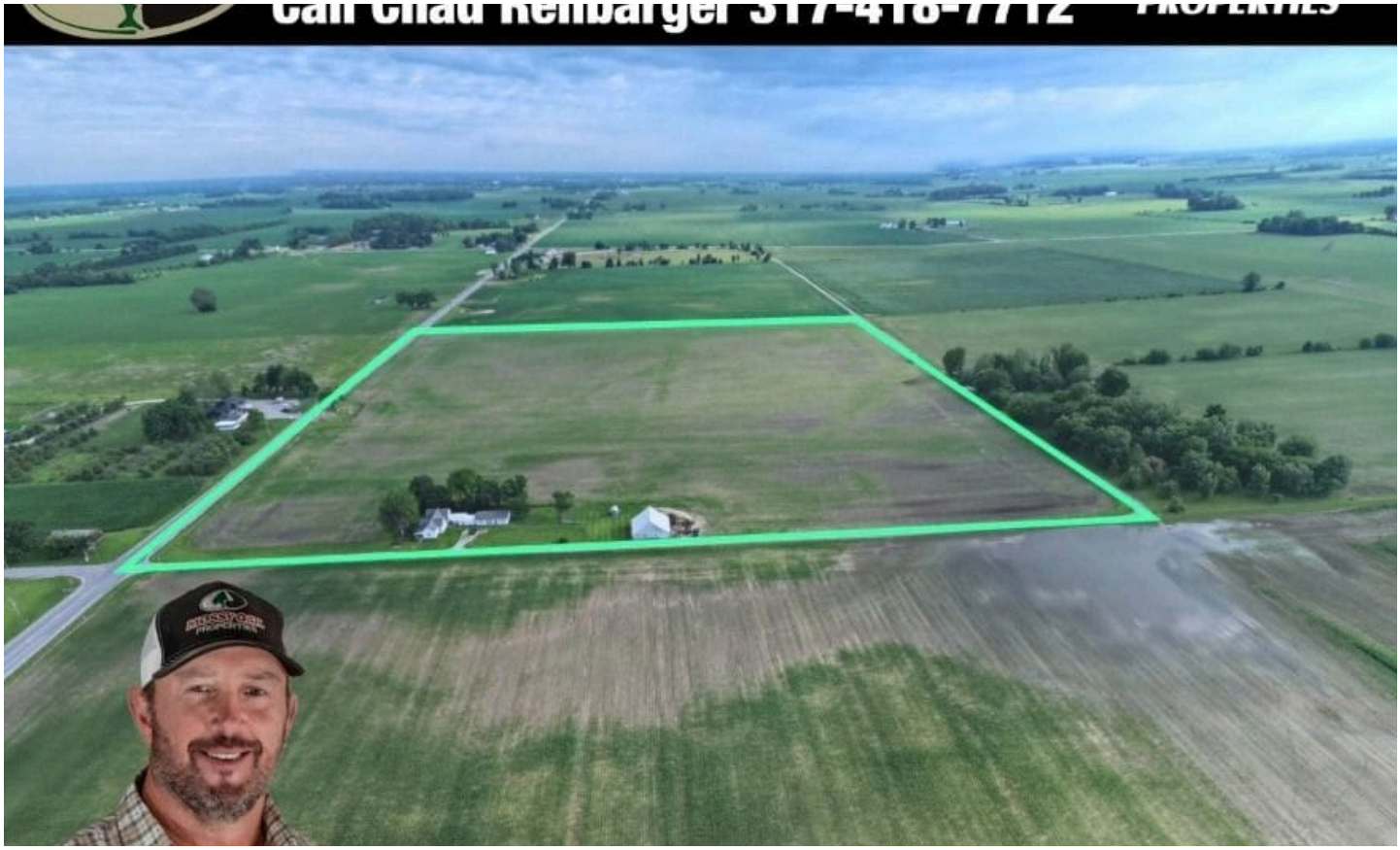
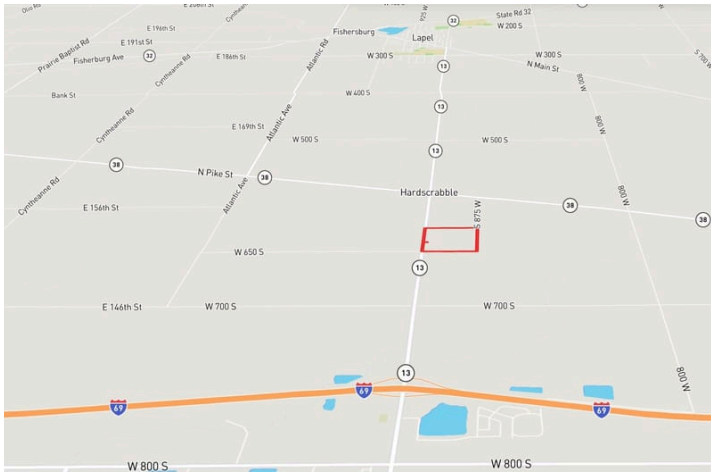
40+/- Acres | Highway 13 Corridor | Madison County, Indiana | South Madison Schools | I-69 Access
State Road 13 / 650 S / 875 W
Pendleton, IN 46064

$2,200,000
40± Acres
Madison County







MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
State Road 13 / 650 S / 875 W

City, State Zip
Pendleton, IN 46064

County
Madison County

Type
Farms, Business Opportunity, Undeveloped Land, Commercial

Latitude / Longitude
40.011476 / -85.840948

Taxes (Annually)
$4,480

Dwelling Square Feet
1,410

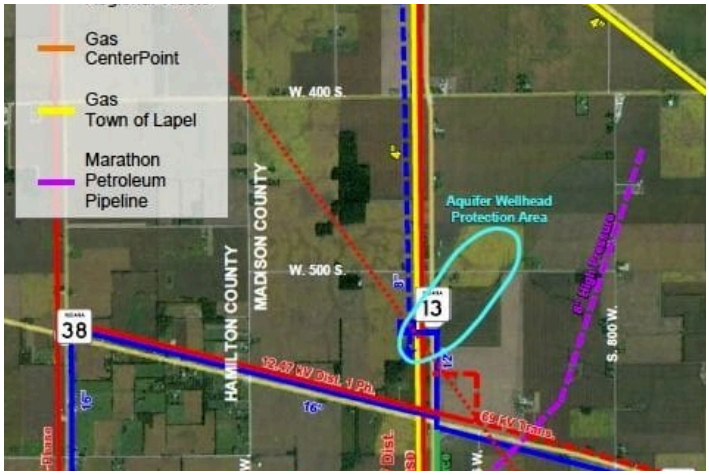
Bedrooms / Bathrooms
2 / 1

Acreage
40

Price
$2,200,000

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

40+/- ACRES | HIGHWAY 13 CORRIDOR | MADISON COUNTY, INDIANA
Highway 13, W 650 S & W 875 W | Ingalls/Pendleton Area
South Madison Community School Corporation | 1 Mile to I-69 Interchange

PROPERTY OVERVIEW

- 40+/- total acres of productive tillable farm ground
- Triple road frontage - 1,300+ feet on Highway 13, W 650 S, and W 875 W
- 3,900+ total linear feet of road frontage across 3 public roads
- 1 mile to I-69 on/off ramp (Pendleton/Ingalls interchange)
- Currently income-producing - farm lease in place
- AG zoned with transition potential to industrial, commercial, or residential
- Level topography - ideal for site development
- South Madison Community School Corporation
- Home: 1400+ square feet/ 2 Bed 1 Bathroom
- 3 Car Garage
- 24 x 40 Barn

PROPERTY DESCRIPTION

An opportunity to acquire a highly visible, triple-road-frontage farm in the direct path of industrial, commercial, and residential growth along the Highway 13 / I-69 corridor in Madison County. Currently in active agricultural production with a lease in place, this 40+/- acre tract sits at the intersection of three public roads - offering over 1,300 feet of frontage on each of Highway 13, W 650 S, and W 875 W - totaling more than 3,900 linear feet of combined exposure.

Located just 1 mile from the I-69 interchange at Pendleton/Ingalls, the property sits squarely in the growth path radiating outward from one of Central Indiana's most active development corridors. Industrial users, logistics operators, commercial developers, and residential builders have all been active in this market, and recent comparable sales confirm strong buyer demand well above pure agricultural value.

The farm is currently being farmed- a benefit for investors who want to hold the ground while pursuing entitlements, re-zoning, or a future development timeline.

LOCATION HIGHLIGHTS

- Highway 13 frontage - major north/south arterial with high visibility
- W 650 S frontage - additional public road access on the north side
- W 875 W frontage - third road access on the west side
- 1 mile to I-69 - direct connection to the regional logistics and transportation network
- Minutes to Pendleton, Ingalls, Anderson, and the greater Indianapolis metro
- In the direct path of industrial and commercial growth expanding along the I-69 corridor
- Southward pressure from Hamilton County buyers driving demand in Madison County

BUYER OPPORTUNITY

- Farmer / Operator - Expand an existing operation on productive, well-accessed ground
- Land Investor / 1031 Exchange - Income-producing asset with long-term corridor appreciation
- Industrial Developer - I-69 access, Hwy 13 visibility, level terrain, and multi-point access
- Commercial Developer - 3,900+ ft of frontage creates exceptional outparcel and pad site flexibility
- Residential Developer - South Madison Schools, level ground, and triple road access for phased development

CONTACT

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crenbarger@mossyoakproperties.com





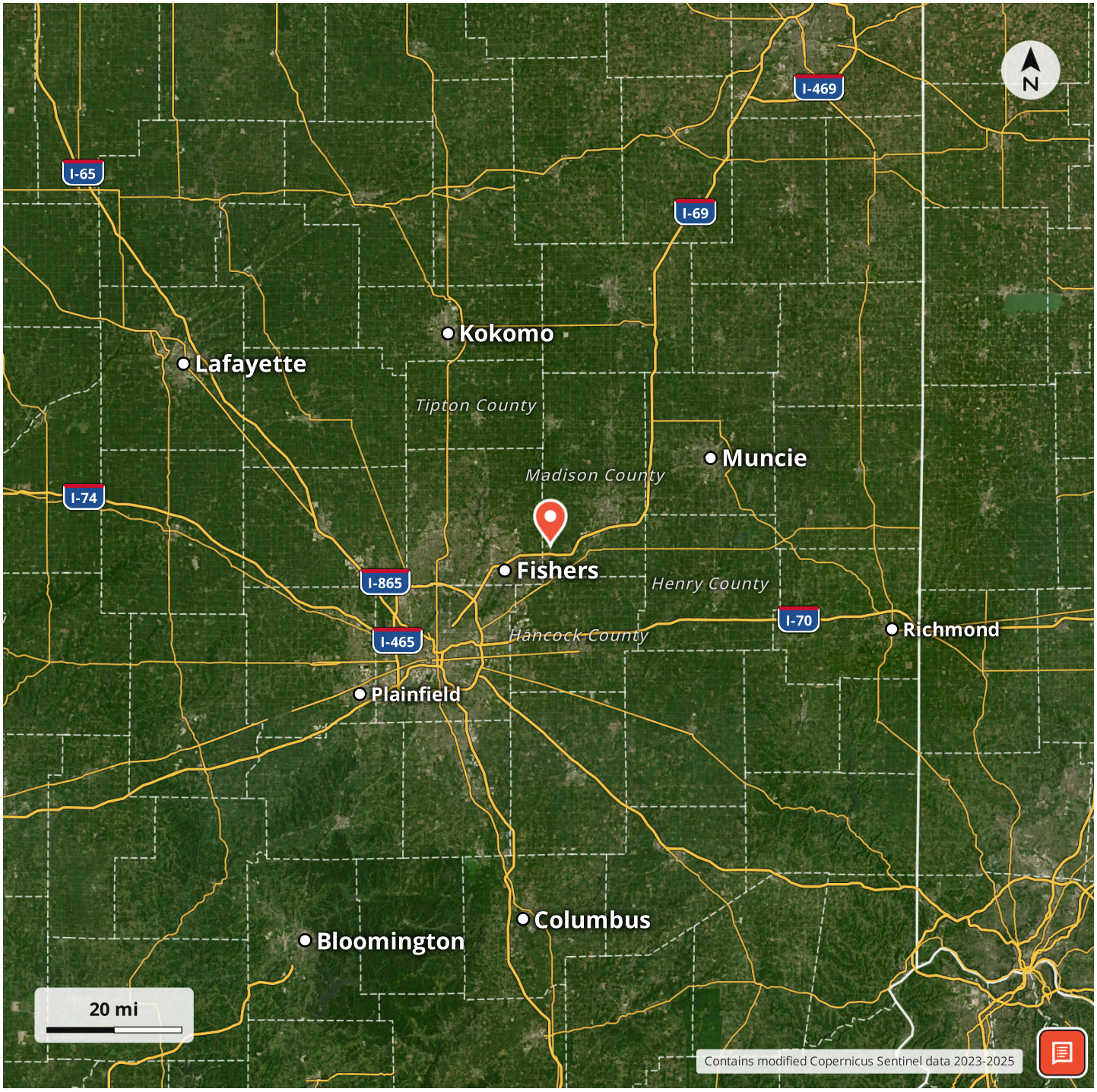








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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.

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