



## PRIME LAND ON STATE ROAD 46 FOR SALE

**\$4,890,000**

2887 STATE ROAD 46 W  
NASHVILLE, IN 47448

Discover an exceptional  $\pm 251$ -acre offering in the heart of Brown County, Indiana, consisting of six contiguous parcels with direct frontage along East State Road 46. This highly accessible location combines natural beauty with strong development potential, making it ideal for a variety of residential, recreational, or mixed-use concepts. Zoned- PUD (Planned Unit Development)



The land features diverse topography with varying elevations, offering a dynamic mix of buildable areas, wooded terrain, and potential for stunning views throughout the site. Whether envisioned as a private estate, residential development, or recreational retreat, this property presents a rare opportunity to acquire a large, versatile tract in one of Indiana's most sought-after areas.



Additional Online information:

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

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

[Homefinder.org](http://Homefinder.org)

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

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

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