

MIDWEST LAND GROUP PRESENTS

127 ACRES IN

MONROE COUNTY INDIANA

9830 LOW GAP ROAD, MARTINSVILLE, IN 46151



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE OSTLER ESTATE - 127 +/- ACRES OF MANAGED INDIANA HARDWOOD

For those who have been looking for seclusion and a home on acreage, this is a property that is exceptionally difficult to duplicate. Behind a gated entrance on Low Gap Road, approximately 860 yards of private driveway wind through the woods before the home comes into view. By the time you reach the house, the road and the outside world are well behind you.

What makes this property truly unique is what surrounds it. The 127 +/- acre estate borders Morgan-Monroe and Yellowwood State Forests, placing more than 18,600 contiguous acres of public timber on three sides. That creates an extraordinary permanent buffer from development and gives the owner a hunting environment measured in thousands of acres rather than 127. For approximately 20 years, the property has been intentionally managed for trophy whitetail and strong turkey numbers. More than .35 miles of Robertson Creek runs through the property, along with a 1.25 acre pond. Approximately 11.5 acres are tillable, with much of that ground established in food plots. Five custom hunting blinds are already in place, making this a truly turnkey hunting property.

The setting is equally suited for recreation and retreat. The combination of mature hardwoods, natural cover, live water, food plots, established trails, and surrounding public timber creates a remarkable outdoor environment.

The property is predominantly wooded across its natural ridge-and-hollow terrain, with timber that has been managed for both wildlife and long-term investment. A select cut was completed in 2026 for salvage and stand improvement following the tornado that came through this portion of Monroe County. The work resulted in a brand-new trail system while continuing to position the timber for future value.

At the center of the property is a custom-built, 2,019 square foot home with four bedrooms and three full bathrooms. Three bedrooms are located on the main level, including a 12'x16' primary bedroom with a walk-in closet. The main level also includes two bathrooms, a utility room, and a 20'x13' eat-in kitchen.

The home was built with the property in mind, and some of its details cannot simply be purchased and added later. The kitchen features cherry wood flooring made from timber harvested directly from the property. A wraparound porch takes advantage of the surrounding woods, while the 23'x17' living room features a dramatic vaulted ceiling extending to the roof, with the upstairs hallway overlooking the space below. Upstairs includes a fourth bedroom, a full bathroom, and two bonus rooms that could serve as a home office, bunk room, hunting room, guest space, or additional storage.

The improvements outside the home make the property especially functional for someone who wants to actually use the land. The 40'x60' detached garage and the 40'x60' barn each contain dedicated workshops, organized and equipped with an extensive collection of tools and equipment that convey with the sale. The next owner inherits an established workspace rather than starting from scratch.

Additional improvements include a wood barn, a plank storage building, a hexagonal shed behind the pond, a 20'x30' cabin/ground blind, and an outdoor kennel. Four of the structures are equipped with wood-burning stoves. Fiber optic, septic, water, electric, and heating and cooling are all connected. There is substantial covered space for tractors, side-by-sides, boats, campers, hunting equipment, tools, and the many other things that come with owning a property of this size.

Despite the level of seclusion, the location is remarkably convenient. Martinsville and I-69 are approximately four miles away. Memorial Stadium is approximately 28 minutes away, Lake Lemon approximately 10 minutes

by road, and Lake Monroe approximately 15 miles as the crow flies. Greenwood is approximately 40 minutes, Indianapolis approximately 45 minutes, Zionsville approximately 58 minutes, and downtown Carmel approximately 65 minutes.

There are plenty of 127 +/- acre properties. There are far fewer that offer this level of privacy, a gated approach, more than 18,600 acres of adjoining public timber, a live creek, a private pond, twenty years of wildlife management, established food plots and blinds, managed hardwoods, a custom-built home, multiple working shops and barns, and enough infrastructure to immediately enjoy the property without spending years building it out.

This is not simply acreage with a house on it. It is a legacy. A private estate, hunting property, recreational retreat, and working property that has already been thoughtfully developed. Call me and come experience what makes it different.

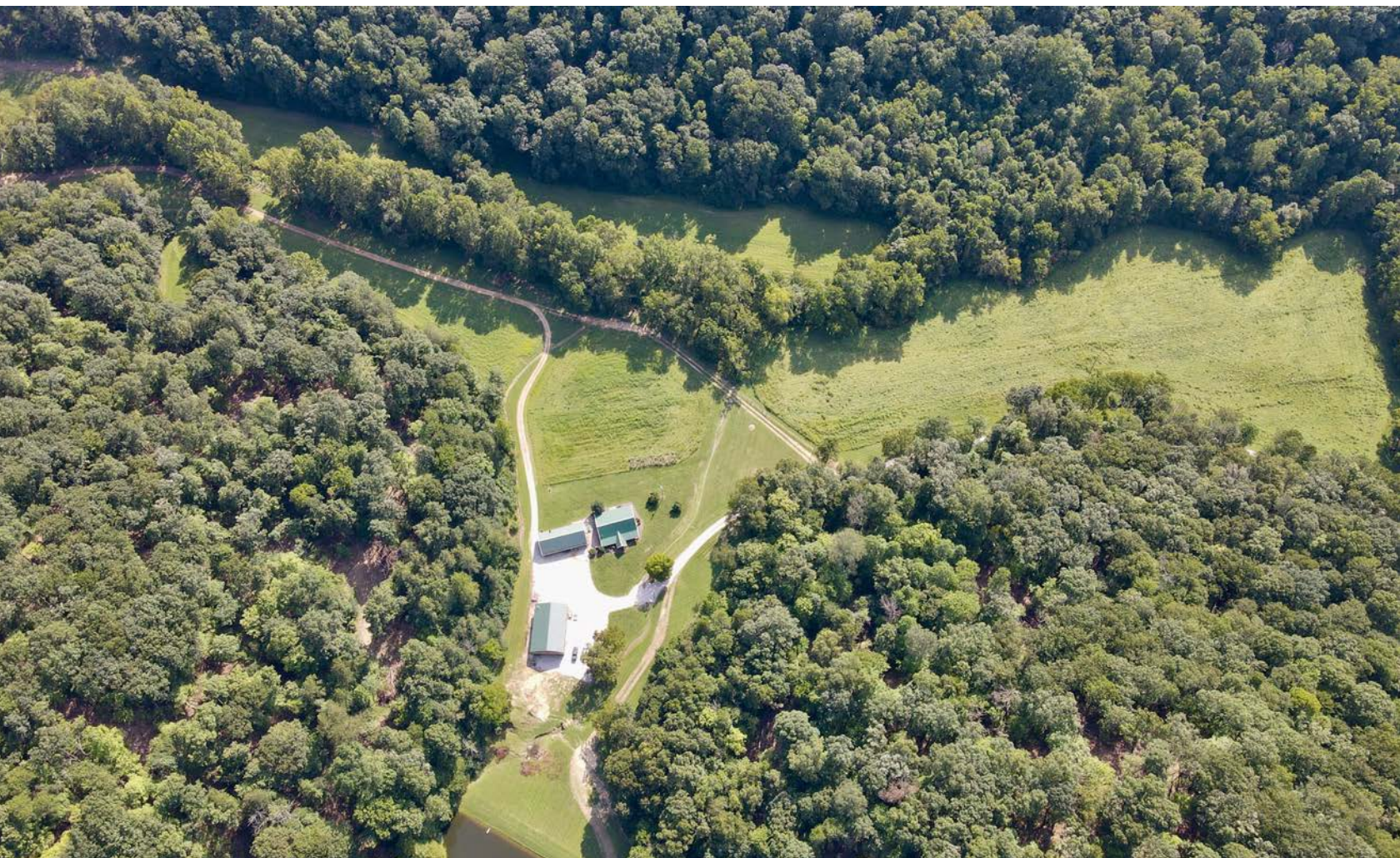
Showing is by appointment only.



PROPERTY FEATURES

COUNTY: **MONROE** | STATE: **INDIANA** | ACRES: **127**

- 127 +/- acres in Monroe County, Indiana, on the Monroe/Morgan/Brown county line
- Predominantly forested — Indiana hardwood ridge-and-hollow terrain
- Approximately 11.5% tillable — roughly 14 +/- acres
- 860 yard gated private driveway
- Ultra-secluded — no neighboring improvements in view
- Trophy whitetail deer
- Strong turkey numbers
- 5 custom hunting blinds in place
- Low hunting pressure behind a gated, 860 yard drive
- Dog kennel on site
- Managed hardwood timber stand
- Most recent select cut in 2026 — salvage and stand improvement following the tornado
- Damaged and mature stems already harvested; remaining stand is growing timber
- Future harvest income potential
- Over .25 mile of Robertson Creek
- 1.25 +/- acre pond
- Year-round water for wildlife
- Adjoins Morgan-Monroe and Yellowwood State Forests: 18,600+ contiguous public acres



PROPERTY FEATURES CONTINUED

- Permanent buffer against development
- Timber rattlesnakes have been observed on the property: a protected, state-listed Indiana species and an indicator of intact, undisturbed forest habitat
- Home: 2,019 +/- square feet
- Four bedrooms, three bathrooms
- Wraparound porch
- Extensive storage and outbuildings
- 60'x40' operational workshop — half concrete floor, half stone
- 60'x40' detached garage (2 bay)
- 30'x40' hay barn with lean-to
- 20'x30' cabin
- Wood shed
- Plank storage building
- Hexagonal storage shed behind the pond
- Covered storage for boats, campers, tractors, and side-by-sides
- 28 minutes to Memorial Stadium and Indiana University
- 3.9 miles to Lake Lemon as the crow flies — 10 minutes by road through Morgan-Monroe
- 15 miles to Lake Monroe as the crow flies
- Boat storage on site
- 4 miles to Martinsville
- 4 miles to I-69
- 38 minutes to downtown Zionsville
- 40 minutes to Greenwood
- 35 minutes to Indianapolis International Airport
- 45 minutes to Indianapolis
- 1 hour 5 minutes to downtown Carmel



2,019 +/- SQUARE FOOT HOME



60'X40' DETACHED GARAGE (2 BAY)

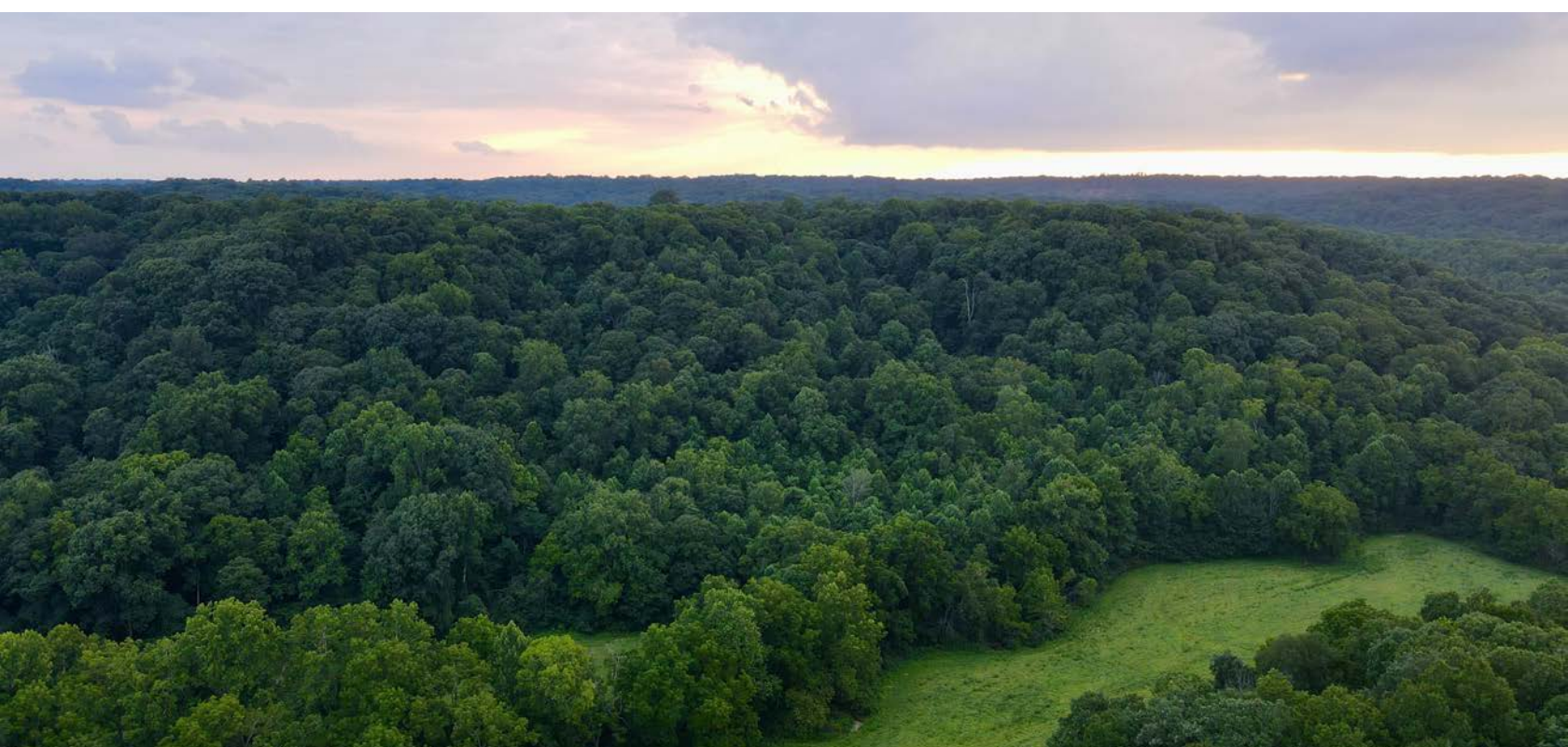


60'X40' OPERATIONAL WORKSHOP



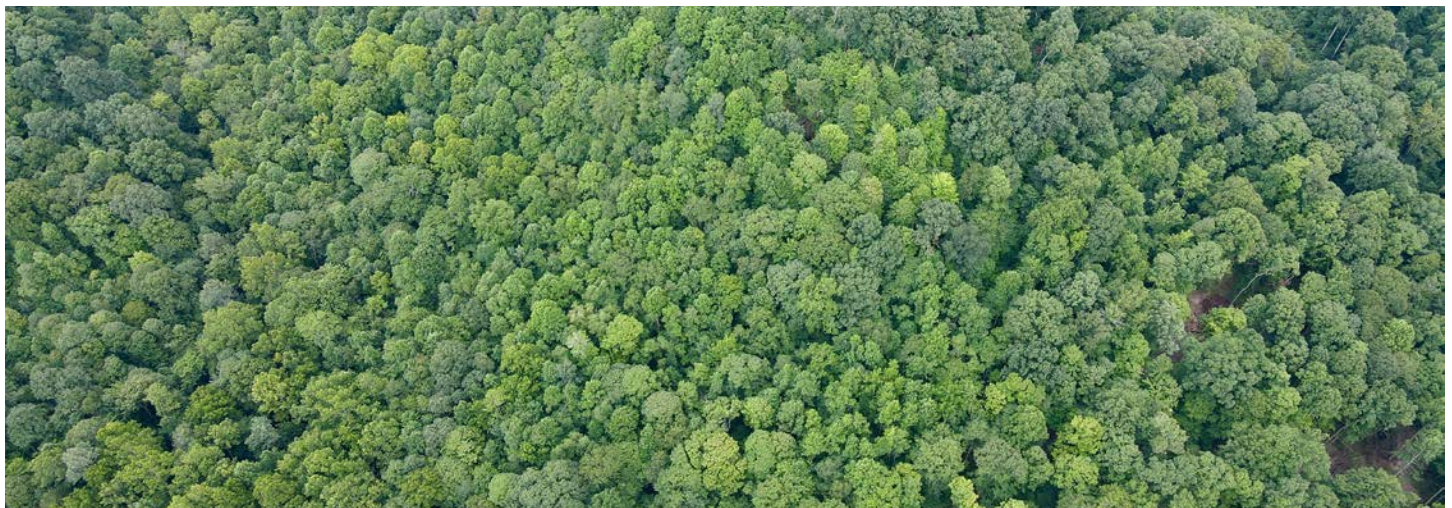
HARDWOOD RIDGE-AND-HOLLOW TERRAIN

The combination of mature hardwoods, natural cover, live water, food plots, established trails, and surrounding public timber creates a remarkable outdoor environment.



ADJOINS STATE FORESTS

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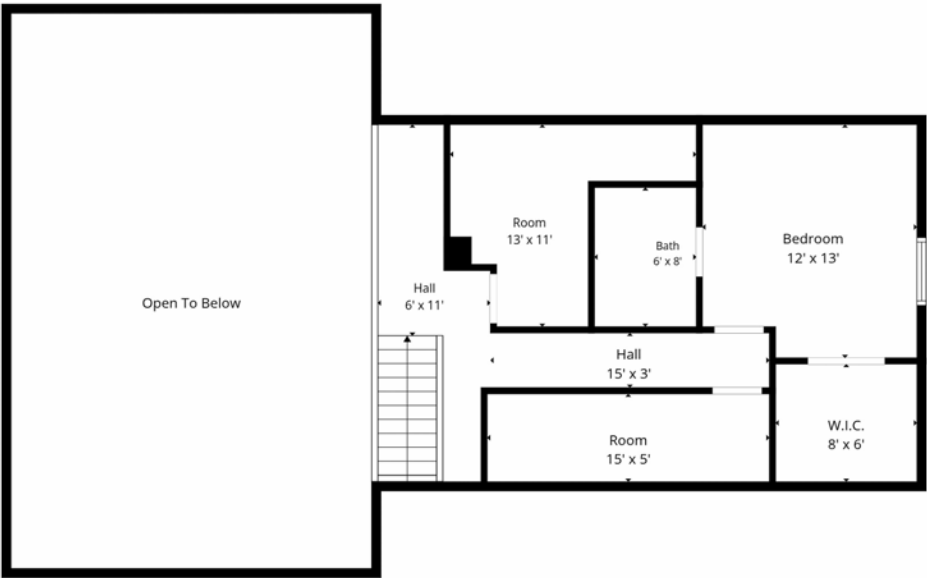
TRAIL CAM PICTURES



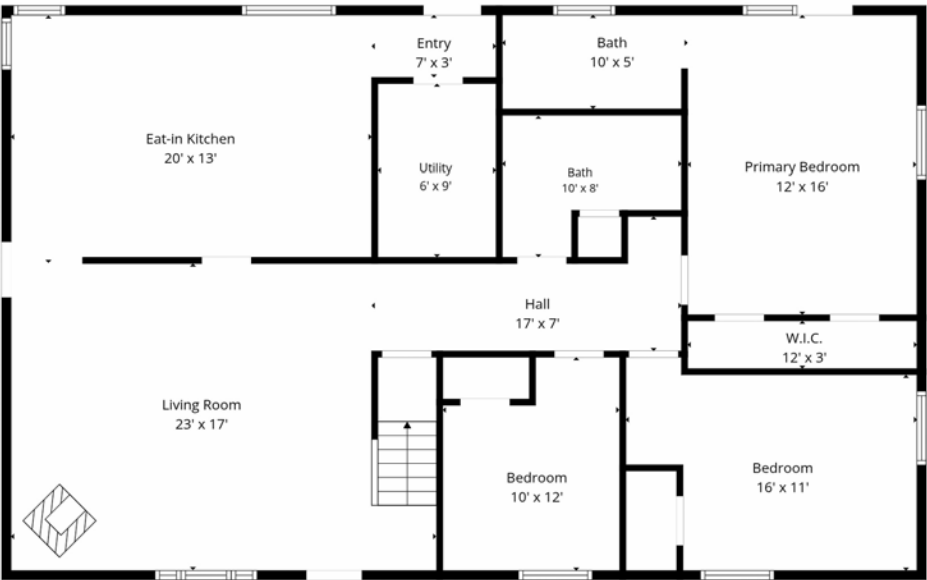
ADDITIONAL PHOTOS



FLOOR PLAN



2nd Floor

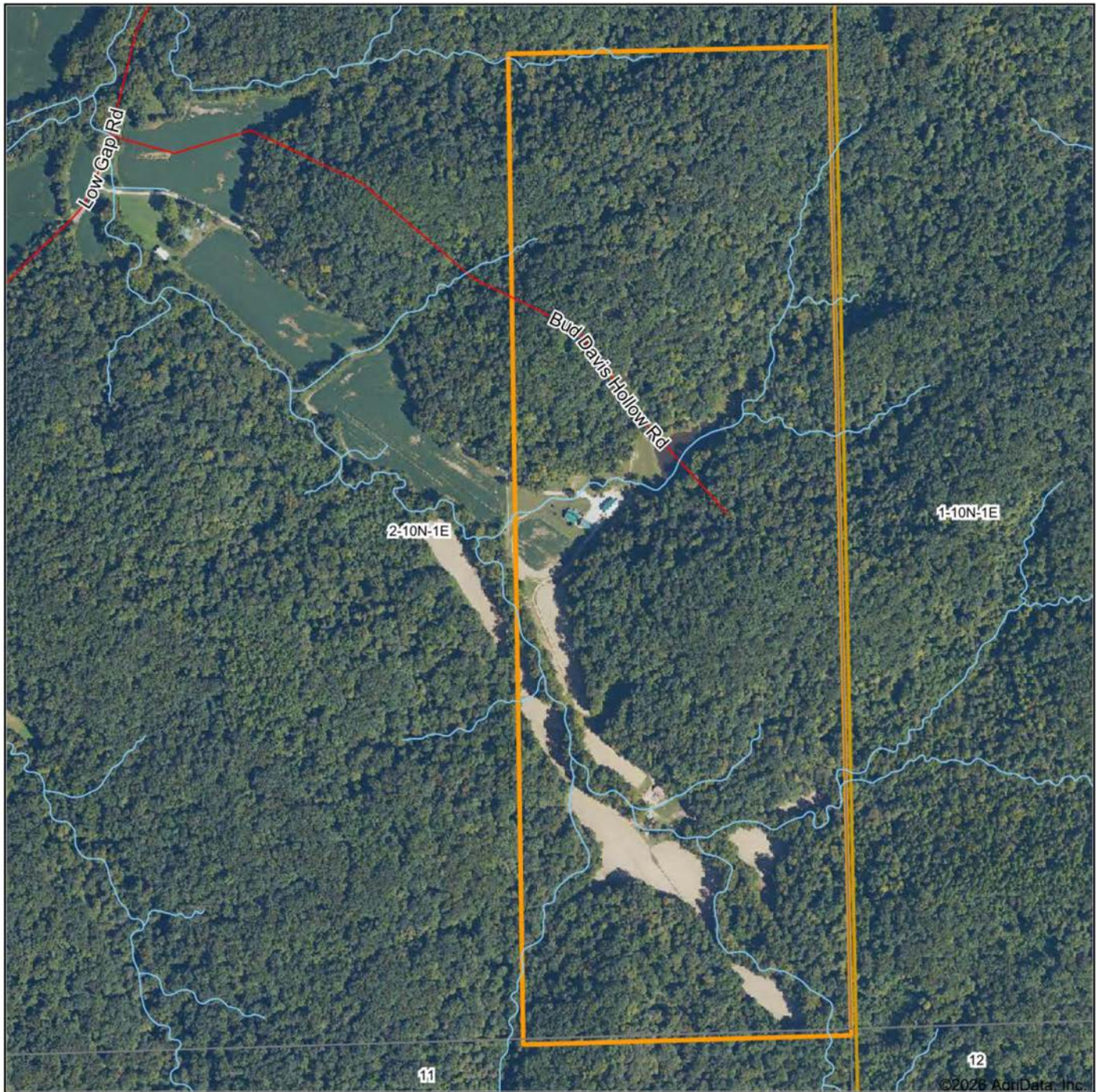


1st Floor

TOTAL: 2019 sq. ft
1st floor: 1551 sq. ft, 2nd floor: 468 sq. ft
EXCLUDED AREAS: LOW CEILING: 140 sq. ft, OPEN TO BELOW: 626 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

AERIAL MAP



Boundary Center: 39° 19' 48.79, -86° 23' 1.31

0ft 656ft 1312ft



Maps Provided By:



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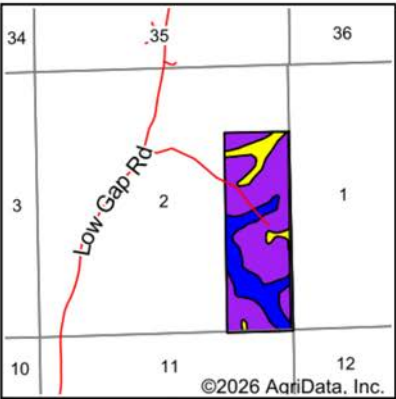
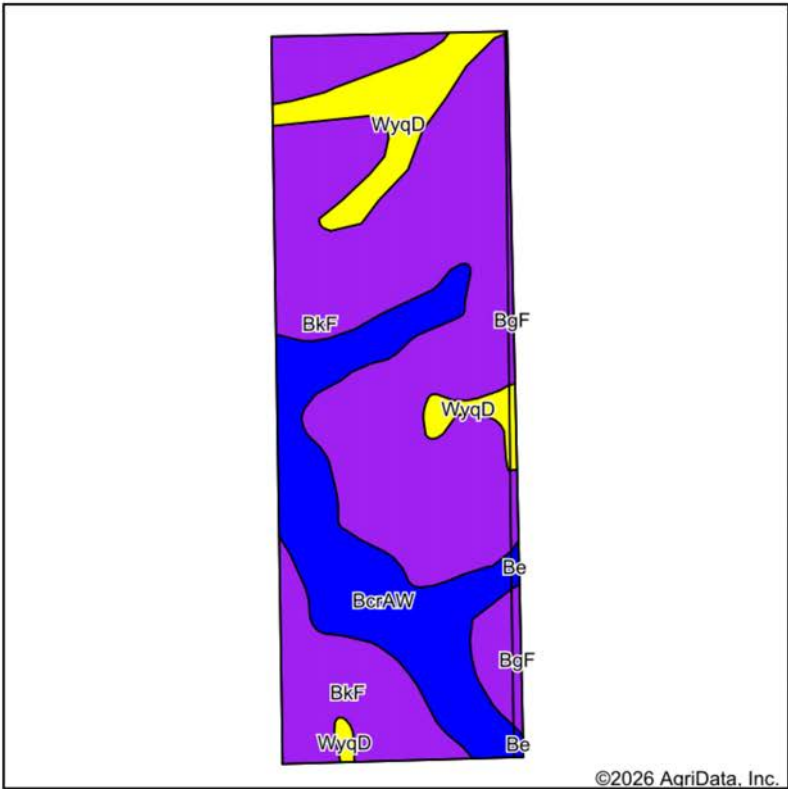
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2-10N-1E
Monroe County
Indiana



8/28/2026

SOILS MAP



State: **Indiana**
County: **Monroe**
Location: **2-10N-1E**
Township: **Benton**
Acres: **131.41**
Date: **8/28/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IN013, Soil Area Version: 27
Area Symbol: IN105, Soil Area Version: 32

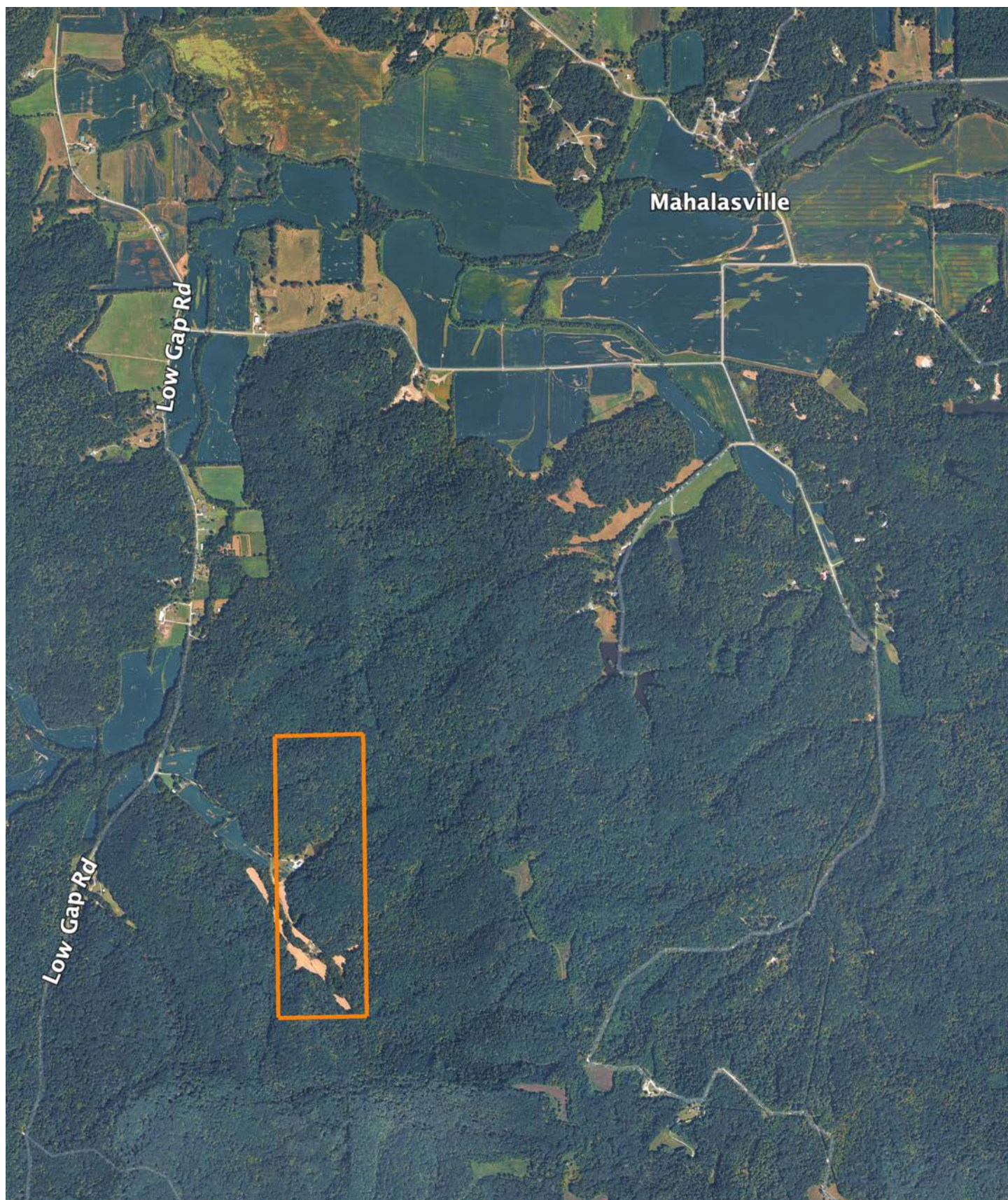
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
BkF	Brownstown-Gilwood silt loams, 25 to 75 percent slopes	86.44	65.9%		Vllc	12	11	12	5
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	29.63	22.5%		Ilw	66	66	56	45
WyqD	Wrays-Gilwood silt loams, 6 to 20 percent slopes	12.07	9.2%		IVe	49	46	49	35
BgF	Berks-Trevlac-Wellston complex, 20 to 70 percent slopes	2.42	1.8%		Vllc	11	11	10	5
Be	Beanblossom channery silt loam, occasionally flooded	0.43	0.3%		Ilw	82	82	50	53
WeC2	Wellston-Gilpin silt loams, 6 to 20 percent slopes, eroded	0.42	0.3%		IVe	50	49	50	37
Weighted Average					5.57	*n 27.9	*n 27	*n 25.5	*n 17

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Born and raised in Indiana and now residing in Georgetown, Kentucky, Marcus Goodpaster has built his life around faith, stewardship, and a deep appreciation for the land. He combines a lifelong passion for the outdoors with a strong business background to help landowners confidently navigate the buying and selling process.

Marcus earned dual bachelor's degrees in Business Administration and Spanish from Hanover College, where he was named the 2023 HCAC Pitcher of the Year and later selected as the 2024 graduating class speaker. He also completed an Executive MBA in Entrepreneurship and Innovation through Butler University. His professional experience spans financial services, wildlife habitat consulting, property analysis, and land sales, giving him a unique perspective on both the recreational and investment value of rural properties.

A dedicated outdoorsman, Marcus has spent years hunting, managing habitat, and improving rural properties throughout Indiana and Kentucky. He has developed and implemented multi-year wildlife management plans, managed more than 1,000 acres with profitability and conservation in mind, and earned certification in Pond and Lake Habitat Management through BWO Outdoors. His firsthand experience with hunting, agriculture, habitat improvement, and rural land ownership allows him to recognize value and potential that many agents overlook.

Guided by his faith and grounded in integrity, he approaches every client relationship with honesty, hard work, and genuine care. Whether helping a family sell a generational farm, marketing a premier hunting property, or assisting a buyer in finding the right investment, Marcus is dedicated to delivering exceptional results and building relationships that last long after the closing table. If you're considering buying or selling land in Kentucky or Indiana, Marcus would welcome the opportunity to put his knowledge, passion, and commitment to work for you.



MARCUS GOODPASTER,
LAND AGENT

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