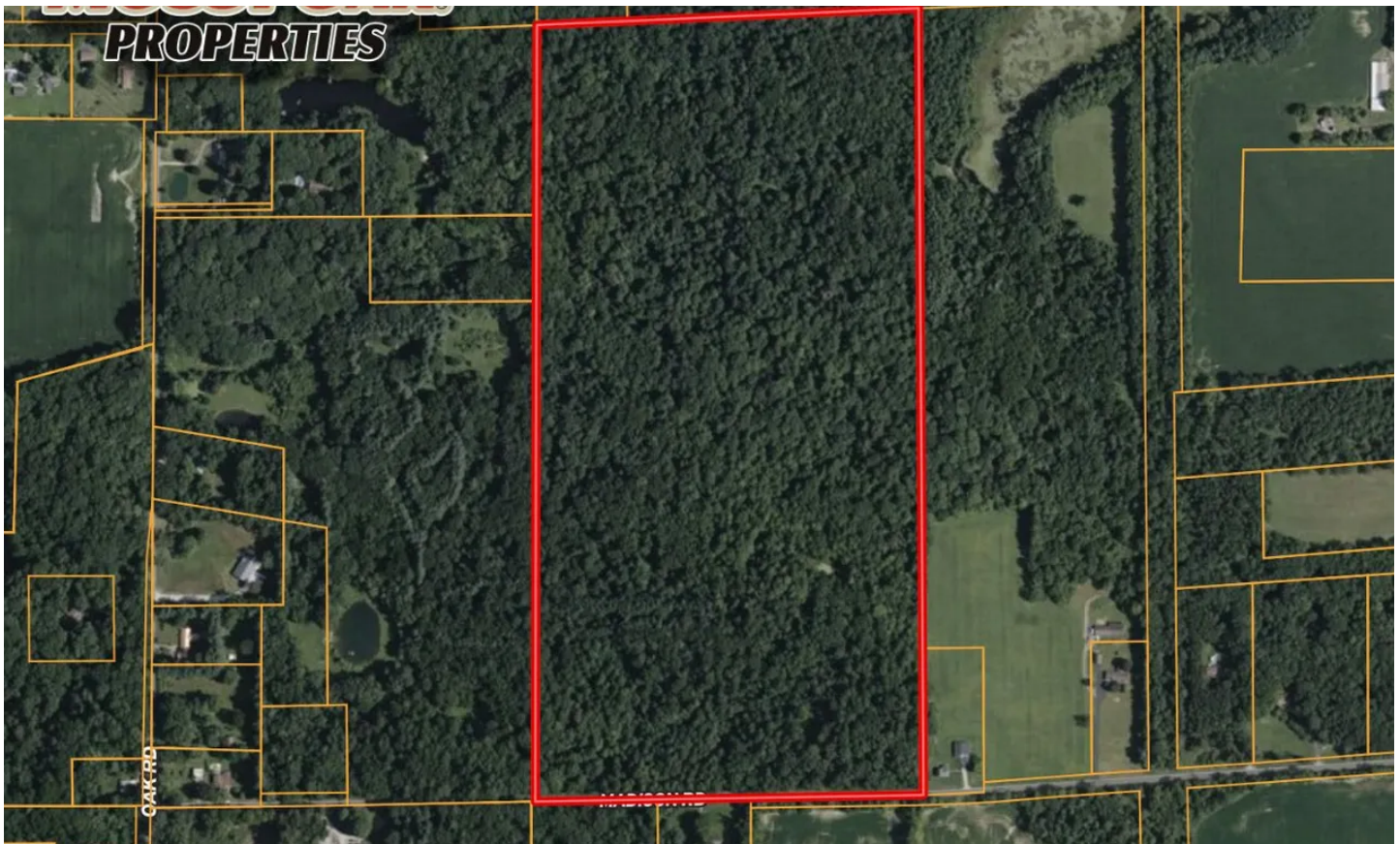


80± Acres of Wooded Land for Sale – Madison Road, St.
Joseph County, South Bend, Indiana
VL - Madison Bet Oak & Mulberry
South Bend, IN 46614

\$640,000
80± Acres
St. Joseph County



80± Acres of Wooded Land for Sale – Madison Road, St. Joseph County, South Bend, Indiana

South Bend, IN / St. Joseph County

SUMMARY

Address

VL - Madison Bet Oak & Mulberry null

City, State Zip

South Bend, IN 46614

County

St. Joseph County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.600926 / -86.276799

Acreage

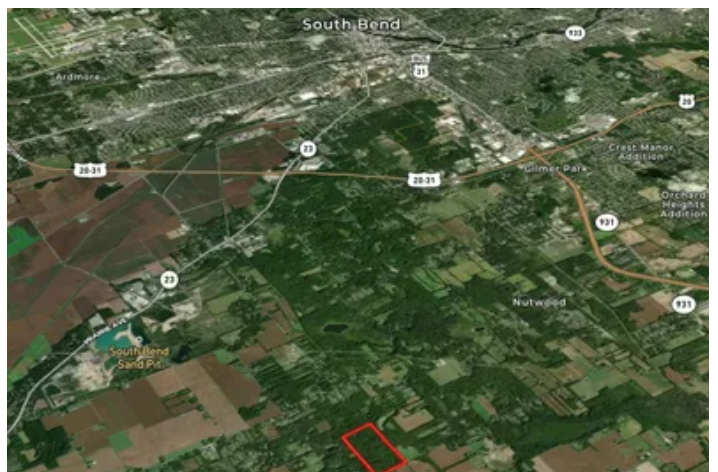
80

Price

\$640,000

Property Website

<https://indianalandandlifestyle.com/property/80-acres-of-wooded-land-for-sale-madison-road-st-joseph-county-south-bend-indiana/st-joseph/indiana/110541/>



80± Acres of Wooded Land for Sale – Madison Road, St. Joseph County, South Bend, Indiana

South Bend, IN / St. Joseph County

PROPERTY DESCRIPTION

This 80± acre heavily wooded tract is located just southwest of South Bend, Indiana, with road frontage along Madison Road. Currently enrolled in a forest management program, this property offers a unique combination of recreational, investment, and potential residential opportunities.

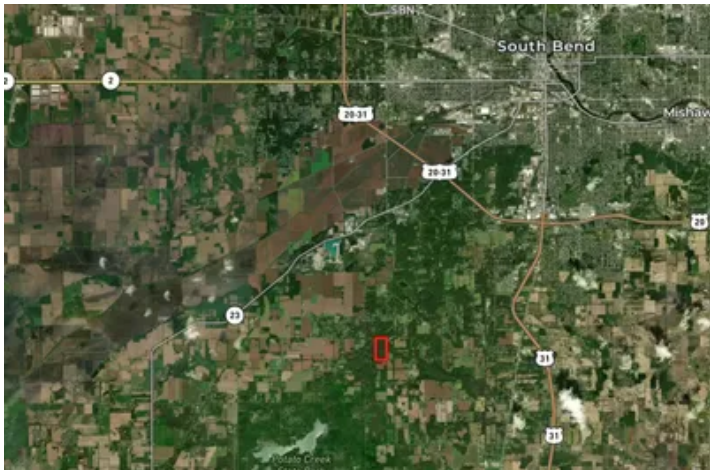
The land features rolling terrain, multiple potential building sites, and a scenic stream that flows through the back third of the property. Elevated areas provide beautiful views of the surrounding landscape, creating an ideal setting for a future home, cabin, or weekend retreat.

Conveniently located just down the road from Potato Creek State Park, the property offers excellent outdoor recreation. The mature timber consists of a mixed hardwood stand that may provide future harvest income potential.

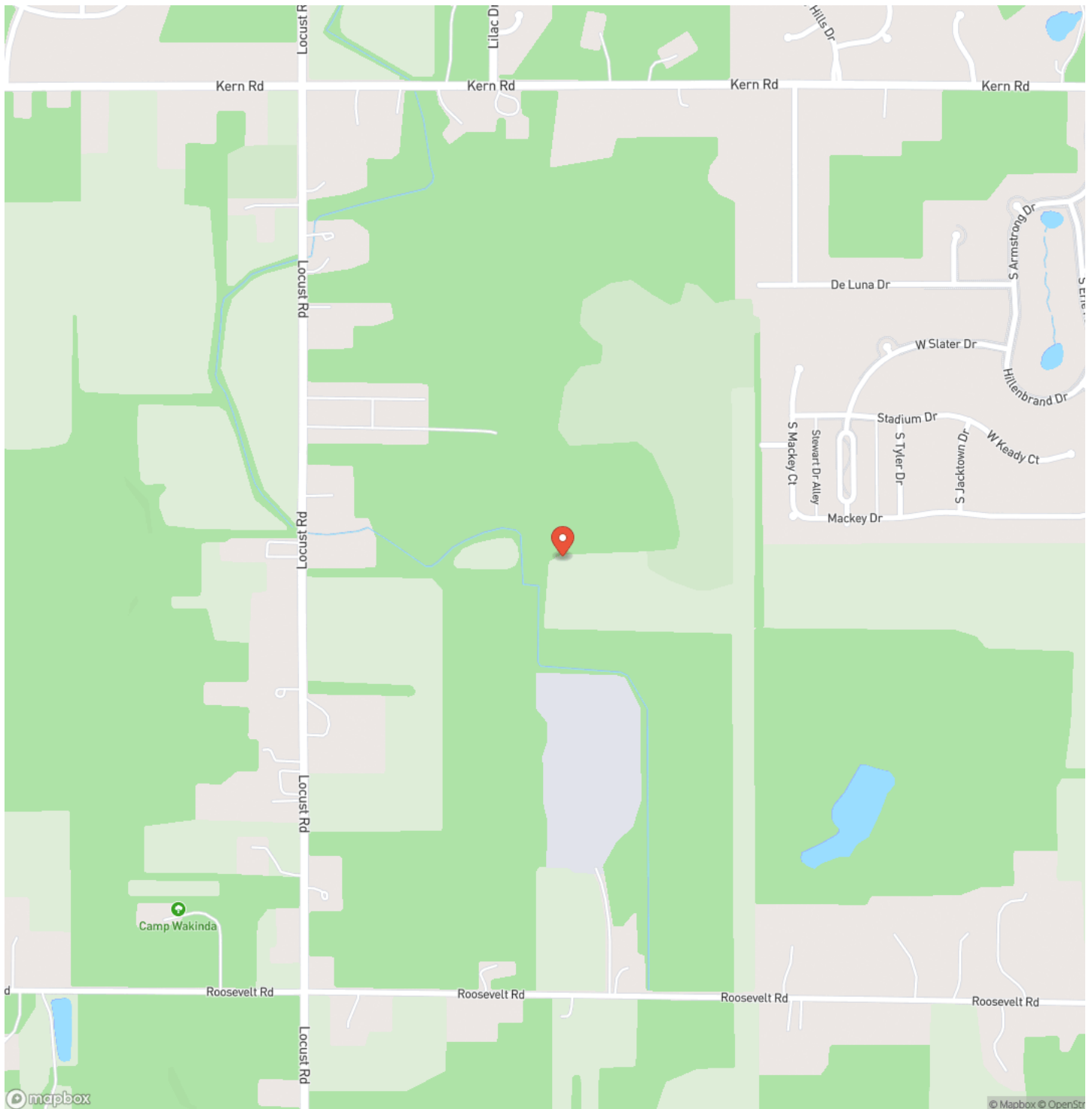
For hunting enthusiasts, the property supports populations of whitetail deer, turkey, and small game, making it an outstanding recreational tract. The acreage also offers excellent opportunities for camping, hiking, and enjoying nature.

For more information, contact Land Specialist Brecken Kennedy at [\(260\) 578-7661](tel:(260)578-7661) or by email at mossyoakbrecken@gmail.com.

80± Acres of Wooded Land for Sale – Madison Road, St. Joseph County, South Bend, Indiana
South Bend, IN / St. Joseph County

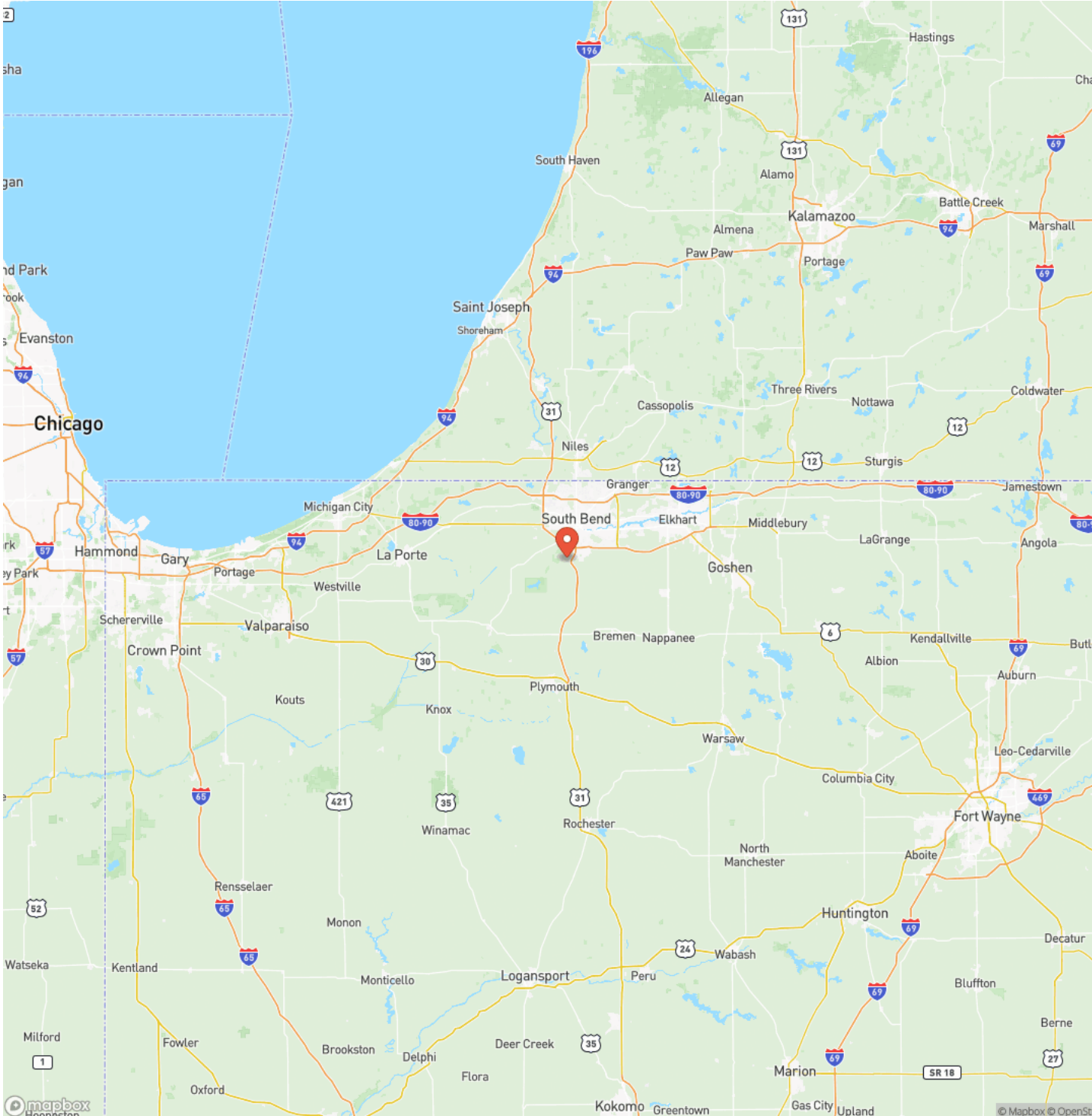


Locator Map



South Bend, IN / St. Joseph County

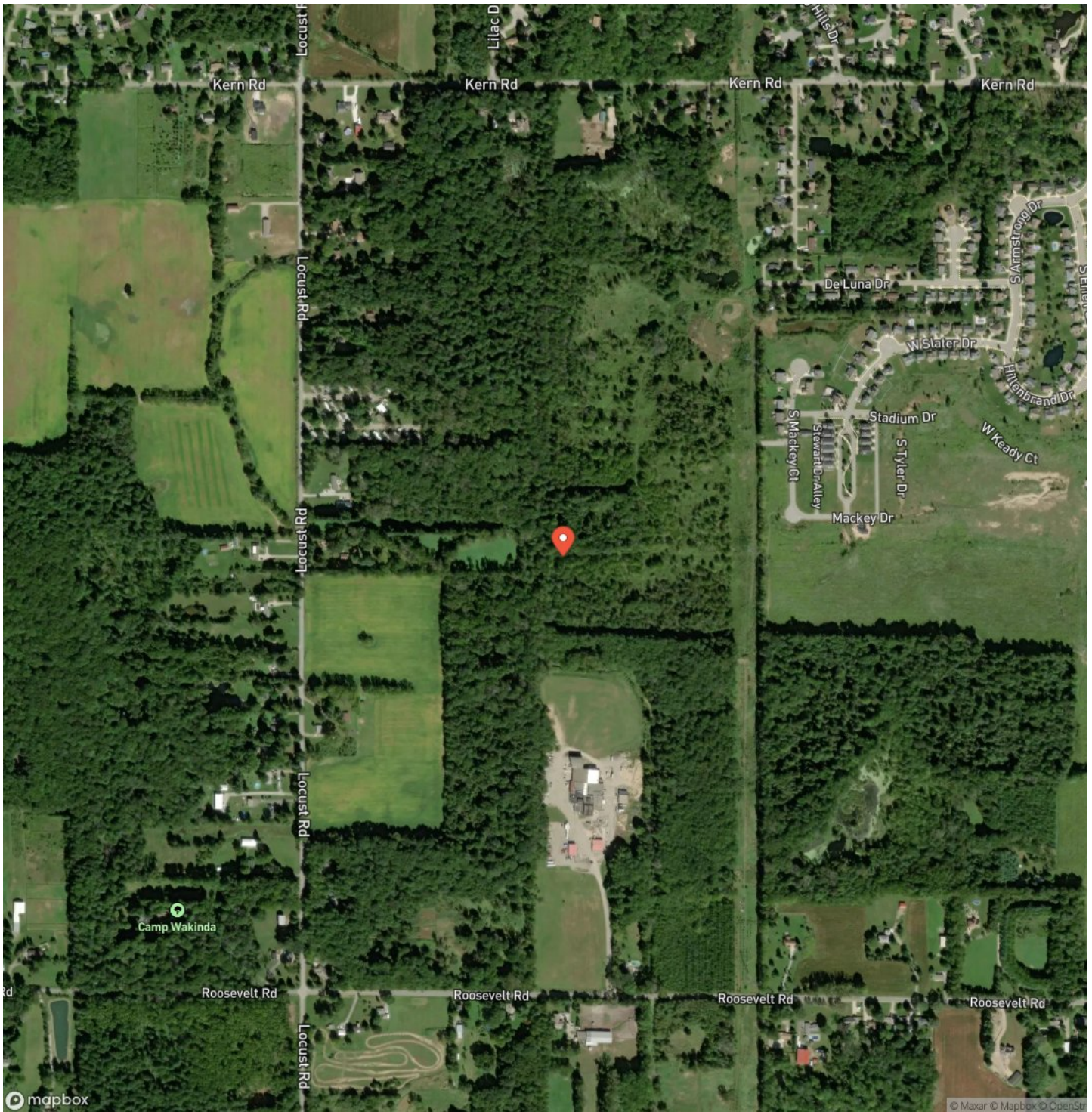
Locator Map



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

Satellite Map



80± Acres of Wooded Land for Sale – Madison Road, St. Joseph County, South Bend, Indiana
South Bend, IN / St. Joseph County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brecken Kennedy

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(260) 275-8557

Office

(260) 578-7661

Email

bkenedy@mossyoakproperties.com

Address

13142 N 700 W

City / State / Zip

Silver Lake, IN 46982

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/>

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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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