

15.5 Acres on the White River | Hamilton County,  
Indiana  
13280 Strawtown, Ave  
Noblesville, IN 46060

**\$800,000**  
15.49± Acres  
Hamilton County

Call Chad Renbarger 317-416-7712 PROPERTIES



**15.5 Acres on the White River | Hamilton County, Indiana  
Noblesville, IN / Hamilton County**

**SUMMARY**

**Address**

13280 Strawtown, Ave

**City, State Zip**

Noblesville, IN 46060

**County**

Hamilton County

**Type**

Hunting Land, Business Opportunity, Undeveloped Land,  
Riverfront, Recreational Land

**Latitude / Longitude**

40.122201 / -85.930135

**Acreage**

15.49

**Price**

\$800,000

**Property Website**

<https://indianalandandlifestyle.com/property/15-5-acres-on-the-white-river-hamilton-county-indiana/hamilton/indiana/99228/>



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### **PROPERTY DESCRIPTION**

#### **Investment Opportunity with Current Aggregate Zoning & Future Residential Potential**

Located in highly desirable Hamilton County, this 15.5± acre property offers a rare blend of immediate income potential and long-term development upside. Positioned along the scenic White River with over 1,500 feet of road frontage, the tract combines accessibility, natural beauty, and strong future value in one of Central Indiana's fastest-growing markets.

Currently zoned for a gravel pit through September 2026, the property presents a unique opportunity for investors or operators looking to capitalize on remaining aggregate resources. Significant material remains on site, creating near-term extraction potential while holding strong long-range appeal as a residential or estate-style property once zoning reverts.

The White River frontage adds recreational and aesthetic value rarely found in Hamilton County parcels of this size, making it attractive for future homesites, outdoor enthusiasts, or buyers seeking a strategic land hold in a premium location.

With annual property taxes of approximately \$1,300, the carrying costs remain low relative to the flexibility and upside this property offers.

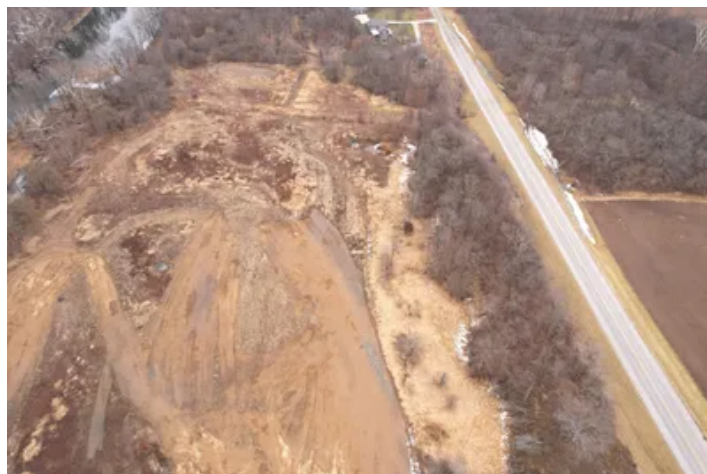
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### **Property Highlights**

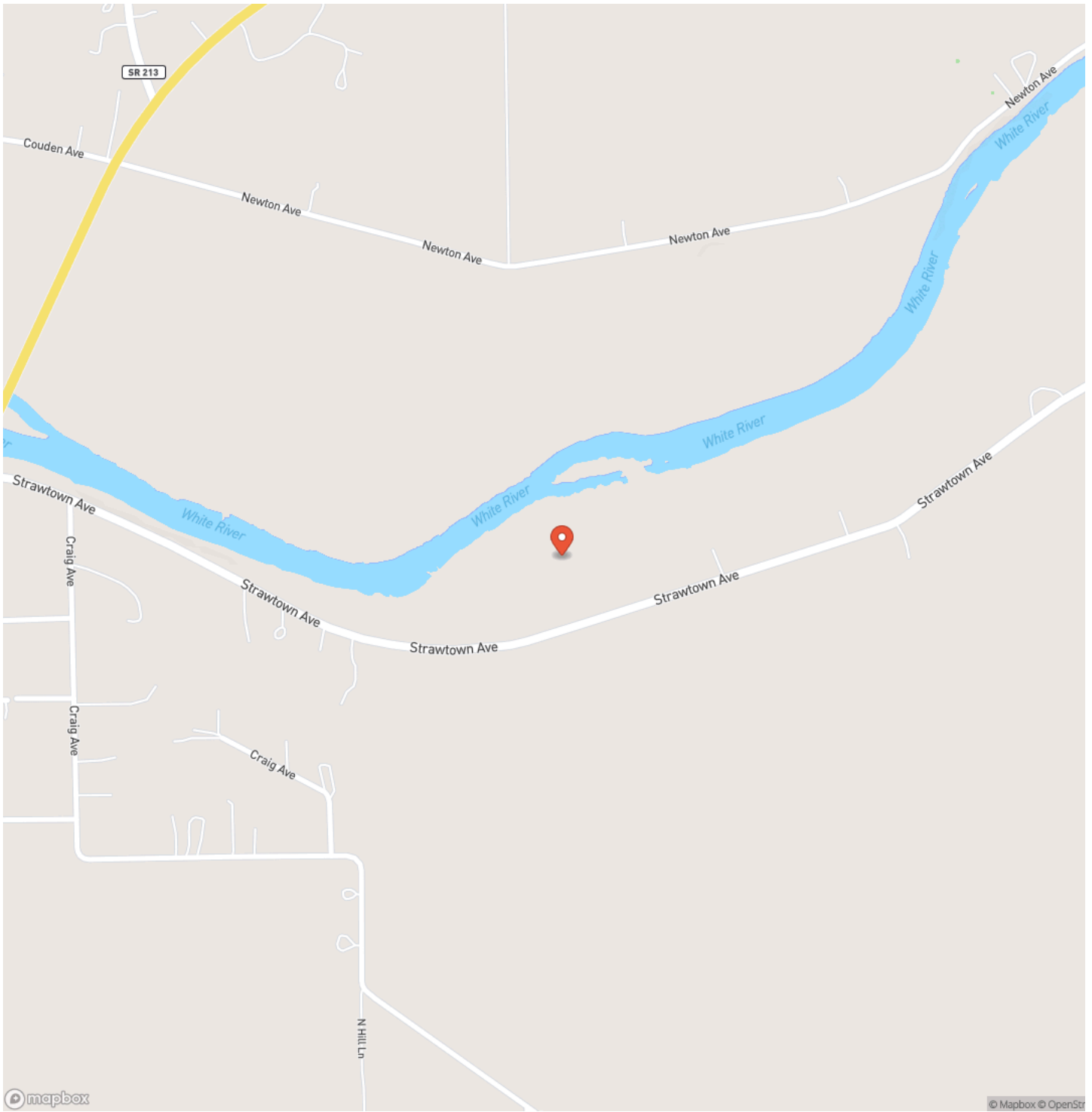
- 15.5± acres in **Hamilton County, Indiana**
- White River frontage with scenic natural setting
- Over **1,500 feet of road frontage** for excellent access and visibility
- Zoned for gravel pit use until **September 2026**
- Remaining aggregate material offers income potential
- Zoning expected to revert to residential use after expiration
- Strong investment hold with future residential or estate potential
- Approx. **\$1,300/year** in property taxes

**For more information, contact Land Specialist, Chad Renbarger at [317-418-7712](tel:317-418-7712) .**

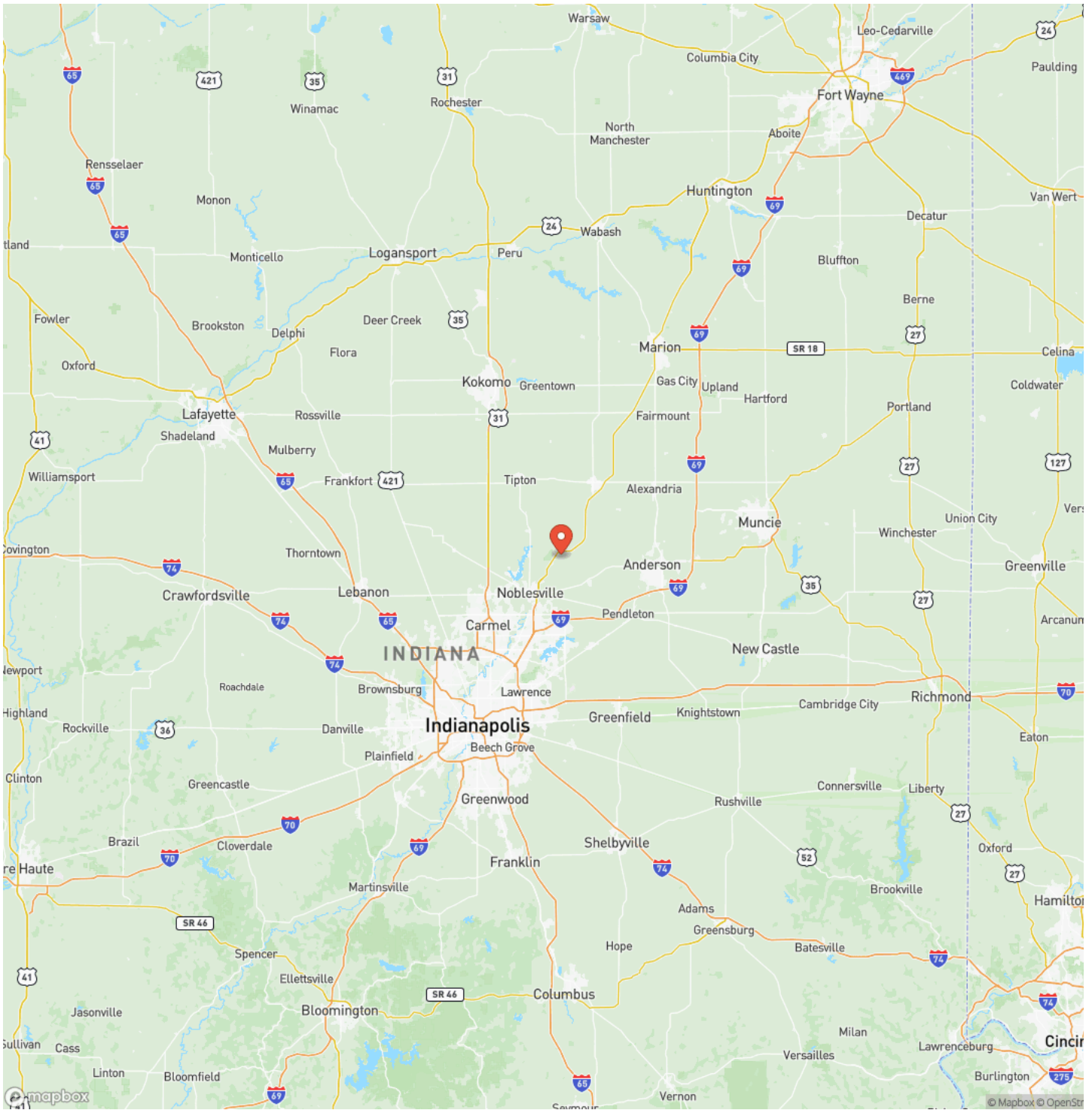
15.5 Acres on the White River | Hamilton County, Indiana  
Noblesville, IN / Hamilton County



## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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**Mossy Oak Properties Indiana Land and Lifestyle**

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

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