

The Morgan County Legacy Estate
5540 North Zander Trail
Martinsville, IN 46151

\$6,190,000
231.7± Acres
Morgan County



**The Morgan County Legacy Estate
Martinsville, IN / Morgan County**

SUMMARY

Address

5540 North Zander Trail

City, State Zip

Martinsville, IN 46151

County

Morgan County

Type

Residential Property

Latitude / Longitude

39.504137 / -86.531344

Dwelling Square Feet

4,704

Bedrooms / Bathrooms

4 / 4

Acreage

231.7

Price

\$6,190,000

Property Website

indianalandandlifestyle.com



PROPERTY DESCRIPTION

Take a look at one of the most thoughtfully developed private estates in Morgan County, Indiana - a 231.70-acre multi-parcel legacy property assembled and improved over many years by the owners with a well designed plan. This is not a standard land transaction. Every structure, utility, road, fence line, and improvement on this property reflects deliberate, long-term vision. The result is a property that genuinely cannot be replicated - not because of hyperbole, but because the combination of 185+ acres of enrolled classified forest, bespoke residential infrastructure, world-class garage and equestrian facilities, buried utilities throughout, gated security, and a secondary residence on a single contiguous holding in this location simply does not come together in this form anywhere else in Morgan County.

The property is anchored by a 4,704 SF custom residence with Amish-crafted interiors, two heated garages totaling 6,400 SF including RV accommodation, a heated saltwater pool, and outdoor living facilities - all supported by municipal water, fiber optic internet, 400-amp electrical service, and a 65,000KW Cummins generator. A 1,512 SF secondary residence on its own 3.80-acre parcel with fenced pastures adds significant utility and rental or multi-generational living potential. The equestrian and agricultural infrastructure - a 160'x72' multi-purpose barn with covered arena, five horse stalls, three two-stall stables, and seven freeze-proof automatic waterers - rivals dedicated equestrian facilities found on properties asking considerably more in other Indiana markets.

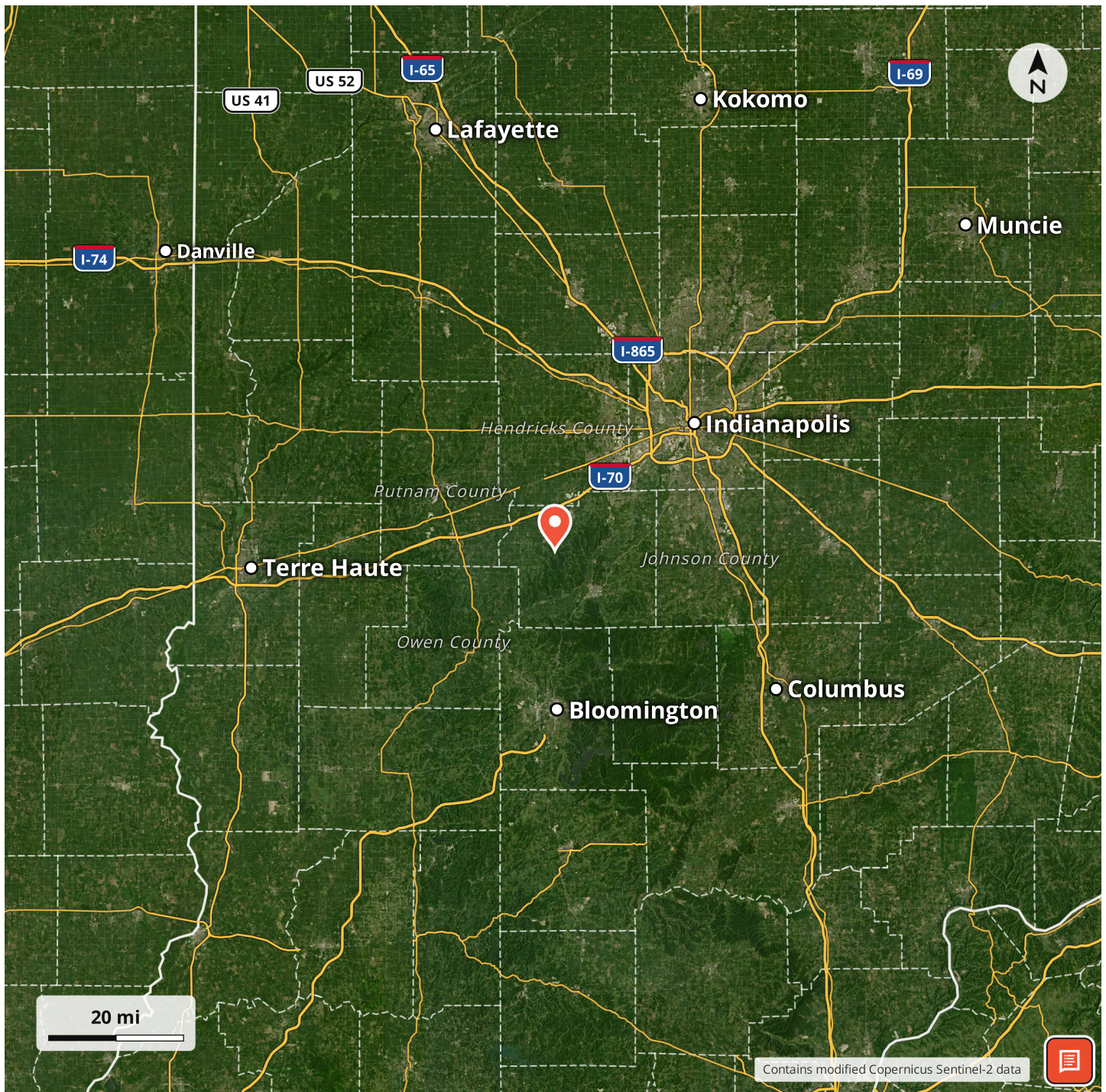
The 185.17 acres of Classified Forest & Wildlands Program enrollment provides meaningful annual tax benefit and signals long-term stewardship intent - a feature that conservation-minded buyers, lifestyle estate buyers, and family compound buyers will specifically seek out and pay a premium for. Combined with an unimproved 2-acre building site with electricity already on-site overlooking the main entrance, the property carries genuine long-term upside beyond what is already in place.

For additional information or a private showing on this exceptional property, contact Land and Home Specialists Mark Boswell at [765-720-2166](tel:765-720-2166) or Torry Miller at [812-614-2620](tel:812-614-2620).

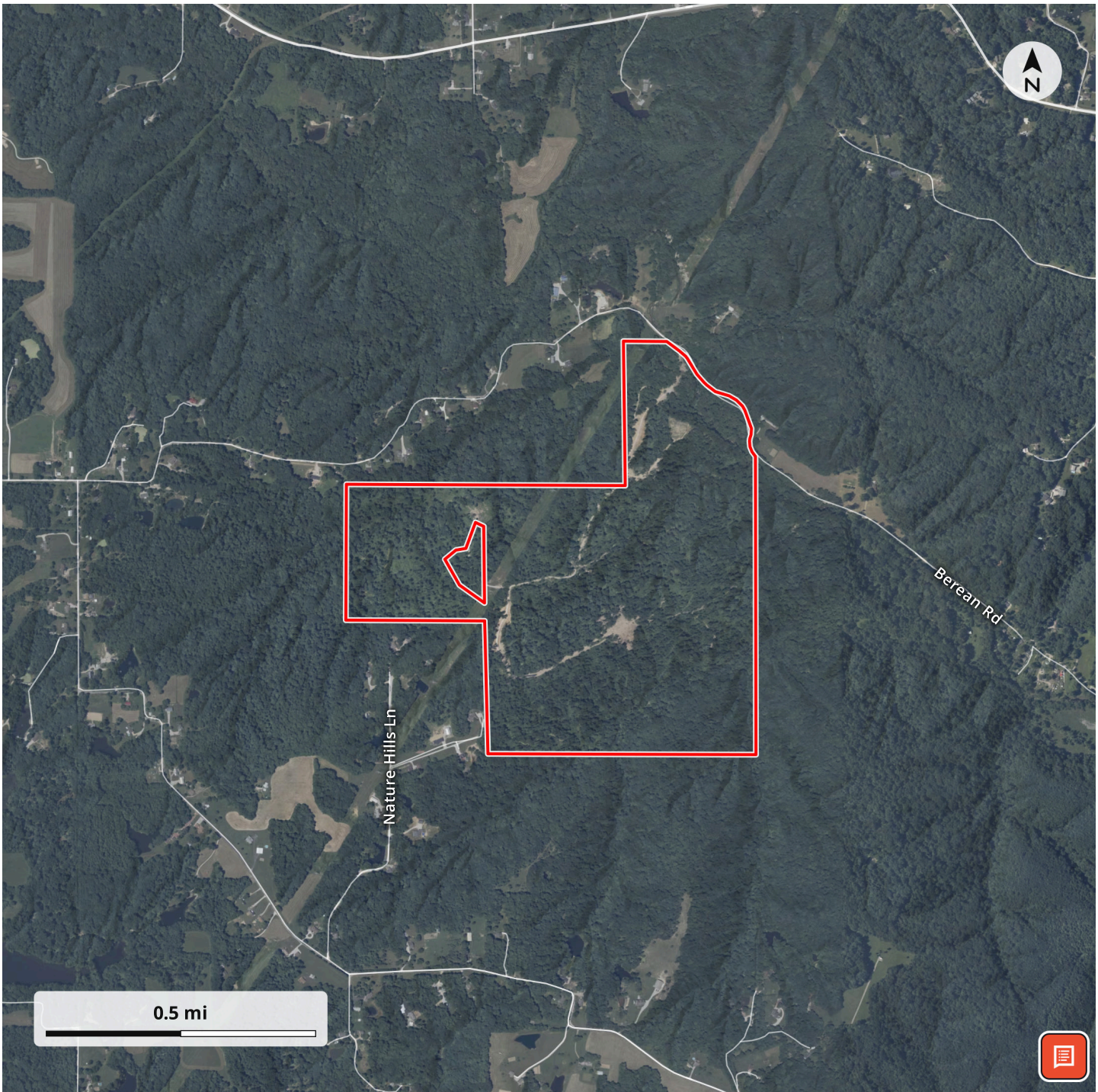
The Morgan County Legacy Estate
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Regional Map



Locator Map



Aerial Map



The Morgan County Legacy Estate Martinsville, IN / Morgan County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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<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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