of the North line of said Northwest Quarter to a 1/4 inch rebar on the West line thereof, thence North 00 degrees 37 minutes 03 seconds West 921.58 feet to the point of beginning, containing 44.00 acres, more or less, and subject to the Waters of the United States along White River and to all easements of record.  
Also, a 30-foot-wide ingress, egress and utility easement in the Northwest Quarter and the Northwest Quarter of Section 31, Township 20 North, Range 11 East and the Southwest Quarter and the Southwest Quarter of Section 30, Township 20 North, Range 11 East being 15-feet each side of the following described line. Commencing at a stone marking the Southwest corner of the Fractional Southwest Quarter of Section 30, Township 20 North, Range 11 East, thence North 89 degrees 57 minutes 32 seconds East 1785.76 feet to the South line of said Southwest Quarter; thence North 00 degrees 52 minutes 29 seconds West 15.00 feet to the point of beginning of the centerline of a 30-foot-wide ingress, egress and utility easement; thence North 89 degrees 57 minutes 32 seconds East 602.36 feet; thence South 89 degrees 57 minutes 32 seconds East 144.14 feet; thence South 75 degrees 45 minutes 20 seconds East 55.23 feet; thence North 83 degrees 22 minutes 18 seconds East 55.36 feet; thence North 73 degrees 23 minutes 37 seconds East 52.12 feet; thence North 00 degrees 51 minutes 20 seconds East 107.21 feet; thence North 48 degrees 21 minutes 35 seconds East 31.90 feet; thence North 33 degrees 28 minutes 57 seconds East 54.60 feet; thence North 01 degrees 42 minutes 24 seconds West 1238.48 feet to the termination of said easement at the Southern line of the Inlow Springs Road.

Parcel B  
A part of the Fractional Southwest Quarter and a part of the Southeast Quarter of Section 30, Township 20 North, Range 11 East in Liberty Township, also a part of the Fractional Northwest Quarter and a part of the Northwest Quarter of Section 31, Township 20 North, Range 11 East in Perry Township, Delaware County, Indiana, described as follows:  
Commencing at a stone marking the Southwest corner of the Fractional Southwest Quarter of Section 30, Township 20 North, Range 11 East, thence North 89 degrees 57 minutes 32 seconds East 1785.76 feet (assumed bearing) along the South line of said Southwest Quarter; thence North 00 degrees 52 minutes 29 seconds West 30.00 feet to a 1/4 inch rebar at the point of beginning; thence North 89 degrees 57 minutes 32 seconds East 723.30 feet to a 1/4 inch rebar that is 30.00 feet North of the Southwest corner of the Southwest Quarter of said Section 30; thence North 89 degrees 57 minutes 32 seconds East 296.30 feet parallel with the South line of said Southwest Quarter to a 1/4 inch rebar; thence North 20 degrees 00 minutes 32 seconds East 21.56 feet to a 1/4 inch rebar; thence North 01 degrees 42 minutes 24 seconds East 1387.45 feet parallel with and 1689.87 feet West of the East line of the West Half of the East Half of said Southwest Quarter to the Southern line of the Inlow Springs Road; thence South 89 degrees 57 minutes 32 seconds East 30.05 feet along said Southern line, thence South 01 degrees 42 minutes 24 seconds East 1432.43 feet to a 1/4 inch rebar on the North line of the Northwest Quarter of Section 31, Township 20 North, Range 11 East; thence North 89 degrees 57 minutes 32 seconds East 225.11 feet along said North line to the center of White River; thence South 89 degrees 57 minutes 32 seconds East 168.28 feet along said river; thence South 55 degrees 27 minutes 12 seconds West 201.28 feet along said river; thence South 40 degrees 47 minutes 14 seconds West 197.56 feet along said river; thence South 45 degrees 04 minutes 34 seconds West 782.56 feet along said river; thence North 33 degrees 28 minutes 57 seconds East 54.60 feet along said river; thence North 00 degrees 52 minutes 29 seconds West 1370.49 feet along a line that is parallel with and 602.75 feet East of the West line of the East Half of the Fractional Northwest Quarter of Section 31 to the point of beginning, containing 16.08 acres, more or less and subject to the Waters of the United States along White River and to a 30-foot-wide ingress, egress, and utility easement described as follows:  
Commencing at a stone marking the Southwest corner of the Fractional Southwest Quarter of Section 30, Township 20 North, Range 11 East, thence North 89 degrees 57 minutes 32 seconds East 1785.76 feet along the South line of said Southwest Quarter; thence North 00 degrees 52 minutes 29 seconds West 15.00 feet to the point of beginning of the centerline of a 30-foot-wide ingress, egress and utility easement; thence North 89 degrees 57 minutes 32 seconds East 602.36 feet; thence South 89 degrees 57 minutes 32 seconds East 144.14 feet; thence South 75 degrees 45 minutes 20 seconds East 55.23 feet; thence North 83 degrees 22 minutes 18 seconds East 55.36 feet; thence North 73 degrees 23 minutes 37 seconds East 52.12 feet; thence North 00 degrees 51 minutes 20 seconds East 107.21 feet; thence North 48 degrees 21 minutes 35 seconds East 31.90 feet; thence North 33 degrees 28 minutes 57 seconds East 54.60 feet; thence North 01 degrees 42 minutes 24 seconds West 1238.48 feet to the termination of said easement at the Southern line of the Inlow Springs Road.

Parcel C  
A part of the Northwest Quarter and the Southwest Quarter, also a part of the Northwest Quarter of Section 31, Township 20 North, Range 11 East in Perry Township, Delaware County, Indiana, described as follows:  
Commencing at a stone at the Northwest corner of the Fractional Northwest Quarter of Section 31, Township 20 North, Range 11 East, thence North 89 degrees 57 minutes 32 seconds East 2509.97 feet (assumed bearing) to the Northwest corner of the Northwest Quarter of said Section 31, said corner being 30.00 feet South of a 1/4 inch rebar; thence North 89 degrees 57 minutes 32 seconds East 609.77 feet along the North line of said Northwest Quarter to the center of White River which is the point of beginning; thence North 89 degrees 57 minutes 32 seconds East 253.03 feet to a 1/4 inch rebar that is 1728.14 feet West of the Northwest corner of said Northwest Quarter; thence South 00 degrees 52 minutes 14 seconds East 2502.17 feet parallel with the East line of said Northwest Quarter to a nail on the centerline of the Burlington Pike; thence North 82 degrees 22 minutes 55 seconds West 68.28 feet along said centerline; thence North 75 degrees 07 minutes 40 seconds West 114.86 feet along said centerline to a nail on the South line of the Northwest Quarter of said Section 31; thence South 89 degrees 57 minutes 32 seconds West 640.19 feet along the South line to a nail that is 1422.75 feet East of the Southwest corner of the East Half of the Fractional Northwest Quarter of said Section 31; thence North 00 degrees 52 minutes 29 seconds West 300.00 feet parallel with the West line of said Half-Quarter Section to a 1/4 inch rebar; thence South 89 degrees 57 minutes 24 minutes 22 seconds West 550.00 feet to a 1/4 inch rebar; thence North 00 degrees 52 minutes 29 seconds West 120.00 feet to a 1/4 inch rebar; thence North 73 degrees 42 minutes 23 seconds West 262.58 feet to an angle iron post that is 545.00 feet North of the South line of said Northwest Quarter; thence North 00 degrees 52 minutes 29 seconds West 731.52 feet to the center of White River; thence North 33 degrees 28 minutes 57 seconds East 540.89 feet along said river; thence North 45 degrees 04 minutes 34 seconds East 782.58 feet along said river; thence North 45 degrees 47 minutes 14 seconds East 197.56 feet along said river; thence North 55 degrees 27 minutes 12 seconds East 201.28 feet along said river; thence North 69 degrees 25 minutes 10 seconds East 220.89 feet to the point of beginning, containing 75.44 acres, more or less, and subject to the Waters of the United States along White River, to the right-of-way for the Burlington Pike along the Southern side, to a 25-foot-wide ingress/egress easement and to all easements of record.

I hereby certify that to the best of my information, knowledge and belief the within plat represents a survey executed according to survey requirements in 895 IAC 1-12-1 made under my supervision and completed on March 3, 2022.

Haldon L. Ashton  
Registered Land Surveyor L000049149  
Haldon L. Ashton



Surveyor's Note from Job #2013116

Surveyor's Note

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Rural (more or less 0.26 feet) Survey.

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 805 IAC 1-12-1 (Rule 127), the following options and observations are submitted regarding uncertainties in the location of the lines and corners established by this survey as a result of a. Availability, condition and integrity of reference monuments, b. Record documents, c. Lines of occupation; and d. Measurements (Theoretical Uncertainty).

There may be unwritten rights associated with these uncertainties.

Reference Monuments

SECTION 30

At the Southwest corner of the Southwest Quarter there is a stone.

At the Northwest corner there is a spike.

At the Southwest corner of the Southeast Quarter and at the center of Section 30, our firm previously set the corner.

The Southeast corner had also been established by prior survey.

The Southwest corner of the Southeast Quarter is established by the old Record Book 3 page 68, Record Book 3 page 60, and Record Book 3 page 324.

SECTION 31

The Southwest corner of the Northwest Quarter of Section 31 was established 12.54 feet South of an iron pin which marked the Southeast corner of the Northwest Quarter of Section 30, Township 20 North, Range 10 East.

The Southwest corner of the East Half of the Fractional Northwest Quarter of Section 31 is on the West line of the Reese Cemetery.

The South line is set 545 feet South of an angle iron post found on a line that is called 602.75 feet east of the West line of the Half-Quarter Section.

At the Southwest corner of the Northwest Quarter, there is a casting.

There is a half inch rebar on the West line of Section 31 at the South line of the subject tract.

The Southwest corner of the Northwest Quarter complies with old survey our firm has previously performed.

Occupation

There is a right-of-way for Inlow Springs Road on the North and Burlington Pike on the South. The ownership of the land along White River is to the normal high-water mark, the rest is the Waters of the United States.

Record Descriptions

The tract described in Deed Record 201, page 85, calls the North line of the West Half of the Quarter Section 338-11/12 feet. The North adjoining tract calls it 10 acres off the North end. Old survey records show it was set 5.73 chains South of the North line (376.18 feet) which is much closer to the existing boundary post. The 30 feet along the North side of the East Half of the Northwest Quarter has not been conveyed to the surveyed tract but it is an exception in the Ritten deed. The 5 feet on the West side of the drive to Inlow Springs Road has not been conveyed but is an exception in the Ritten deed. Deed Record 220, page 111, placed the 25-foot access to Inlow Springs Road 28.45 chains West of the Southeast corner of the West Half of the East Half of the Southwest Quarter of Section 30, 29.45 chains (1943.70 feet). The Deed Record 220, page 431, places that line 1689.87 feet West. There is a fence line 1943.70 feet West but the drive is located 1689.87 feet West. There must have been historical changes in that drive boundary.

Flood Zone

a. The within tract does not fall within the Special Flood Hazard Zone A as said tract plots by scale on Community Panel #18035C02050 of the Flood Insurance Rate Maps for Delaware County, Indiana (Mapa Dated 07/04/2015).

b. The minimum flood risk was verified by the INDRR Flood Plain Information Portal—dated: March 4, 2022.

3. Ownership shown herein is per County Records or as indicated in the title work provided by others.

4. The within survey was performed without benefit of evidence of source of title and is subject to any statement of facts revealed by same. This qualification will be removed upon receipt and inspection of current title work and copies of Schedule B items listed herein.

This Instrument Prepared by: Haldon L. Ashton  
Accuracy or completeness of subsurface features is not certified.

Revisions

No. 1  
Date: 3/6/2022  
Reason: Drawn: KJM  
Date: 3/6/2022  
Job: 2022039  
Client: SAM RAY  
Owner: MONTE FROELICH  
Crew: JTM  
Electronic Field Book  
Field Date: 2/22/2022

RECEIVED

AUG 29 2025

DELAWARE COUNTY

REGISTERED LAND SURVEYOR

INDIANA STATE PLANS, 6001 E. 10TH AVENUE  
SUITE 100, COVINGTON, IN 46031

5757 E. INLOW SPRINGS RD.  
MUNCIE, INDIANA

325 W. Washington St.  
Muncie, IN 47305  
Ph: 765-282-5594  
Fax: 765-282-5596  
Ashton Land Surveyors, Inc.



125 South Washington Street, Suite 100, Muncie, IN 47305  
Ph: 765-282-5594  
Fax: 765-282-5596

Mathewson Law

Sp.

Duly Entered for Taxation  
Transfer Fees \$ 40.00 *ff*

DEC 09 2022

*Stuart J. Coughlin*  
Delaware County Auditor

2022R18276  
MELANIE MARSHALL  
DELAWARE COUNTY RECORDER  
RECORDED ON  
12/09/2022 02:43 PM  
REC FEE 25.00  
PAGES: 5  
RECORDED AS PRESENTED

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: Slayd Milhollin and Corry Milhollin, as husband and Wife RELEASES and QUITCLAIMS to The Landing At Redwing, LLC of Delaware County, Indiana, as tenants in common, for and in consideration of Zero Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, their interest in the following described REAL ESTATE, in the State of Indiana, County of Delaware, to-wit:

#### Parcel A

A part of the Fractional Southwest Quarter of Section 30, Township 20 North, Range 11 East in Liberty Township and a part of the Fractional Northwest Quarter of Section 31, Township 20 North, Range 11 East in Perry Township, Delaware County, Indiana, described as follows:

Beginning at a 5/8 inch rebar on the West line of the Fractional Northwest Quarter of Section 31, Township 20 North, Range 11 East, said rebar being South 00 degrees 37 minutes 03 seconds East 378.18 feet (assumed bearing) from a stone marking the Northwest corner of said Quarter Section; thence North 89 degrees 57 minutes 32 seconds East 1184.75 feet parallel with the North line of said Northwest Quarter to a 5/8 inch rebar on the East line of the Fractional West Half of said Northwest Quarter; thence North 00 degrees 52 minutes 29 seconds West 408.18 feet into the Southwest Quarter of Section 30, Township 20 North, Range 11, East to a 5/8 inch rebar; thence North 89 degrees 57 minutes 32 seconds East 602.75 feet to a 5/8 inch rebar; thence South 00 degrees 52 minutes 29 seconds East 1370.49 feet along a line that is parallel with and 602.75 feet East of the West line of the East Half of the Fractional Northwest Quarter of said Section 31 to the center of White River; thence South 45 degrees 14 minutes 44 seconds West 262.57 feet along White River; thence North 00 degrees 52 minutes 29 seconds West 225.41 feet to a 5/8 inch rebar; thence South 89 degrees 57 minutes 32 seconds West 1602.32 feet along a line that is parallel with and 1299.77 feet South of the North line of said Northwest Quarter to a 5/8 inch rebar on the West line thereof; thence North 00 degrees 37 minutes 03 seconds West 921.59 feet to the point of beginning, containing 44.09 acres, more or less, and subject to the Waters of the United States along White River and to all easements of record.

Also, a 30-foot-wide ingress, egress and utility easement in the Northwest Quarter and the Northeast Quarter of Section 31, Township 20 North, Range 11 East and the Southwest Quarter and the Southeast Quarter of Section 30, Township 20 North, Range 11 East begin

15-feet each each side of the following described line:



Commencing at a stone marking the Southwest corner of the Fractional Southwest Quarter of Section 30, Township 20 North, Range 11 East; thence North 89 degrees 57 minutes 32 seconds East 1785.76 feet along the South line of said Southwest Quarter; thence North 00 degrees 52 minutes 29 seconds West 15.00 feet to the point of beginning of the centerline of a 30-foot-wide ingress, egress and utility easement; thence North 89 degrees 57 minutes 32 seconds East 602.36 feet; thence South 52 degrees 25 minutes 02 seconds East 144.14 feet; thence South 75 degrees 45 minutes 29 seconds East 55.23 feet; thence North 83 degrees 22 minutes 18 seconds East 55.36 feet; thence North 73 degrees 23 minutes 37 seconds East 52.12 feet; thence North 60 degrees 51 minutes 20 seconds East 107.21 feet; thence North 48 degrees 21 minutes 35 seconds East 31.90 feet; thence North 33 degrees 29 minutes 57 seconds East 54.60 feet; thence North 01 degrees 42 minutes 24 seconds West 1398.48 feet to the termination of said easement at the Southerly line of the Inlow Springs Road.

Parcel No: 18-12-31-101-002.000-020 and 18-12-30-451-016.000-010  
Property Address: 5757 S. Burlington Dr., Muncie, IN 47302

**Parcel B**

A part of the Fractional Southwest Quarter and a part of the Southeast Quarter of Section 30, Township 20 North, Range 11 East in Liberty Township, also a part of the Fractional Northwest Quarter and a part of the Northeast Quarter of Section 31, Township 20 North, Range 11 East in Perry Township, Delaware County, Indiana, described as follows: Commencing at a stone marking the Southwest corner of the Fractional Southwest Quarter of Section 30, Township 20 North, Range 11 East; thence North 89 degrees 57 minutes 32 seconds East 1785.76 feet (assumed bearing) along the South line of said Southwest Quarter; thence North 00 degrees 52 minutes 29 seconds West 30.00 feet to a 5/8 inch rebar at the point of beginning; thence North 89 degrees 57 minutes 32 seconds East 723.20 feet to a 5/8 inch rebar that is 30.00 feet North of the Southwest corner of the Southeast Quarter of said Section 30; thence North 89 degrees 36 minutes 10 seconds East 296.30 feet parallel with the South line of said Southeast Quarter to a 5/8 inch rebar; thence North 20 degrees 08 minutes 32 seconds East 21.36 feet to a 5/8 inch rebar; thence North 01 degrees 42 minutes 24 seconds West 1387.45 feet parallel with and 1698.87 feet West of the East line of the West Half of the East Half of said Southeast Quarter to the Southerly line of the Inlow Springs Road; thence South 80 degrees 56 minutes 47 seconds East 30.65 feet along said Southerly line; thence South 01 degrees 42 minutes 24 seconds East 1432.43 feet to a 5/8 inch rebar on the North line of the Northeast



Quarter of Section 31, Township 20 North, Range 11 East; thence North 89 degrees 36 minutes 10 seconds East 325.11 feet along said North line to the center of White River; thence South 69 degrees 35 minutes 10 seconds West 220.89 feet along said river; thence South 55 degrees 57 minutes 12 seconds West 201.28 feet along said river; thence South 40 degrees 47 minutes 14 seconds West 197.56 feet along said river; thence South 45 degrees 04 minutes 34 seconds West 782.58 feet along said river; thence South 33 degrees 59 minutes 46 seconds West 546.96 feet along said river; thence North 00 degrees 52 minutes 29 seconds West 1370.49 feet along a line that is parallel with and 602.75 feet East of the West line of the East Half of the Fractional Northwest Quarter of Section 31 to the point of beginning, containing 19.08 acres, more or less and subject to the Waters of the United States along White River and to a 30-foot wide ingress, egress and utility easement described as follows:

Commencing at a stone marking the Southwest corner of the Fractional Southwest Quarter of Section 30, Township 20 North, Range 11 East; thence North 89 degrees 57 minutes 32 seconds East 1785.76 feet along the South line of said Southwest Quarter; thence North 00 degrees 52 minutes 29 seconds West 15.00 feet to the point of beginning of the centerline of a 30-foot-wide ingress, egress and utility easement; thence North 89 degrees 57 minutes 32 seconds East 602.36 feet; thence South 52 degrees 25 minutes 02 seconds East 144.14 feet; thence South 75 degrees 45 minutes 29 seconds East 55.23 feet; thence North 83 degrees 22 minutes 18 seconds East 55.36 feet; thence North 73 degrees 23 minutes 37 seconds East 52.12 feet; thence North 60 degrees 51 minutes 20 seconds East 107.21 feet; thence North 48 degrees 21 minutes 35 seconds East 31.90 feet; thence North 33 degrees 29 minutes 57 seconds East 54.60 feet; thence North 01 degrees 42 minutes 24 seconds West 1398.48 feet to the termination of said easement at the Southerly line of the Inlow Springs Road.

Parcel No: 18-12-30-451-002.000-010 and 18-12-31-126-002.000-020

Property Address: E. Inlow Springs Road, Muncie, IN 47302 and 5757 ADJ S Burlington Dr., Muncie, IN 47302

Tax Mailing Address: 12615 E CR 100 N, Selma, IN 47383

IN WITNESS WHEREOF, this instrument has been executed by the undersigned this

7<sup>th</sup> day of December, 2022

Corry Milhollin  
Corry Milhollin

Slayd T. Milhollin  
Slayd Milhollin

STATE OF INDIANA     )  
DELAWARE COUNTY    )

Before the undersigned, a Notary Public in and for said County and State, personally appeared this 7<sup>th</sup> day of December, 2022, the above named Corry Milhollin and acknowledged the voluntary execution of the foregoing Quitclaim Deed.

WITNESS, my signature this 7<sup>th</sup> day of December, 2022.

January 18, 2026  
My Commission Expires:

Leslie M. Mathewson  
Leslie M Mathewson, Notary Public  
Resident of Delaware County, State of Indiana

STATE OF INDIANA     )  
DELAWARE COUNTY    )



Before the undersigned, a Notary Public in and for said County and State, personally appeared this 7<sup>th</sup> day of December, 2022, the above named Slayd Milhollin and acknowledged the voluntary execution of the foregoing Quitclaim Deed.

WITNESS, my signature this 7<sup>th</sup> day of December, 2022.

January 18, 2026  
My Commission Expires:

Leslie M. Mathewson  
Leslie M Mathewson, Notary Public  
Resident of Delaware County, State of Indiana



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law and this instrument prepared by: Leslie M. Mathewson, Mathewson Law, P.C., 625 S. Tillotson Ave., Muncie, Indiana 47304, Telephone: 765-587-4526.





## Business Details

[Print Entity Details](#)

Business Name: **THE LANDING AT REDWING, LLC** Business ID: **202210241633732**

Entity Type: **Domestic Limited Liability Company** Business Status: **Active**

Creation Date: **10/24/2022** Inactive Date:

Principal Office Address: **12615 E CR 100 N, Selma, IN, 47383, USA** Expiration Date: **Perpetual**

Jurisdiction of Formation: **Indiana** Business Entity Report Due **10/31/2026** Date:

Years Due:

## Governing Person Information

Title	Name	Address
Manager	Slayd Milhollin	12615 E CR 100 N, Selma, IN, 47383, USA
Manager	Corry Milhollin	12615 E CR 100 N, Selma, IN, 47383, USA

Page 1 of 1, records 1 to 2 of 2

## Registered Agent Information

Type: **Individual**

Name: **Corry Milhollin**

Address: **12615 E CR 100 N, Selma, IN, 47383, USA**

[Back](#) [Return to Search](#) [Filing History](#) [Name History](#) [Assumed Name History](#) [Certified Copies Request](#)

**4 cont (legal description from the Deed | 1/3)**

**Parcel A**

Apart of the Fractional Southwest Quarter (SW 1/4) of Section Thirty (30), Township Twenty (20) North, Range Eleven (11) East ni Liberty Township and a part of the Fractional Northwest Quarter (NW 1/4) of Section Thirty- one (31), Township Twenty (20) North, Range Eleven (11) East ni Perry Township, Delaware County, Indiana, described as follows:

Beginning at a 5/8 inch rebar on the West line of the Fractional Northwest Quarter (NW 1/4) of Section Thirty-one (31), Township Twenty (20) North, Range Eleven (11) East, said rebar being South 0 degrees 37 minutes 03 seconds East Three Hundred Seventy-eight and Eighteen Hundredths (378.18) feet (assumed bearing) from a stone marking the Northwest corner of said Quarter Section; thence North 89 degrees 57 minutes 32 seconds East One Thousand One Hundred Eighty-four and Seventy-five Hundredths (1,184.75) feet parallel with the North line of said Northwest Quarter (NW 1/4) ot a 5/8 inch rebar on the East line of the Fractional West Half W( 1/2) of said Northwest Quarter (NW 1/4); thence North 0 degrees 52 minutes 29 seconds West Four Hundred Eight and Eighteen Hundredths (408. 18) feet into the Southwest Quarter (SW 1/4) of Section Thirty (30), Township Twenty (20) North, Range Eleven (11) East ot a 5/8 inch rebar; thence North 89 degrees 57 minutes 32 seconds East Six Hundred Two and Seventy-five Hundredths 9602.750 feet to a 5/8 inch rebar; thence South 00 degrees 52 minutes 29 seconds East One Thousand Three Hundred Seventy and Forty-nine Hundredths (1,370.49) feet along a line that si parallel with and 602.75 feet East of the West line of the East Half E( 1/2) of the Fractional Northwest Quarter (NW 1/4) of said Section Thirty-one (31) to the center of White River; thence South 45 degrees 14 minutes 4 seconds West Two Hundred Sixty-two and Fifty-seven Hundredths (262.57) feet along White River; thence North 00 degrees 52 minutes 29 seconds West Two Hundred Twenty-five and Forty-one Hundredths (225.41) feet to a 5/8 inch rebar; thence South 89 degrees 57 minutes 32 seconds West One Thousand Six Hundred Two and Thirty-two Hundredths (1,602.32) feet along a line that is parallel with and One Thousand Ninety-nine and Seventy-seven Hundredths (1,299.77) feet South of the North line of said Northwest Quarter (NW 1/4) to a 5/8 inch rebar on the West line thereof, thence North 00 degrees 37 minutes 03 seconds West Nine Hundred Twenty-one and Fifty-nine Hundredths (921.59) feet ot the point of beginning, containing Forty-four and Nine Hundredths (44.09) acres, more or less, and subject to the Waters of the United States along White River and to all Easements of record.

ALSO, a Thirty (30.0) foot-wide Ingress, Egress and Utility Easement ni the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Twenty (20) North, Range Eleven (11) East and the Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Twenty (20) North, Range Eleven (11) East being Fifteen (15.0) feet each side of the following described line:

Commencing at a stone marking the Southwest corner of the Fractional Southwest Quarter (SW 1/4) of Section Thirty (30), Township Twenty (20) North, Range Eleven (11) East; thence North 89 degrees 57 minutes 32 seconds East One Thousand Seven Hundred Eighty-five and Seventy-six Hundredths (1,785.76) feet along the South line of said Southwest Quarter (SW 1/4); thence North 00 degrees 52 minutes 29 seconds West Fifteen (15.0) feet to the point of beginning of the centerline of a Thirty (30.0) foot-wide Ingress, Egress and Utility easement; thence North 89 degrees 57 minutes 32 seconds East Six Hundred Two and Thirty-six Hundredths (602.36) feet; thence South 52 degrees 25 minutes 02 seconds East One Hundred Forty-four and Fourteen Hundredths (144.14) feet; thence South 75 degrees 45 minutes 29 seconds East Fifty-five and Twenty-three Hundredths (55.23) feet; thence North 83 degrees 2 minutes 18 seconds East Fifty-five and Thirty-six Hundredths (55.36) feet; thence North 73 degrees 23 minutes 37 seconds East Fifty-two and Twelve Hundredths (52.12) feet; thence North 60 degrees 51 minutes 20 seconds East One Hundred Seven and Twenty-one Hundredths (107.21) feet; thence North 48 degrees 21 minutes 35 seconds East Thirty-one and Ninety Hundredths (31.90) feet; thence North 3 degrees 29 minutes 57 seconds East Fifty-four and Sixty Hundredths (54.60) feet; thence North 01 degrees 42 minutes 24 seconds West One Thousand Three Hundred Ninety-eight and Forty-eight Hundredths (1,398.48) feet to the termination of said Easement at the Southerly line of the Inlow Springs Road.

9679988P1000

5000

?

**4 cont (legal description from the Deed | 2/3)**

?

**Parcel B**

A part of the Fractional Southwest Quarter (SW 1/4) and a part of the Southeast Quarter (SE 1/4) of Section

Thirty (30), Township Twenty (20) North, Range Eleven (11) East in Liberty Township, also a part of the Fractional Northwest Quarter (NW 1/4) and a part of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Twenty (20) North, Range Eleven (11) East in Perry Township, Delaware County, Indiana, described as follows:

Commencing at a stone marking the Southwest corner of the Fractional Southwest Quarter (SW 1/4) of Section Thirty (30), Township Twenty (20) North, Range Eleven (11) East; thence North 89 degrees 57 minutes 32 seconds East One Thousand Seven Hundred Eighty-five and Seventy-six Hundredths (1,785.76) feet (assumed bearing) along the South line of said Southwest Quarter (SW 1/4); thence North 0 degrees 52 minutes 29 seconds West Thirty (30.0) feet to a 5/8 inch rebar at the point of beginning; thence North 89 degrees 57 minutes 32 seconds East Seven Hundred Twenty-three and Twenty Hundredths (723.20) feet to a 5/8 inch rebar that is Thirty (30.0) feet North of the Southwest corner of the Southeast Quarter (SE 1/4) of said Section Thirty (30); thence North 89 degrees 36 minutes 10 seconds East Two Hundred Ninety-six and Thirty Hundredths (296.30) feet parallel with the South line of said Southeast Quarter (SE 1/4) to a 5/8 inch rebar; thence North 20 degrees 08 minutes 32 seconds East Twenty-one and Thirty-six Hundredths (21.36) feet to a 5/8 inch rebar; thence North

01 degrees 42 minutes 24 seconds West One Thousand Three Hundred Eighty-seven and Forty-five Hundredths (1,387.45) feet parallel with and One Thousand Six Hundred Ninety-eight and Eighty-seven Hundredths (1,698.87) feet West of the East line of the West Half (W 1/2) of the East Half (E 1/2) of said Southeast Quarter (SE 1/4) to the Southerly line of the Inlow Springs Road; thence South 80 degrees 56 minutes 47 seconds East Thirty and Sixty-five Hundredths (30.65) feet along said Southerly line; thence South 01 degrees 42 minutes 24 seconds East One Thousand Four Hundred Thirty-two and Forty-three Hundredths (1,432.43) feet to a 5/8 inch

rebar on the North line of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Twenty (20) North, Range Eleven (11) East, thence North 89 degrees 36 minutes 10 seconds East Three Hundred Twenty-five and Eleven Hundredths (325.11) feet along said North line to the center of White River; thence South 69 degrees 35 minutes 10 seconds West Two Hundred Twenty and Eighty-nine Hundredths (220.89) feet along said river;

thence South 55 degrees 57 minutes 12 seconds West Two Hundred One and Twenty-eight Hundredths (201.28) feet along said river; thence South 40 degrees 47 minutes 14 seconds West One Hundred Ninety-seven and Fifty-six Hundredths (197.56) feet along said river; thence South 45 degrees 04 minutes 34 seconds West Seven Hundred Eighty-two and Fifty-eight Hundredths (782.58) feet along said river; thence South 3 degrees 59 minutes 46 seconds West Five Hundred Forty-six and Ninety-six Hundredths (546.96) feet along said river; thence North 00 degrees 52 minutes 29 seconds West One Thousand Three Hundred Seventy and Forty-nine Hundredths (1,370.49) feet along a line that is parallel with and Six Hundred Two and Seventy-five Hundredths (602.75) feet East of the West line of the East Half (E 1/2) of the Fractional Northwest Quarter (NW 1/4) of Section Thirty-one (31) to the point of beginning, containing Nineteen and Eight Hundredths (19.08) acres, more or less and subject to the Waters of the United States along White River and to a Thirty (30.0) foot-wide Ingress, Egress, and Utility Easement described as follows:

Commencing at a stone marking the Southwest corner of the Fractional Southwest Quarter (SW 1/4) of Section Thirty (30), Township Twenty (20) North, Range Eleven (11) East; thence North 89 degrees 57 minutes 32 seconds East One Thousand Seven Hundred Eighty-five and Seventy-six Hundredths (1,785.76) feet along the South line of said Southwest Quarter (SW 1/4); thence North 0 degrees 52 minutes 29 seconds West Fifteen (15.0) feet to the point of beginning of the centerline of a Thirty (30.0) foot-wide Ingress, Egress and Utility Easement; thence North 89 degrees 57 minutes 32 seconds East Six Hundred Two and Thirty-six Hundredths

(602.36) feet; thence South 52 degrees 25 minutes 02 seconds East One Hundred Forty-four and Fourteen.

**4 cont (legal description from the Deed | 3/3)** Hundredths (144.14) feet; thence South 75 degrees 45 minutes 29 seconds East Fifty-five and Twenty-threeHundredths (55.23) feet; thence North 83 degrees 2 minutes 18 seconds East Fifty-five and Thirty-six Hundredths (55.36) feet; thence North 73 degrees 23 minutes 37 seconds East Fifty-two and Twelve Hundredths (52.12) feet; thence North 60 degrees 51 minutes 20 seconds East One Hundred Seven and Twenty-one Hundredths (107.21) feet; thence North 48 degrees 21 minutes 35 seconds East Thirty-one and Ninety Hundredths (31.90) feet, thence North 3 degrees 29 minutes 57 seconds East Fifty-four and Sixty Hundredths and Forty Eight Hundreths 161230-451-016-000-010(ERP) mother# Parent Parcel Numbers Tax Duplicate No. 18-12-30-451-002.000-010: 18-12-31-101-002.000-020; 18-12-31-126-001.000-020; 18-12-31-600-000.000-020, 18-12-31-200-001.000-020 M o t h e r

**8 cont | State reasons supporting appeal** (*also see included: business plan*)

**To improve the property, updates include:**

- New roofs on The Lodge and picnic shelters.
- Updated plumbing system in The Showerhouse
- Updated Bride's Suite
- Updated bathrooms in The Lodge
- Cement stage installed as natural amphitheater.
- Completely cleaned property by clearing honeysuckle and brush,
- Trimming, cutting and mulching trees.
- Preserved natural habitat of property

**Hours of operation:** Monday - Friday 9 a.m. - 9 p.m. | Saturday: 9 a.m. - 10 p.m. and overnight stays. | Open all year.

**Quiet times:** 11 pm - 7 a.m.

**Projected annual schedule:**

- **10 weddings**
- **30-50 banquet hall rentals (The Lodge)**
- **50 overnight stays (The Bunkhouse, Clint's Cabin) | Estimated attendance: up to 17 people**
- **5 annual signature events | For example: Independence Day Celebration, community BBQ | family-friendly events including: vendors, kids zone, live music, food trucks.**
- **1-2 music festivals**
- **5 promoter events } For example, Street Survivors (van event)**

**Service list:**

**Reservations:** The Lodge, Clint's Cabin, The Bunkhouse, Picnic Shelters

**Events:** weddings, concerts, reunions, festivals, gatherings, corporate events, community events, birthday parties, school field trips, Boy Scout retreats, eco-educational classes, graduation open houses

**Outdoor recreation:** hiking, fishing, volleyball, horseshoes, corn hole, playground, bonfire, cook-outs

**Management history:** (PLEASE SEE BUSINESS PLAN)

Owners: Slayd & Corry Milhollin

**Future Plans at The Landing at Redwing:** (PLEASE SEE BUSINESS PLAN)

**Social media:** (PLEASE SEE BUSINESS PLAN)

**Finances:** (PLEASE SEE BUSINESS PLAN)

**ANTICIPATED EVENT ATTENDANCE:** Awaiting wedding, property and event capacity per fire inspector | Fire inspection occurred on August 26, 2025.

**Anticipated Financial Profit:**

- **10 weddings** (\$4,000 each) | *anticipated profit: \$40,000*
- **30-50 banquet hall rentals** (The Lodge | \$500) | anticipated profit: \$25,000
- **50 overnight stays** (The Bunkhouse, Clint's Cabin) | Estimated attendance: up to 17 people (\$100 per) | *anticipated profit: \$5,000*
- **5 annual signature events** | For example: Independence Day Celebration, community BBQ | family-friendly events including: vendors, kids zone, live music, food trucks. *anticipated profit: TBD, needs monetized (have not presented ticketed event)*
- **1-2 music festivals** | TBD | *anticipated profit: TBD, needs monetized (have not presented ticketed event)*
- **5 promoter events** } For example, Street Survivors (van event) | *future event | TBD*

**ALCOHOL:** The Landing at Redwing would like to purchase a liquor license in 2026 for weddings and events. The Landing at Redwing will hire licensed servers or pouring company for all events.

**10 cont** | Present use of property

Commercial | Community events, lodging reservations, weddings, concerts, festivals, private and corporate events, banquet hall rental, fishing, hiking and outdoor recreation.

**15 cont:** John Jett, owner/operator of Droopy's Lawncare & Maintenance came to the property on 8/27/2025 to meet with me (Corry) and the Delaware County Health Department. Together we went over the list of items that needed to be updated per the State Health Department (Steve Yeary's) report. The report states that the septic system is missing a pump, a riser and an alarm. John states it should be an easy fix and all of those things plus a new lid will be added/installed by mid-September, 2025. Once work is complete, the Delaware County Health Department will return to inspect. Here is an email from John regarding the work he will complete and an estimated start date, weather permitting.

**Droopy's Lawn & Maintenance**

7101 s Cowan rd

Muncie,IN 47302

(765)808-0990

**ESTIMATE**

INVOICE:  
DATE:AUGUST 28, 2025

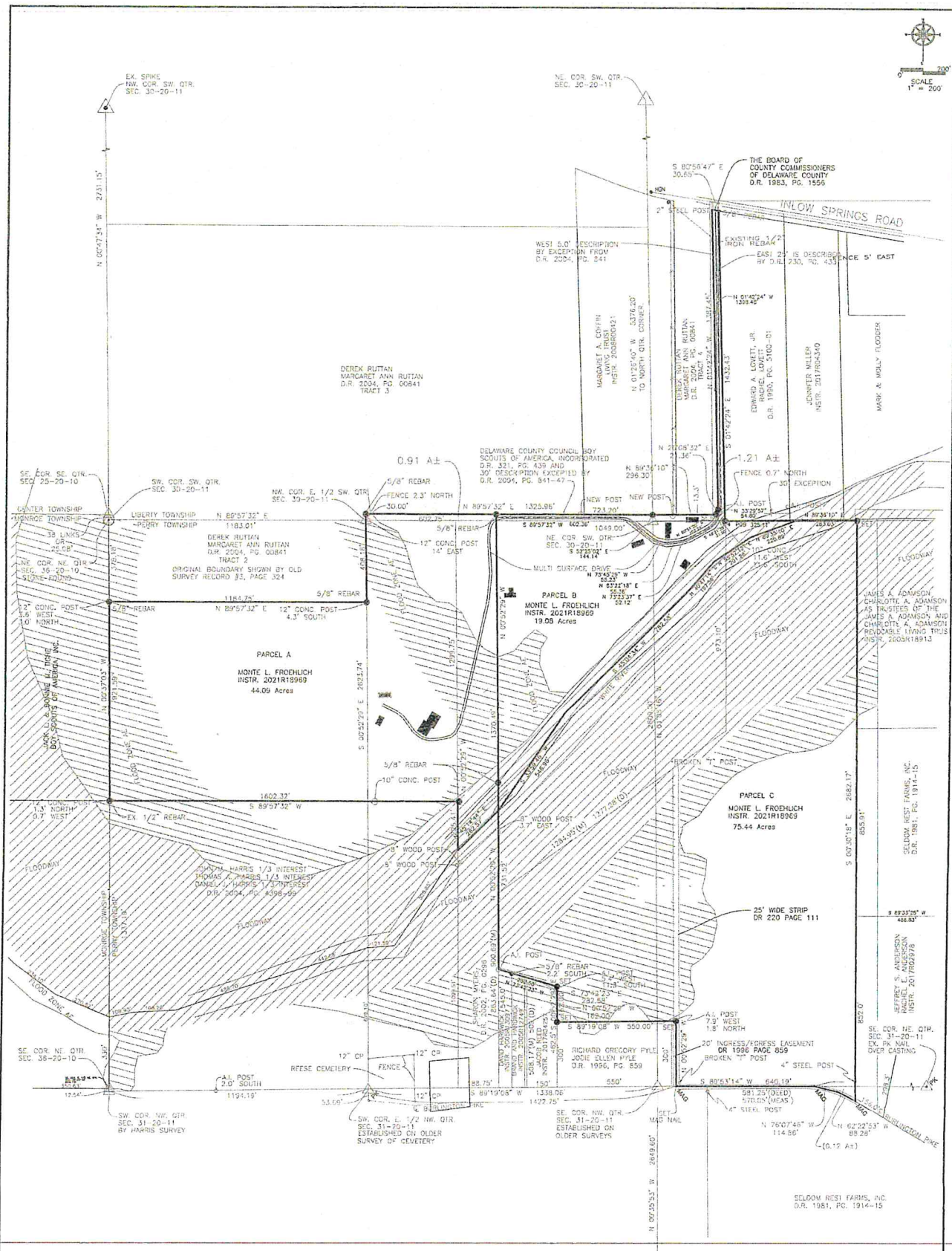
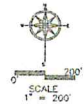
**THE LANDING @CAMP REDWING**  
5757 E Inlow Springs rd  
Muncie,IN 47302

**BRING SEPTIC SYSTEM UP TO CODE**

DESCRIPTION	HOURS	RATE	AMOUNT
Per State of Indiana and Delaware County Health Department. Dig up and install new riser on septic tank Dig up riser on dosing tank and inspect dosing tank Replace 2 effluent pumps in dosing tank Locate wires from dosing tank to area of power source and alarm Install alternating pump control box Install new dosing tank lid  Estimated Start date Weather Permitting week of September 15 2025.			\$6,845.00
TOTAL			

**Thank you for the opportunity for your business!**





This instrument Prepared by: Haldon L. Ashton  
Accuracy or completeness of subsurface features is not certified.

Revisions	
No.	Date:
Reason:	
No.	Date:
Reason:	
Drawn: KLM	
Date: 3/8/2022	
Job: 2022039	
Client: SAM RAY	
Owner: MONTE FROELICH	
Crew: JTM	
Electronic Field Book	
Field Date: 2/12/2022	

1. I certify, under the penalties for perjury, that I have drawn this instrument in accordance with the facts as presented to me by the client.  
2. I have been duly sworn to perform my duties as a Surveyor.  
3. I have been duly sworn to perform my duties as a Surveyor.  
4. I have been duly sworn to perform my duties as a Surveyor.  
5. I have been duly sworn to perform my duties as a Surveyor.  
6. I have been duly sworn to perform my duties as a Surveyor.  
7. I have been duly sworn to perform my duties as a Surveyor.  
8. I have been duly sworn to perform my duties as a Surveyor.  
9. I have been duly sworn to perform my duties as a Surveyor.  
10. I have been duly sworn to perform my duties as a Surveyor.

BZA 39-25

5757 E. INLOW SPRINGS RD.  
MUNCIE, INDIANA

325 W. Washington St.  
Muncie, IN 47305  
Ph: 765-282-5594  
Fax: 765-282-5596  
Haldon L. Ashton, Inc.



Sheet 2 OF 2



5783 E Inlow Springs Rd

Sign is approx 22 ft. from the edge of the road, approx. 6 ft. tall and 2 ft. wide.



Muncie, Indiana

Google Street View

Jul 2025 See more dates





## The Landing at Redwing

### **BUSINESS PLAN**

**SLAYD & CORRY MILHOLLIN**

**UPDATED  
JULY 2025**

5757 E INLOW SPRINGS RD  
MUNCIE, IN 47302

**[WWW.THELANDINGATREDWING.COM](http://WWW.THELANDINGATREDWING.COM)**



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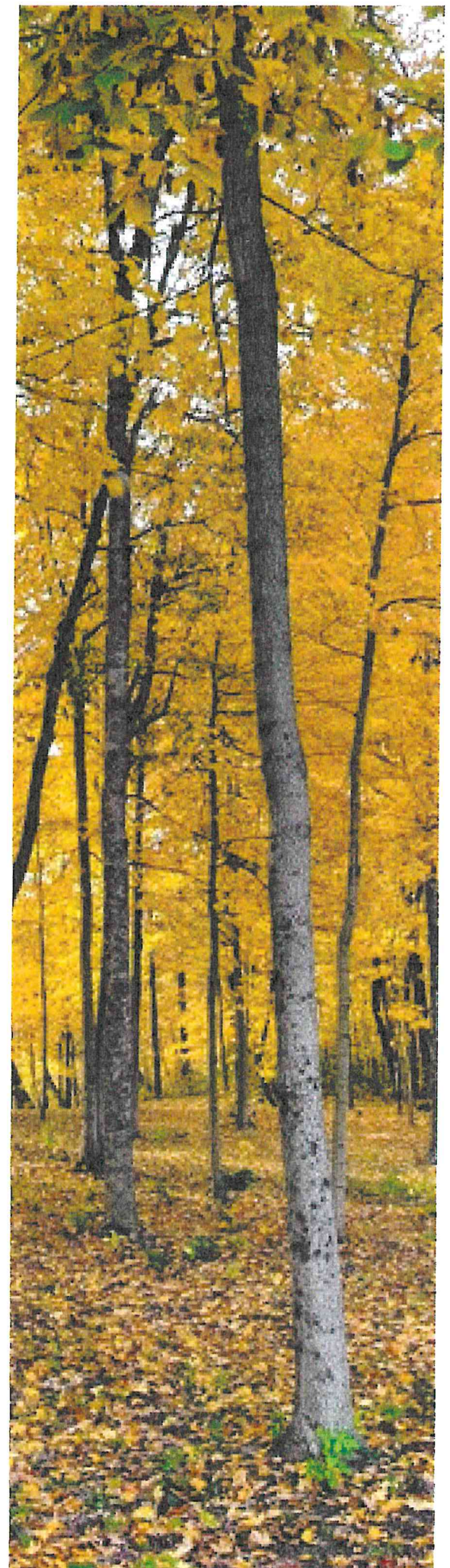
**12\ COMMUNITY PARTNERS**

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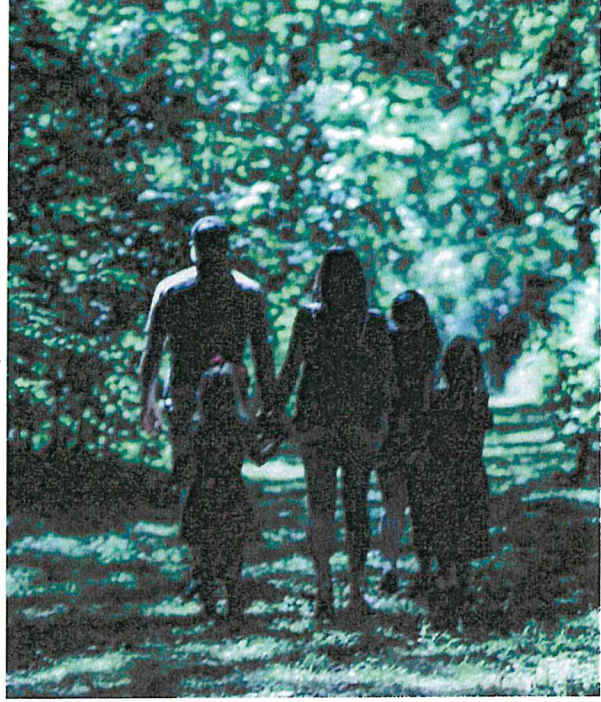
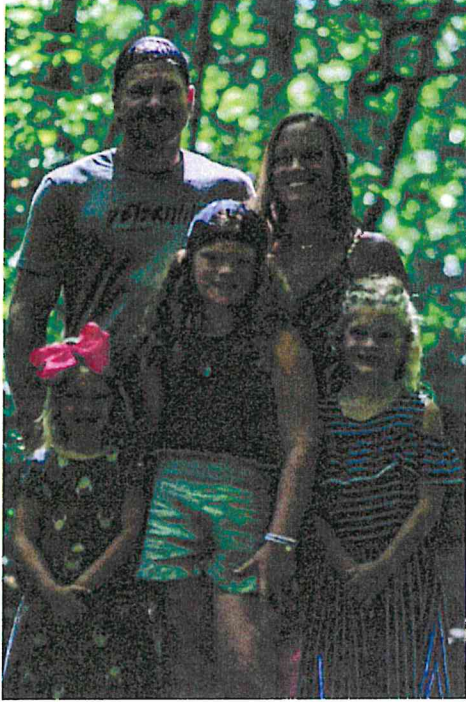
The Landing at Redwing is Delaware County's premier outdoor recreation space.

The Milhollins invite the community to continue to enjoy the historic property via reservations, signature community events and daily entry passes.





# THE OWNERS



## SLAYD & CORRY MILHOLLIN

The Landing at Redwing, owners

Delaware County residents, Corry and Slayd Milhollin closed on The Landing at Redwing on September 2, 2022. The Milhollins were seeking a space to raise their family, live off the land and provide a safe place for the community to continue to enjoy the historic property in a fun, family-friendly environment.

The Milhollins have made updates to the property including roof repairs on The Lodge and The Ranger House. The "Stage or Reason" was replaced with a new outdoor amphitheater.

The Milhollins intend to instill the love the land in the lives of their three children: Hallee (12), Audree (8), Eilee (7). The Milhollins plan to relocate to the property in 2026.

The Milhollins are personally invested in providing a safe, family-friendly space for the community to enjoy the outdoors and continue to visit the historic property.





# STAFF DESCRIPTION



**Slayd & Corry Milhollin**  
Owners



**Adams Cravens**  
Maintenance



**Heather Collins**  
Marketing & admin



**Aaron Pohl**  
Pyrotechnics



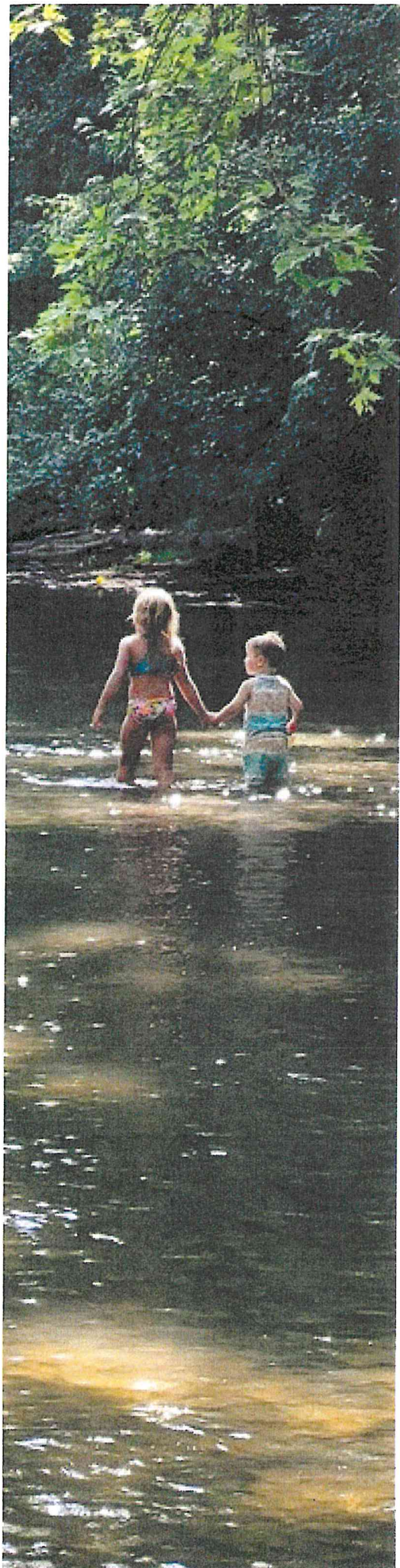
**Jansen Blevins**  
Music coordinator



**Jami Whitehead**  
Volunteer coordinator

The Landing at Redwing's event staff includes active community members dedicated to supporting a healthy, connected society, including Aaron Pohl (known locally as Mr. Fourth of July), Heather Collins (local event coordinator and promoter), Jansen Blevins (local performer) and many volunteers.





The Landing at Redwing

# BUSINESS DESCRIPTION

The Landing at Redwing is Delaware County's premier, private outdoor recreation space for weddings, banquets, gatherings, concerts and community events.

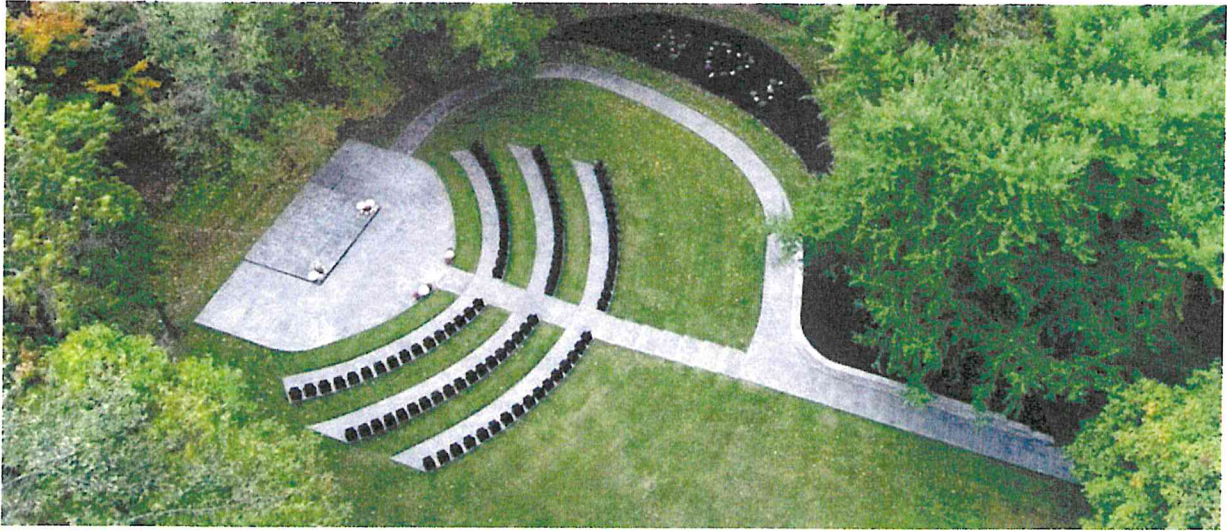
Nestled on 63-acres along The White River, The Landing at Redwing features an outdoor amphitheater, luxury bunkhouses, a cabin, bride's suite, picnic shelters and The Lodge, a spacious banquet hall.

The Landing at Redwing will host signature community events, including the annual Independence Day Celebration on the weekend of July 4<sup>th</sup>.

Daily entry passes provide access to The White River, hiking trails and the serene property.

**For 90 years,**  
the historic property  
was associated with  
The Boy Scouts of America.





# SERVICES LIST

## RESERVATIONS

The Lodge  
Clint's Cabin  
The Bunkhouse  
Picnic Shelters

## EVENTS

Weddings  
Concerts  
Reunions  
Festivals  
Gatherings  
Corporate Events  
Community Events  
Birthday Parties  
School Field Trips  
Boy Scout Retreats  
Eco-educational Classes  
Graduation Open Houses

## OUTDOOR RECREATION

Hiking  
Fishing  
Volleyball  
Horseshoes  
Cornhole  
Playground  
Bonfires  
Cook-outs





# COMPETITOR ANALYSIS

## PRAIRIE CREEK RESERVOIR

STRENGTH	WEAKNESS
<ul style="list-style-type: none"> <li>Well-known, nearby campground.</li> <li>Owned by the City of Muncie</li> <li>750 acres</li> <li>ATV trails, horseback riding, dock rental</li> </ul>	<ul style="list-style-type: none"> <li>No banquet hall</li> <li>Not event-centric</li> </ul>
OPPORTUNITY	THREATS
<ul style="list-style-type: none"> <li>Ecotourism partners</li> <li>Benefits to community health by offering multiple outdoor recreation spaces</li> </ul>	<ul style="list-style-type: none"> <li>Greater market share</li> <li>Free entry</li> <li>City funding</li> </ul>

## THE LANDING AT PRAIRIE CREEK

STRENGTH	WEAKNESS
<ul style="list-style-type: none"> <li>Aquatic recreation</li> <li>Boating / winterizing boats</li> <li>Cater to fisherman</li> </ul>	<ul style="list-style-type: none"> <li>No lodging</li> <li>No banquet hall</li> <li>Lower market share</li> </ul>
OPPORTUNITY	THREATS
<ul style="list-style-type: none"> <li>Ecotourism partners</li> <li>Good relationship with owners</li> <li>Cross-promotion of events</li> </ul>	<ul style="list-style-type: none"> <li>Proximity</li> </ul>

## BIG OAK CAMPGROUND

STRENGTH	WEAKNESS
<ul style="list-style-type: none"> <li>RV campground only</li> <li>Known for long term stays</li> </ul>	<ul style="list-style-type: none"> <li>Limited promotion / visibility</li> <li>Poor reviews</li> <li>Lower market share</li> <li>Many permanent RV residents</li> </ul>
OPPORTUNITY	THREATS
<ul style="list-style-type: none"> <li>Different target audience</li> </ul>	<ul style="list-style-type: none"> <li>Limited threat</li> </ul>

## MOUNDS STATE PARK

STRENGTH	WEAKNESS
<ul style="list-style-type: none"> <li>Unique earthworks</li> <li>State funded</li> </ul>	<ul style="list-style-type: none"> <li>No banquet hall</li> <li>Nonreserved picnic shelters</li> <li>Not event-centric</li> </ul>
OPPORTUNITY	THREATS
<ul style="list-style-type: none"> <li>Ecotourism partners</li> <li>Benefits to community health by offering multiple outdoor recreation spaces</li> </ul>	<ul style="list-style-type: none"> <li>Free entry</li> <li>State funded</li> </ul>



# ECOTOURISM BENEFITS



The Milhollins believe in **preserving** The Landing at Redwing as Delaware County's premier ecotourism asset for outdoor recreation, events, experiences and **enhancing the quality of life & place in Delaware County.**

## TOURISM STATS

The 2<sup>nd</sup> annual Independence Day Celebration attracted visitors from **seven states, 30 counties** (outside of Delaware Co) and all **seven cities** within Delaware Co.

As a wedding venue and outdoor recreation space, The Landing at Redwing **attracts many tourists, cross-county cyclists, wedding attendees and outdoor enthusiasts.**

The Landing at Redwing **encourages visitors to explore community assets** including hotels, restaurants and attractions.

## LOCAL ECONOMY

The Landing at Redwing intends to source all work via local companies and organizations, including:

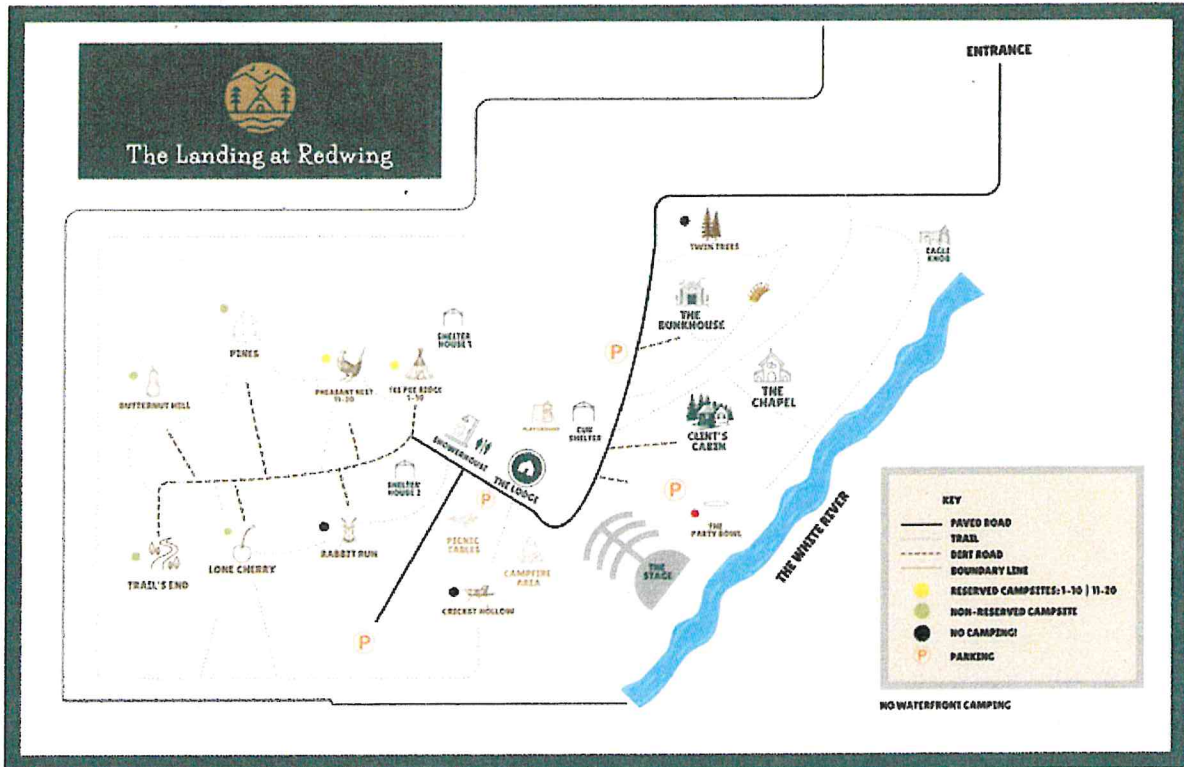
- Sound system purchased from **Sight & Sound**
- Marketing items purchased from **Tribune Show Print**
- Beer garden by **The Guardian & Elm Street Brewing Company**
- Banners purchased from **Banners & More**
- All fireworks purchased from **NCI, Inc. Fireworks**
- Many local food trucks and vendors

The Landing at Redwing has partnered with Muncie's visitors bureau, Destination: Muncie to develop a unified campaign to promote The Landing at Redwing as a **ecotourism destination.**

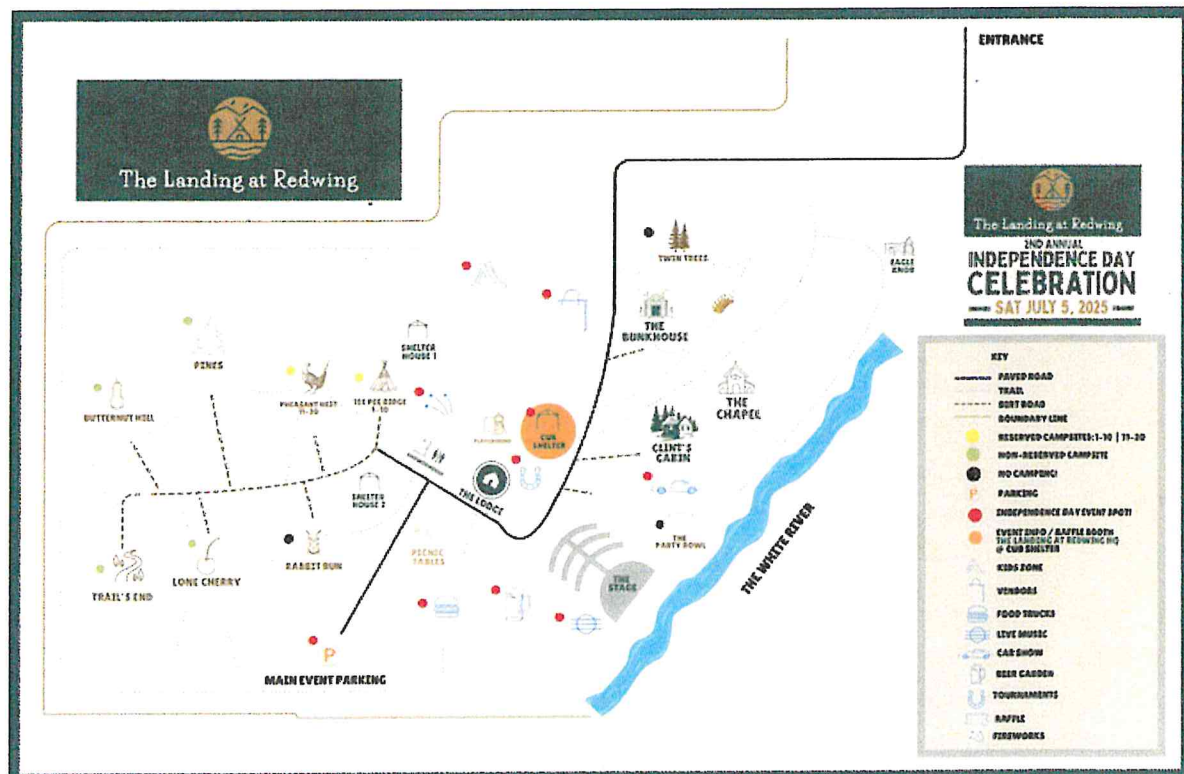
The Landing at Redwing can accommodate 17 people for indoor, overnight stays. The Landing at Redwing **partners with local hotels** for reservation accommodations..



# VISITOR & EVENT MAPS



visitors map



event map



# MARKETING PLAN



The Landing at Redwing believes in organic marketing methods based on **fostering community engagement**. The Landing at Redwing will utilize the following marketing strategies to advertise The Landing at Redwing:

- **Signature events:** The owners will invest in presenting annual, signature events to invite the community to visit and enjoy the property, including the annual Independence Day Celebration.
- **Word-of-mouth:** Posters, handbills and community hype surrounding signature events.
- **Media:** Radio, print and magazine, including: Indiana Public Radio, WNAP The Buzzard, Muncie Magazine, The Star Press, Muncie Journal.
- **Online:** website created by Farmhouse Creative
- **Consultant:** The Landing at Redwing has hired Aloud Sound Company, a local advertising and consulting company, to assist with all marketing needs, website updates and event campaigns.
- **Social media:** The Landing at Redwing Facebook page reached more than **100,000 views** during the 2<sup>nd</sup> annual Independence Day Celebration marketing campaign.

## TARGET AUDIENCE:

The Landing at Redwing's target audience includes families, outdoor enthusiasts and REI shoppers. The Landing at Redwing's clientele includes out-of-town visitors, wedding parties, local families and corporate clients.

## CRM

The Landing at Redwing utilizes Wellness Living: a customer relationship management platform for reservations, marketing, ticketing and client notifications.

**HAVE AN EVENT?**  
WEDDINGS | RETREATS  
FAMILY REUNIONS

**LAND HERE**





# FINANCIAL PLAN

## CAPITAL REQUIREMENTS

The Landing at Redwing property was purchased via a roughly \$500,000 auction bid.

Fine & Company, LLC. Real Estate Auction & Advisory Services stated that **The Milhollins had the most sound financial backing.**

### ESTIMATED MONTHLY OPERATIONAL COSTS

Electric	\$800
Trash removal	\$120
Centas	\$220
Insurance	\$850
Subscriptions	\$104
Website	\$16
Culligan's Water	\$15
Security cameras	\$30
Maintenance worker	\$1,000
Marketing & admin	\$1,000
<b>TOTAL:</b>	<b>\$4,155</b>





# COMMUNITY PARTNERS

*Official training site of*



**Delaware County  
Sheriff's Department**



**Ball State University**  
Dept of Military Science  
Reserve Officers'  
Training Corps (ROTC)

---

*The Landing at Redwing supports*



**Boy Scouts of America**  
[Scouting America]



**Special Olympics Indiana**



**No Athlete  
Left Behind**

---

**The Landing at Redwing offers discounts to  
all military and law enforcement members.**

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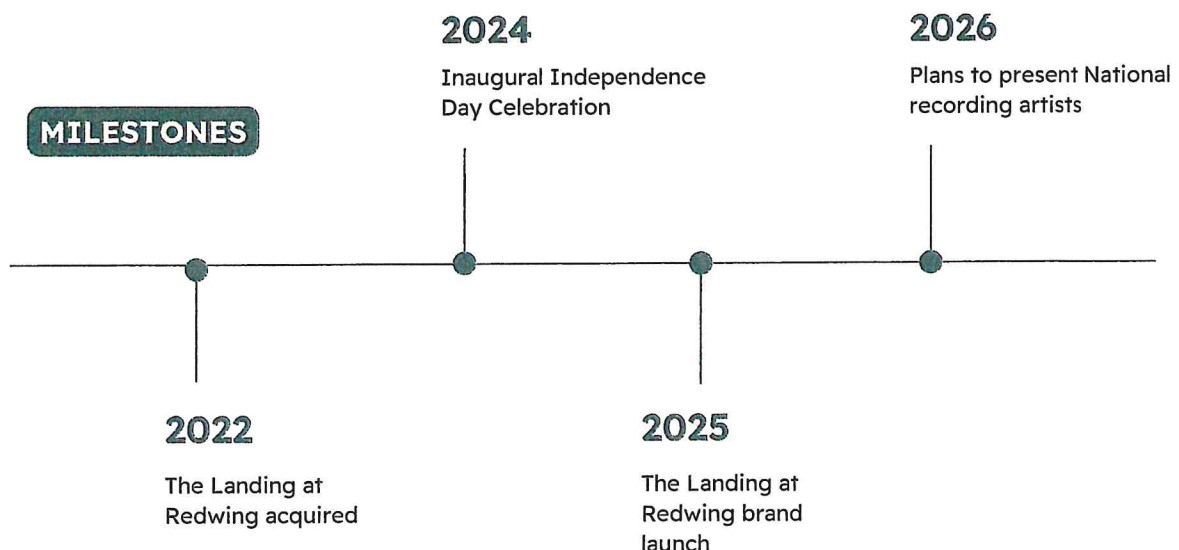
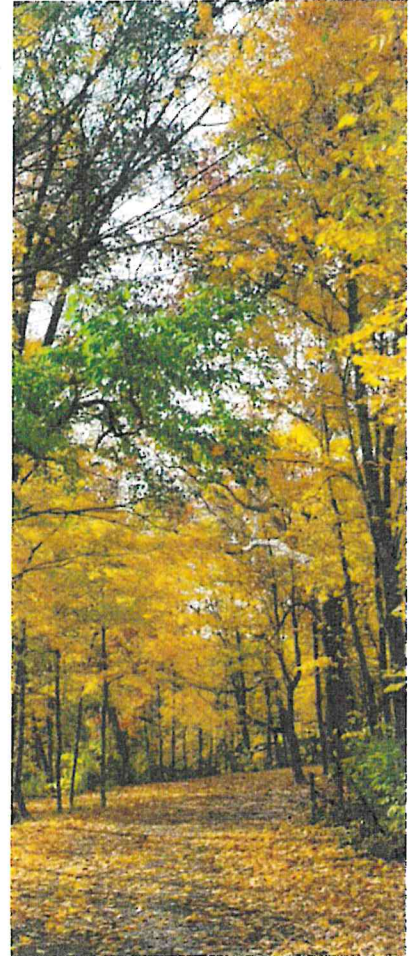


# FUTURE PLANS & MILESTONES

## LAND HERE: THE LANDING AT REDWING'S EXPANSION PLANS

The Landing at Redwing intends to expand in ways that offer safe, family-friendly, community-centric outdoor events and support the tourism economy in Delaware County, including:

- **Host festivals featuring national recording artists:** The Landing at Redwing hopes to become Muncie's "Deer Creek" and produce high quality, large scale music festivals and present well-known, national artists.
- **Launch new annual signature events:** With the success of the annual Independence Day Celebration, The Landing at Redwing will launch additional, community focused, family-friendly, public events.
- **Expand to host small retreats, eco-environmental experiences and additional school field trips:** As a former Boy Scouts campground, the property has a long history of providing a safe, educational, outdoor space for the public to enjoy, learn and connect with nature.





# CONTACT US



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