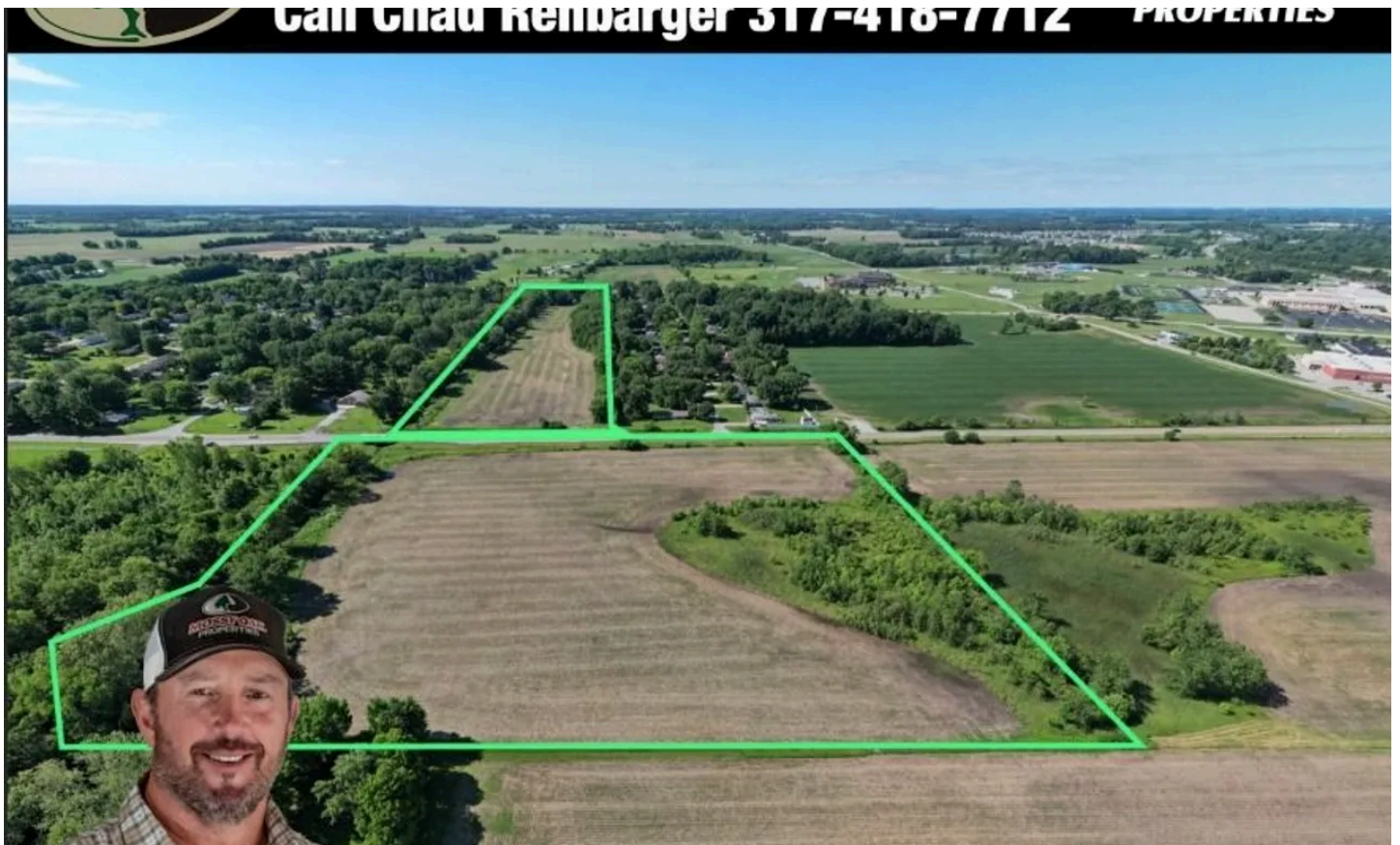


35+/- Acres - Pendleton, IN - Hwy 36
US Hwy 36
Pendleton, IN 46064

\$599,000
35.3± Acres
Madison County



35+/- Acres - Pendleton, IN - Hwy 36
Pendleton, IN / Madison County

SUMMARY

Address

US Hwy 36 null

City, State Zip

Pendleton, IN 46064

County

Madison County

Type

Farms, Business Opportunity, Undeveloped Land, Recreational Land

Latitude / Longitude

40.002192 / -85.723351

Taxes (Annually)

\$684

Acreage

35.3

Price

\$599,000

Property Website

<https://indianalandandlifestyle.com/property/35-acres-pendleton-in-hwy-36/madison/indiana/110365/>



35+/- Acres - Pendleton, IN - Hwy 36 Pendleton, IN / Madison County

PROPERTY DESCRIPTION

State Road 36 | Pendleton, IN | Madison County | 35+/- Acres

Here is your opportunity to own a prime piece of Madison County real estate with incredible versatility and an unbeatable location. This 35+/- acre property sits directly on State Road 36 in the heart of Pendleton, Indiana — one of Central Indiana's most sought-after and fastest-growing corridors.

The Land

The property is split by State Road 36, offering two distinct parcels — one on the north side and one on the south side of the highway — providing exceptional road frontage and maximum visibility. Spring Branch Ditch runs along the eastern boundary, naturally defining the property line. Approximately 22+/- acres are currently in tillable production with a WAPI rating of 150.91, indicating highly productive, workable soils that generate immediate income for the new owner.

Investment & Income

With 22+/- tillable acres carrying a WAPI of 150.91, this ground is performing. Whether you're a farmer looking to add quality acres to your operation or an investor seeking income-producing land in a growth market, the numbers work in your favor from day one.

Development Potential

State Road 36 frontage in Pendleton is a rare find. Located outside city limits in Madison County — yet positioned directly in the path of growth — this property presents compelling possibilities for future development. The dual-parcel configuration straddling the highway creates unique flexibility that a single-sided tract simply cannot offer.

Location, Location, Location

Situated within the highly regarded Pendleton/South Madison School District, this property benefits from one of the most desirable addresses in Madison County. Pendleton continues to attract buyers, families, and developers alike, making ground on SR 36 increasingly difficult to come by.

Property Highlights:

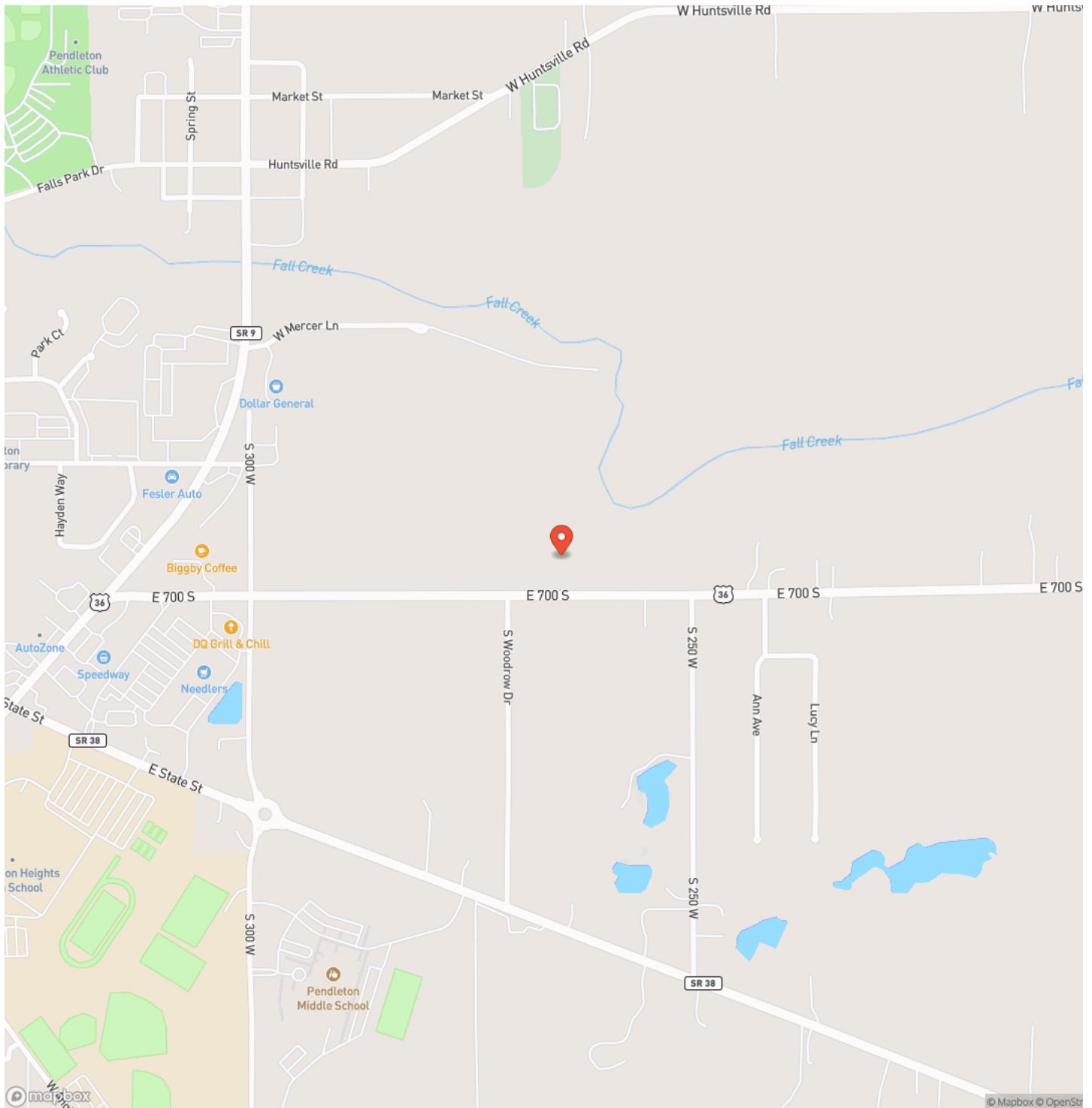
- 35+/- total acres | Madison County
- Dual parcels — north & south sides of State Road 36
- 22+/- tillable acres | WAPI 150.91
- Spring Branch Ditch along east boundary
- Outside city limits | Madison County jurisdiction
- Pendleton/South Madison School District
- Prime SR 36 highway frontage
- Income-producing with development upside

Properties like this — combining productive farmground, highway visibility, and long-term development potential in a top-tier school district — don't come to market often. Call today to schedule your showing. For more information or a private showing call Chad Renbarger [317-418-7712](tel:317-418-7712).

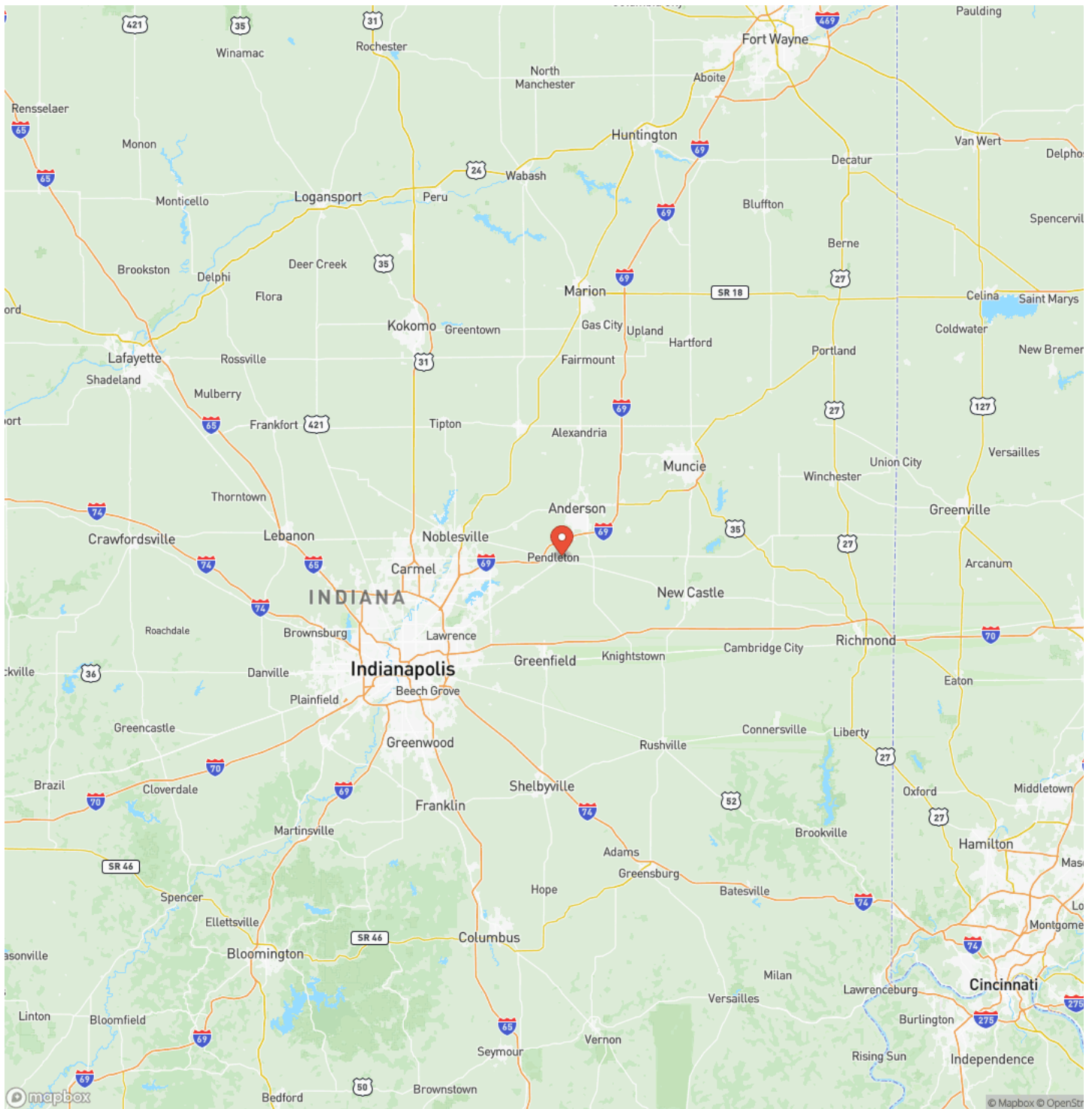
35+/- Acres - Pendleton, IN - Hwy 36
Pendleton, IN / Madison County



Locator Map

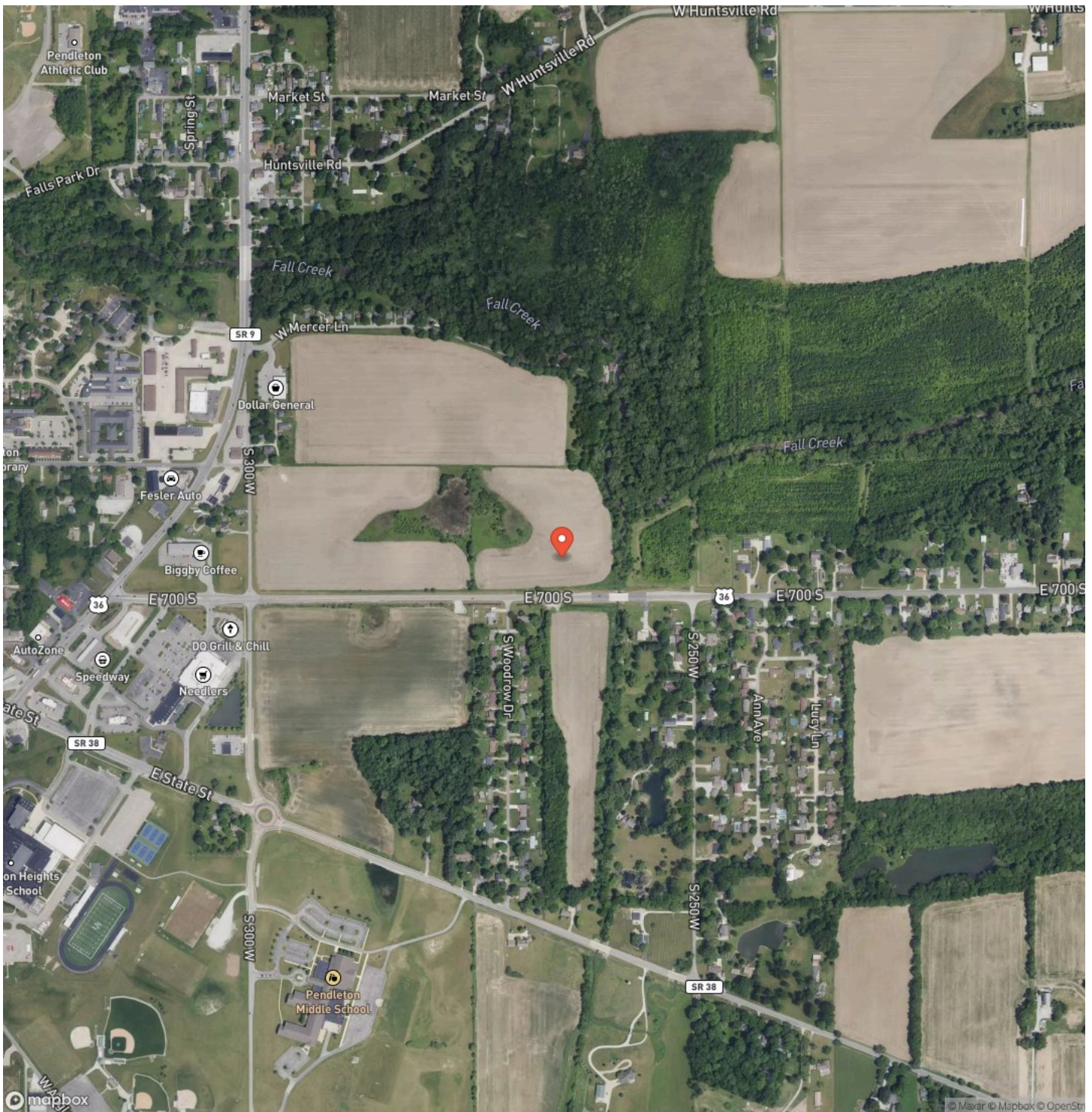


Locator Map



35+/- Acres - Pendleton, IN - Hwy 36
Pendleton, IN / Madison County

Satellite Map



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.

Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

