



FOR SALE · ST. JOSEPH COUNTY, INDIANA

22652 MADISON ROAD · SOUTH BEND, IN 46614

81.17± Acres of Hardwoods & a 4- Bedroom Country Home

\$875,000
\$10,780 per acre

81.17± ACRES	4 Bed · 2.5 Bath SPLIT-LEVEL HOME	2,170 sq ft BUILT 1967	Heavily wooded HUNTING · RECREATION
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Country living and serious hunting ground in one tract, just south of South Bend. Mature hardwood timber covers most of the 81.17± acres, including walnut, white oak, cherry and maple, with a recent selective harvest already completed. A 4-bedroom split-level home sits on paved Madison Road frontage, and Potato Creek State Park is only minutes away. Whitetail, turkey and waterfowl call the property home.

