

77+ Acres - Farm- Woods - Building Sites - Pendleton  
Schools  
0 E 575 S  
Markleville, IN 46056

**\$1,436,155**  
77.630± Acres  
Madison County



**77+ Acres - Farm- Woods - Building Sites - Pendleton Schools  
Markleville, IN / Madison County**

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**SUMMARY**

**Address**

0 E 575 S

**City, State Zip**

Markleville, IN 46056

**County**

Madison County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property, Business Opportunity

**Latitude / Longitude**

40.026344 / -85.593062

**Acreage**

77.630

**Price**

\$1,436,155

**Property Website**

<https://indianalandandlifestyle.com/property/77-acres-farm-woods-building-sites-pendleton-schools-madison-indiana/95615/>



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### PROPERTY DESCRIPTION

**78-acre** property offers a rare combination of topography, usability, and long-term potential within the **Pendleton / Southern Madison School District**. Just minutes from **Anderson and Pendleton**.

What immediately sets this tract apart is the **rolling terrain**-a feature seldom found in this part of Madison County. The elevation changes create **multiple exceptional building sites**, each offering privacy, views, and the opportunity to design a truly special homesite set well back from the road.

A **32' x 90' pole barn**, complete with **horse stalls** and conveniently connected to approximately **3 acres of fenced pasture**. Whether your vision includes horses, livestock, or a hobby farm, this setup is already in place. **Electric service is run to the center of the property**, and a **well is installed**, making future development both efficient and cost-effective.

For outdoor enthusiasts, this land is a standout. A **well-maintained trail system** weaves through a diverse mix of habitat, passing **natural springs, food plot areas, and timber**, creating ideal conditions for wildlife. **Deer, turkey, small game, and seasonal mushrooms** thrive here, offering year-round recreational enjoyment.

Approximately **31 acres** that was enrolled into CRP is now open to tillable ground or new habitat. The flexibility to bring the land back into production. With **high-quality soils**, excellent yields would be expected for those seeking an agricultural component or investment upside.

Additional features include a old **gravel pit located across the creek behind the barn**, making for a great gun range. With **approximately 680 feet of road frontage**, the property also offers subdivision or multiple-homesite potential. The terrain is well-suited for the creation of a **large pond or private lake**, further enhancing both recreation and resale appeal.

Whether you envision a **private homestead, weekend hunting retreat, equestrian property**, or a **diversified land investment** that blends recreation with return, this southern Madison County tract delivers on all fronts-privacy, versatility, and opportunity rarely found in one offering.

The property sits atop the **Trenton Oil & Gas Field**, providing added long-term interest from an investment perspective.

Call or Text Chad Renbarger [317-418-7712](tel:317-418-7712) for more information.

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## Locator Map



## Locator Map



## Satellite Map







## **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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