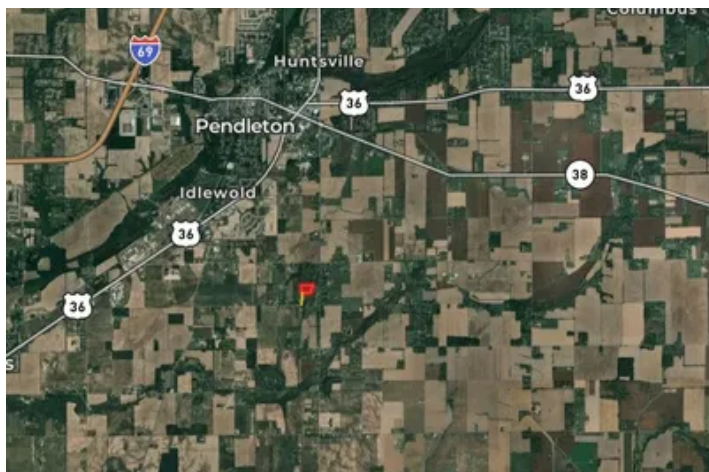
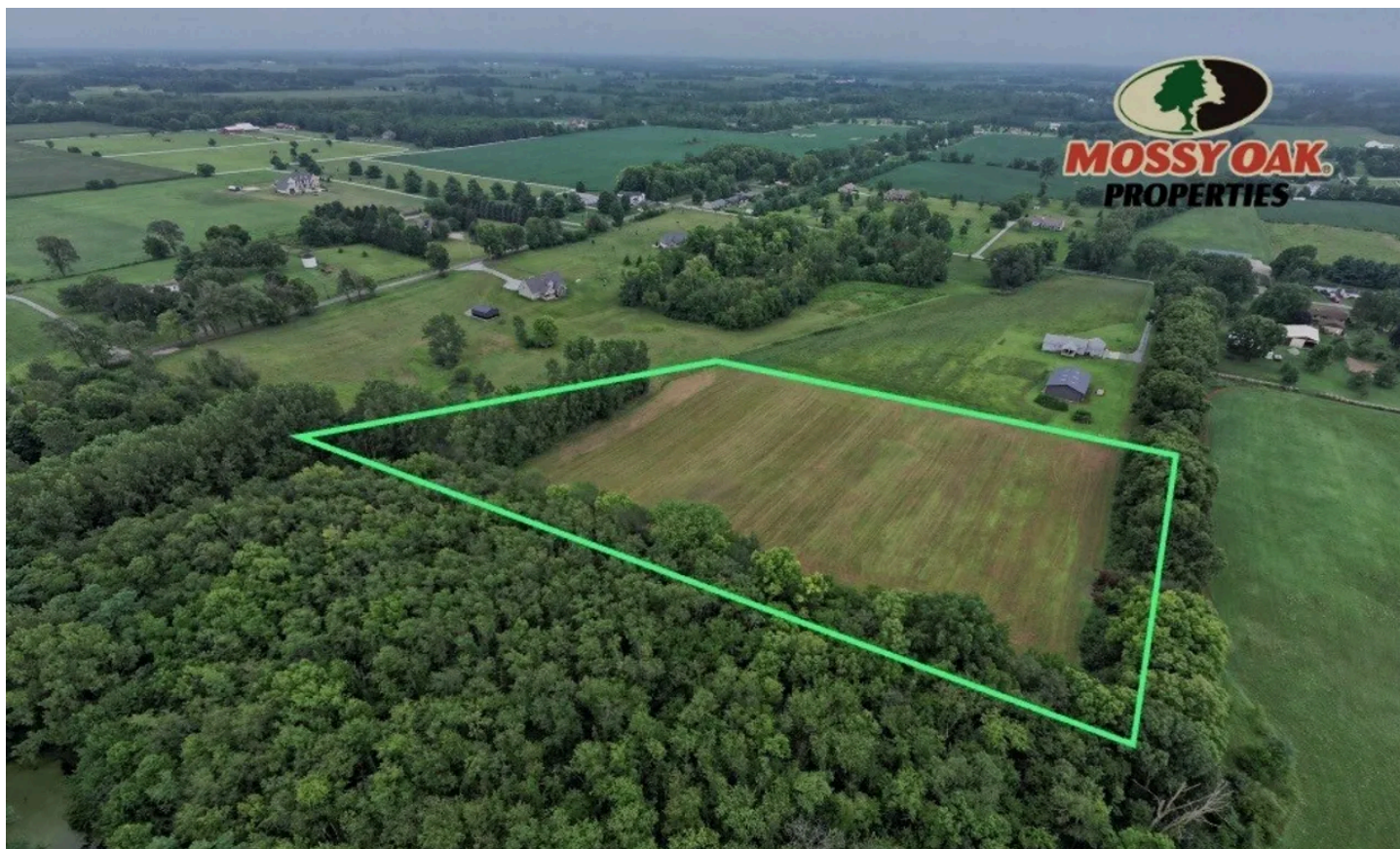


6.64 Acre Building Site Pendleton, IN  
0  
Pendleton, IN 46064

**\$295,000**  
6.640± Acres  
Madison County





## 6.64 Acre Building Site Pendleton, IN Pendleton, IN / Madison County

### **SUMMARY**

#### **City, State Zip**

Pendleton, IN 46064

#### **County**

Madison County

#### **Type**

Undeveloped Land, Lot

#### **Latitude / Longitude**

39.969692 / -85.732934

#### **Acreage**

6.640

#### **Price**

\$295,000

#### **Property Website**

<https://indianalandandlifestyle.com/property/6-64-acre-building-site-pendleton-in-madison-indiana/86801/>



## 6.64 Acre Building Site Pendleton, IN Pendleton, IN / Madison County

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### **PROPERTY DESCRIPTION**

This property offers a perfect blend of privacy and convenience, located in the highly sought-after South Madison School System. With 6.64 acres, it's the ideal spot for building your dream home, surrounded by mature trees along the edges for added seclusion. Accessed via a 50-foot easement/driveway, this lot is free of any HOA restrictions, offering flexibility for your plans. The adjacent homes are already built, making it part of a thriving residential community. A completed perc test further ensures this land is ready for development.

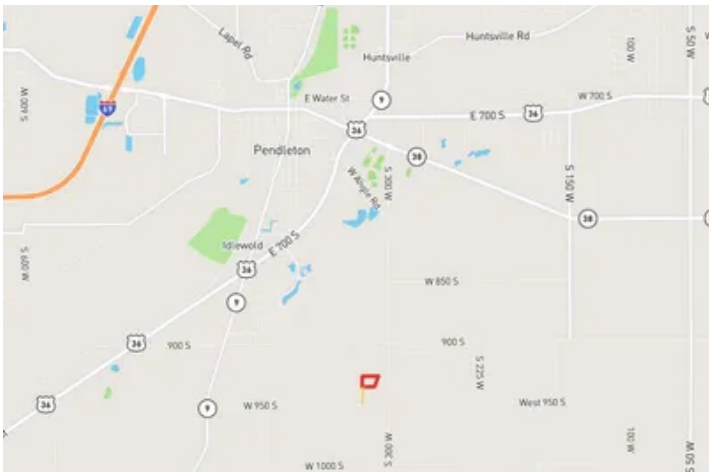
#### **Property Overview:**

- **Location:** Pendleton, IN (South Madison School System)
- **Size:** 6.64 Acres
- **Setting:** Private with trees along the property's edges
- **Access:** 50-foot easement/driveway for access
- **Utilities:** Perc test already completed
- **Zoning:** Residential, no HOA
- **Adjacent Properties:** Developed with homes

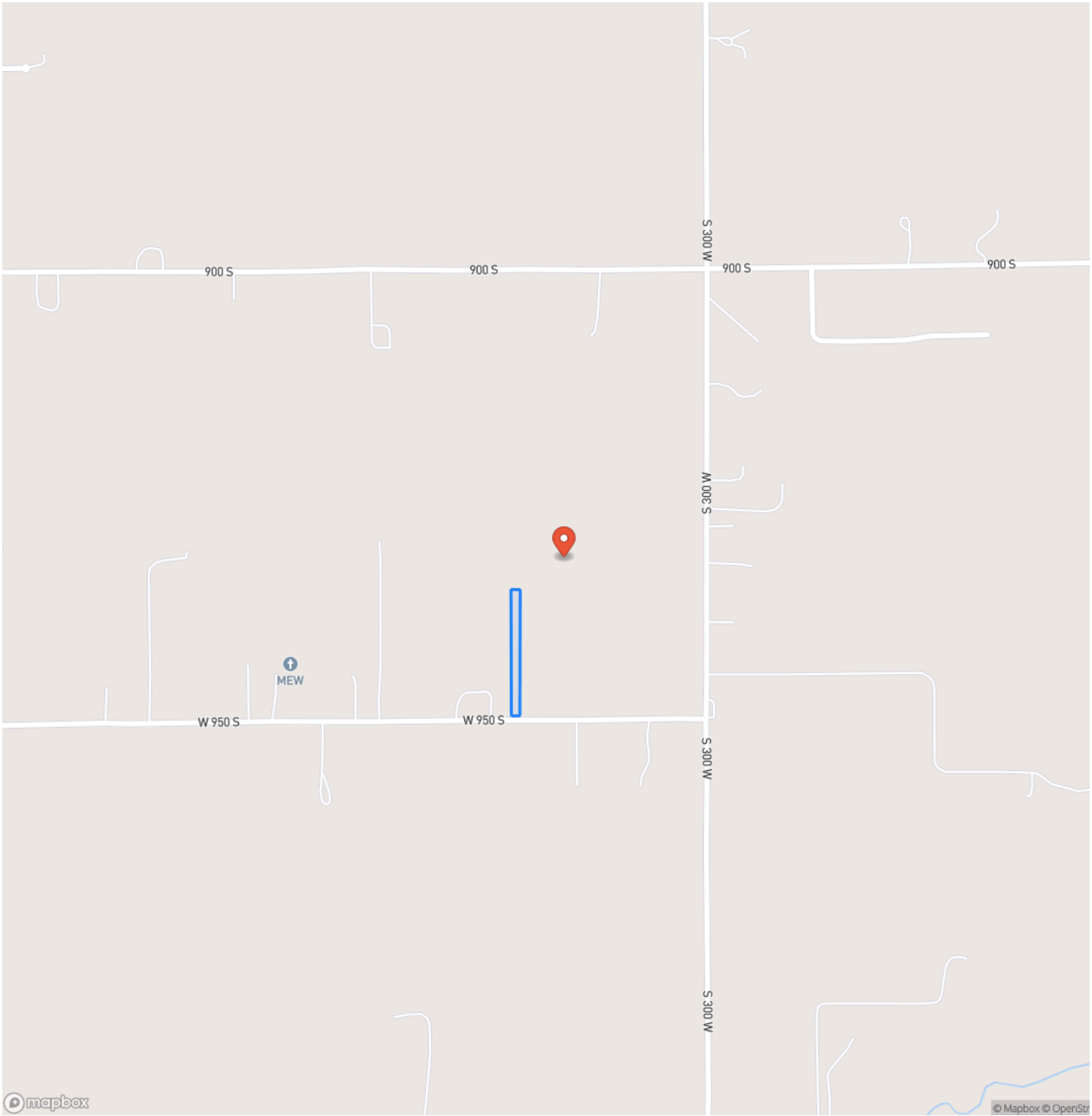
For more information call Chad Renbarger at [317-418-7712](tel:317-418-7712).

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**6.64 Acre Building Site Pendleton, IN**  
**Pendleton, IN / Madison County**

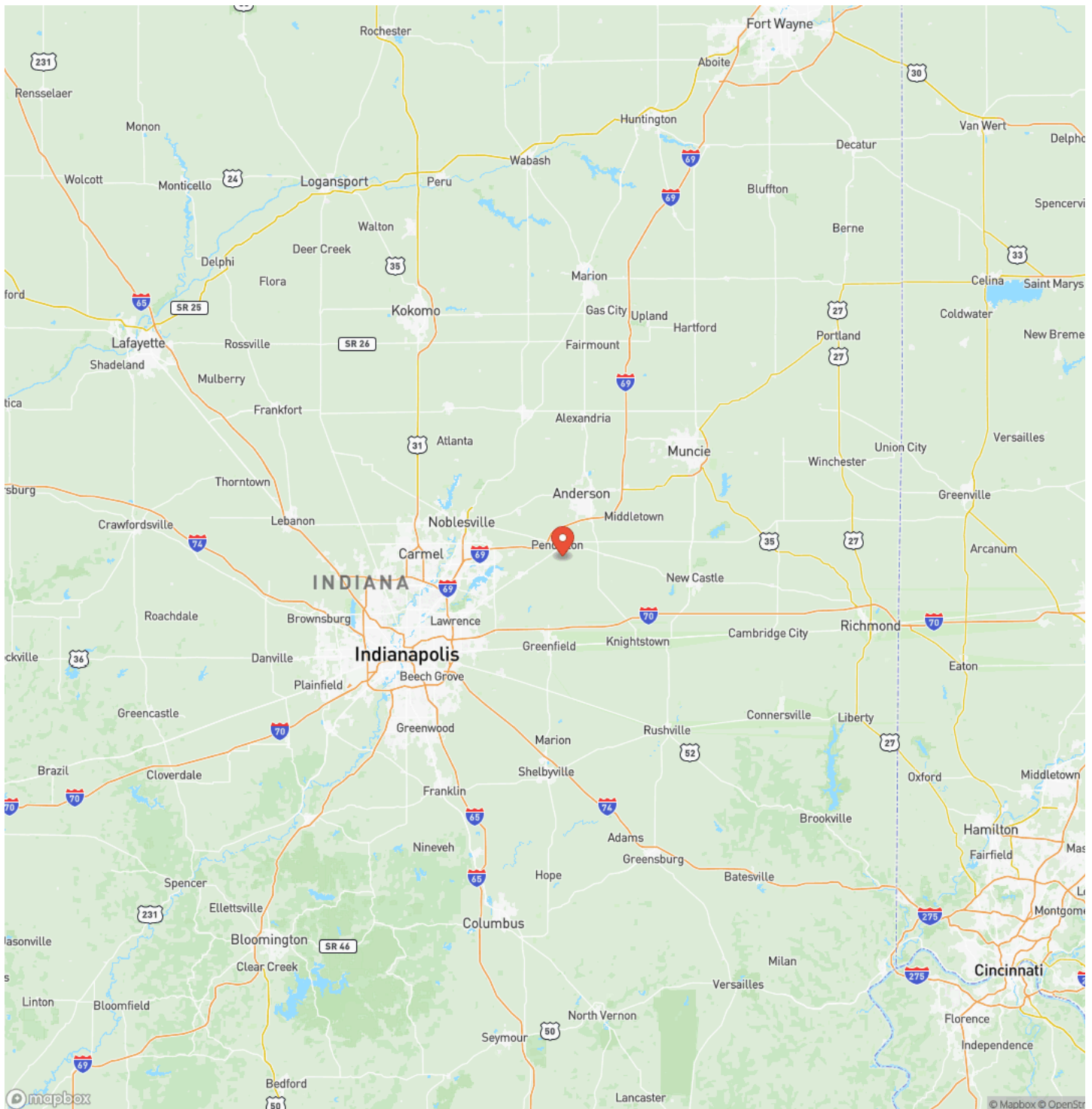


# Locator Map

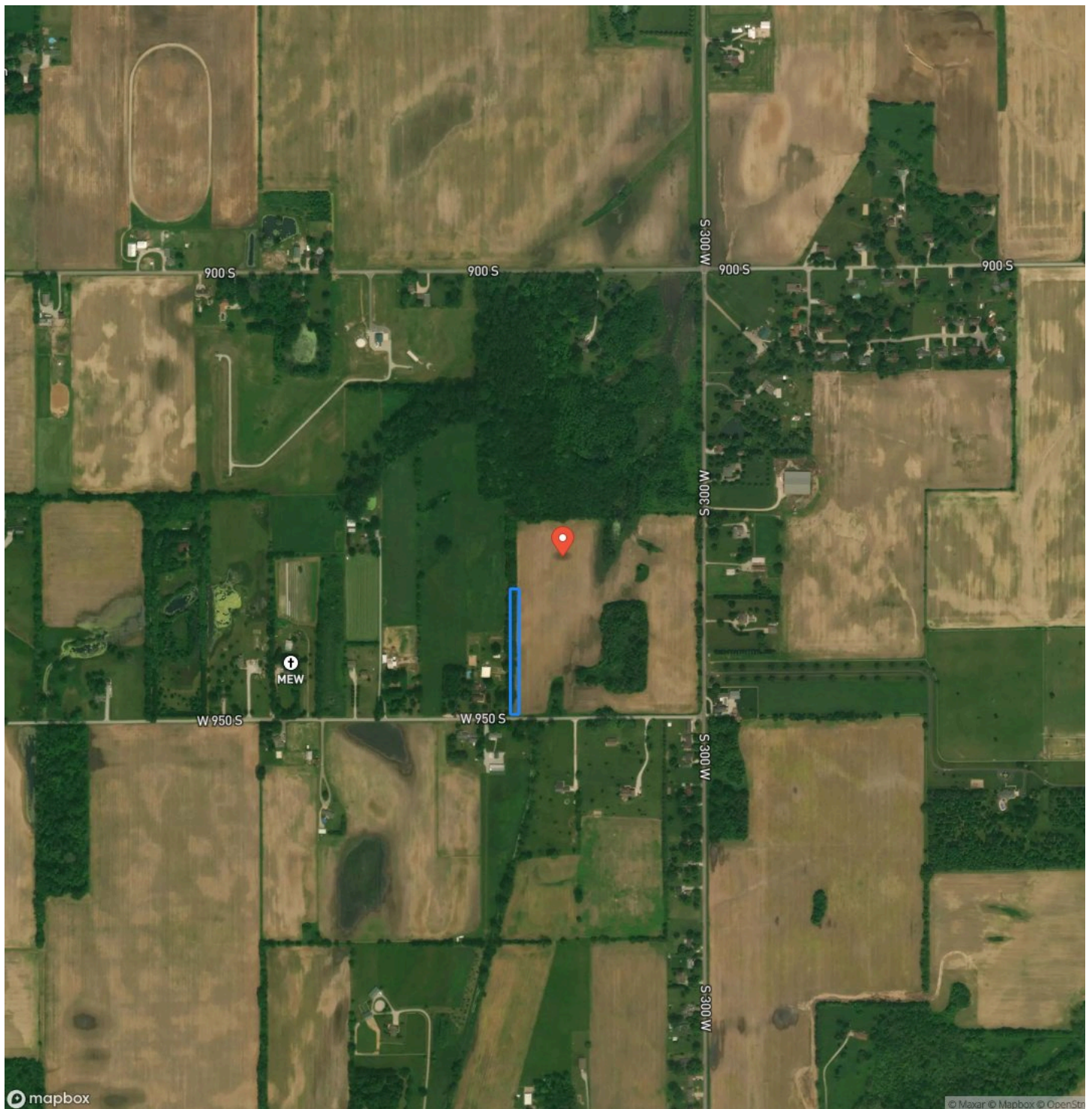




## Locator Map



## Satellite Map



## 6.64 Acre Building Site Pendleton, IN Pendleton, IN / Madison County

## 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

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://indianalandandlifestyle.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

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