

Property Details

22652 Madison Road · South Bend, IN 46614 · \$875,000



Parcel boundary, outlined in red



Location: south of South Bend, near Potato Creek State Park

THE LAND

Acreage: 81.17± acres

Cover: Heavily wooded, mature hardwoods

Timber: Walnut grove, white oak, cherry, maple; recent selective harvest

Road: Paved county road frontage

County: St. Joseph, Indiana

THE HOME

Style: Split level, built 1967

Size: 2,170 sq ft

Rooms: 4 bedrooms, 2 full + 1 half bath

Systems: Forced-air heat, central air, well water

Extras: Fireplace, partial basement, vinyl siding, asphalt roof

AT A GLANCE

Price: \$875,000 (\$10,780/acre)

Taxes: \$1,725 (2025)

Schools: South Bend

Parcels: 71-13-16-100-012.000-010 and 71-13-16-100-011.000-010

GPS: 41.578481, -86.303666

WILDLIFE & USES

Wildlife: Whitetail deer, turkey, ducks, geese, dove, small game. **Possible uses:** hunting, recreation, residential, horses, cattle, pasture, investment.



YOUR LISTING AGENT

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Information deemed reliable but not guaranteed. Buyers should verify all details independently.