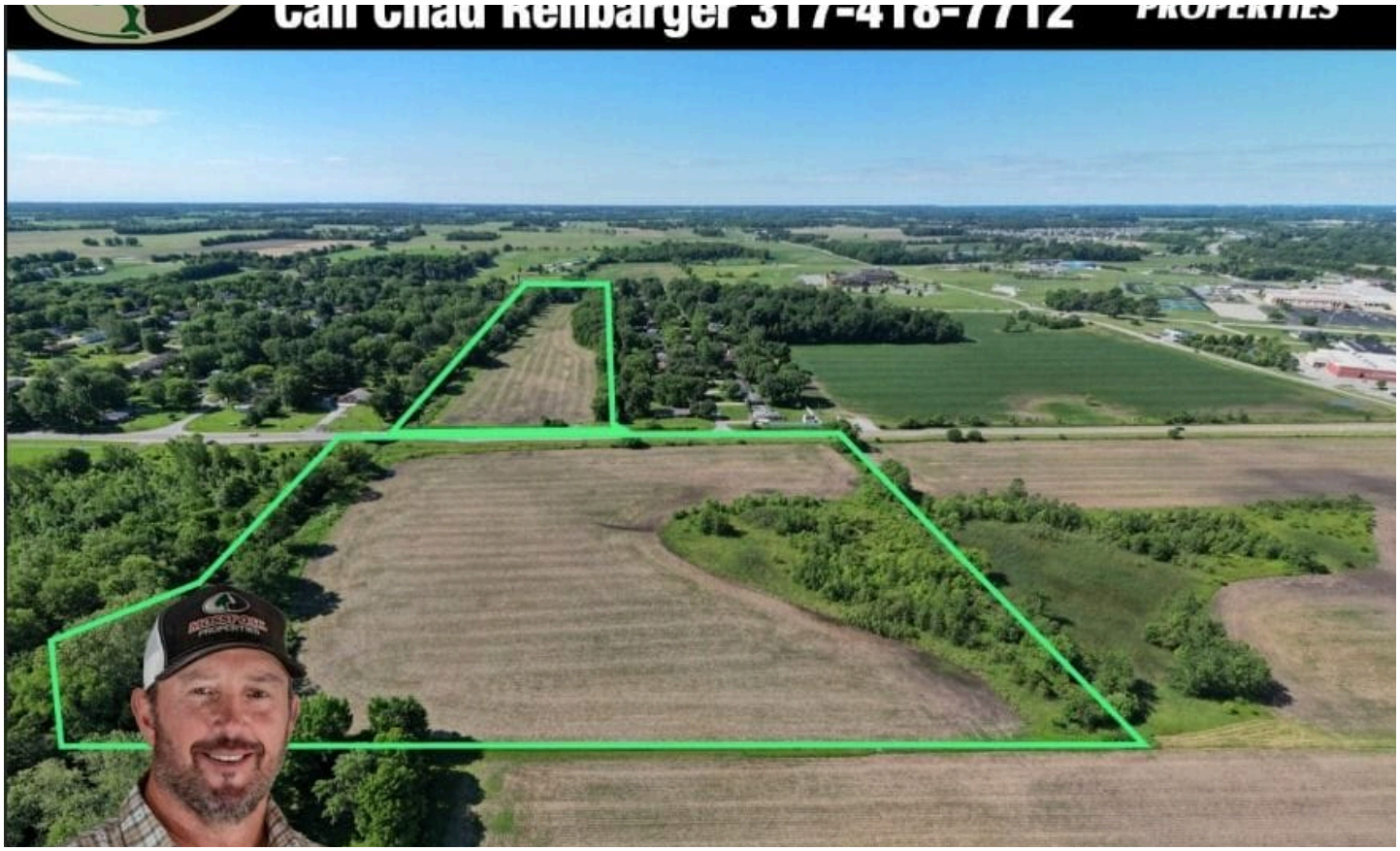
35+/- Acres - Pendleton, IN - Hwy 36
US Hwy 36
Pendleton, IN 46064

$599,000
35.3± Acres
Madison County







SUMMARY

Address
US Hwy 36

City, State Zip
Pendleton, IN 46064

County
Madison County

Type
Farms, Business Opportunity, Undeveloped Land, Recreational Land

Latitude / Longitude
40.002192 / -85.723351

Taxes (Annually)
$684

Acreage
35.3

Price
$599,000

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

State Road 36 | Pendleton, IN | Madison County | 35+/- Acres

Here is your opportunity to own a prime piece of Madison County real estate with incredible versatility and an unbeatable location. This 35+/- acre property sits directly on State Road 36 in the heart of Pendleton, Indiana - one of Central Indiana's most sought-after and fastest-growing corridors.

The Land

The property is split by State Road 36, offering two distinct parcels - one on the north side and one on the south side of the highway - providing exceptional road frontage and maximum visibility. Spring Branch Ditch runs along the eastern boundary, naturally defining the property line. Approximately 22+/- acres are currently in tillable production with a WAPI rating of 150.91, indicating highly productive, workable soils that generate immediate income for the new owner.

Investment & Income

With 22+/- tillable acres carrying a WAPI of 150.91, this ground is performing. Whether you're a farmer looking to add quality acres to your operation or an investor seeking income-producing land in a growth market, the numbers work in your favor from day one.

Development Potential

State Road 36 frontage in Pendleton is a rare find. Located outside city limits in Madison County - yet positioned directly in the path of growth - this property presents compelling possibilities for future development. The dual-parcel configuration straddling the highway creates unique flexibility that a single-sided tract simply cannot offer.

Location, Location, Location

Situated within the highly regarded Pendleton/South Madison School District, this property benefits from one of the most desirable addresses in Madison County. Pendleton continues to attract buyers, families, and developers alike, making ground on SR 36 increasingly difficult to come by.

Property Highlights:

- 35+/- total acres | Madison County
- Dual parcels - north & south sides of State Road 36
- 22+/- tillable acres | WAPI 150.91
- Spring Branch Ditch along east boundary
- Outside city limits | Madison County jurisdiction
- Pendleton/South Madison School District
- Prime SR 36 highway frontage
- Income-producing with development upside

Properties like this - combining productive farmground, highway visibility, and long-term development potential in a top-tier school district - don't come to market often. Call today to schedule your showing. For more information or a private showing call Chad Renbarger 317-418-7712 .




OcB
FoB2
Es
CrA
FsB2
FsL
Mm
36
FtC3
SL
FsB
FsA
SPRING BRANCH
Gr
38
MrD3
OcA

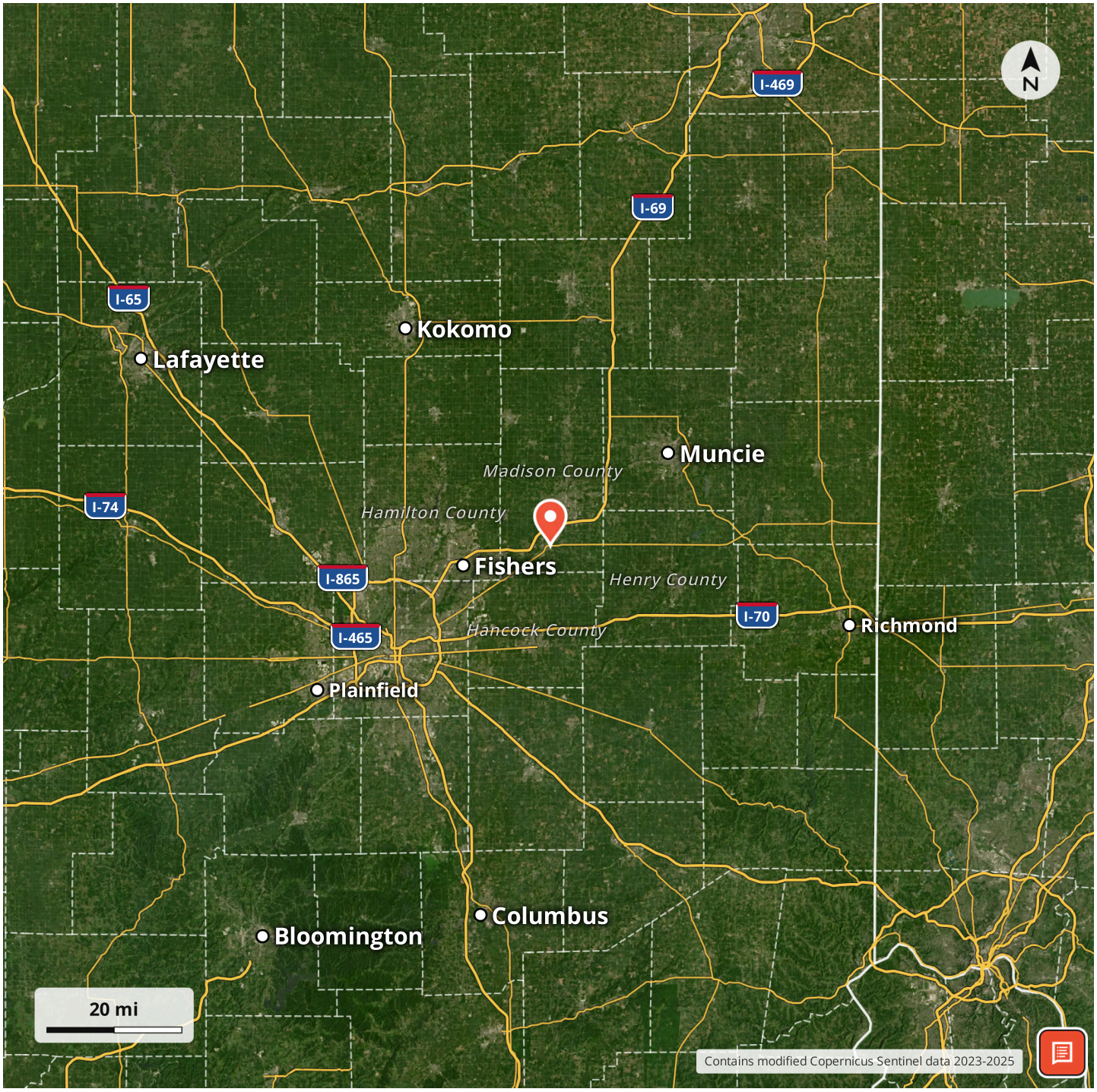




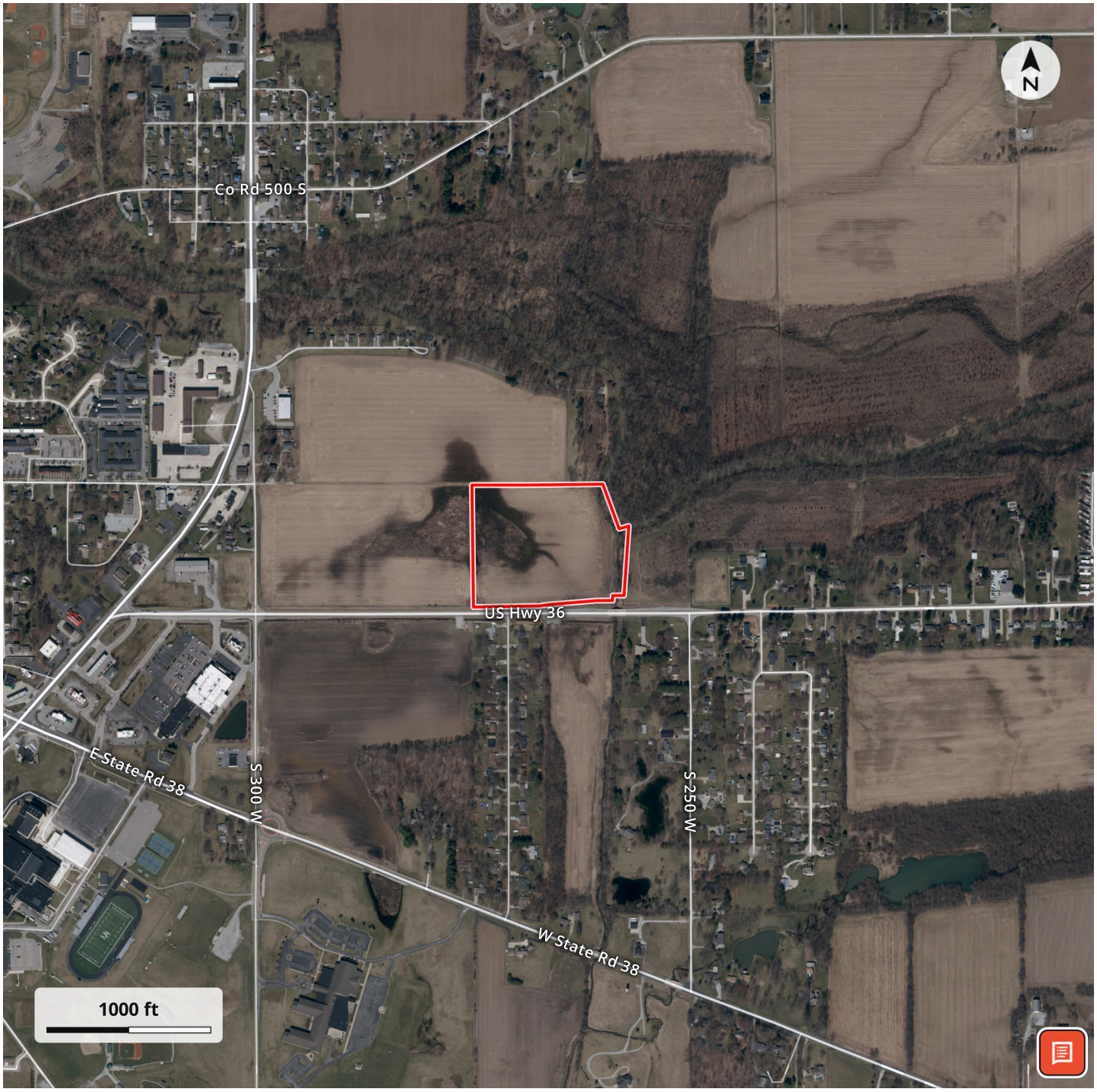




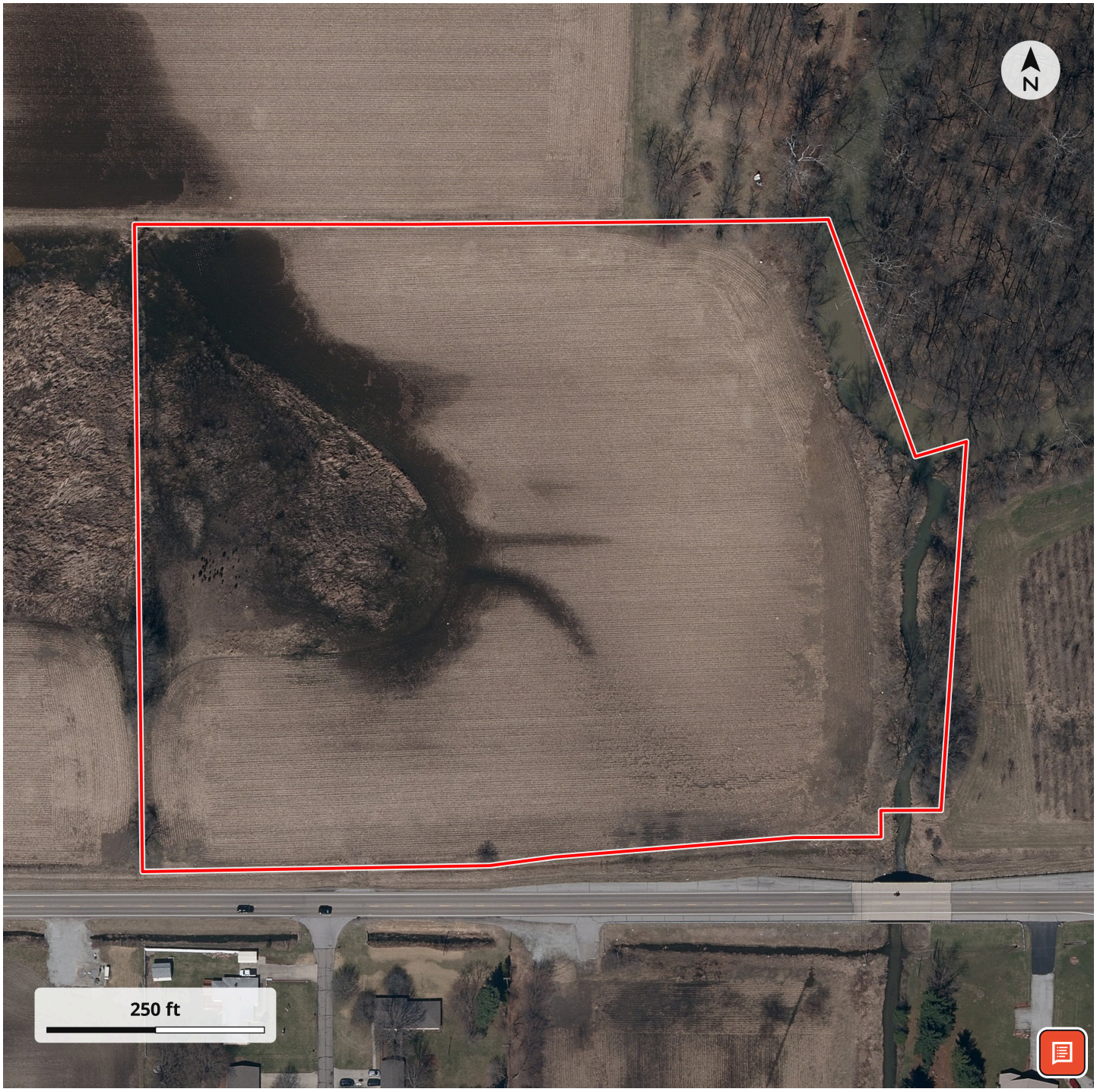
Regional Map



Locator Map


N
Co Rd 500 S
US Hwy 36
E State Rd 38
S 300 W
S 250 W
W State Rd 38
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Chad Renbarger

Mobile
(317) 418-7712

Office
(317) 597-2352

Email
crenbarger@mossyoakproperties.com

Address
10925 Edgewood Dr

City / State / Zip
Fortville, IN 46040

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Indiana Land and Lifestyle
2449 E State Road 163
Clinton, IN 47842
(765) 505-4155
https://indianalandandlifestyle.com/