

146.56 +/- ACRES - HAMILTON RD ROANOKE, IN - ALLEN
COUNTY - LAND FOR SALE
Hamilton Rd
Roanoke, IN 46783

\$2,750,000
146.56± Acres
Allen County



146.56 +/- ACRES - HAMILTON RD ROANOKE, IN - ALLEN COUNTY - LAND FOR SALE

Roanoke, IN / Allen County

SUMMARY

Address

Hamilton Rd

City, State Zip

Roanoke, IN 46783

County

Allen County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.938906 / -85.294407

Acreage

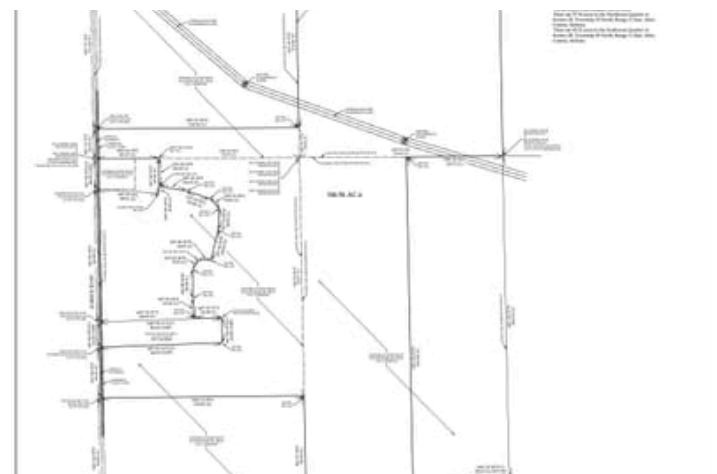
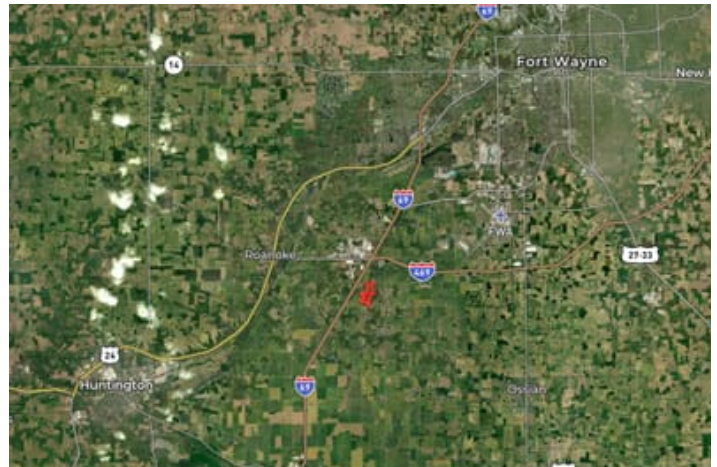
146.56

Price

\$2,750,000

Property Website

indianalandandlifestyle.com



146.56 +/- ACRES - HAMILTON RD ROANOKE, IN - ALLEN COUNTY - LAND FOR SALE

Roanoke, IN / Allen County

PROPERTY DESCRIPTION

146.56 +/- Acres - Hamilton Road - Roanoke, IN - Allen County - Tillable Farmland, Hunting Land & Investment Opportunity

LOCATION, LOCATION, LOCATION! Check out this outstanding 146.56 +/- acre property located on Hamilton Road, just south of the General Motors (GM) plant near Roanoke, Indiana, in Allen County! This property offers an incredible combination of productive farmland, recreational opportunities, potential building sites, and long-term investment potential.

The property consists of approximately **135 acres of tillable farmland**, currently generating approximately **\$250 per tillable acre in annual cash rent income**, providing an excellent opportunity for investors looking for income-producing land.

One of the standout features of this property is its **road frontage on three sides - north, south, and west**, offering excellent accessibility and potential for future opportunities. The property also features a pond situated near the middle of the acreage, wooded areas, and excellent wildlife habitat, making it a great property for deer hunting and other recreational activities.

With multiple potential building sites, this property offers opportunities for those looking to build a country home, establish a private estate, or invest in land for the future, subject to applicable approvals.

LOCATION IS EVERYTHING WHEN IT COMES TO REAL ESTATE! Situated just south of the GM plant, this property offers convenient access to I-469 and I-69, with Fort Wayne, Indiana, just a short drive away. The combination of productive farmland, recreational value, and proximity to major highways and employment centers makes this an exceptional land investment opportunity.

Property Highlights

- **146.56 +/- total acres**
- Approximately 135 acres of productive tillable farmland
- Approximately \$250 per tillable acre in annual cash rent income
- Road frontage on three sides - north, south, and west
- Pond located near the center of the property
- Wooded acreage and wildlife habitat
- Excellent deer hunting and recreational opportunities
- Multiple potential building sites
- Income-producing farmland with long-term investment potential
- Located just south of the GM plant near Roanoke, Indiana
- Convenient access to I-469 and I-69
- Short drive to Fort Wayne, Indiana

Whether you're looking to expand your farming operation, purchase an income-producing investment, build your dream home, or enjoy your own recreational property, **this 146.56 +/- acre property offers a rare combination of acreage, location, and opportunity!**

For More Information or to Schedule a Private Showing:

Brecken Kennedy - Land Specialist

Mossy Oak Properties - Indiana Land & Lifestyle

Phone: [260-578-7661](tel:260-578-7661)

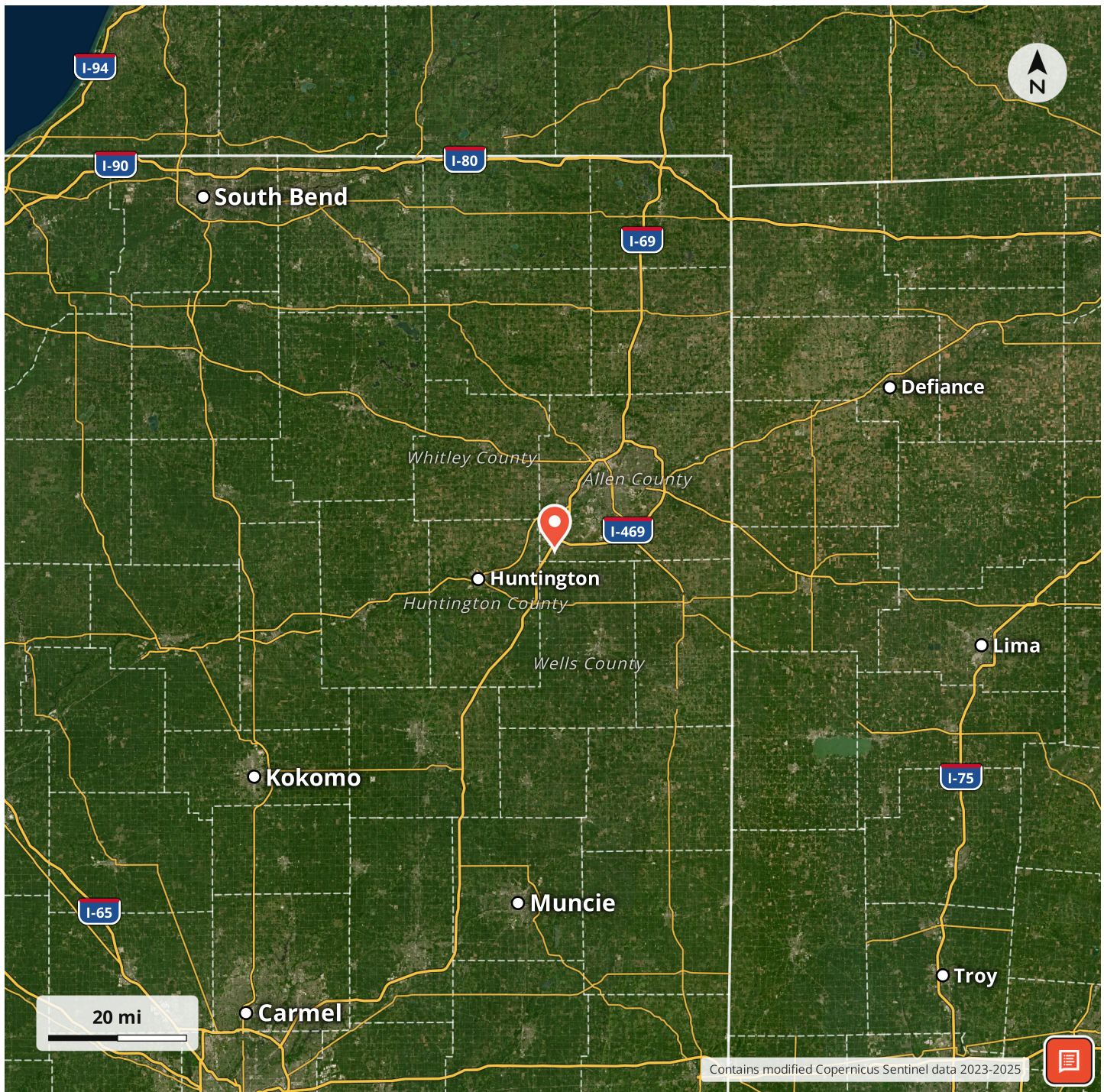
Email: mossyoakbrecken@gmail.com



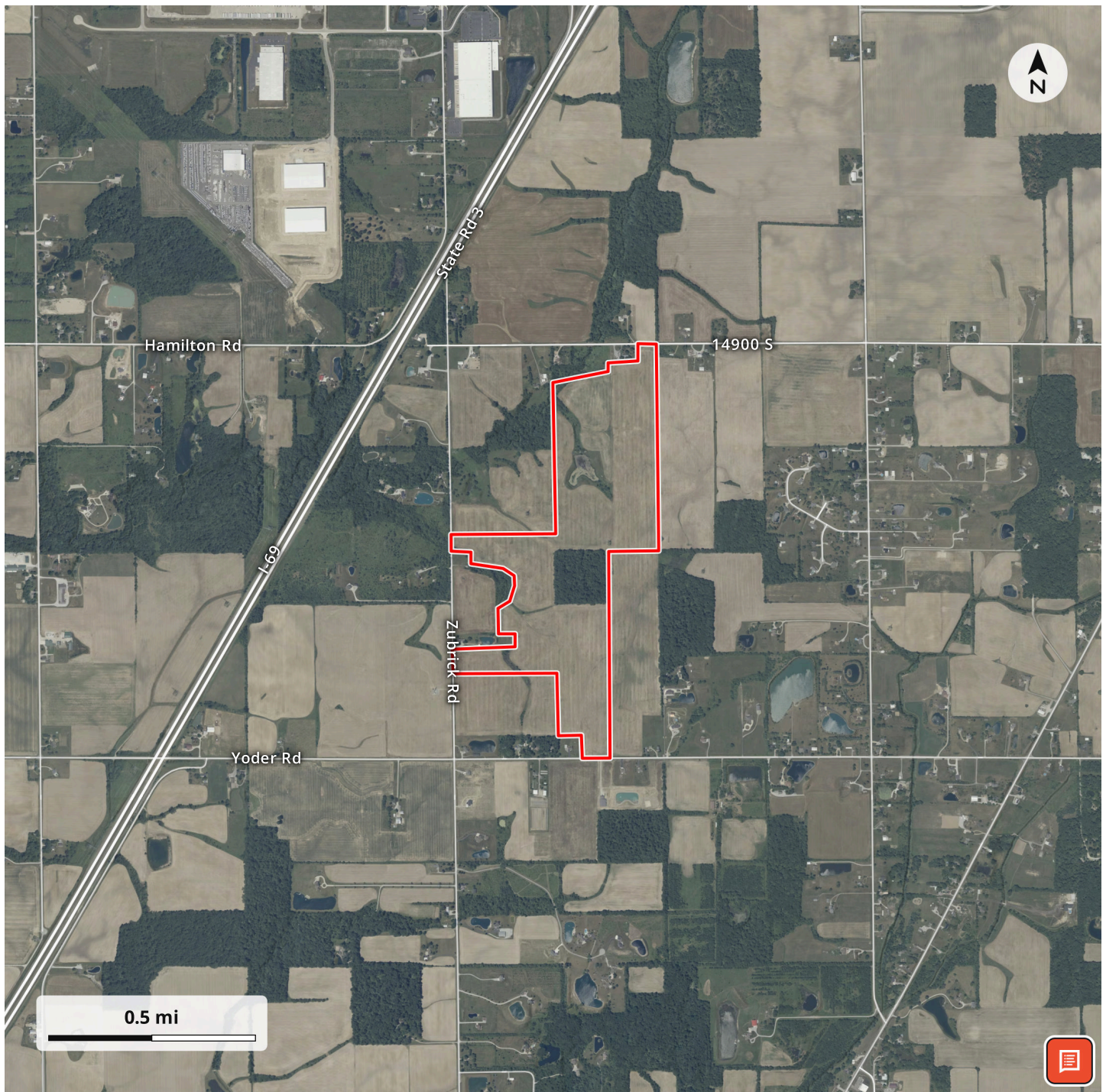
146.56 +/- ACRES - HAMILTON RD ROANOKE, IN - ALLEN COUNTY - LAND FOR SALE
Roanoke, IN / Allen County



Regional Map



Locator Map



Aerial Map



Roanoke, IN / Allen County

For more information contact:



Brecken Kennedy

(260) 275-8557

(260) 578-7661

bkenedy@mossyoakproperties.com

13142 N 700 W

Silver Lake, IN 46982

This image shows a blank 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.



This image shows a single sheet of white paper with horizontal blue 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.



<https://indianalandandlifestyle.com/>

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

2449 E State Road 163

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
