

81.17 +/- Acres with 4-Bedroom Home | 22652 Madison  
Road, South Bend, IN 46614 | Minutes from Potato  
Creek State Park  
22652 Madison Road  
South Bend, IN 46614

**\$875,000**  
81.17± Acres  
St. Joseph County



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**South Bend, IN / St. Joseph County**

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**SUMMARY**

**Address**

22652 Madison Road

**City, State Zip**

South Bend, IN 46614

**County**

St. Joseph County

**Type**

Recreational Land, Residential Property, Hunting Land

**Latitude / Longitude**

41.578481 / -86.303666

**Taxes (Annually)**

\$1,725

**Dwelling Square Feet**

2,170

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

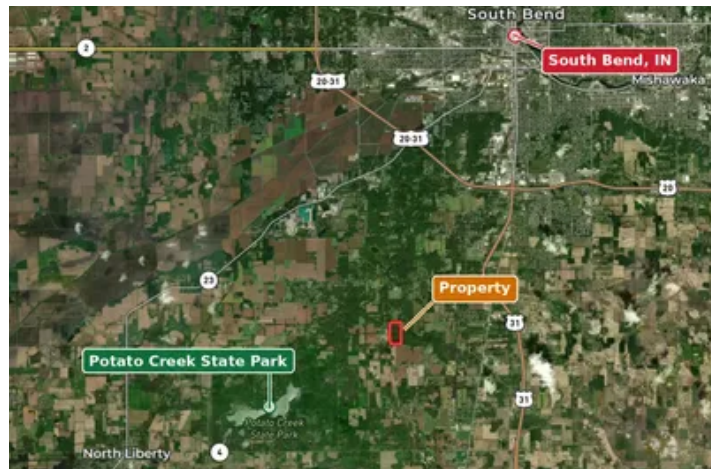
81.17

**Price**

\$875,000

**Property Website**

[indianalandandlifestyle.com](http://indianalandandlifestyle.com)



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**PROPERTY DESCRIPTION**

**22652 Madison Road, South Bend, IN 46614**

**Offered at \$875,000**

**Outstanding Recreational Property | Hunting Land | Country Home | Mature Hardwood Timber**

Welcome to this exceptional **81.17 +/- acre recreational property** located in St. Joseph County, Indiana! This property offers an incredible combination of country living, outstanding recreational opportunities, wildlife habitat, and beautiful hardwood timber. Whether you're looking for a premier hunting retreat, private residence, or a place to enjoy the outdoors with family and friends, this property has plenty to offer.

The property features a **2,170-square-foot home with 4 bedrooms and 2.5 bathrooms**, providing plenty of space for comfortable country living or a weekend hunting getaway. With over 81 acres right outside your door, you can enjoy the peace and privacy of rural living while still being conveniently located near South Bend and surrounding communities.

One of the standout features of this property is its **diverse hardwood timber and excellent wildlife habitat**. The woods have recently undergone a selective timber harvest, creating openings throughout the property that allow sunlight to reach the forest floor and encourage new vegetation and understory growth. These areas offer excellent potential for improved bedding cover, natural browse, and wildlife habitat. The property features a beautiful grove of walnut trees, along with impressive white oaks, cherry trees, maple groves, and a variety of other hardwood species.

For the serious outdoorsman, this tract offers **outstanding whitetail deer hunting potential**. The combination of mature hardwoods, recently select-cut timber, natural cover, and diverse habitat creates an excellent foundation for managing and hunting mature whitetails. The white oaks provide a valuable natural food source during productive acorn years, while the thicker areas of regeneration can create ideal bedding and security cover. With strategic stand locations, potential food plot improvements, and continued habitat management, this property has the ingredients to become an exceptional hunting destination for years to come.

Beyond deer hunting, the property offers opportunities for turkey hunting, wildlife watching, hiking, exploring, and enjoying everything that owning a large recreational tract has to offer. The diversity of timber and natural habitat makes this a property that outdoor enthusiasts will truly appreciate.

**LOCATION! LOCATION! LOCATION!** Another tremendous feature of this property is its location just minutes from **Potato Creek State Park**, one of Northern Indiana's premier outdoor recreation destinations! Potato Creek State Park offers fishing, boating, kayaking, hiking, biking, camping, and miles of scenic trails. With over 81 acres of your own recreational ground and the state park nearby, the outdoor opportunities are endless. Imagine spending the morning hunting whitetails on your own property and the afternoon enjoying the lake or exploring the park with family and friends. This location provides the perfect combination of private recreational land and access to additional outdoor activities.

**Property Highlights**

- **81.17 +/- acres** in St. Joseph County, Indiana
- **2,170-square-foot home**
- **4 bedrooms and 2.5 bathrooms**
- Excellent recreational and hunting potential
- Recently select-cut hardwood timber
- Beautiful grove of walnut trees
- White oaks, cherry trees, maple groves, and additional hardwood species
- Excellent potential for whitetail deer bedding and wildlife habitat
- Great deer and turkey hunting opportunities
- Opportunities for food plots and additional habitat improvements

- Just minutes from Potato Creek State Park
- Convenient access to South Bend and surrounding communities
- Private country setting with tremendous outdoor opportunities

**Properties offering this much acreage, diverse hardwood timber, recreational potential, and a home are hard to come by!**

Whether you're an avid whitetail hunter, outdoor enthusiast, or simply looking for a private place to call home surrounded by nature, this 81.17 +/- acre property deserves a closer look.

**Contact Land Specialist Brecken Kennedy with Mossy Oak Properties Indiana Land & Lifestyle today for additional information or to schedule your private showing! (260) 578 -7661 or email at [mossyoakbrecken@gmail.com](mailto:mossyoakbrecken@gmail.com)**

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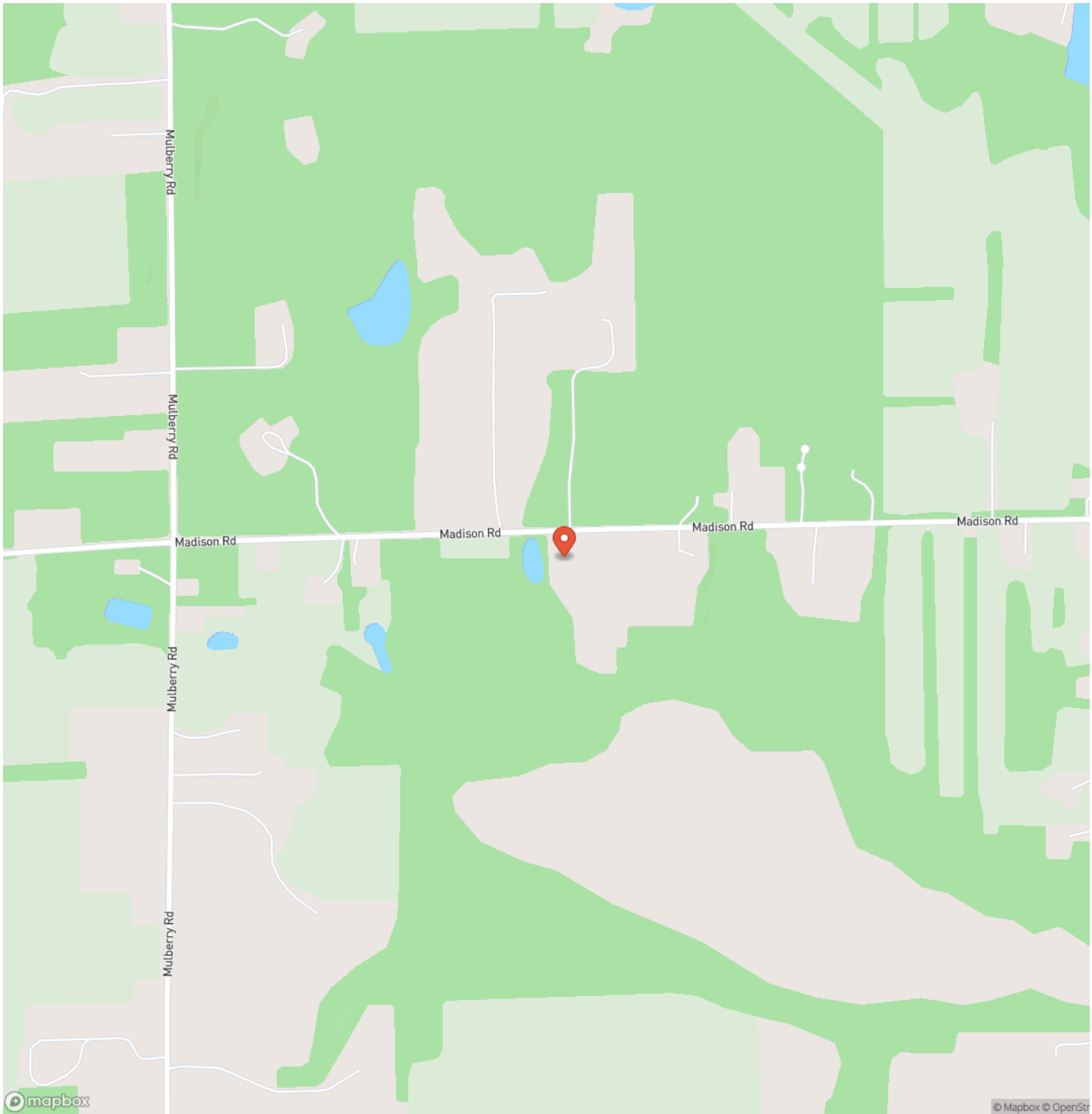
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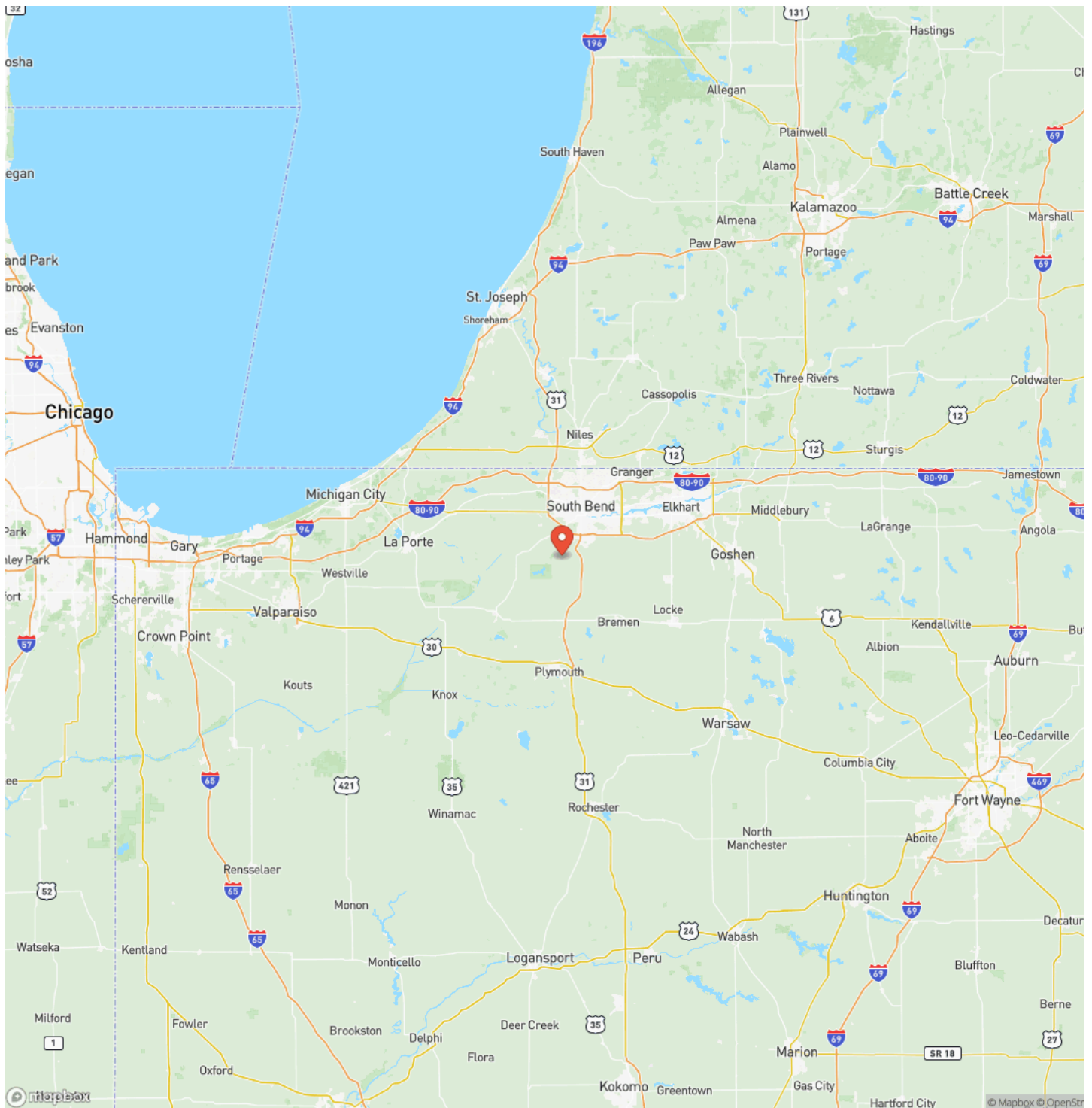
## Locator Map



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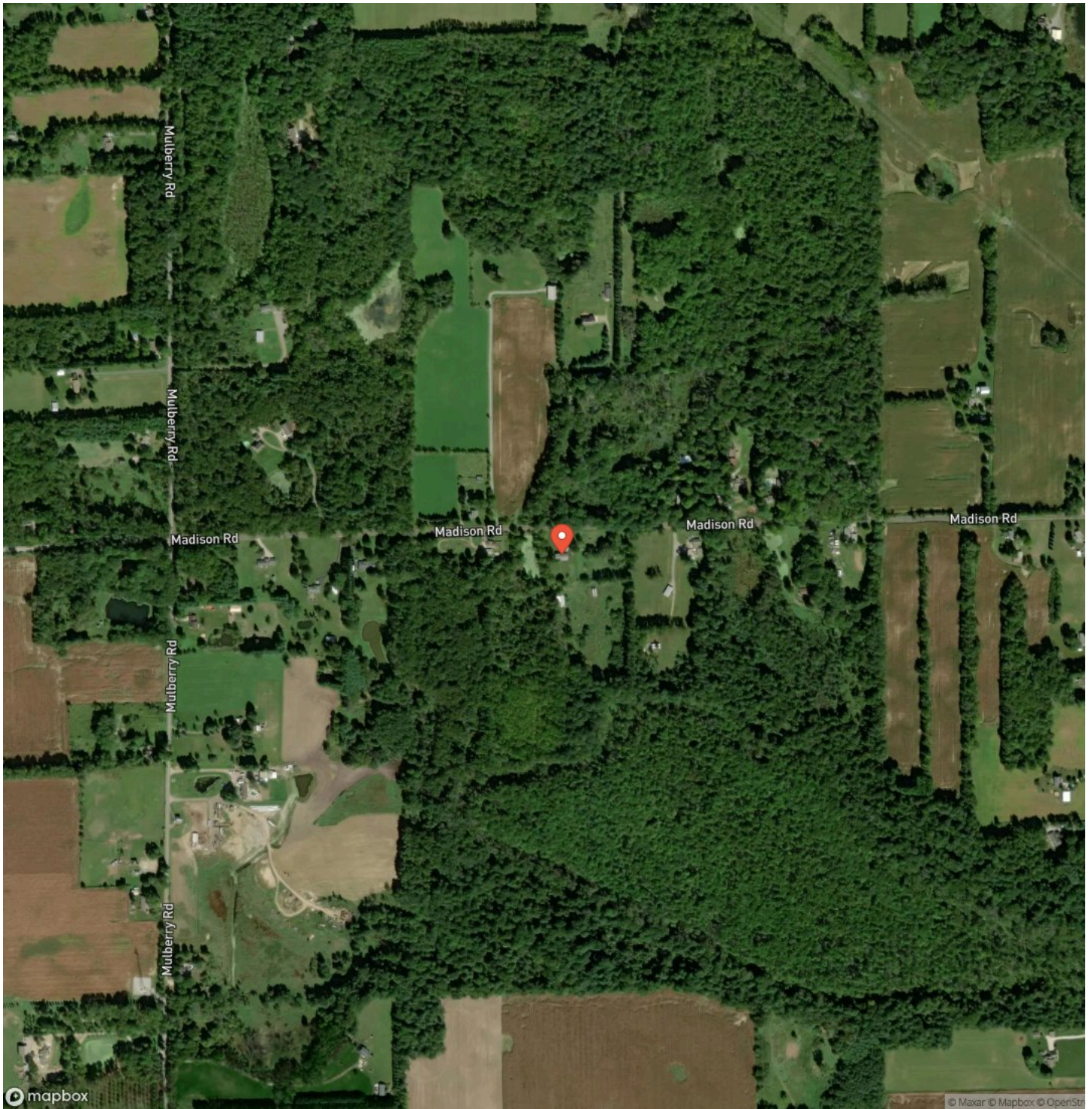
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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brecken Kennedy

## Mobile

(260) 275-8557

## Office

(260) 578-7661

## Email

bkenedy@mossyoakproperties.com

## Address

13142 N 700 W

## City / State / Zip

Silver Lake, IN 46982

## NOTES

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## 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.

## **DISCLAIMERS**

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**Mossy Oak Properties Indiana Land and Lifestyle**

2449 E State Road 163

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

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