



Active	Residential Land	0.48 Acres	Boone County
Listing ID:	22011927	List Price:	\$25,000
Property Type:	Land	Orig. List Price:	\$25,000
Subtype:	Residential Land	List Date:	11/18/2024
Transaction Type:	For Sale	DOM/CDOM:	31/31
Subdivision:	No Subdivision	County:	Boone

Directions

GPS Friendly

Public Remarks

Looking to build and lease a billboard? Look no further, this land locked parcel is a perfect buy and hold investment. .48 Acres located just off of I-65 behind the 7th hole at Trophy Club. No access to property via I-65. This vacant lot is being sold as-is. The buyer is responsible for conducting all necessary due diligence, including but not limited to; soil testing, determining the location of the perimeter drain tie-in, verifying zoning and land use regulations, and confirming utility availability. Buyer to verify all information with the relevant authorities and take any necessary actions to meet their requirements for development.

Listing Details

Area:	607 - Boone - Center	School Dist:	Lebanon Community School Corp
Legal Desc:	Pt Ne Ne 15-19-1W 0.48A	Elementary School:	
Section/Lot Number:	/0	Intermediate School:	
Lot Size (SqFt):	20,909	Middle School:	Lebanon Middle School
# of Acres:	0.48	High School:	Lebanon Senior High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	residential
		\$/Acre:	\$52,083.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	No Status
Facilities near Site:	Electric	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Interstate
Topography:	Sloping	Web Link:	
Documents Available:	None	Association Website URL:	

Tax/HOA

Tax ID:	061015000018000001	Insurance Expense:	
Semi Tax:	\$21.00	Possible Financing:	Cash Only

Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Cash Only
Listing Terms:		Inspection Warranties:	
Listing Date:	11/18/2024	Disclosures:	
Entered:	11/18/2024	Other Disclosures:	As-Is
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	11/18/2024		
List Office:	F.C. Tucker West Central		

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Active	Residential Land	0.10 Acres	Boone County
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Listing ID:	21987163	List Price:	\$49,900
Property Type:	Land	Orig. List Price:	\$49,900
Subtype:	Residential Land	List Date:	06/25/2024
Transaction Type:	For Sale	DOM/CDOM:	177/177
Subdivision:	Walnut Glen	County:	Boone

Directions

GPS Friendly

Public Remarks

Clear, buildable lot in the Walnut Glen Subdivision! Located in the back of the subdivision, at the end of a cul-de-sac, this lot provides plenty of privacy. Municipal utilities available and the lot next door is available to purchase as well. Don't miss out on this great opportunity to build your dream home!

Listing Details

Area:	607 - Boone - Center	School Dist:	Lebanon Community School Corp
Legal Desc:	Walnut Glen Lot 3 0.10A	Elementary School:	
Section/Lot Number:	/3	Intermediate School:	
Lot Size (SqFt):	4,356	Middle School:	Lebanon Middle School
# of Acres:	0.10	High School:	Lebanon Senior High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	residential
		\$/Acre:	\$499,000.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	No Status
Facilities near Site:	None	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer Near	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	City Street
Topography:	Cleared	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	061131000030005002
Semi Tax:	\$2.00
Tax Year Due:	2023
Tax Exempt:	
Low Maintenance Lifestyle Y/N:	
Association:	
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Contact & Contract Information

List Type:	Exclusive Right to Sell
Listing Terms:	
Listing Date:	06/25/2024
Entered:	06/25/2024
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	06/25/2024
List Office:	Greene Realty, LLC

Insurance Expense:
Possible Financing:
Existing Lease:
Existing Lease Type:
Remaining Term:
Proposed Lease:
Proposed Term:
Land Lease:

Possible Financing:	
Inspection Warranties:	
Disclosures:	
Other Disclosures:	
Possession:	At Closing

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Active	Residential Land	0.14 Acres	Boone County
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Listing ID:	21987145	List Price:	\$49,900
Property Type:	Land	Orig. List Price:	\$49,900
Subtype:	Residential Land	List Date:	06/25/2024
Transaction Type:	For Sale	DOM/CDOM:	177/177
Subdivision:	Walnut Glen	County:	Boone

Directions

GPS Friendly

Public Remarks

Clear, buildable lot in the Walnut Glen Subdivision! Located in the back of the subdivision, at the end of a cul-de-sac, this lot provides plenty of privacy. Municipal utilities available and the lot next door is available to purchase as well. Don't miss out on this great opportunity to build your dream home!

Listing Details

Area:	607 - Boone - Center	School Dist:	Lebanon Community School Corp
Legal Desc:	Walnut Glen Lot 4 0.14A	Elementary School:	
Section/Lot Number:	/4	Intermediate School:	
Lot Size (SqFt):	6,098	Middle School:	Lebanon Middle School
# of Acres:	0.14	High School:	Lebanon Senior High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	residential
		\$/Acre:	\$356,429.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	No Status
Facilities near Site:	None	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer Near	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	City Street
Topography:	Cleared	Web Link:	
Documents Available:	None	Association Website URL:	

Tax/HOA

Tax ID:	061131000030003002
Semi Tax:	\$2.00
Tax Year Due:	2023
Tax Exempt:	
Low Maintenance Lifestyle Y/N:	
Association:	
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Contact & Contract Information

List Type:	Exclusive Right to Sell
Listing Terms:	
Listing Date:	06/25/2024
Entered:	06/25/2024
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	06/25/2024
List Office:	Greene Realty, LLC

Insurance Expense:
Possible Financing:
Existing Lease:
Existing Lease Type:
Remaining Term:
Proposed Lease:
Proposed Term:
Land Lease:

Possible Financing:	
Inspection Warranties:	
Disclosures:	
Other Disclosures:	
Possession:	At Closing

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Active

Residential Land

0.84 Acres

Boone County

Listing ID:	21976539	List Price:	\$70,000
Property Type:	Land	Orig. List Price:	\$115,000
Subtype:	Residential Land	List Date:	05/20/2024
Transaction Type:	For Sale	DOM/CDOM:	211/211
Subdivision:	No Subdivision	County:	Boone

Directions

GPS Friendly

Public Remarks

Welcome to 409 W Elm in Jamestown! This spacious property, spanning .84 acres, offers the unique opportunity to own two lots that can be purchased together or separately. With the house removed, envision a blank canvas with endless possibilities. The garage, featuring an asphalt drive on the Elm street side, comes with available utilities while utilities are conveniently located nearby on the Mill Street side. Currently zoned for single-family use, the option to petition for rezoning to multiple-family adds to the potential of this property. Don't miss out on the chance to create your dream project in this growing town with limitless possibilities!

Listing Details

Area:	609 - Boone - Jackson	School Dist:	Western Boone Co Com Sch Dist
Legal Desc:	Pt E1/2 Sw 10-17-2W 0.84A Per Survey	Elementary School:	
Section/Lot Number:	/1	Intermediate School:	
Lot Size (SqFt):	36,590	Middle School:	
# of Acres:	0.84	High School:	
Usable Acres:		Type:	See Remarks
# of Lots:	2	Lot Info:	Access Street, City Lot, Irregular, Not In Subdivision, Trees Mature, Zoned
Divisible:	Yes	Zoning:	ZO01
		\$/Acre:	\$83,333.00

Property Overview

Current Use:		Buildings:	Utility Buildings(s)
Proposed Use:		Options:	Will Divide
Facilities on Site:	None	Development Status:	Surveyed
Facilities near Site:	Electric, Gas, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	Yes	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Access Rd
Soil Test:		Road Frontage Type:	City Street
Topography:	Level	Web Link:	
Documents Available:	Aerial Photo	Association Website URL:	

Tax/HOA

Tax ID:	060110000001490010	Insurance Expense:	
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Semi Tax:	\$621.60	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	05/20/2024	Disclosures:	
Entered:	05/22/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	11/12/2024		
List Office:	F.C. Tucker Company		

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Active	Residential Land	0.41 Acres	Boone County
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Listing ID:	22006416	List Price:	\$95,000
Property Type:	Land	Orig. List Price:	\$95,000
Subtype:	Residential Land	List Date:	10/12/2024
Transaction Type:	For Sale	DOM/CDOM:	68/68
Subdivision:	Lebanon	County:	Boone

Directions

GPS Friendly

Public Remarks

Blank canvas lot measuring 111x164, offering easy access to I-65. This property comes with city water and sewer connections, providing a perfect opportunity for your dream home. Don't miss out!

Listing Details

Area:	607 - Boone - Center	School Dist:	Lebanon Community School Corp
Legal Desc:	Pt Ne 6-18-1E 0.41A	Elementary School:	
Section/Lot Number:	/060706000084.005002	Intermediate School:	
Lot Size (SqFt):	17,860	Middle School:	Lebanon Middle School
# of Acres:	0.41	High School:	Lebanon Senior High School
Usable Acres:		Type:	Other
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	R4
		\$/Acre:	\$231,707.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Other
Facilities on Site:	Gas, Sewer, Water	Development Status:	Other
Facilities near Site:	Cable, Electric, Telephone	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Concrete, See Remarks
Soil Type:	Other	Road Access:	Access Rd
Soil Test:		Road Frontage Type:	City Street
Topography:	Other	Web Link:	
Documents Available:	None	Association Website URL:	

Tax/HOA

Tax ID:	060706000084005002	Insurance Expense:	
Semi Tax:	\$341.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	

Tax Exempt:

Low Maintenance Lifestyle Y/N:

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Existing Lease Type:

Remaining Term:

Proposed Lease:

Proposed Term:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:10/12/2024

Entered:10/12/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:10/12/2024

List Office:AMR Real Estate LLC

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing



Active	Residential Land	4 Acres	Boone County
Listing ID:	21983830	List Price:	\$149,000
Property Type:	Land	Orig. List Price:	\$149,000
Subtype:	Residential Land	List Date:	06/10/2024
Transaction Type:	For Sale	DOM/CDOM:	192/192
Subdivision:	SUBDIVISION NOT AVAILABLE SEE LEGAL	County:	Boone

Directions

GPS Friendly

Public Remarks

Discover this rare opportunity for a residential build site or recreational land nestled in Northwest Boone County, conveniently close to Sugar Creek. Spanning 4 acres, with a perfect balance of 1 acre of cleared land for driveway access and 3 acres of wooded terrain, This property offers versatility and natural beauty. Whether you envision building amidst the serene woods or utilizing the woods as a captivating backdrop, the choice is yours. Additional acreage is also available to expand your dream. Situated on a paved road in the quiet countryside, this location provides the ideal setting for your future endeavors.

Listing Details

Area:	611 - Boone - Sugar Creek	School Dist:	Western Boone Co Com Sch Dist
Legal Desc:	Pt Sw 29-20-2W 47.50	Elementary School:	
Section/Lot Number:	/0	Intermediate School:	
Lot Size (SqFt):	174,240	Middle School:	
# of Acres:	4	High School:	Western Boone Jr-Sr High School
Usable Acres:		Type:	Not Applic
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Ag
		\$/Acre:	\$37,250.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	See Remarks
Facilities near Site:	Other	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Not Applicable	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Not Applic
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Not Applic
Topography:	Not Applic	Web Link:	
Documents Available:	None	Association Website URL:	

Tax/HOA

Tax ID:	061329000004000014	Insurance Expense:	
Semi Tax:	\$545.00	Possible Financing:	

Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	06/10/2024	Disclosures:	
Entered:	06/10/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	06/10/2024		
List Office:	CENTURY 21 Scheetz		

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Active			
Residential Land		0.39 Acres	Boone County
Listing ID:	21988182	List Price:	\$161,000
Property Type:	Land	Orig. List Price:	\$156,000
Subtype:	Residential Land	List Date:	06/29/2024
Transaction Type:	For Sale	DOM/CDOM:	173/173
Subdivision:	PEMBERTON	County:	Boone

Directions

From Indy, North on I-65 to exit 130 towards Zionsville. Merge onto Whitestown Pkwy which becomes Oak Street, turn left onto S 800 E. Stay on 800 thru the jog. Pemberton is on the right just 1/2 mile.

Public Remarks

Outstanding opportunity in desired Pemberton of Zionsville! Pemberton is a new development in Zionsville that has exploded with activity and demand. The development has 17 acres of nature preserve and neighborhood amenities including pool, playground, walking trails, and sports courts. Zionsville's downtown area "The Village" brick streets, shopping, art galleries, restaurants, etc. Pemberton of Zionsville is conveniently located close to the Village and interstate access. Exclusive builder community.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	Pemberton Section 1 Lot 22	Elementary School:	Stonegate Elementary
Section/Lot Number:	1/22	Intermediate School:	
Lot Size (SqFt):	16,858	Middle School:	Zionsville West Middle School
# of Acres:	0.39	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Single Family
		\$/Acre:	\$412,821.00

Property Overview

Current Use:	Buildings:	Not Applicable	
Proposed Use:	Options:	Not Applicable	
Facilities on Site:	Cable, Electric, Gas, Telephone, Water & Sewer	Development Status:	Finished Lot, Plat Recorded
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Other	Road Access:	County Road
Soil Test:		Road Frontage Type:	County Road
Topography:	Cleared	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	060828000024028006
Semi Tax:	\$40.00
Tax Year Due:	2023
Tax Exempt:	None
Low Maintenance Lifestyle Y/N:	No
Association:	Yes
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	Mandatory Fee
Fee Amount:	\$815
Fee Paid:	Annually
Fee Includes:	Association Builder Controls, Maintenance Common Area, Professional Management
HOA Disclosure:	
Amenities:	Playground, Pool

Insurance Expense:
Possible Financing: Conventional
Existing Lease:
Existing Lease Type:
Remaining Term:
Proposed Lease:
Proposed Term:
Land Lease:

Contact & Contract Information

List Type:	Exclusive Right to Sell
Listing Terms:	
Listing Date:	06/29/2024
Entered:	07/02/2024
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	12/06/2024
List Office:	Berkshire Hathaway Home

Possible Financing: Conventional
Inspection Warranties:
Disclosures:
Other Disclosures:
Possession: At Closing

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Active	Residential Land	0.20 Acres	Boone County
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Listing ID:	21948487	List Price:	\$215,000
Property Type:	Land	Orig. List Price:	\$237,000
Subtype:	Residential Land	List Date:	10/13/2023
Transaction Type:	For Sale	DOM/CDOM:	607/607
Subdivision:	Holliday Farms	County:	Boone

Directions

US 421 turning right onto Holliday Farms Blvd. Slight left onto Hamilton Run then left onto Hartswick Ct.

Public Remarks

Enjoy luxury living in Holliday Farms! Build your dream home with a preferred builder on this .20 acre lot on a cul de sac! Start the process right away once you close! Enjoy the amenities in the neighborhood with the clubhouse, pools, restaurants, and more!

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 4 Lot P13	Elementary School:	
Section/Lot Number:	/P13	Intermediate School:	
Lot Size (SqFt):	8,668	Middle School:	
# of Acres:	0.20	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Cul-De-Sac, Curbs, Trees Small
Divisible:	No	Zoning:	Single Family
		\$/Acre:	\$1,075,000.00

Property Overview

Current Use:		Buildings:	No Building
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas, Sewer, Water	Development Status:	Finished Lot
Facilities near Site:	Electric, Gas, Sewer, Water	Traffic Count:	
Water:	Municipal Water Connected	Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Concrete
Soil Type:	Clay	Road Access:	See Remarks
Soil Test:		Road Frontage Type:	State Road
Topography:	Cleared, Level	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060825000023045005	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	Conventional, Insured Conventional
Tax Year Due:	2022	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	

Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Builder	Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,100		
Fee Paid:	Annually		
Fee Includes:	Clubhouse, Insurance Common Area, Maintenance Common Area, Snow Removal		
HOA Disclosure:	Covenants & Restrictions		
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, Insured Conventional
Listing Terms:		Inspection Warranties:	Not Applicable
Listing Date:	10/13/2023	Disclosures:	
Entered:	10/13/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	10/21/2024		
List Office:	Berkshire Hathaway Home		

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Active	Residential Land	0.17 Acres	Boone County
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Listing ID:	21989517	List Price:	\$245,000
Property Type:	Land	Orig. List Price:	\$245,000
Subtype:	Residential Land	List Date:	07/10/2024
Transaction Type:	For Sale	DOM/CDOM:	162/162
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Secure your opportunity to be part of the highly sought-after Holliday Farms community! As a privately owned lot, you have the freedom to select from any of the approved builders to create your dream home and break ground immediately. Your purchase includes a Social Membership, providing access to luxury resort-style amenities such as a 9-hole Executive course, indoor/outdoor swimming pools, a state-of-the-art fitness center, tennis, pickleball, basketball, bowling facilities, three on-site restaurants, and a clubhouse with childcare services, golf simulators, and extensive recreational facilities. Located within the award-winning Zionsville school system, this is an unparalleled opportunity to build your perfect home in a tranquil and luxurious environment. Start planning your future in Holliday Farms today!

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 4 Lot P16	Elementary School:	
Section/Lot Number:	/P16	Intermediate School:	
Lot Size (SqFt):	7,492	Middle School:	
# of Acres:	0.17	High School:	Zionsville Community High School
Usable Acres:		Type:	Sngl Detach
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$1,441,176.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Cable, Electric, Gas, Sewer, Water	Development Status:	Finished Lot
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Clay	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Cleared, Level	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	060825000023048005	Insurance Expense:	
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Semi Tax:	\$3.00	Possible Financing:
Tax Year Due:	2023	Existing Lease:
Tax Exempt:		Existing Lease Type:
Low Maintenance Lifestyle Y/N:		Remaining Term:
Association:		Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:		
Fee Amount:		
Fee Paid:		
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	07/10/2024	Disclosures:	
Entered:	07/10/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	07/10/2024		
List Office:	CENTURY 21 Scheetz		

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Active			
Residential Land		0.18 Acres	Boone County
Listing ID:	21988872	List Price:	\$250,000
Property Type:	Land	Orig. List Price:	\$250,000
Subtype:	Residential Land	List Date:	07/05/2024
Transaction Type:	For Sale	DOM/CDOM:	167/436
Subdivision:	Holliday Farms	County:	Boone

Public Remarks

One of the last affordable lots in popular Holliday Farms! Pretty flat terrain with mature trees on quiet cul-de-sac. Privately owned lot which means you can pick from any of the following approved builders; Wedgewood, McKenzie, Sigma or Old Towne to build your dream home! Social membership to the club included with the purchase of the lot. Dues are \$148/month with a \$65 food minimum, gives you access to the par 3 course, club, exercise facility, tennis, driving range.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 4 Lot P2	Elementary School:	
Section/Lot Number:	/P2	Intermediate School:	
Lot Size (SqFt):	7,710	Middle School:	
# of Acres:	0.18	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Cul-De-Sac, Curbs, Gated Community, Trees Mature, Wedge
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$1,388,889.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Cable, Easement, Electric, Gas, Water & Sewer	Development Status:	Finished Lot, Plat Designed, Plat Recorded
Facilities near Site:	Not Applicable	Traffic Count:	
Water:	Municipal Water Connected	Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	Yes	Road Surface Type:	Asphalt
Soil Type:	Clay	Road Access:	Frontage Road
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Wooded	Web Link:	
Documents Available:	Covenants & Restrictions, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	060825000023034005	Insurance Expense:	
Semi Tax:	\$1,354.00	Possible Financing:	Conventional
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Land Lease:

Contact & Contract Information

List Type:ERS w/Exclusions

Listing Terms:

Listing Date:07/05/2024

Entered:07/05/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:07/05/2024

List Office:F.C. Tucker Company

Possible Financing:Conventional

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing

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Active	Residential Land	1 Acres	Boone County
Listing ID:	21903345	List Price:	\$310,000
Property Type:	Land	Orig. List Price:	\$369,000
Subtype:	Residential Land	List Date:	02/02/2023
Transaction Type:	For Sale	DOM/CDOM:	651/651
Subdivision:	Lost Run Farm	County:	Boone

Directions

From 116th (334) and 421 (Michigan Rd.) go North on 421 to 550/Templin/Greenfield, go left/West on Templin to entrance of Lost Run Farm.

Public Remarks

NOW IS YOUR CHANCE TO BUILD YOUR DREAM HOME NESTLED IN A QUIET CUL-DE-SAC SETTING OF LOST RUN FARM IN ZIONSVILLE. ONE-OF-A-KIND GATED COMMUNITY WITH 80-ACRES OF MEADOWS, OLD-GROWTH WOODS AND JUST 21 ESTATE HOME SITES. NATURE & BIKING TRAILS, SPORTS MEADOW, PICNIC AREA'S, EVENTS BARN & MORE.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	LOST RUN FARM LOT 15	Elementary School:	
Section/Lot Number:	/15	Intermediate School:	
Lot Size (SqFt):	43,734	Middle School:	
# of Acres:	1	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Gated Community
Divisible:	No	Zoning:	Planned Dev
		\$/Acre:	\$308,765.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Sell Entity
Facilities on Site:	Cable, Electric, Gas, Sewer, Water	Development Status:	Easements, Plat Recorded, Rough Grade
Facilities near Site:	Cable, Electric, Gas, Sewer, Telephone, Water	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Clay	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	City Street, Private Rd
Topography:	Level, Sloping, Wooded	Web Link:	
Documents Available:	Covenants & Restrictions, Legal Description	Association Website URL:	

Tax/HOA

Tax ID:	060836000001045006	Insurance Expense:	
Semi Tax:	\$27.00	Possible Financing:	
Tax Year Due:	2022	Existing Lease:	

Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Armour Property Management	Proposed Term:	
Mgmt Phone:	(317) 706-1706	Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$11,515		
Fee Paid:	Annually		
Fee Includes:	Association Builder Controls, Entrance Common, Insurance Common Area, Maintenance Common Area, Professional Management, Snow Removal		
HOA Disclosure:	Covenants & Restrictions		
Amenities:	Gated		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	Not Applicable
Listing Date:	02/02/2023	Disclosures:	
Entered:	02/02/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	08/26/2024		
List Office:	F.C. Tucker Company		

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Active	Residential Land	0.39 Acres	Boone County
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Listing ID:	21989842	List Price:	\$350,000
Property Type:	Land	Orig. List Price:	\$350,000
Subtype:	Residential Land	List Date:	08/02/2024
Transaction Type:	For Sale	DOM/CDOM:	139/350
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Welcome to the epitome of refined living in one of the most sought-after communities in the area, Holliday Farms of Zionsville. Situated on a pristine wooded lot spanning .39 acres and overlooking the 12th hole of a Pete Dye golf course, 10835 Dartmoor Court offers an unparalleled lifestyle of elegance and convenience. This stunning property, nestled within the serene embrace of nature, not only boasts breathtaking views but also grants access to a host of exceptional amenities. Adding to its allure, a tranquil pond enhances the serene ambiance and provides a soothing backdrop for your future home. Accessed via a private drive, this secluded oasis ensures unrivaled privacy and tranquility. Residents of Holliday Farms enjoy exclusive privileges, including a gorgeous clubhouse, inviting swimming pools, state-of-the-art workout facilities, and vibrant pickleball and tennis courts. Indulge in culinary delights at the two esteemed restaurants conveniently located within the community. You have the opportunity to collaborate with esteemed builder Carrington Homes to design and customize your dream home to perfection, ensuring that every detail reflects your unique style and preferences. Don't miss your chance to experience the pinnacle of refined living at 10835 Dartmoor Court. Schedule your private tour today and discover the endless possibilities awaiting you in this extraordinary community. Option to upgrade to a golf membership.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	THE CLUB AT HOLLIDAY FARMS SECTION 9LOT V13	Elementary School:	
Section/Lot Number:	/V13	Intermediate School:	
Lot Size (SqFt):	16,988	Middle School:	
# of Acres:	0.39	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	Cul-De-Sac, Gated Community, Sidewalks, Street Lights, See Remarks
Divisible:	No	Zoning:	residential
		\$/Acre:	\$897,436.00

Property Overview

Current Use:	Buildings:	Not Applicable
Proposed Use:	Options:	Not Applic
Facilities on Site:	Development Status:	Finished Lot, Plat Recorded
Facilities near Site:	Traffic Count:	
Water:	Traffic Year:	
Sewer:	Public Transportation:	
Utilities:	Rail:	
Solid Waste:	Road Surface Type:	Asphalt
Soil Type:	Road Access:	Not Applic
Soil Test:	Road Frontage Type:	City Street
Topography:	Web Link:	
Documents Available:	Association Website URL:	

Tax/HOA

Tax ID:	060823000020107105	Insurance Expense:
Semi Tax:	\$0.00	Possible Financing:
Tax Year Due:	2024	Existing Lease:
Tax Exempt:		Existing Lease Type:
Low Maintenance Lifestyle Y/N:		Remaining Term:
Association:	Yes	Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:	Mandatory Fee	
Fee Amount:	\$1,400	
Fee Paid:	Annually	
Fee Includes:	Clubhouse, Entrance Common, Maintenance Common Area, Security, Snow Removal, Trash Removal	
HOA Disclosure:	Covenants & Restrictions	
Amenities:	Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Security, Snow Removal, Trash	

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	08/02/2024	Disclosures:	
Entered:	08/02/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	08/02/2024		
List Office:	The Agency Indy		

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<div>Active</div> <div>Residential Land</div> <div>16.77 Acres</div> <div>Boone County</div>			
Listing ID:		21815730	
Property Type:		Land	
Subtype:		Residential Land	
Transaction Type:		For Sale	
Subdivision:		No Subdivision	
List Price:		\$359,000	
Orig. List Price:		\$359,000	
List Date:		10/08/2021	
DOM/CDOM:		1418/1418	
County:		Boone	

Directions

Take US-52 W. Turn left onto IN-47 S for 2.6 mi. Turn left onto IN-75 S/S West St. Continue to follow IN-75 S for 1.4 mi. Take a slight right onto W 500 N. Woods is on your right.

Public Remarks

Beautiful woods to build your dream home, use for recreation, or for hunting in Boone County. Slightly rolling, wooded, many mature trees. On a paved road.

Listing Details

Area:	611 - Boone - Sugar Creek	School Dist:	Western Boone Co Com Sch Dist
Legal Desc:	PT E1/2 SW 03-19-2W 16.77A	Elementary School:	
Section/Lot Number:	/611	Intermediate School:	
Lot Size (SqFt):	730,501	Middle School:	
# of Acres:	16.77	High School:	
Usable Acres:		Type:	Other
# of Lots:		Lot Info:	
Divisible:		Zoning:	Ag
		\$/Acre:	\$22,437.00

Property Overview

Current Use:		Buildings:	
Proposed Use:		Options:	See Remarks
Facilities on Site:	See Remarks	Development Status:	See Remarks
Facilities near Site:	See Remarks	Traffic Count:	
Water:		Traffic Year:	
Sewer:	See Remarks	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:		Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	See Remarks	Web Link:	
Documents Available:	Legal Description	Association Website URL:	

Tax/HOA

Tax ID:	060903000004000014	Insurance Expense:	
Semi Tax:	\$44.00	Possible Financing:	
Tax Year Due:	2020	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Proposed Lease:

Proposed Term:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:10/08/2021

Entered:10/08/2021

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:04/02/2024

List Office:CENTURY 21 Scheetz

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:Not Applicable

Possession:At Closing

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Active		Residential Land		0.37 Acres		Boone County	
Listing ID:		21989833		List Price:		\$360,000	
Property Type:		Land		Orig. List Price:		\$360,000	
Subtype:		Residential Land		List Date:		08/02/2024	
Transaction Type:		For Sale		DOM/CDOM:		139/139	
Subdivision:		Holliday Farms		County:		Boone	

Directions

GPS Friendly

Public Remarks

Welcome to the pinnacle of sophisticated living in the highly coveted Holliday Farms of Zionsville. Nestled on a pristine .37-acre with sweeping views of the 12th hole of a Pete Dye golf course, 10825 Dartmoor Court offers an unmatched blend of elegance and convenience. As a resident of Holliday Farms, you'll enjoy exclusive amenities, including a stunning clubhouse, inviting swimming pools, modern fitness facilities, and lively pickle ball and tennis courts. Savor exceptional dining experiences at two renowned restaurants within the community. Collaborate with the esteemed builder Carrington Homes to design and customize your dream residence, tailoring every detail to reflect your unique style and preferences. Schedule your private tour today and explore the endless possibilities awaiting you in this extraordinary community. Optional golf membership upgrade available.

Listing Details

Area:		601 - Boone - Eagle		School Dist:		Zionsville Community Schools	
Legal Desc:		THE CLUB AT HOLLIDAY FARMS SECTION 9LOT V12		Elementary School:			
Section/Lot Number:		9/V12		Intermediate School:			
Lot Size (SqFt):		16,117		Middle School:			
# of Acres:		0.37		High School:		Zionsville Community High School	
Usable Acres:				Type:		Single Lot	
# of Lots:				Lot Info:		Cul-De-Sac, Gated Community, On Golf Course, Sidewalks, Storm Sewer, Street Lights, See Remarks	
Divisible:		No		Zoning:		residential single family	
				\$/Acre:		\$972,973.00	

Property Overview

Current Use:		Buildings:	No Building
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas, Telephone, Water & Sewer	Development Status:	Plat Recorded
Facilities near Site:	Other	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Fees Tap, Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Not Applic
Topography:	Cleared, Sloping	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:		060823000020107105		Insurance Expense:	
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Semi Tax:	\$0.00	Possible Financing:	
Tax Year Due:	2024	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,400		
Fee Paid:	Annually		
Fee Includes:	Clubhouse, Entrance Common, Exercise, Insurance Common Area, Maintenance Common Area, Tennis, Other		
HOA Disclosure:	Covenants & Restrictions, Rules & Regulations		
Amenities:	Basketball Court, Clubhouse, Fitness Center, Gated, Golf Course, Playground, Pool, Recreation Facilities, Tennis Court(s), Other		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	08/02/2024	Disclosures:	
Entered:	08/02/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	08/02/2024		
List Office:	The Agency Indy		

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1819 S 900 E, Zionsville, IN 46077

\$360,000



Active	Residential Land	1.91 Acres	Boone County
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Listing ID:	21982820	List Price:	\$360,000
Property Type:	Land	Orig. List Price:	\$360,000
Subtype:	Residential Land	List Date:	06/07/2024
Transaction Type:	For Sale	DOM/CDOM:	195/195
Subdivision:	Banbury Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Incredible opportunity to build your Dream Home on this private and picturesque 1.91 acre lot. Enjoy the peace and tranquility of Zionsville's beautiful country living while still having access to the schools, parks, trails, and amenities that make Zionsville so special! Lot privileges include the rare chance to build your dream home, and if so desired, construct a barn for horses or ponies. Located just south of Carpenter Nature Preserve, this property is perfectly sized and ideally located!

Listing Details

Area:	604 - Boone - Union	School Dist:	Zionsville Community Schools
Legal Desc:	Banbury Farms Lot 5	Elementary School:	
Section/Lot Number:	/5	Intermediate School:	
Lot Size (SqFt):	83,200	Middle School:	
# of Acres:	1.91	High School:	Zionsville Community High School
Usable Acres:		Type:	Not Applic
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	R2 - RURAL
		\$/Acre:	\$188,482.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Plat Recorded
Facilities near Site:	Cable, Electric, Gas	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Not Applic	Web Link:	
Documents Available:	Aerial Photo, Covenants & Restrictions, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	060810000001021016	Insurance Expense:	
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Semi Tax:	\$87.00	Possible Financing:
Tax Year Due:	2023	Existing Lease:
Tax Exempt:		Existing Lease Type:
Low Maintenance Lifestyle Y/N:	No	Remaining Term:
Association:		Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:		
Fee Amount:		
Fee Paid:		
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	06/07/2024	Disclosures:	
Entered:	06/07/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	06/07/2024		
List Office:	F.C. Tucker Company		

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Active	Residential Land	0.41 Acres	Boone County
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Listing ID:	21997903	List Price:	\$375,000
Property Type:	Land	Orig. List Price:	\$375,000
Subtype:	Residential Land	List Date:	08/23/2024
Transaction Type:	For Sale	DOM/CDOM:	118/118
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Seize the chance to build your dream home on this exceptional .408-acre lot in the prestigious Holliday Farms community. Enjoy the perfect blend of privacy and convenience with a beautiful wooded tree line offering serene seclusion. Choose from ANY of the community's 18 approved builders to create a residence tailored to your vision. As a resident, you'll gain access to exclusive amenities that elevate your lifestyle. Immerse yourself in the stunning clubhouse, challenge yourself on the executive 9-hole golf course, or unwind in one of the three sparkling swimming pools. Stay active in state-of-the-art fitness facilities, with future pickleball and tennis courts on the horizon. Indulge in the convenience of three onsite dining options, making every meal a delightful experience. Don't miss this opportunity to become part of a vibrant, amenity-rich community. Your ideal home awaits in Holliday Farms! HOA dues are \$1,400/year, with additional costs of \$148/month for social membership and a \$65/month dining minimum.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	THE CLUB AT HOLLIDAY FARMS SECTION 9PT OF LOT V1 0.367A	Elementary School:	Zionsville Pleasant View Elem Sch
Section/Lot Number:	V/1	Intermediate School:	
Lot Size (SqFt):	17,771	Middle School:	Zionsville Middle School
# of Acres:	0.41	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Gated Community, Sidewalks, Street Lights, Suburban, Trees Mature, Wooded
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$919,118.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas, Water & Sewer	Development Status:	Easements, Plat Recorded, Rough Grade
Facilities near Site:	Cable, Electric, Gas, Telephone, Water & Sewer	Traffic Count:	
Water:	Municipal Water Connected	Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	Yes	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Access Rd
Soil Test:		Road Frontage Type:	City Street
Topography:	Varied	Web Link:	
Documents Available:	Covenants & Restrictions, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	060823000020187005	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	08/23/2024	Disclosures:	
Entered:	08/23/2024	Other Disclosures:	Broker Owned
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	08/23/2024		
List Office:	@properties		

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Active	Residential Land	0.82 Acres	Boone County
Listing ID:	22011263	List Price:	\$375,000
Property Type:	Land	Orig. List Price:	\$375,000
Subtype:	Residential Land	List Date:	11/16/2024
Transaction Type:	For Sale	DOM/CDOM:	33/33
Subdivision:	No Subdivision	County:	Boone

Directions

GPS Friendly

Public Remarks

Beautiful lot on SR 500 South with mature trees & beautiful view of horse pasture in back. This lot has easy access to public utilities & is just under 1 acre in size. Perfect for building a single-family home (barndominium) with peaceful surroundings located in Zionsville.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	Lot Number 1 in Omari Minor Subdivision Secondary Plat, a subdivision in Eagle Township, Boone County, Indiana, as per plat thereof recorded July 9, 2024, in Plat Book 39, pages 49-50 and as Instrument Number 2024006215, in the Office of the Recorder	Elementary School:	
		Intermediate School:	
		Middle School:	
		High School:	
Section/Lot Number:	/1	Type:	Sngl Detach, Undeveloped
Lot Size (SqFt):	35,719	Lot Info:	
# of Acres:	0.82	Zoning:	Personal use
Usable Acres:		\$/Acre:	\$457,317.00
# of Lots:			
Divisible:	No		

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	None	Development Status:	Other
Facilities near Site:	Electric, Water	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Not Applicable	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Clay	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Cleared, Other	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	060828000002000005	Insurance Expense:	
Semi Tax:	\$1.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	

Low Maintenance Lifestyle Y/N:

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Remaining Term:

Proposed Lease:

Proposed Term:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:11/16/2024

Entered:11/18/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:11/18/2024

List Office:CENTURY 21 Scheetz

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing

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Active	Residential Land	0.58 Acres	Boone County
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Listing ID:	21956346	List Price:	\$375,000
Property Type:	Land	Orig. List Price:	\$375,000
Subtype:	Residential Land	List Date:	08/22/2024
Transaction Type:	For Sale	DOM/CDOM:	119/119
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

One of the few remaining, wooded lots in one of the most sought after neighborhoods in the state, located on the 12th hole of the Pete Dye designed, 18 Hole Championship Course. Lot has stunning views and could be a walk-out basement. Take a short walk to the 77,000 sq ft club house for a workout, swim, or drinks with neighbors. Instantly fall in love w/ the community, the rolling terrain, mature trees, creeks & historic bridge, this gorgeous golf-cart friendly neighborhood is also just minutes away from downtown Zionsville, entertainment, dining, convenient commuting corridors and more! Bring your own design or have the award winning Kent Shaffer Builders design and build team walk you through your dream home process.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	LOT T15	Elementary School:	
Section/Lot Number:	8/T15	Intermediate School:	
Lot Size (SqFt):	25,308	Middle School:	
# of Acres:	0.58	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	RESIDENTIAL
		\$/Acre:	\$646,552.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas, Water & Sewer	Development Status:	Not Applicable
Facilities near Site:	Cable, Electric, Gas, Telephone, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Not Applic
Topography:	Cleared, Wooded	Web Link:	
Documents Available:	Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	000000000000000004	Insurance Expense:	
Semi Tax:	\$16.36	Possible Financing:	

Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	08/22/2024	Disclosures:	
Entered:	08/22/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing, Negotiable
Withdrawn Date:			
Last Change Date:	08/22/2024		
List Office:	F.C. Tucker Company		

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Active			
Residential Land		0.75 Acres	Boone County
Listing ID:		22012618	List Price:
Property Type:		Land	Orig. List Price:
Subtype:		Residential Land	List Date:
Transaction Type:		For Sale	DOM/CDOM:
Subdivision:		No Subdivision	County:

Directions

GPS Friendly

Public Remarks

Rare opportunity to own this category of land in Zionsville. While there is a dwelling on this land, the value rests entirely in the nearly 3/4 of acre of clear-and-build-ready land with mature trees, rural serenity, potential for neighboring lake view, and ever so close to the highly-sought-after the charming, cobblestone-street town of Zionsville. Work with any builder to bring your dream home to life.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	Pt Nw Se 22-18-2E .75	Elementary School:	
Section/Lot Number:	/0	Intermediate School:	
Lot Size (SqFt):	32,670	Middle School:	
# of Acres:	0.75	High School:	Zionsville Community High School
Usable Acres:		Type:	Other
# of Lots:		Lot Info:	Rural No Subdivision, Trees Mature, Other
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$506,533.00

Property Overview

Current Use:		Buildings:	No Value, See Remarks
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Other	Development Status:	Finished Lot, Plat Recorded, Surveyed, Other
Facilities near Site:	Cable, Electric, Gas, Sewer, Telephone, Water, Other	Traffic Count:	
Water:	Private Well	Traffic Year:	
Sewer:	Septic On Site, Other	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	Yes	Road Surface Type:	Not Applic
Soil Type:	Other	Road Access:	County Rd
Soil Test:		Road Frontage Type:	Not Applic
Topography:	Other	Web Link:	
Documents Available:	Aerial Photo, Unknown	Association Website URL:	

Tax/HOA

Tax ID:	060822000043000005	Insurance Expense:	
Semi Tax:	\$1,237.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	

Low Maintenance Lifestyle Y/N:

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Remaining Term:

Proposed Lease:

Proposed Term:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:11/22/2024

Entered:11/22/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:11/22/2024

List Office:CENTURY 21 Scheetz

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:As-Is, Sales Disclosure Not Required, Other/See Remarks

Possession:At Closing

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Prepared By: Leah Kane | Maximum Results Real Estate | 12/18/2024 03:05 PM



Active	Residential Land	2.13 Acres	Boone County
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Listing ID:	21982813	List Price:	\$390,000
Property Type:	Land	Orig. List Price:	\$390,000
Subtype:	Residential Land	List Date:	06/07/2024
Transaction Type:	For Sale	DOM/CDOM:	195/195
Subdivision:	Banbury Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Incredible opportunity to build your Dream Home on this private and picturesque 2.13 acre lot. Tucked away and offering ample design flexibility with the beautiful topography, you'll enjoy the peace and tranquility of Zionsville's beautiful country living while still having access to the schools, parks, trails, and amenities that make Zionsville so special! Lot privileges include the rare chance to build your dream home, and if so desired, construct a barn for horses or ponies. Located just south of Carpenter Nature Preserve, this property is perfectly sized and ideally located!

Listing Details

Area:	604 - Boone - Union	School Dist:	Zionsville Community Schools
Legal Desc:	Banbury Farms Lot 9	Elementary School:	
Section/Lot Number:	/9	Intermediate School:	
Lot Size (SqFt):	104,544	Middle School:	
# of Acres:	2.13	High School:	Zionsville Community High School
Usable Acres:		Type:	Not Applic
# of Lots:		Lot Info:	Trees Mature, Trees Small
Divisible:	No	Zoning:	R2 - RURAL
		\$/Acre:	\$183,099.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Plat Recorded
Facilities near Site:	Cable, Electric, Gas	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Not Applic	Web Link:	
Documents Available:	Aerial Photo, Covenants & Restrictions, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	060810000001019016	Insurance Expense:	
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Semi Tax:	\$109.00	Possible Financing:
Tax Year Due:	2023	Existing Lease:
Tax Exempt:		Existing Lease Type:
Low Maintenance Lifestyle Y/N:	No	Remaining Term:
Association:	No	Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:		
Fee Amount:		
Fee Paid:		
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	06/07/2024	Disclosures:	
Entered:	06/07/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	06/07/2024		
List Office:	F.C. Tucker Company		

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Active	Residential Land	0.37 Acres	Boone County
Listing ID:	21979553	List Price:	\$400,000
Property Type:	Land	Orig. List Price:	\$400,000
Subtype:	Residential Land	List Date:	09/10/2024
Transaction Type:	For Sale	DOM/CDOM:	100/100
Subdivision:	Holliday Farms	County:	Boone

Directions

From 421 and W 116th St., North on 421, West / left on Holliday Farms Blvd. (check in with gate attendant), North / right on Cherwell Dr. to lot on the left.

Public Remarks

Build your dream home in Zionsville's highly sought-after Holliday Farms! More than a neighborhood, this golf cart friendly gated community winds around a world-renowned Pete Dye Championship Golf Course. This beautiful wooded lot provides shade and privacy overlooking the 12th hole tee box and scenic 12th fairway. Lot includes a Sport and Social Membership that gives you access to resort-style amenities including tennis, pickle ball, fitness center with classes, indoor and outdoor swimming pools, three unique on-site dining options, bowling, a 9-hole Executive golf course, golf simulator and more. One of the few lots remaining not tied to a specific builder with finished homesites surrounding. Come live the vacation lifestyle in beautiful Holliday Farms, just minutes away from the charming Village of Zionsville with its shops, restaurants, and parks.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 1 Lot B20	Elementary School:	Zionsville Pleasant View Elem Sch
Section/Lot Number:	1/B20	Intermediate School:	
Lot Size (SqFt):	16,117	Middle School:	Zionsville Middle School
# of Acres:	0.37	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot, Sngl Detach
# of Lots:	1	Lot Info:	Curbs, Gated Community, Irregular, On Golf Course, Sidewalks, Storm Sewer, Street Lights, Suburban, Trees Mature, Wooded
Divisible:	No	Zoning:	Single Family
		\$/Acre:	\$1,081,081.00

Property Overview

Current Use:		Buildings:	Not Applicable, No Building
Proposed Use:		Options:	Not Applic
Facilities on Site:	Cable, Electric, Gas, Sewer, Water, Water & Sewer	Development Status:	Finished Lot, Surveyed
Facilities near Site:	Not Applicable	Traffic Count:	
Water:	Municipal Water Connected	Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Street Cuts
Soil Test:	N/A	Road Frontage Type:	Private Rd
Topography:	Level, Wooded	Web Link:	
Documents Available:	Aerial Photo, Covenants, Covenants & Restrictions, Other Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060826000013056005	Insurance Expense:	
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Semi Tax:	\$1,835.00	Possible Financing:	Conventional, Insured Conventional, VA, See Remarks, Other
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:	No	Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Holliday Farms HOA	Proposed Term:	
Mgmt Phone:	(317) 973-5045	Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,400		
Fee Paid:	Annually		
Fee Includes:	Clubhouse, Entrance Common, Entrance Private, Exercise, Maintenance Common Area, Nature Area, Professional Management, Tennis, Walking Trails		
HOA Disclosure:	Covenants & Restrictions, Rules & Regulations, Transfer Fee		
Amenities:	Clubhouse, Elevator(s), Exercise Course, Fitness Center, Game Court Exterior, Game Court Interior, Gated, Indoor Pool, Jogging Path, Management, Meeting Room, Party Room, Pool, Recreation Facilities, Recreation Room, Sauna, Sport Court, Tennis Court(s), Trail(s)		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, Insured Conventional, VA, See Remarks, Other
Listing Terms:		Inspection Warranties:	Not Applicable
Listing Date:	09/10/2024	Disclosures:	
Entered:	09/10/2024	Other Disclosures:	Sales Disclosure Not Required
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/10/2024		
List Office:	CENTURY 21 Scheetz		

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Active		Residential Land	0.50 Acres	Boone County	
Listing ID:		21956337		List Price:	\$450,000
Property Type:		Land		Orig. List Price:	\$450,000
Subtype:		Residential Land		List Date:	08/22/2024
Transaction Type:		For Sale		DOM/CDOM:	119/119
Subdivision:		Holliday Farms		County:	Boone

Directions

GPS Friendly

Public Remarks

Located on one of Holliday Farms more quiet and scenic streets, this custom home lot boasts gorgeous views of the award winning Pete Dye designed Golf Course and mature trees. Walk, ride, or drive your golf cart to the 70,000 sqft plus club house for a work out, swim, or drinks with neighbors before teeing off. Bring your own design or sit down with award winning Kent Shaffer Builders' design and build team and they walk you through your dream home process.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	SECTION 8/LOT T4 THE CLUB AT HOLLIDAY FARMS	Elementary School:	
Section/Lot Number:	8/T4	Intermediate School:	
Lot Size (SqFt):	21,693	Middle School:	
# of Acres:	0.50	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	RESIDENTIAL
		\$/Acre:	\$900,000.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas, Water & Sewer	Development Status:	Plat Designed, Plat Recorded, Rough Grade
Facilities near Site:	Cable, Electric, Gas, Telephone, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Cleared, Wooded	Web Link:	
Documents Available:	Covenants & Restrictions, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	060823000020111005	Insurance Expense:	
Semi Tax:	\$14.54	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	

Tax Exempt:

Low Maintenance Lifestyle Y/N:

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Existing Lease Type:

Remaining Term:

Proposed Lease:

Proposed Term:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:08/22/2024

Entered:08/26/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:08/26/2024

List Office:F.C. Tucker Company

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing, Negotiable



Active	Residential Land	1.47 Acres	Boone County
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Listing ID:	21976084	List Price:	\$450,000
Property Type:	Land	Orig. List Price:	\$499,000
Subtype:	Residential Land	List Date:	04/26/2024
Transaction Type:	For Sale	DOM/CDOM:	237/237
Subdivision:	Lost Run Farm	County:	Boone

Directions

GPS Friendly

Public Remarks

Welcome home to Lost Run Farms. This exclusive gated neighborhood boasts 80 acres of old-growth woods, rolling meadows, over 1.5 miles of walking paths, 2 ponds, and bordered by Little Eagle Creek & Eagle Creek. Drive through the stone entry gates and over the rustic bridge to explore this premier neighborhood- conveniently located in beautiful Zionsville. 12 Lost Run is a gorgeous lot with natural privacy. No clearing is needed- bring your builder and break ground on your dream home right away!

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	Lost Run Farm Lot 12	Elementary School:	
Section/Lot Number:	/12	Intermediate School:	
Lot Size (SqFt):	64,207	Middle School:	
# of Acres:	1.47	High School:	
Usable Acres:		Type:	Undeveloped
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Planned Dev
		\$/Acre:	\$306,122.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Cable, Electric, Gas, Sewer, Water	Development Status:	Easements, Plat Recorded
Facilities near Site:	Cable, Electric, Gas, Sewer, Water, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer Near	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Clay	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	City Street, Private Rd
Topography:	Cleared, Level	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060836000001040006	Insurance Expense:	
Semi Tax:	\$966.00	Possible Financing:	

Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Armour Property Mangement	Proposed Term:	
Mgmt Phone:	(317) 706-1706	Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$11,515		
Fee Paid:	Annually		
Fee Includes:	Association Home Owners, Clubhouse, Entrance Common, Irrigation, Maintenance Common Area, Nature Area, Snow Removal, Walking Trails		
HOA Disclosure:	Covenants & Restrictions, Transfer Fee		
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	04/26/2024	Disclosures:	
Entered:	04/26/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	10/03/2024		
List Office:	eXp Realty, LLC		

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Active

Residential Land

0.32 Acres

Boone County

Listing ID:	21970684	List Price:	\$470,000
Property Type:	Land	Orig. List Price:	\$470,000
Subtype:	Residential Land	List Date:	03/26/2024
Transaction Type:	For Sale	DOM/CDOM:	268/268
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 7 Lot S15	Elementary School:	
Section/Lot Number:	/S15	Intermediate School:	
Lot Size (SqFt):	14,026	Middle School:	
# of Acres:	0.32	High School:	Zionsville Community High School
Usable Acres:		Type:	Not Applic
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$1,468,750.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable, Gas, Water & Sewer	Development Status:	Finished Lot
Facilities near Site:	Other	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	County Rd
Soil Test:		Road Frontage Type:	City Street
Topography:	Not Applic	Web Link:	
Documents Available:	Covenants & Restrictions, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	060823000020078005	Insurance Expense:	
Semi Tax:	\$2,793.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:03/26/2024

Entered:03/27/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:03/27/2024

List Office:Henke Realty Group

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing

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Active	Residential Land	0.29 Acres	Boone County
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Listing ID:	22004447	List Price:	\$474,900
Property Type:	Land	Orig. List Price:	\$474,900
Subtype:	Residential Land	List Date:	10/17/2024
Transaction Type:	For Sale	DOM/CDOM:	63/400
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Don't miss your opportunity to build on one of Pete Dye's final golf courses in desirable HOLLIDAY FARMS! This lot is perfectly placed near all the amenities inside this exquisite gated community. Enjoy the state-of-the-art fitness center, basketball, bowling, golf simulator, indoor AND outdoor pools, tennis, pickle-ball, drop-in childcare... you'll never want to leave the neighborhood! The beauty and majestic trees of this prime Zionsville location have been preserved and incorporated into the neighborhood. Use one of Holliday Farm's preferred builders and start building your dream home today!

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 1 Lot E35	Elementary School:	
Section/Lot Number:	/E35	Intermediate School:	
Lot Size (SqFt):	12,632	Middle School:	
# of Acres:	0.29	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	Gated Community, On Golf Course
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$1,637,586.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Cable, Electric, Gas, Sewer, Water	Development Status:	Finished Lot, Plat Recorded
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Clay	Road Access:	Frontage Road
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Level	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060826000013160005	Insurance Expense:	
Semi Tax:	\$3,181.00	Possible Financing:	Conventional, Insured Conventional

Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Holliday Farms	Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,200		
Fee Paid:	Annually		
Fee Includes:			
HOA Disclosure:	Covenants & Restrictions		
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, Insured Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	10/17/2024	Disclosures:	
Entered:	10/17/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	10/17/2024		
List Office:	CENTURY 21 Scheetz		

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Active	Residential Land	2.06 Acres	Boone County
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Listing ID:	22005324	List Price:	\$475,000
Property Type:	Land	Orig. List Price:	\$475,000
Subtype:	Residential Land	List Date:	10/05/2024
Transaction Type:	For Sale	DOM/CDOM:	73/73
Subdivision:	Promontory	County:	Boone

Directions

GPS Friendly

Public Remarks

Beautiful rolling terrain with private back yard view with approximately 2 1/2 acres to build the custom home of your dreams. Home to the prestigious gated Promontory subdivision where Homearama was held just a week ago. Build with Rise Builders or bring your own approved builder.

Listing Details

Area:	604 - Boone - Union	School Dist:	Zionsville Community Schools
Legal Desc:	Promontory Section 1B Lot A21	Elementary School:	
Section/Lot Number:	/010-56601-21	Intermediate School:	
Lot Size (SqFt):	89,734	Middle School:	
# of Acres:	2.06	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$230,583.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas	Development Status:	Finished Lot
Facilities near Site:	None	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Frontage Road, Street Cuts
Soil Test:		Road Frontage Type:	Frontage Rd
Topography:	Level, Pasture	Web Link:	
Documents Available:	None	Association Website URL:	

Tax/HOA

Tax ID:	061227000016005106	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	
Tax Year Due:	2024	Existing Lease:	

Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:	No	Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,500		
Fee Paid:	Annually		
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	10/05/2024	Disclosures:	
Entered:	10/05/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	11/25/2024		
List Office:	United Real Estate Indpls		

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Active	Residential Land	0.32 Acres	Boone County
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Listing ID:	21981440	List Price:	\$489,000
Property Type:	Land	Orig. List Price:	\$499,000
Subtype:	Residential Land	List Date:	05/24/2024
Transaction Type:	For Sale	DOM/CDOM:	209/209
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Beautiful On-Golf lot in desirable Holliday Farms. This .32 acres lot has 100' of frontage on Hole #2 with great views of the fairway and green. Purchase of this lot requires building with AR Homes (an approved builder).

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 1 Lot E36	Elementary School:	
Section/Lot Number:	1/E36	Intermediate School:	
Lot Size (SqFt):	13,939	Middle School:	
# of Acres:	0.32	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Gated Community, On Golf Course
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$1,528,125.00

Property Overview

Current Use:		Buildings:	No Building
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Finished Lot
Facilities near Site:	Electric, Gas, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Street Cuts
Soil Test:		Road Frontage Type:	City Street, Private Rd
Topography:	Cleared	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060826000013161005	Insurance Expense:	
Semi Tax:	\$5.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	


Tax Exempt:	
Low Maintenance Lifestyle Y/N:	
Association:	Yes
Mgmt Co.:	Holliday Farms
Mgmt Phone:	
Fee Includes:	Mandatory Fee
Fee Amount:	\$1,100
Fee Paid:	Annually
Fee Includes:	Association Home Owners, Clubhouse, Entrance Common, Insurance Common Area, Maintenance Common Area
HOA Disclosure:	Covenants & Restrictions
Amenities:	Clubhouse, Fitness Center, Game Room, Gated, Golf Course, Landscaping

Contact & Contract Information

List Type:	Exclusive Right to Sell
Listing Terms:	
Listing Date:	05/24/2024
Entered:	05/24/2024
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	11/02/2024
List Office:	The Fox Group Real Estate

Existing Lease Type:
Remaining Term:
Proposed Lease:
Proposed Term:
Land Lease:

Possible Financing:	
Inspection Warranties:	
Disclosures:	
Other Disclosures:	
Possession:	At Closing



Active

Residential Land

0.50 Acres

Boone County

Listing ID:22014797

Property Type:Land

Subtype:Residential Land

Transaction Type:For Sale

Subdivision:Holliday Farms

List Price:\$489,000

Orig. List Price:\$489,000

List Date:12/13/2024

DOM/CDOM:6/6

County:Boone

Directions

GPS Friendly

Public Remarks

Build Your Dream Home in Holliday Farms! Check out this 1/2 ACRE lot!! Welcome to Holliday Farms, Zionsville's premier gated community, where luxury and leisure meet! This stunning 1/2-acre lot overlooks the breathtaking 12th green of the world-renowned Pete Dye Championship Golf Course-your front-row seat to golf course views and spectacular sunsets. One of the last remaining lots not tied to a specific builder, you have the freedom to create the home of your dreams in this prestigious community. Another HIGHLIGHT, the elevation on this particular sight allows for a WALK-OUT BASEMENT! Picture yourself sinking a hole-in-one or simply relaxing by the water, all from the comfort of your future dream home. As a resident, you'll enjoy a Sport and Social Membership with exclusive access to resort-style amenities including tennis, pickleball, fitness classes, indoor/outdoor pools, and more. With three on-site dining options, bowling, a 9-hole Executive Golf Course, and a golf simulator, there's never a dull moment! Plus, you're just minutes away from the charming Village of Zionsville, with its boutique shops, restaurants, and parks. Live the life you've always imagined-vacation-style living every day at Holliday Farms!

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 7 Lot S7	Elementary School:	
Section/Lot Number:	/S7	Intermediate School:	
Lot Size (SqFt):	21,824	Middle School:	
# of Acres:	0.50	High School:	Zionsville Community High School
Usable Acres:		Type:	Not Applic
# of Lots:		Lot Info:	Cul-De-Sac, Curbs, Gated Community, On Golf Course, Rural In Subdivision, Sidewalks, Trees Mature
Divisible:	No	Zoning:	R-1
		\$/Acre:	\$978,000.00

Property Overview

Current Use:	Buildings:	Not Applicable
Proposed Use:	Options:	Not Applic
Facilities on Site:	Development Status:	Not Applicable
Facilities near Site:	Traffic Count:	
Water:	Traffic Year:	
Sewer:	Public Transportation:	
Utilities:	Rail:	
Solid Waste:	Road Surface Type:	Asphalt
Soil Type:	Road Access:	Not Applic
Soil Test:	Road Frontage Type:	Private Rd
Topography:	Web Link:	
Documents Available:	Association Website URL:	

Tax/HOA

Tax ID:	060823000020070005	Insurance Expense:	
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Semi Tax:	\$3,263.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	12/13/2024	Disclosures:	
Entered:	12/13/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			
Last Change Date:	12/13/2024		
List Office:	Berkshire Hathaway Home		

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Active	Residential Land	2.03 Acres	Boone County
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Listing ID:	22000710	List Price:	\$495,000
Property Type:	Land	Orig. List Price:	\$495,000
Subtype:	Residential Land	List Date:	09/11/2024
Transaction Type:	For Sale	DOM/CDOM:	99/99
Subdivision:	Promontory	County:	Boone

Directions

GPS Friendly

Public Remarks

This picturesque two-acre lot in Promontory of Zionsville offers an unparalleled opportunity to build your dream home. Set in a serene and enchanting environment, this property combines tranquility with the convenience of being just a short distance from the charming downtown Zionsville area. At the center of the community is a stunning 35-acre lake which serves as a focal point for relaxation and reflection. The community is also adorned with picturesque walking trails that meander through lush landscapes, providing a peaceful retreat right at your doorstep. Anticipate the addition of a sophisticated clubhouse, a sparkling pool, and state-of-the-art pickleball courts, all designed to enhance your lifestyle. Promontory has been selected as the site of the highly anticipated 2024 Home-a-rama builder showcase, which will spotlight the finest in architectural design and innovation. This prestigious event underscores the community's commitment to excellence and modern living. Seize the opportunity to craft your dream home in this exquisite, nature-infused setting where every day feels like a retreat.

Listing Details

Area:	604 - Boone - Union	School Dist:	Zionsville Community Schools
Legal Desc:	Promontory - Section 1A Lot A13	Elementary School:	
Section/Lot Number:	/A13	Intermediate School:	
Lot Size (SqFt):	88,470	Middle School:	
# of Acres:	2.03	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Yes
		\$/Acre:	\$243,842.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Plat Recorded
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Access Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Level	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	061227000007016016	Insurance Expense:	
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Semi Tax:	\$29.00	Possible Financing:
Tax Year Due:	2023	Existing Lease:
Tax Exempt:		Existing Lease Type:
Low Maintenance Lifestyle Y/N:		Remaining Term:
Association:		Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:		
Fee Amount:		
Fee Paid:		
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	09/11/2024	Disclosures:	
Entered:	09/13/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/13/2024		
List Office:	The Agency Indy		

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Active	Residential Land	0.67 Acres	Boone County
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Listing ID:	21997320	List Price:	\$499,000
Property Type:	Land	Orig. List Price:	\$499,000
Subtype:	Residential Land	List Date:	08/23/2024
Transaction Type:	For Sale	DOM/CDOM:	118/118
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Holliday Farms, in quaint, charming, historic Zionsville, offers exceptional living, playing, and socializing. Located in Hamilton Run -- a masterfully carved-out pocket within Holliday Farms -- this lot provides the best of all worlds with its convenient proximity to both entrances, still tucked away amidst the beauty of nature and a small collection of well-defined lots, and beautifully-designed homes ... all just moments away from unmatched amenities within the community and countless offerings outside its gates. Opportunities of this combination are limited. Build in this premier sought-after community with your choice of prestigious and elite custom builders, who maintain the privilege to build in this gated golf community, and who know the quality and caliber it demands. Continue your story by bringing your vision to reality.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 4 Lot M7	Elementary School:	
Section/Lot Number:	/M7	Intermediate School:	
Lot Size (SqFt):	29,359	Middle School:	
# of Acres:	0.67	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Single Family
		\$/Acre:	\$744,776.00

Property Overview

Current Use:		Buildings:	No Building
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Plat Recorded
Facilities near Site:	Cable, Electric, Gas, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Fees Tap, Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Frontage Road, Street Cuts
Soil Test:		Road Frontage Type:	City Street
Topography:	Level	Web Link:	
Documents Available:	See Remarks	Association Website URL:	

Tax/HOA

Tax ID:	060825000023007005	Insurance Expense:	
Semi Tax:	\$3,591.00	Possible Financing:	

Tax Year Due:2023

Tax Exempt:

Low Maintenance Lifestyle Y/N:

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Existing Lease:

Existing Lease Type:

Remaining Term:

Proposed Lease:

Proposed Term:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:08/23/2024

Entered:08/23/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:08/23/2024

List Office:CENTURY 21 Scheetz

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing

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Active	Residential Land	2.25 Acres	Boone County
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Listing ID:	22000716	List Price:	\$515,000
Property Type:	Land	Orig. List Price:	\$515,000
Subtype:	Residential Land	List Date:	09/11/2024
Transaction Type:	For Sale	DOM/CDOM:	99/99
Subdivision:	Promontory	County:	Boone

Directions

GPS Friendly

Public Remarks

Seize the opportunity to design your dream residence on this expansive 2.24-acre lot at 1830 Windy Hills Dr., presented by Wedgewood Building Company. Located in the prestigious Promontory of Zionsville, this property offers a unique chance to create an elegant home that seamlessly blends sophistication with natural beauty. Promontory is an ideal setting for those who appreciate the outdoors. At the center of the community lies a stunning 35-acre lake, perfect for kayaking, paddleboarding, or fishing. With its inlet docks and minimal structures, the lake preserves its tranquil, unobstructed charm, creating a beautiful backdrop for family memories. Promontory is host of the 2024 Home-a-rama, showcasing the latest in architectural design and innovation. Wedgewood Building Company is proud to be a part of this prestigious event, highlighting their commitment to quality and excellence in homebuilding. Build your luxury home in a community that celebrates both refined living and a deep connection to nature. With Wedgewood Building Company, you'll create a residence that reflects your style and embraces the beauty of Promontory.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	PROMONTORY SECTION 1B LOT A19	Elementary School:	
Section/Lot Number:	/A19	Intermediate School:	
Lot Size (SqFt):	97,574	Middle School:	
# of Acres:	2.25	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Yes
		\$/Acre:	\$229,399.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Plat Recorded
Facilities near Site:	None	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Level	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	061227000016003016	Insurance Expense:	
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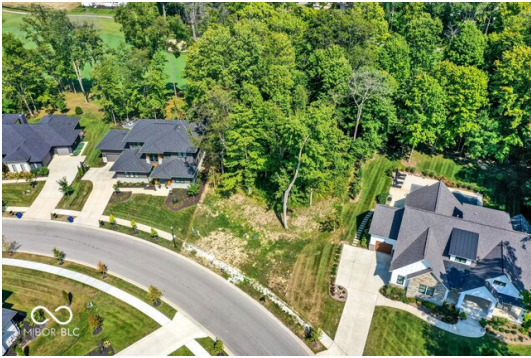
Semi Tax:	\$0.00	Possible Financing:
Tax Year Due:	2024	Existing Lease:
Tax Exempt:		Existing Lease Type:
Low Maintenance Lifestyle Y/N:		Remaining Term:
Association:		Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:		
Fee Amount:		
Fee Paid:		
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	09/11/2024	Disclosures:	
Entered:	09/11/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/11/2024		
List Office:	The Agency Indy		

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Active	Residential Land	0.37 Acres	Boone County
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Listing ID:	21956286	List Price:	\$525,000
Property Type:	Land	Orig. List Price:	\$525,000
Subtype:	Residential Land	List Date:	08/29/2024
Transaction Type:	For Sale	DOM/CDOM:	112/112
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

One of the few remaining, wooded lots in one of the most sought after neighborhoods in the state, located on the 12th hole of the Pete Dye designed, 18 Hole Championship Course. Lot has stunning views and could be a walk-out basement. Take a short walk to the 77,000 sqft club house for a workout, swim, or drinks with neighbors. Instantly fall in love w/ the community, the rolling terrain, mature trees, creeks & historic bridge, this gorgeous golf-cart friendly neighborhood is also just minutes away from downtown Zionsville, entertainment, dining, convenient commuting corridors and more! Bring your own design or have the award winning Kent Shaffer Builders design and build team walk you through your dream home process.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 1 Lot C3	Elementary School:	
Section/Lot Number:	SECTION 1/C3	Intermediate School:	
Lot Size (SqFt):	16,117	Middle School:	
# of Acres:	0.37	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	Gated Community, On Golf Course, Sidewalks, Trees Mature
Divisible:	No	Zoning:	RESIDENTIAL
		\$/Acre:	\$1,418,919.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas, Water & Sewer	Development Status:	Rough Grade, Surveyed
Facilities near Site:	Cable, Electric, Gas, Telephone, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	County Rd
Soil Test:		Road Frontage Type:	City Street
Topography:	Cleared, Wooded	Web Link:	
Documents Available:	Covenants & Restrictions, Survey Staked	Association Website URL:	

Tax/HOA

Tax ID:	060826000013059005	Insurance Expense:	
Semi Tax:	\$3,090.00	Possible Financing:	

Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	08/29/2024	Disclosures:	
Entered:	08/29/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing, Negotiable
Withdrawn Date:			
Last Change Date:	08/29/2024		
List Office:	F.C. Tucker Company		

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Active	Residential Land	2.42 Acres	Boone County
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Listing ID:	21951434	List Price:	\$525,000
Property Type:	Land	Orig. List Price:	\$525,000
Subtype:	Residential Land	List Date:	07/31/2024
Transaction Type:	For Sale	DOM/CDOM:	141/141
Subdivision:	Promontory	County:	Boone

Directions

GPS Friendly

Public Remarks

Large 2.4 plus acre lot located at the newest custom Neighborhood in Zionsville - Promontory - the site of the upcoming 2024 Home A Rama. All lots are a minimum of 2 acres developed on and around a 35 acre lake for boating (electric or manual watercraft only for a low impact lifestyle), fishing and swimming. Tree and split rail private streets gently wind throughout the community. Enjoy tennis, pickleball, or exercise at the workout facility within the meeting house. Ability to join Holiday Farms and Chatham Hills Golf courses. You may use any of the approved builders or Carrington Homes who owns this lot.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	Lot A28, section 1B, Promontory	Elementary School:	
Section/Lot Number:	/A28	Intermediate School:	
Lot Size (SqFt):	18,150	Middle School:	
# of Acres:	2.42	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot, See Remarks
# of Lots:		Lot Info:	Rural In Subdivision, See Remarks
Divisible:	No	Zoning:	residential single family
		\$/Acre:	\$217,211.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Cable, Electric, Gas	Development Status:	Finished Lot, Plat Recorded
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Cleared, Level	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	061227000016012016	Insurance Expense:	
Semi Tax:	\$50.00	Possible Financing:	

Tax Year Due:	2024	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$2,400		
Fee Paid:	Annually		
Fee Includes:	Clubhouse, Exercise, Insurance Building Hazard, Insurance Common Area, Maintenance Common Area, See Remarks		
HOA Disclosure:	Covenants & Restrictions, Rules & Regulations		
Amenities:	Boating, Clubhouse, Fitness Center, Meeting Room, Tennis Court(s), Other		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	07/31/2024	Disclosures:	
Entered:	08/01/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	08/01/2024		
List Office:	Berkshire Hathaway Home		

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Active	Residential Land	0.46 Acres	Boone County
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Listing ID:	21956293	List Price:	\$525,000
Property Type:	Land	Orig. List Price:	\$525,000
Subtype:	Residential Land	List Date:	08/22/2024
Transaction Type:	For Sale	DOM/CDOM:	119/119
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Stunning wooded lot available for immediate build in highly sought after Holliday Farms gated community in Zionsville. This nearly half-acre lot is situated on the golf course designed by world-renowned golf course architect, Pete Dye. Walk, ride, or drive your golf cart to the 70,000+ sqft clubhouse for a workout, swim, or drinks with neighbors. Located conveniently close to growing dining and entertainment options and downtown Zionsville's brick street. Come see why this neighborhood and this tight knit historic community are perhaps the most desirable locations to build in the entire state. Bring your own dream home design or have the award winning Kent Shaffer Builders design and build team walk you through your dream home process.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 1 Lot B13	Elementary School:	
Section/Lot Number:	SECTION 1/B13	Intermediate School:	
Lot Size (SqFt):	20,038	Middle School:	
# of Acres:	0.46	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	RESIDENTIAL
		\$/Acre:	\$1,141,304.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas, Water & Sewer	Development Status:	Plat Designed, Plat Recorded, Rough Grade
Facilities near Site:	Electric, Gas, Telephone, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Cleared, Wooded	Web Link:	
Documents Available:	Covenants & Restrictions, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	060826000013049005	Insurance Expense:	
Semi Tax:	\$1,656.00	Possible Financing:	

Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	08/22/2024	Disclosures:	
Entered:	08/22/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing, Negotiable
Withdrawn Date:			
Last Change Date:	08/22/2024		
List Office:	F.C. Tucker Company		

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Active	Residential Land	0.60 Acres	Boone County
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Listing ID:	21979306	List Price:	\$529,000
Property Type:	Land	Orig. List Price:	\$550,000
Subtype:	Residential Land	List Date:	05/14/2024
Transaction Type:	For Sale	DOM/CDOM:	216/216
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Welcome to the epitome of refined living in one of the most sought-after communities in the area, Holliday Farms. Situated on a pristine lot spanning 0.6 acres and overlooking hole 15 of a Pete Dye golf course, 10439 Dartmoor Way offers an unparalleled lifestyle of elegance and convenience. This stunning property, nestled within the serene ambiance of nature, boasts not only breathtaking views but also access to a host of exceptional amenities. This large lot allows for lots of design flexibility to make your indoor and outdoor entertaining dreams come true. Residents of Holliday Farms enjoy exclusive privileges, including access to a gorgeous clubhouse, inviting swimming pools, state-of-the-art workout facilities, and vibrant pickleball and tennis courts. Indulge in culinary delights at the two esteemed restaurants conveniently located within the community. You have the opportunity to collaborate with a select builder from the esteemed list of preferred builders. Customize your dream home to perfection, ensuring that every detail reflects your unique style and preferences. Don't miss your chance to experience the pinnacle of refined living at 10439 Dartmoor Way. Schedule your private tour today and discover the endless possibilities awaiting you in this extraordinary community.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 8 Lot T21	Elementary School:	
Section/Lot Number:	8/T21	Intermediate School:	
Lot Size (SqFt):	26,049	Middle School:	
# of Acres:	0.60	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Planned Development
		\$/Acre:	\$881,667.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Cable, Electric, Gas, Water & Sewer	Development Status:	No Status
Facilities near Site:	None	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Access Rd
Soil Test:		Road Frontage Type:	Not Applic
Topography:	Level	Web Link:	
Documents Available:	Aerial Photo, Covenants & Restrictions	Association Website URL:	

Tax/HOA

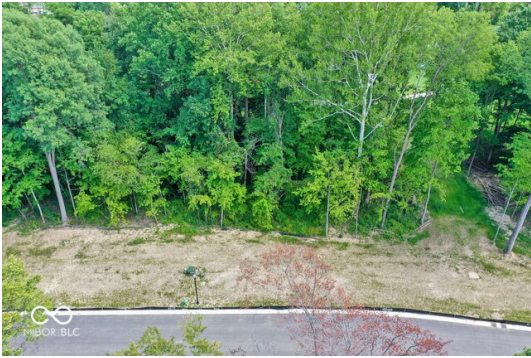
Tax ID:	060823000020128005	Insurance Expense:	
Semi Tax:	\$3,863.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,400		
Fee Paid:	Annually		
Fee Includes:	Association Home Owners		
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	05/14/2024	Disclosures:	
Entered:	05/14/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	11/17/2024		
List Office:	The Agency Indy		

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Active	Residential Land	0.44 Acres	Boone County
Listing ID:	21956283	List Price:	\$550,000
Property Type:	Land	Orig. List Price:	\$550,000
Subtype:	Residential Land	List Date:	01/02/2024
Transaction Type:	For Sale	DOM/CDOM:	352/352
Subdivision:	Holliday Farms	County:	Boone

Directions

Heading N. on US 421, turn left into Holldiay Farms on Holliday Farms Blvd. Turn left onto Pete Dye Ridge, then turn left onto Elmscott Ridge.

Public Remarks

Stunning custom home lot in highly desirable Holliday Farms, section 5. One of just a handful of prime lots remaining located on the golf course, 6th hole, with mature trees. Walking, biking, golf cart trails. Access to 70,000+ sqft clubhouse and convenient access to shopping and dining along growing Eastern Zionsville/Western Carmel corridor. Bring your own design and vision, or have the award winning Kent Shaffer Homes design and build team walk you through your dream home process.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 5 Lot Q4	Elementary School:	
Section/Lot Number:	/Q4	Intermediate School:	
Lot Size (SqFt):	19,036	Middle School:	
# of Acres:	0.44	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	Gated Community, On Golf Course, Sidewalks, Trees Mature, Wooded
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$1,250,000.00

Property Overview

Current Use:	Buildings:	Not Applicable
Proposed Use:	Options:	Not Applic
Facilities on Site:	Development Status:	Plat Designed, Plat Recorded
Facilities near Site:	Traffic Count:	
Water:	Traffic Year:	
Sewer:	Public Transportation:	
Utilities:	Rail:	
Solid Waste:	Road Surface Type:	Asphalt
Soil Type:	Road Access:	Access Rd
Soil Test:	Road Frontage Type:	City Street
Topography:	Web Link:	
Documents Available:	Association Website URL:	

Tax/HOA

Tax ID:	060825000023061005	Insurance Expense:	
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Semi Tax:	\$2,759.00	Possible Financing:	
Tax Year Due:	2022	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:	No	Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,100		
Fee Paid:	Annually		
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	01/02/2024	Disclosures:	
Entered:	01/02/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing, Negotiable
Withdrawn Date:			
Last Change Date:	01/02/2024		
List Office:	F.C. Tucker Company		

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Active		Residential Land		0.45 Acres		Boone County	
Listing ID:		22013100		List Price:		\$550,000	
Property Type:		Land		Orig. List Price:		\$550,000	
Subtype:		Residential Land		List Date:		11/27/2024	
Transaction Type:		For Sale		DOM/CDOM:		22/22	
Subdivision:		Holliday Farms		County:		Boone	

Directions

GPS Friendly

Public Remarks

Build your dream home in prestigious and highly-sought-after Holliday Farms. On the 18th hole of an acclaimed Pete Dye championship golf course, this lot sets the stage for refined and unparalleled living, inside and out. Picturesque and versatile with views of the sunset and water feature, adjacent to the 18th tee box and looking straight down the fairway, with nearly .44 acres of a partially-cleared acre, and just the right amount of trees and privacy. Choose from a carefully-assembled list of renowned custom builders, each having earned the right to build in this nature-preserved and superbly-designed premier golf community. Gorgeous, state-of-the-art clubhouse, with enumerable amenities and activities to match. Plans already on hand for an envy-of-the-neighborhood home plan upon request, or work with one of the builders and their architects to put your own ideas and vision to paper, and, ultimately, bring them to life.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 6 Lot R46	Elementary School:	Zionsville Pleasant View Elem Sch
Section/Lot Number:	/R46	Intermediate School:	
Lot Size (SqFt):	19,471	Middle School:	Zionsville Middle School
# of Acres:	0.45	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	On Golf Course
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$1,222,222.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	See Remarks
Facilities on Site:	See Remarks	Development Status:	Plat Recorded
Facilities near Site:	See Remarks	Traffic Count:	
Water:		Traffic Year:	
Sewer:	See Remarks	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	See Remarks	Road Access:	See Remarks
Soil Test:		Road Frontage Type:	City Street
Topography:	See Remarks	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	060823000020020005	Insurance Expense:	
Semi Tax:	\$3,182.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	

Tax Exempt:

Low Maintenance Lifestyle Y/N:

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:11/27/2024

Entered:11/27/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:11/27/2024

List Office:CENTURY 21 Scheetz

Existing Lease Type:

Remaining Term:

Proposed Lease:

Proposed Term:

Land Lease:

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing

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Active	Residential Land	0.48 Acres	Boone County
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Listing ID:	21956289	List Price:	\$600,000
Property Type:	Land	Orig. List Price:	\$600,000
Subtype:	Residential Land	List Date:	01/02/2024
Transaction Type:	For Sale	DOM/CDOM:	352/352
Subdivision:	Holliday Farms	County:	Boone

Directions

From US 421 (Michigan Road), turn west into Holliday Farms Community. Turn left onto Pete Dye Ridge, and south to Strathmore Lane. Lot will be on your right.

Public Remarks

Stunning wooded lot available for immediate build in highly sought after Holliday Farms gated community in Zionsville. This near half-acre lot is situated on the sixth hole with pond view, left of the forward t-box of the golf course designed by world-renowned golf course architect, Pete Dye. The lot grade allows for a WALKOUT BASEMENT. Walk, ride, or drive your golf cart to the 70,000+ sqft clubhouse for a workout, swim, or drinks with neighbors. Located conveniently close to growing dining and entertainment options and downtown Zionsville's brick street. Come see why this neighborhood and this tight knit historic community are perhaps the most desirable locations to build in the entire state. Lot across the street recently sold for 600k w/out walkout basement capability! Bring your own dream home design or have the award winning Kent Shaffer Builders design and build team walk you through your dream home process.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 3 Lot K31	Elementary School:	
Section/Lot Number:	SECTION 3/K31	Intermediate School:	
Lot Size (SqFt):	20,909	Middle School:	
# of Acres:	0.48	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	RESIDENTIAL
		\$/Acre:	\$1,250,000.00

Property Overview

Current Use:	Buildings:	Not Applicable
Proposed Use:	Options:	Not Applic
Facilities on Site:	Development Status:	Not Applicable
Facilities near Site:	Traffic Count:	
Water:	Traffic Year:	
Sewer:	Public Transportation:	
Utilities:	Rail:	
Solid Waste:	Road Surface Type:	Asphalt
Soil Type:	Road Access:	Not Applic
Soil Test:	Road Frontage Type:	Not Applic
Topography:	Web Link:	
Documents Available:	Association Website URL:	

Tax/HOA

Tax ID:	060825000022031005	Insurance Expense:	
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Semi Tax:	\$2,632.00	Possible Financing:
Tax Year Due:	2022	Existing Lease:
Tax Exempt:		Existing Lease Type:
Low Maintenance Lifestyle Y/N:	No	Remaining Term:
Association:	Yes	Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:	Mandatory Fee	
Fee Amount:	\$1,100	
Fee Paid:	Annually	
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	01/02/2024	Disclosures:	
Entered:	01/02/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing, Negotiable
Withdrawn Date:			
Last Change Date:	01/02/2024		
List Office:	F.C. Tucker Company		

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Active

Residential Land

2.03 Acres

Boone County

Listing ID:	22006822	List Price:	\$615,000
Property Type:	Land	Orig. List Price:	\$615,000
Subtype:	Residential Land	List Date:	10/18/2024
Transaction Type:	For Sale	DOM/CDOM:	62/149
Subdivision:	Promontory	County:	Boone

Directions

GPS Friendly

Listing Details

Area:	604 - Boone - Union	School Dist:	Zionsville Community Schools
Legal Desc:	Promontory - Section 1A Lot A7	Elementary School:	Union Elementary School
Section/Lot Number:	1A/A7	Intermediate School:	
Lot Size (SqFt):	88,383	Middle School:	Zionsville Middle School
# of Acres:	2.03	High School:	Zionsville Community High School
Usable Acres:		Type:	Not Applic
# of Lots:	1	Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$302,956.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Cable, Electric, Gas	Development Status:	Finished Lot, Plat Recorded, Surveyed
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Clay	Road Access:	Frontage Road
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Level, Pond	Web Link:	
Documents Available:	Covenants & Restrictions, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	061227000007010016	Insurance Expense:	
Semi Tax:	\$28.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:10/18/2024

Entered:10/18/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:10/18/2024

List Office:Henke Realty Group

Possible Financing:

Inspection Warranties:Not Applicable

Disclosures:

Other Disclosures:Not Applicable

Possession:At Closing

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Active	Residential Land	0.59 Acres	Boone County
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Listing ID:	21983110	List Price:	\$649,900
Property Type:	Land	Orig. List Price:	\$675,000
Subtype:	Residential Land	List Date:	06/05/2024
Transaction Type:	For Sale	DOM/CDOM:	197/197
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 8 Lot T24	Elementary School:	
Section/Lot Number:	/T24	Intermediate School:	
Lot Size (SqFt):	25,831	Middle School:	
# of Acres:	0.59	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$1,101,525.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas, Water & Sewer	Development Status:	Finished Lot, Plat Recorded
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Frontage Road
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Sloping, Stream, Wooded	Web Link:	
Documents Available:	Covenants & Restrictions, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	060823000020131005	Insurance Expense:	
Semi Tax:	\$8.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:06/05/2024

Entered:06/06/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:11/08/2024

List Office:Henke Realty Group

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing

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Active	Residential Land	152460 Acres	Boone County
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Listing ID:	22002783	List Price:	\$650,000
Property Type:	Land	Orig. List Price:	\$675,000
Subtype:	Residential Land	List Date:	09/20/2024
Transaction Type:	For Sale	DOM/CDOM:	90/90
Subdivision:	No Subdivision	County:	Boone

Directions

GPS Friendly

Public Remarks

Extraordinary opportunity to own a prestigious property in the picturesque Zionsville community. This remarkable 3.5-acre lot is gracefully positioned beside a backdrop of mature, lush woodlands, providing an unmatched sense of privacy, tranquility, and a deep connection to nature. Just minutes from the vibrant heart of downtown Zionsville, this property offers the ideal blend of peaceful, country living with the ease of access to upscale shopping, dining, and local attractions. Experience the best of both worlds-a serene retreat that feels miles away, yet remains perfectly situated. Choose your preferred builder and craft the custom dream home you've always envisioned.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	ROBERSON MINOR PLAT LOT 2	Elementary School:	
Section/Lot Number:	/2	Intermediate School:	
Lot Size (SqFt):	3.5	Middle School:	Zionsville Middle School
# of Acres:	152460	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	Trees Mature
Divisible:	No	Zoning:	Single Family
		\$/Acre:	\$4.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	None	Development Status:	Not Applicable
Facilities near Site:	Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer Near	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Not Applic
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Not Applic
Topography:	Not Applic	Web Link:	
Documents Available:	Legal Description	Association Website URL:	

Tax/HOA

Tax ID:	060825000015000006	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	
Tax Year Due:	2024	Existing Lease:	

Tax Exempt:

Low Maintenance Lifestyle Y/N:

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:09/20/2024

Entered:09/23/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:12/17/2024

List Office:The Agency Indy

Existing Lease Type:

Remaining Term:

Proposed Lease:

Proposed Term:

Land Lease:

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing



Active	Residential Land	0.33 Acres	Boone County
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Listing ID:	21864351	List Price:	\$699,000
Property Type:	Land	Orig. List Price:	\$600,000
Subtype:	Residential Land	List Date:	06/17/2022
Transaction Type:	For Sale	DOM/CDOM:	915/915
Subdivision:	Holliday Farms	County:	Boone

Directions

North on Michigan Rd/421 to entrance on left. Please use the Guest Entrance at the gate. Follow Holliday Farms Blvd to the temporary clubhouse lot. Park and walk lot.

Public Remarks

UNBELIEVABLE OPPORTUNITY TO BUILD YOUR DREAM HOME ON THE COVETED 18TH HOLE AT PETE DYE'S CHAMPIONSHIP GOLF COURSE! HOLLIDAY FARMS IS ZIONSVILLE'S ELITE GOLF COMMUNITY AND WILL NOT DISAPPOINT. THIS GORGEOUS HOMESITE IS SITUATED ON THE 18TH TEE WITH VIEWS OF THE ENTIRE FAIRWAY. UNLIKE ANY OTHER PIECE OF PROPERTY, THIS UNIQUE HOMESITE OFFERS BEAUTIFUL MATURE TREES AND A QUICK WALK OR CART RIDE TO THE INCREDIBLE 75,000 SQ FT CLUBHOUSE WHICH OFFERS INDOOR AND OUTDOOR POOLS, FITNESS CENTER, TENNIS AND PICKLE BALL COURTS, CHILDCARE, PRIVATE EVENT SPACE, EXCLUSIVE MEMBER-ONLY PROGRAMS AND ACTIVITIES, AND DINING FOR THE ENTIRE FAMILY. CLOSE TO 465 AND DOWNTOWN ZIONSVILLE. HOLLIDAY FARMS...WHERE LUXURY, FUN, AND EXCLUSIVITY MEET!

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club at Holliday Farms, Section 6, Lot R47, .33 acreage	Elementary School:	
Section/Lot Number:	6/R47	Intermediate School:	
Lot Size (SqFt):	14,549	Middle School:	
# of Acres:	0.33	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	Gated Community, On Golf Course, Trees Mature, Wooded
Divisible:	No	Zoning:	RES
		\$/Acre:	\$2,118,182.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	See Remarks
Facilities on Site:	Sewer	Development Status:	Plat Designed, Plat Recorded
Facilities near Site:	Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer Near, See Remarks	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	See Remarks
Soil Type:	Not Applic	Road Access:	Frontage Road
Soil Test:		Road Frontage Type:	City Street, Private Rd
Topography:	Wooded, Other	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060823000020019005	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	

Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	No	Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	Not Applicable
Listing Date:	06/17/2022	Disclosures:	
Entered:	06/17/2022	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	07/02/2024		
List Office:	Val Sullivan Realty Group		

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Active		Residential Land		0.61 Acres		Boone County	
Listing ID:		22000807		List Price:		\$725,000	
Property Type:		Land		Orig. List Price:		\$725,000	
Subtype:		Residential Land		List Date:		09/09/2024	
Transaction Type:		For Sale		DOM/CDOM:		101/286	
Subdivision:		Holliday Farms		County:		Boone	

Directions

GPS Friendly

Public Remarks

Situated on a quiet cul-de-sac in one of Holliday Farms' premier streets, this serene .61-acre wooded lot offers the perfect blend of privacy and resort-style living. Build your dream home with one of the community's top custom builders and enjoy stunning views of the 17th green and fairway. Ideally located near the clubhouse, you'll have convenient access to world-class amenities, including tennis, pools, dining, bowling, pickleball, and fitness facilities. As one of the most sought-after and attractive communities on Indy's north side, Holliday Farms offers luxury living in the top-rated Zionsville school district. Just minutes from the charm of the Village of Zionsville, known for its quaint shops, cafes, and welcoming atmosphere, and with quick access to major highways, you're perfectly positioned to enjoy everything Indianapolis has to offer.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 6 Lot R31	Elementary School:	
Section/Lot Number:	/R31	Intermediate School:	
Lot Size (SqFt):	26,528	Middle School:	
# of Acres:	0.61	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$1,188,525.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Finished Lot, Plat Recorded
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Clay	Road Access:	Frontage Road
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Sloping, Wooded	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060823000020037005	Insurance Expense:	
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Semi Tax:	\$4,318.00	Possible Financing:	Conventional, Insured Conventional
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Holliday Farms Master Assoc.	Proposed Term:	
Mgmt Phone:	(317) 973-5045	Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,400		
Fee Paid:	Annually		
Fee Includes:	Association Home Owners, Entrance Common, Maintenance Common Area, Snow Removal		
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, Insured Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	09/09/2024	Disclosures:	
Entered:	09/10/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/10/2024		
List Office:	Encore Sotheby's International		

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Active	Residential Land	0.75 Acres	Boone County
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Listing ID:	21977906	List Price:	\$749,900
Property Type:	Land	Orig. List Price:	\$799,900
Subtype:	Residential Land	List Date:	05/07/2024
Transaction Type:	For Sale	DOM/CDOM:	224/224
Subdivision:	Holliday Farms	County:	Boone

Directions

You may have to use 10555 Holliday Farms Boulevard to get it to show up in your phone's map option. Just know that it's the first home past the cul-de-sac off of Barrington Way.

Public Remarks

"YOU SIT ON A THRONE OF LIES!" (Name that movie?!) No lying here! If you would love to live in the gated community of Holliday Farms (Zionsville's premier Pete Dye Championship Golf Course Community) with all that it has to offer (community parks, woods, water, walking paths, golf course views, etc.), but would prefer not to have to pay their mandatory fees or adhere to their rules, this is your opportunity!! This unique opportunity overlooks Hole 1 and is one of four original homes that have been completely surrounded and included within the Holliday Farms gates, but are not technically associated with them. The best of both worlds!!! Their is a 3 BR/3.5BA, 3,000 square foot home on site which needs some love, but for the right buyer though, the better option may be to tear down and build your dream home on a premier lot with golf course/water views, mature trees, and ideal location that is right off the walking path to all of Holliday Farms retained nature areas/paths! You can use whatever builder you want and build what you want! (Within town guidelines, of course.) Home is on well and septic, but has access to water, sewer, and fiber optic, if desired. Holliday Farms also offers a "Sport and Social Membership" and a full Golf Membership, if desired, but still avoids the mandatory HOA fees. Such a unique opportunity for immediate occupancy or future dream home status and in such a desired location!! Don't miss out!!

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	Pt Ne 26-18-2E .75	Elementary School:	Zionsville Pleasant View Elem Sch
Section/Lot Number:	/0	Intermediate School:	
Lot Size (SqFt):	32,670	Middle School:	Zionsville Middle School
# of Acres:	0.75	High School:	Zionsville Community High School
Usable Acres:		Type:	Sngl Detach, See Remarks
# of Lots:	1	Lot Info:	Irregular, On Golf Course, Trees Mature
Divisible:	No	Zoning:	Single Family
		\$/Acre:	\$999,867.00

Property Overview

Current Use:		Buildings:	Shed
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric	Development Status:	See Remarks
Facilities near Site:	Sewer, Water	Traffic Count:	
Water:	Private Well, Other/See Remarks	Traffic Year:	
Sewer:	Septic On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	See Remarks	Road Access:	Limited Acc
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Level, Wooded	Web Link:	

Documents Available:	Not Applicable	Association Website URL:
<u>Tax/HOA</u>		
Tax ID:	060826000004000005	Insurance Expense:
Semi Tax:	\$1,908.00	Possible Financing: Conventional, FHA, Insured Conventional, VA
Tax Year Due:	2023	Existing Lease:
Tax Exempt:	Homestead Tax Exemption	Existing Lease Type:
Low Maintenance Lifestyle Y/N:	No	Remaining Term:
Association:	No	Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:		
Fee Amount:		
Fee Paid:		
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing: Conventional, FHA, Insured Conventional, VA
Listing Terms:		Inspection Warranties: Not Applicable
Listing Date:	05/07/2024	Disclosures:
Entered:	05/09/2024	Other Disclosures: Not Applicable
Temp Off Mkt Date:		Possession: Negotiable
Withdrawn Date:		
Last Change Date:	09/19/2024	
List Office:	Ferris Property Group	

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Active			
Residential Land		6.25 Acres	Boone County
Listing ID:		22013243	List Price:
Property Type:		Land	Orig. List Price:
Subtype:		Residential Land	List Date:
Transaction Type:		For Sale	DOM/CDOM:
Subdivision:		Homestead	County:

Directions

From W. Oak St. Go North on S. 800 E for 1.7 miles. Turn West (left) on E 500 S/Whitestown Rd. Take first left on Homestead Court.

Public Remarks

Great opportunity to build an estate home on 6+ acres in a rural setting yet close to downtown Zionsville. This is one of 3 home sites in the quaint community. Detached garages and accessory buildings will be considered upon approval by developer. Just 30 minutes from the Airport and Downtown.

Listing Details

Area:	603 - Boone - Worth	School Dist:	Lebanon Community School Corp
Legal Desc:	Homestead Subdivision Lot 2	Elementary School:	
Section/Lot Number:	/Not established yet	Intermediate School:	
Lot Size (SqFt):	272,250	Middle School:	Lebanon Middle School
# of Acres:	6.25	High School:	Lebanon Senior High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$125,000.00

Property Overview

Current Use:		Buildings:	See Remarks
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric	Development Status:	Plat Recorded
Facilities near Site:	Other	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Clay	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Other	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060829000003003031	Insurance Expense:	
Semi Tax:	\$936.00	Possible Financing:	
Tax Year Due:	2024	Existing Lease:	

Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:	No	Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	11/26/2024	Disclosures:	
Entered:	11/27/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	11/27/2024		
List Office:	Drees Home		

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Active			
Residential Land		1.39 Acres	Boone County
Listing ID:	21981857	List Price:	\$799,000
Property Type:	Land	Orig. List Price:	\$799,000
Subtype:	Residential Land	List Date:	06/02/2024
Transaction Type:	For Sale	DOM/CDOM:	200/200
Subdivision:	Thornhill	County:	Boone

Directions

From the corner of Ford Rd. and Oak St., go South on Ford Rd. just past Ford family homestead to lot on right.

Public Remarks

This lot is part of a pasture on the Gaylord Ford family homestead for which Ford Road is named. This lot offering 1.387 acres slopes slightly from front to back (W-E), providing a perfect setting for your dream home, walkable to all that makes Zionsville charming- the brick Main Street with many shopping and dining options is minutes away. Also very near Boone Village right on your way to Main Street. Zionsville is adding to it's many miles of walking trails, and opening yet another 225 acre park. What people like the most of our sweet town is the incomparable school system where each building is 4 star, and the entire system is 4 star- unique in Indiana. Become a part of history- this land has been a pasture for over 150 years, so be the first to build the home of your dreams. Normal building permitting required- but no mandatory HOA telling you what to build!

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	Pennington Minor Plat Lot 2	Elementary School:	
Section/Lot Number:	/49-07-10-114-006.000-401	Intermediate School:	
Lot Size (SqFt):	60417.72	Middle School:	
# of Acres:	1.39	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Not Applicable
Divisible:	No	Zoning:	single family residential
		\$/Acre:	\$576,063.00

Property Overview

Current Use:	Buildings:	No Building
Proposed Use:	Options:	Not Applic
Facilities on Site:	Development Status:	No Status
Facilities near Site:	Traffic Count:	
Water:	Traffic Year:	
Sewer:	Public Transportation:	
Utilities:	Rail:	
Solid Waste:	Road Surface Type:	Asphalt
Soil Type:	Road Access:	Access Rd
Soil Test:	Road Frontage Type:	City Street
Topography:	Web Link:	
Documents Available:	Association Website URL:	

Tax/HOA

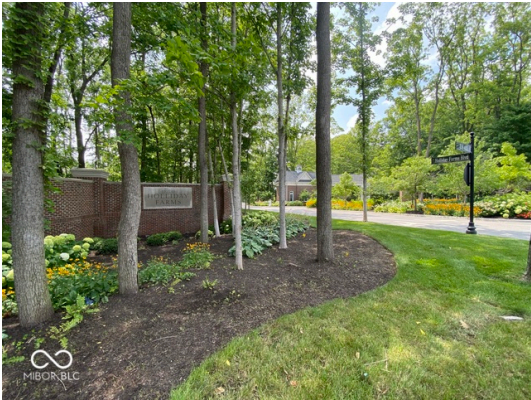
Tax ID:	120080000091912345	Insurance Expense:	
Semi Tax:	\$708.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	No	Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	See Remarks
Listing Date:	06/02/2024	Disclosures:	
Entered:	06/02/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	06/02/2024		
List Office:	CENTURY 21 Scheetz		

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Active	Residential Land	0.71 Acres	Boone County
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Listing ID:	21939999	List Price:	\$809,900
Property Type:	Land	Orig. List Price:	\$874,000
Subtype:	Residential Land	List Date:	08/24/2023
Transaction Type:	For Sale	DOM/CDOM:	473/473
Subdivision:	Holliday Farms	County:	Boone

Directions

From US 421, turn into Holliday Farms. Go straight on Holliday Farms Blvd. pass the clubhouse to home lot at the end of cul-de-sac.

Public Remarks

Overlooking the 16th hole on the Pete Dye Designed Championship golf course in highly sought-after gated Holliday Farms. Build your dream home on this large treelined .71 acre lot with mature trees at the end of a private cul-de-sac.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 6 Lot R19	Elementary School:	
Section/Lot Number:	6/R19	Intermediate School:	
Lot Size (SqFt):	30,797	Middle School:	
# of Acres:	0.71	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	Cul-De-Sac, Curbs, On Golf Course, Trees Mature
Divisible:	No	Zoning:	residential
		\$/Acre:	\$1,140,704.00

Property Overview

Current Use:		Buildings:	No Building
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas	Development Status:	Plat Recorded, Rough Grade
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Not Applic
Topography:	Wooded	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060823000020042005	Insurance Expense:	
Semi Tax:	\$6,156.00	Possible Financing:	
Tax Year Due:	2022	Existing Lease:	

Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Holliday Farms HOA	Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$292		
Fee Paid:	Monthly		
Fee Includes:	Clubhouse, Entrance Private, Exercise, Tennis		
HOA Disclosure:	Covenants & Restrictions		
Amenities:	Clubhouse, Fitness Center, Gated, Pool, Trail(s)		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	08/24/2023	Disclosures:	
Entered:	08/24/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	07/08/2024		
List Office:	F.C. Tucker Company		

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Active		Residential Land		0.76 Acres		Boone County	
Listing ID:		22005240		List Price:		\$825,000	
Property Type:		Land		Orig. List Price:		\$825,000	
Subtype:		Residential Land		List Date:		10/04/2024	
Transaction Type:		For Sale		DOM/CDOM:		76/76	
Subdivision:		Holliday Farms		County:		Boone	

Directions

GPS Friendly

Public Remarks

Located on a private, wooded cul-de-sac in the prestigious golf community of Holliday Farms is this spectacular property. Overlooking the picturesque pond with fountain, you have views of the 18th green and the grand Holliday Farms clubhouse. You can pick from any of the superb Holliday Farms builders to construct your dream home. The social membership dues are \$148/month with a \$65 food minimum, providing access to the club facility, par 3 course, driving range, and tennis/pickleball courts. Zionsville Schools.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 6 Lot R41	Elementary School:	
Section/Lot Number:	/R41	Intermediate School:	
Lot Size (SqFt):	33,193	Middle School:	
# of Acres:	0.76	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	On Golf Course, Trees Mature, Wooded
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$1,085,526.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Cable, Electric, Gas, Water & Sewer	Development Status:	Plat Recorded, Rough Grade
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	Yes	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Not Applic
Topography:	Wooded	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060823000020056005	Insurance Expense:	
Semi Tax:	\$6,318.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	

Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	10/04/2024	Disclosures:	
Entered:	10/04/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	10/04/2024		
List Office:	F.C. Tucker Company		

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Active	Residential Land	1.01 Acres	Boone County
Listing ID:	21967502	List Price:	\$825,000
Property Type:	Land	Orig. List Price:	\$895,000
Subtype:	Residential Land	List Date:	03/08/2024
Transaction Type:	For Sale	DOM/CDOM:	276/276
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Welcome to the epitome of refined living in one of the most sought-after communities in the area. Situated on a pristine wooded lot spanning 1.1 acres and overlooking hole 17 of a Pete Dye golf course, 10405 Holliday Farms Blvd offers an unparalleled lifestyle of elegance and convenience. This stunning property, nestled within the serene ambiance of nature, boasts not only breathtaking views but also access to a host of exceptional amenities. Adding to its allure, a picturesque creek gracefully borders the property, enhancing the serene ambiance and providing a soothing backdrop for your future home. Accessed via a private drive, this secluded oasis ensures unrivaled privacy and tranquility. Residents of Holliday Farms enjoy exclusive privileges, including access to a gorgeous clubhouse, inviting swimming pools, state-of-the-art workout facilities, and vibrant pickleball and tennis courts. Indulge in culinary delights at the two esteemed restaurants conveniently located within the community. You have the opportunity to collaborate with a select builder from the esteemed list of preferred builders. Customize your dream home to perfection, ensuring that every detail reflects your unique style and preferences. Don't miss your chance to experience the pinnacle of refined living at 10405 Holliday Farms Blvd. Schedule your private tour today and discover the endless possibilities awaiting you in this extraordinary community.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 6 Lot R24	Elementary School:	
Section/Lot Number:	/R24	Intermediate School:	
Lot Size (SqFt):	44,126	Middle School:	
# of Acres:	1.01	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Single Family Residential
		\$/Acre:	\$816,832.00

Property Overview

Current Use:	Buildings:	Not Applicable
Proposed Use:	Options:	Not Applic
Facilities on Site:	Development Status:	Plat Recorded
Facilities near Site:	Traffic Count:	
Water:	Traffic Year:	
Sewer:	Public Transportation:	
Utilities:	Rail:	
Solid Waste:	Road Surface Type:	Asphalt
Soil Type:	Road Access:	Access Rd
Soil Test:	Road Frontage Type:	Not Applic
Topography:	Web Link:	
Documents Available:	Association Website URL:	

Tax/HOA

Tax ID:	060823000020047005
Semi Tax:	\$5,094.00
Tax Year Due:	2023
Tax Exempt:	
Low Maintenance Lifestyle Y/N:	
Association:	
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Contact & Contract Information

List Type:	Exclusive Right to Sell
Listing Terms:	
Listing Date:	03/08/2024
Entered:	03/08/2024
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	12/09/2024
List Office:	The Agency Indy

Insurance Expense:
Possible Financing:
Existing Lease:
Existing Lease Type:
Remaining Term:
Proposed Lease:
Proposed Term:
Land Lease:

Possible Financing:	
Inspection Warranties:	
Disclosures:	
Other Disclosures:	
Possession:	At Closing

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Prepared By: Leah Kane | Maximum Results Real Estate | 12/18/2024 03:05 PM



Active	Residential Land	1.02 Acres	Boone County
Listing ID:	22013292	List Price:	\$825,000
Property Type:	Land	Orig. List Price:	\$825,000
Subtype:	Residential Land	List Date:	11/27/2024
Transaction Type:	For Sale	DOM/CDOM:	22/61
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Discover your slice of paradise with this exceptional acre lot located right on the prestigious golf course, perfect for building your dream home. Nestled within the vibrant Holliday Park community, this property offers not only stunning views but also an unparalleled lifestyle for golf enthusiasts. As a member of this exclusive community, you'll enjoy full access to exceptional club facilities, including a challenging Championship Pete Dye 18-hole golf course and a 9-hole executive course, perfect for both avid golfers and beginners. Imagine stepping out of your backyard and onto the green, where countless rounds of golf await you. Community perks extend beyond the fairway. Indulge in exquisite dining options that cater to every palate, and engage in a variety of social activities that foster a sense of belonging and camaraderie. Stay fit and active with access to a state-of-the-art, two-story

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 6 Lot R13	Elementary School:	
Section/Lot Number:	/R13	Intermediate School:	
Lot Size (SqFt):	44,431	Middle School:	
# of Acres:	1.02	High School:	
Usable Acres:		Type:	Not Applic, Single Lot, Undeveloped
# of Lots:		Lot Info:	
Divisible:	Yes	Zoning:	ZO01
		\$/Acre:	\$808,824.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	See Remarks	Development Status:	Not Applicable
Facilities near Site:	Not Applicable	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Not Applicable	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Not Applic, Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic, Frontage Road
Soil Test:		Road Frontage Type:	Not Applic
Topography:	Not Applic	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	060823000020028005	Insurance Expense:	
Semi Tax:	\$4,091.00	Possible Financing:	

Tax Year Due:2023

Tax Exempt:

Low Maintenance Lifestyle Y/N:

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Existing Lease:

Existing Lease Type:

Remaining Term:

Proposed Lease:

Proposed Term:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:11/27/2024

Entered:11/29/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:11/29/2024

List Office:The Stewart Home Group

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:Negotiable

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Active	Residential Land	176418 Acres	Boone County
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Listing ID:	22002800	List Price:	\$850,000
Property Type:	Land	Orig. List Price:	\$875,000
Subtype:	Residential Land	List Date:	09/20/2024
Transaction Type:	For Sale	DOM/CDOM:	90/90
Subdivision:	No Subdivision	County:	Boone

Directions

GPS Friendly

Public Remarks

Embrace the rare opportunity to own a majestic property within the charming Zionsville community. This exceptional lot spans 4.05 acres and is uniquely nestled against lush, mature woods, offering unparalleled space, privacy, and a connection to nature. Located just minutes from the heart of downtown Zionsville, this lot offers the perfect balance of secluded country living and the convenience of nearby shopping, dining, and community activities. Enjoy the best of both worlds in a setting that feels worlds apart yet is centrally located. Select the builder of your choice to build your custom dream home.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	ROBERSON MINOR PLAT LOT 3	Elementary School:	
Section/Lot Number:	/3	Intermediate School:	
Lot Size (SqFt):	4.05	Middle School:	Zionsville Middle School
# of Acres:	176418	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Single Family
		\$/Acre:	\$5.00

Property Overview

Current Use:	Buildings:	Not Applicable
Proposed Use:	Options:	Not Applic
Facilities on Site:	Development Status:	Plat Recorded
Facilities near Site:	Traffic Count:	
Water:	Traffic Year:	
Sewer:	Public Transportation:	
Utilities:	Rail:	
Solid Waste:	Road Surface Type:	Not Applic
Soil Type:	Road Access:	Not Applic, Limited Acc
Soil Test:	Road Frontage Type:	Not Applic
Topography:	Web Link:	
Documents Available:	Association Website URL:	

Tax/HOA

Tax ID:	060825000015001006	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	
Tax Year Due:	2024	Existing Lease:	
Tax Exempt:		Existing Lease Type:	

Low Maintenance Lifestyle Y/N:

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Remaining Term:

Proposed Lease:

Proposed Term:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:09/20/2024

Entered:09/23/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:12/17/2024

List Office:The Agency Indy

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing

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Prepared By: Leah Kane | Maximum Results Real Estate | 12/18/2024 03:05 PM



Active	Residential Land	2.24 Acres	Boone County
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Listing ID:	21956345	List Price:	\$850,000
Property Type:	Land	Orig. List Price:	\$975,000
Subtype:	Residential Land	List Date:	01/02/2024
Transaction Type:	For Sale	DOM/CDOM:	352/352
Subdivision:	Promontory	County:	Boone

Directions

GPS Friendly

Public Remarks

Stunning water view 2+ acre lot in Zionsville's newest luxury retreat, Promontory. Site of the 2024 Home-A-Rama, this new luxury community is set to be perhaps the most prestigious in the state. Bring your own dream home design or have the award winning Kent Shaffer Builders design and build team walk you through your dream home process.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	LOT B11 PROMONTORY-SECTION 1A	Elementary School:	
Section/Lot Number:	1A/B11	Intermediate School:	
Lot Size (SqFt):	97,500	Middle School:	
# of Acres:	2.24	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	RESIDENTIAL
		\$/Acre:	\$379,464.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Gas, Water & Sewer	Development Status:	Not Applicable
Facilities near Site:	Cable, Electric, Gas, Telephone, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Not Applic
Soil Test:		Road Frontage Type:	Not Applic
Topography:	Cleared, Wooded	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	000000000000000003	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	
Tax Year Due:	2022	Existing Lease:	

Tax Exempt:

Low Maintenance Lifestyle Y/N:

Association:

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Existing Lease Type:

Remaining Term:

Proposed Lease:

Proposed Term:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:01/02/2024

Entered:01/02/2024

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:08/14/2024

List Office:F.C. Tucker Company

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession:At Closing, Negotiable

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Active		Residential Land		0.64 Acres		Boone County	
Listing ID:		22004174		List Price:		\$875,000	
Property Type:		Land		Orig. List Price:		\$950,000	
Subtype:		Residential Land		List Date:		10/03/2024	
Transaction Type:		For Sale		DOM/CDOM:		71/71	
Subdivision:		Holliday Farms		County:		Boone	

Directions

GPS Friendly

Public Remarks

Discover the pinnacle of privacy and serene views at this prime .64-acre lot in the coveted Holliday Farms community. Perfectly positioned with a gentle slope, this land overlooks the prestigious 18th hole and a peaceful pond, offering panoramic vistas that are truly unmatched. The absence of a cart path behind the property ensures unparalleled privacy and tranquility, making it an ideal canvas for your custom dream home. Residents of Holliday Farms enjoy a host of world-class amenities including a championship golf course designed by Pete Dye, a state-of-the-art clubhouse that features fine dining, casual grill rooms, and spacious meeting areas for social gatherings. The wellness center offers fitness facilities, swimming pools, and spa services to cater to all aspects of health and relaxation. With tennis, pickleball, basketball courts, bowling, as well as walking trails and community gardens, there is something for everyone in this vibrant community. Located just a half-mile from the clubhouse, this lot promises not only a luxurious lifestyle but also convenience and accessibility to its amenities. Don't miss out on the chance to own this spectacular piece of land, where peace, privacy, and picturesque views come together to create an extraordinary living experience.

Listing Details

Area:		601 - Boone - Eagle		School Dist:		Zionsville Community Schools	
Legal Desc:		The Club At Holliday Farms Section 6 Lot R43		Elementary School:			
Section/Lot Number:		6/R43		Intermediate School:			
Lot Size (SqFt):		27,704		Middle School:			
# of Acres:		0.64		High School:			
Usable Acres:				Type:		Single Lot	
# of Lots:				Lot Info:		Gated Community, On Golf Course, Trees Mature	
Divisible:		No		Zoning:		Single Family Residential	
				\$/Acre:		\$1,367,188.00	

Property Overview

Current Use:		Buildings:		Not Applicable	
Proposed Use:		Options:		Not Applicable	
Facilities on Site:		Development Status:		Finished Lot, Plat Recorded	
Facilities near Site:		Traffic Count:			
Water:		Traffic Year:			
Sewer:		Public Transportation:			
Utilities:		Rail:			
Solid Waste:		Road Surface Type:		Asphalt	
Soil Type:		Road Access:		Not Applicable	
Soil Test:		Road Frontage Type:		Private Rd	
Topography:		Web Link:			
Documents Available:		Association Website URL:			

Tax/HOA

Tax ID:	060823000020058005	Insurance Expense:	
Semi Tax:	\$4,773.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Holliday Farms Master Assoc.	Proposed Term:	
Mgmt Phone:	(317) 973-5045	Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,200		
Fee Paid:	Annually		
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Agency	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	10/03/2024	Disclosures:	
Entered:	10/04/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	10/09/2024		
List Office:	F.C. Tucker Company		

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Active	Residential Land	2.02 Acres	Boone County
Listing ID:	22000827	List Price:	\$897,000
Property Type:	Land	Orig. List Price:	\$897,000
Subtype:	Residential Land	List Date:	09/24/2024
Transaction Type:	For Sale	DOM/CDOM:	86/86
Subdivision:	Promontory	County:	Boone

Directions

GPS Friendly

Public Remarks

Nestled in the heart of the prestigious Promontory neighborhood, home of the 2024 Home-A-Rama, this expansive over 2-acre property offers the perfect canvas for your custom dream home. With breathtaking lake views and surrounded by mature trees, this serene lot provides the perfect blend of privacy and natural beauty. Promontory is renowned for its luxury homes, and a setting that exudes elegance and exclusivity. Imagine relaxing in your custom-designed home, created with the expertise of Old Town Design Group, where every detail is crafted to your unique vision. Whether it's a modern masterpiece or a timeless estate, this is more than just a lot-it's your future sanctuary. With Old Town by your side, building your dream home becomes an effortless reality. Don't miss your opportunity to be part of this private, gated, and distinguished community.

Listing Details

Area:	604 - Boone - Union	School Dist:	Zionsville Community Schools
Legal Desc:	Promontory - Section 1A Lot B15	Elementary School:	
Section/Lot Number:	1A/B15	Intermediate School:	
Lot Size (SqFt):	87,991	Middle School:	
# of Acres:	2.02	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$444,059.00

Property Overview

Current Use:	Buildings:	Not Applicable
Proposed Use:	Options:	Not Applic
Facilities on Site:	Development Status:	Plat Recorded
Facilities near Site:	Traffic Count:	
Water:	Traffic Year:	
Sewer:	Public Transportation:	
Utilities:	Rail:	
Solid Waste:	Road Surface Type:	Concrete
Soil Type:	Road Access:	Street Cuts
Soil Test:	Road Frontage Type:	Private Rd
Topography:	Web Link:	
Documents Available:	Association Website URL:	
Covenants, Covenants & Restrictions, Legal Description, Topographic Map Available		

Tax/HOA

Tax ID:	061227000007033016	Insurance Expense:
Semi Tax:	\$28.00	Possible Financing:

Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:	No	Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$2,500		
Fee Paid:	Annually		
Fee Includes:	Clubhouse, Entrance Private		
HOA Disclosure:			
Amenities:	Clubhouse		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	09/24/2024	Disclosures:	
Entered:	09/24/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/24/2024		
List Office:	Stacey Willis		

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Prepared By: Leah Kane | Maximum Results Real Estate | 12/18/2024 03:05 PM



Active	Residential Land	3.60 Acres	Boone County
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Listing ID:	22014838	List Price:	\$899,000
Property Type:	Land	Orig. List Price:	\$899,000
Subtype:	Residential Land	List Date:	12/13/2024
Transaction Type:	For Sale	DOM/CDOM:	6/6
Subdivision:	No Subdivision	County:	Boone

Directions

GPS Friendly

Public Remarks

Embrace the rare opportunity to own a majestic property within the charming Zionsville community. This exceptional lot spans 3.6 acres and is uniquely nestled against lush, mature woods, offering unparalleled space, privacy, and a connection to nature. Located just minutes from the heart of downtown Zionsville, this lot offers the perfect balance of secluded country living and the convenience of nearby shopping, dining, and community activities. Enjoy the best of both worlds in a setting that feels worlds apart yet is centrally located. Select the builder of your choice to build your custom dream home.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	PT NE SE 24-18-2E 3.60A	Elementary School:	
Section/Lot Number:	/N/A	Intermediate School:	
Lot Size (SqFt):	0	Middle School:	
# of Acres:	3.60	High School:	Zionsville Community High School
Usable Acres:		Type:	Not Applic
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	yes
		\$/Acre:	\$249,722.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Plat Recorded
Facilities near Site:	None	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	Access Rd
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Not Applic	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060824000004002029	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	

Tax Year Due:	2024	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	12/13/2024	Disclosures:	
Entered:	12/17/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	12/17/2024		
List Office:	The Agency Indy		

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Active		Residential Land		5 Acres		Boone County	
Listing ID:		22007299		List Price:		\$900,000	
Property Type:		Land		Orig. List Price:		\$900,000	
Subtype:		Residential Land		List Date:		11/08/2024	
Transaction Type:		For Sale		DOM/CDOM:		41/41	
Subdivision:		No Subdivision		County:		Boone	

Directions

GPS Friendly

Public Remarks

Discover Endless Possibilities on 5 Acres with Pole Barn, and Flexible Space This unique 5-acre property, combining 2.3 acres from 550 S 800 E with an additional 2.7 acres from 345 S 800 E, offers an incredible canvas for creating your dream retreat. The property includes a 1,152-square-foot insulated pole barn with metal siding, metal roof, and two drive-through R18 insulated doors, providing versatile space for equipment storage, workshop needs, or creative pursuits. The grounds are enriched by young pin oak, cherry, and pecan trees, creating a serene, natural landscape. With a gravel drive, fencing, and the potential to support further development, this property is equipped for a variety of uses. Located within the desirable Zionsville school district and near Carpenter Nature Preserve, this property offers both privacy and accessibility to amenities. This parcel can be combined with the adjacent 13.3-acre property at 345 S 775 E (MLS #22007291) for a combined 18.3 acres, providing the potential for equestrian facilities, a hobby farm, or an expansive retreat. Importantly, the acreage can be divided one time, offering future flexibility. This is a rare opportunity to secure a piece of land with endless possibilities in a prime location. See supplements for proposed acreage split.

Listing Details

Area:	604 - Boone - Union	School Dist:	Zionsville Community Schools
Legal Desc:	Pt Ne Se 05-18-2E 11.00A	Elementary School:	Union Elementary School
Section/Lot Number:	/L	Intermediate School:	
Lot Size (SqFt):	217,800	Middle School:	Zionsville Middle School
# of Acres:	5	High School:	Zionsville Community High School
Usable Acres:		Type:	Agric Land, Horse Farm, Livestock
# of Lots:		Lot Info:	Rural No Subdivision, Trees Mature, Trees Small
Divisible:	Yes	Zoning:	Agricultural
		\$/Acre:	\$180,000.00

Property Overview

Current Use:		Buildings:	Barns
Proposed Use:		Options:	Will Divide
Facilities on Site:	Not Applicable	Development Status:	Surveyed
Facilities near Site:	Electric	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Gravel
Soil Type:	Clay	Road Access:	County Rd, Frontage Road
Soil Test:		Road Frontage Type:	County Road, Frontage Rd
Topography:	Pasture	Web Link:	
Documents Available:	Survey Staked	Association Website URL:	

Tax/HOA

Tax ID:	060805000006000016	Insurance Expense:	
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MultiTax ID:	13.3 Acre adjacent parcel	Possible Financing:
Semi Tax:	\$224.00	Existing Lease:
Tax Year Due:	2023	Existing Lease Type:
Tax Exempt:		Remaining Term:
Low Maintenance Lifestyle Y/N:	No	Proposed Lease:
Association:	No	Proposed Term:
Mgmt Co.:		Land Lease:
Mgmt Phone:		
Fee Includes:		
Fee Amount:		
Fee Paid:		
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	11/08/2024	Disclosures:	
Entered:	11/08/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	11/08/2024		
List Office:	Encore Sotheby's International		

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Prepared By: Leah Kane | Maximum Results Real Estate | 12/18/2024 03:05 PM



Active

Residential Land

7.32 Acres

Boone County

Listing ID:	22013190	List Price:	\$915,000
Property Type:	Land	Orig. List Price:	\$915,000
Subtype:	Residential Land	List Date:	11/26/2024
Transaction Type:	For Sale	DOM/CDOM:	23/23
Subdivision:	Homestead	County:	Boone

Directions

From W. Oak St. Go North on S. 800 E for 1.7 miles. Turn West (left) on E 500 S/Whitestown Rd. Take first left on Homestead Court.

Public Remarks

Great opportunity to build an estate home on 7+ acres in a rural setting yet close to downtown Zionsville. This is one of 3 home sites in the quaint community. Detached garages and accessory building will be considered upon approval by developer. Just 30 minutes from the Airport and Downtown.

Listing Details

Area:	603 - Boone - Worth	School Dist:	Lebanon Community School Corp
Legal Desc:	Homestead Subdivision Lot 3	Elementary School:	
Section/Lot Number:	/Not established yet	Intermediate School:	
Lot Size (SqFt):	318,859	Middle School:	Lebanon Middle School
# of Acres:	7.32	High School:	Lebanon Senior High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	Cul-De-Sac
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$125,000.00

Property Overview

Current Use:		Buildings:	See Remarks
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric	Development Status:	Plat Recorded
Facilities near Site:	Other	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Clay	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Other	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	060829000003003031	Insurance Expense:	
Semi Tax:	\$936.00	Possible Financing:	
Tax Year Due:	2024	Existing Lease:	
Tax Exempt:		Existing Lease Type:	

Low Maintenance Lifestyle Y/N:	No	Remaining Term:
Association:		Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:		
Fee Amount:		
Fee Paid:		
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	11/26/2024	Disclosures:	
Entered:	11/27/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	11/27/2024		
List Office:	Drees Home		

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Active	Residential Land	0.81 Acres	Boone County
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Listing ID:	21897270	List Price:	\$935,000
Property Type:	Land	Orig. List Price:	\$935,000
Subtype:	Residential Land	List Date:	12/16/2022
Transaction Type:	For Sale	DOM/CDOM:	731/731
Subdivision:	Holliday Farms	County:	Boone

Directions

Take 421 North and turn left roughly a half mile after willow road. Take Holliday Farms Blvd roughly one mile to the back of the community to R20 on the cul de sac.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	Lot R20 in The Club at Holliday Farms, Section 6	Elementary School:	
Section/Lot Number:	6/R20	Intermediate School:	
Lot Size (SqFt):	.807	Middle School:	
# of Acres:	0.81	High School:	
Usable Acres:		Type:	Undeveloped
# of Lots:		Lot Info:	
Divisible:		Zoning:	residential
		\$/Acre:	\$1,158,612.00

Property Overview

Current Use:		Buildings:	No Building
Proposed Use:		Options:	Not Applic
Facilities on Site:	Cable, Electric, Gas, Water & Sewer	Development Status:	Easements, Finished Lot, Plat Recorded
Facilities near Site:	Cable, Electric, Gas, Sewer, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Hilly, Sloping, Stream, Wooded	Web Link:	
Documents Available:	Covenants & Restrictions, Legal Description, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	003-18180-20	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		Proposed Lease:	

Mgmt Co.:

Mgmt Phone:

Fee Includes:

Fee Amount:

Fee Paid:

Fee Includes:

HOA Disclosure:

Amenities:

Proposed Term:

Land Lease:

Contact & Contract Information

List Type:Exclusive Right to Sell

Listing Terms:

Listing Date:12/16/2022

Entered:12/16/2022

Temp Off Mkt Date:

Withdrawn Date:

Last Change Date:12/20/2023

List Office:Henke Realty Group

Possible Financing:

Inspection Warranties:

Disclosures:

Other Disclosures:As-Is, Flood Plain Partial

Possession:At Closing

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Active	Residential Land	2.06 Acres	Boone County
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Listing ID:	21966811	List Price:	\$995,000
Property Type:	Land	Orig. List Price:	\$995,000
Subtype:	Residential Land	List Date:	03/04/2024
Transaction Type:	For Sale	DOM/CDOM:	290/290
Subdivision:	Promontory	County:	Boone

Directions

GPS Friendly

Public Remarks

Discover the opportunity to own a breathtaking two-acre lakefront property nestled in the prestigious Promontory of Zionsville. This rare offering presents an idyllic canvas on which to bring your dream home to life, with expansive views of a serene 35-acre lake, setting the stage for an unparalleled living experience. Situated just minutes from the charming downtown Zionsville, this property offers the tranquil beauty of country living while keeping urban conveniences within easy reach. As a valued resident, gain access to a wealth of premium amenities. The community meeting house, accessible 24 hours, will host a state-of-the-art gym for your fitness needs. Engage in friendly competition at the pickleball courts, or unwind at the future community pool. The essence of a close-knit community is felt through every corner of this exclusive enclave. Elevate your social and recreational lifestyle with a social membership to the esteemed golf club of your choice, Holliday Farms or Chatham Hills, adding golf, dining, and additional social events to your leisure repertoire. Craft the home you've always envisioned with the freedom to choose from an approved list of esteemed custom builders. Tailor every detail to your preference and standards, ensuring your new home is a true reflection of your taste and lifestyle. This exceptional lot in the Promontory of Zionsville not only promises a bespoke living experience but also a lifestyle marked by luxury, comfort, and natural beauty. Whether you envision tranquil mornings by the lake, active days filled with sports and fitness, or evenings of social gatherings and community events, this property is the perfect backdrop for a life well lived. Seize the opportunity to create your legacy in one of Zionsville's most coveted locations.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	PROMONTORY - SECTION 1A LOT B17	Elementary School:	
Section/Lot Number:	/B17	Intermediate School:	
Lot Size (SqFt):	89,907	Middle School:	
# of Acres:	2.06	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Single Family Residential
		\$/Acre:	\$482,074.00

Property Overview

Current Use:	Buildings:	Not Applicable
Proposed Use:	Options:	Not Applic
Facilities on Site:	Development Status:	Plat Recorded
Facilities near Site:	Traffic Count:	
Water:	Traffic Year:	
Sewer:	Public Transportation:	
Utilities:	Rail:	
Solid Waste:	Road Surface Type:	Asphalt
Soil Type:	Road Access:	Access Rd
Soil Test:	Road Frontage Type:	County Road
Topography:	Web Link:	
Documents Available:	Association Website URL:	

Tax/HOA

Tax ID:	061227000007035016	Insurance Expense:
Semi Tax:	\$0.00	Possible Financing:
Tax Year Due:	2023	Existing Lease:
Tax Exempt:		Existing Lease Type:
Low Maintenance Lifestyle Y/N:		Remaining Term:
Association:		Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:		
Fee Amount:		
Fee Paid:		
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	03/04/2024	Disclosures:	
Entered:	03/04/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	03/04/2024		
List Office:	The Agency Indy		

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Active		Residential Land	16.08 Acres	Boone County
Listing ID:		21913854	List Price:	\$1,200,000
Property Type:		Land	Orig. List Price:	\$1,300,000
Subtype:		Residential Land	List Date:	04/07/2023
Transaction Type:		For Sale	DOM/CDOM:	622/622
Subdivision:		No Subdivision	County:	Boone

Directions

I65 exit #130(Whitestown Pkwy) go West on Whitestown Pkwy. Take 2nd exit in roundabout to stay on Whitestown Parkway. Follow to 425 East. Turn South(Left) on 425. Go approx 1 mile. Property on East (left) side.

Public Remarks

Rare opportunity to own spectacular Boone County land, build your own dream home with plenty of room for recreational fun - even horses, or develop a beautiful community offering dream homes to your fellow neighbors right here near booming Whitestown. One parcel cleared and ready for building and one with a ready made pond and mature trees, the best of both worlds. 16+ acres located just minutes away from Whitestown/Anson or Brownsburg areas. Easy access to downtown Indy, Lafayette, Danville or even Chicago through I-65. The options are endless! This offering is two parcels listed together. Parcel 1: 06-03-02-000-016.000-013 at 12.78 acres Parcel 2: 06-03-02-000-016.002-013 at 3.3 acres.

Listing Details

Area:	602 - Boone - Perry	School Dist:	Lebanon Community School Corp
Legal Desc:	PT SE SW 02-17-1E 12.78, PT SE SW 02-17-1E 3.03A	Elementary School:	Perry Worth Elementary School
Section/Lot Number:	/06-03-02-000-016.000-013	Intermediate School:	
Lot Size (SqFt):	556,697	Middle School:	Lebanon Middle School
# of Acres:	16.08	High School:	Lebanon Senior High School
Usable Acres:		Type:	Agric Land, Multiple
# of Lots:	2	Lot Info:	
Divisible:	Yes	Zoning:	Rural/Ag
		\$/Acre:	\$74,627.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	See Remarks
Facilities on Site:	None	Development Status:	Not Applicable
Facilities near Site:	Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Other	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	See Remarks	Road Access:	Frontage Road
Soil Test:		Road Frontage Type:	County Road
Topography:	See Remarks	Web Link:	
Documents Available:	Aerial Photo	Association Website URL:	

Tax/HOA

Tax ID:	060302000016000013	Insurance Expense:	
MultiTax ID:	Tax Id 2nd parcel 06-03-02-0000-016-002-013	Possible Financing:	
Semi Tax:	\$536.00	Existing Lease:	

Tax Year Due:	2021	Existing Lease Type:	
Tax Exempt:	None	Remaining Term:	
Low Maintenance Lifestyle Y/N:		Proposed Lease:	
Association:	No	Proposed Term:	
Mgmt Co.:		Land Lease:	
Mgmt Phone:			
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	04/07/2023	Disclosures:	
Entered:	04/07/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing, Negotiable
Withdrawn Date:			
Last Change Date:	01/26/2024		
List Office:	Berkshire Hathaway Home		

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Active	Residential Land	13.30 Acres	Boone County
Listing ID:	22013447	List Price:	\$2,045,000
Property Type:	Land	Orig. List Price:	\$2,045,000
Subtype:	Residential Land	List Date:	12/02/2024
Transaction Type:	For Sale	DOM/CDOM:	17/17
Subdivision:	No Subdivision	County:	Boone

Directions

GPS Friendly

Public Remarks

Create Your Own Private Retreat on 13.3 Acres with Carriage House, Workshop, and Mature Trees. This expansive 13.3-acre property provides an exceptional opportunity to build your private haven or retreat. The property is fenced and includes a gravel drive, private well, and septic system already in place to support future home construction, and topography allowing for walk out potential, and ease in building your dream home. The property includes a beautifully constructed 2018 square foot carriage house featuring a studio apartment with Marvin windows, cedar siding, a metal roof, and thoughtfully designed amenities. Inside, enjoy a well-equipped studio with a kitchen, bath, laundry, living/bedroom area, tankless water heater, mini split hvac systems, and two covered porches, making it ideal for guests, trainers, or as a personal retreat. Adding to its versatility, the property features a spacious, insulated 4-bay workshop/garage complete with mini split hvac systems, 10-foot insulated doors, a 13.5-foot ceiling, two 30-amp RV electrical outlets, and a 48-foot attic space for additional storage. The land is beautifully planted in clover and fescue with a dedicated bee and butterfly habitat, perfect for nature lovers, equestrian enthusiasts. Situated within the sought-after Zionsville school district and close to Carpenter Nature Preserve, this property combines privacy with convenience. Acreage is negotiable, and the parcel can be purchased along with the adjacent 5-acre parcel at 550 S 800 E (MLS#22007299) for a total of 18.3 acres, which provides endless potential for an equestrian facility, hobby farm, or multi-purpose retreat. Notably, this land can be divided one time, offering flexibility for future use. All sales are contingent upon finalized boundaries and a new legal description. This is a rare opportunity to own a flexible and spacious property where you can bring your vision to life. See supplements for proposed acreage split.

Listing Details

Area:	604 - Boone - Union	School Dist:	Zionsville Community Schools
Legal Desc:	Pt S1/2 Ne 05-18-2E 16.00A	Elementary School:	
Section/Lot Number:	/L	Intermediate School:	
Lot Size (SqFt):	579,348	Middle School:	
# of Acres:	13.30	High School:	Zionsville Community High School
Usable Acres:		Type:	Agric Land
# of Lots:		Lot Info:	Rural No Subdivision, Trees Mature, Trees Small
Divisible:	Yes	Zoning:	Agricultural
		\$/Acre:	\$153,759.00

Property Overview

Current Use:	Buildings:	Barns, See Remarks
Proposed Use:	Options:	Will Divide
Facilities on Site:	Development Status:	Surveyed
Facilities near Site:	Traffic Count:	
Water:	Traffic Year:	
Sewer:	Public Transportation:	
Utilities:	Rail:	
Solid Waste:	Road Surface Type:	Gravel
Soil Type:	Road Access:	County Rd, Frontage Road
Soil Test:	Road Frontage Type:	County Road, Frontage Rd
Topography:	Web Link:	
Documents Available:	Association Website URL:	

Tax/HOA

Tax ID:	060805000009000016	Insurance Expense:
Semi Tax:	\$1,754.00	Possible Financing:
Tax Year Due:	2023	Existing Lease:
Tax Exempt:		Existing Lease Type:
Low Maintenance Lifestyle Y/N:		Remaining Term:
Association:		Proposed Lease:
Mgmt Co.:		Proposed Term:
Mgmt Phone:		Land Lease:
Fee Includes:		
Fee Amount:		
Fee Paid:		
Fee Includes:		
HOA Disclosure:		
Amenities:		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	12/02/2024	Disclosures:	
Entered:	12/02/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			
Last Change Date:	12/02/2024		
List Office:	Encore Sotheby's International		

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Active	Residential Land	4.45 Acres	Boone County
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Listing ID:	22007125	List Price:	\$2,850,000
Property Type:	Land	Orig. List Price:	\$2,850,000
Subtype:	Residential Land	List Date:	10/18/2024
Transaction Type:	For Sale	DOM/CDOM:	62/62
Subdivision:	Long Brook	County:	Boone

Directions

GPS Friendly

Public Remarks

Opportunity knocks with possibly a once in a lifetime chance to purchase a prime 4.45 acre lot; minutes to Main Street in Zionsville but also close to interstates and all that Carmel and Indy offer. This totally private wooded lot is formerly the site of Christel DeHaan's Zionsville home. The property has been razed to make way for a newly designed home. Roughly half of the acreage is buildable while other parts include meadows, woodlands with diverse tree and plant species and a creek. Please refer to media for detailed survey, topographical map and covenants for this amazing property!

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	Long Brook Lot 1	Elementary School:	
Section/Lot Number:	/1	Intermediate School:	
Lot Size (SqFt):	193,842	Middle School:	
# of Acres:	4.45	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Suburban, Trees Mature, Trees Small
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$640,449.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Gas, Water	Development Status:	Plat Recorded, Surveyed
Facilities near Site:	Electric, Gas, Water	Traffic Count:	
Water:	Municipal Water Connected	Traffic Year:	
Sewer:	Septic On Site	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Loam	Road Access:	Frontage Road
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Varied	Web Link:	
Documents Available:	Aerial Photo, Covenants & Restrictions, Legal Description, Survey Staked, Topographic Map Available	Association Website URL:	

Tax/HOA

Tax ID:	060401000002011006	Insurance Expense:	
Semi Tax:	\$225.00	Possible Financing:	Conventional, Other

Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:	No	Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Long Branch HOA	Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,600		
Fee Paid:	Annually		
Fee Includes:	Association Home Owners, Entrance Common, Insurance Common Area, Maintenance Common Area, Snow Removal		
HOA Disclosure:	Covenants & Restrictions		
Amenities:	Insurance, Maintenance Grounds, Snow Removal		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, Other
Listing Terms:		Inspection Warranties:	Other
Listing Date:	10/18/2024	Disclosures:	
Entered:	10/18/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	10/18/2024		
List Office:	MacGill Team, P.C.		

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Active	Residential Land	5.01 Acres	Boone County
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Listing ID:	21982244	List Price:	\$3,900,000
Property Type:	Land	Orig. List Price:	\$3,900,000
Subtype:	Residential Land	List Date:	06/19/2024
Transaction Type:	For Sale	DOM/CDOM:	183/183
Subdivision:	Holliday Farms	County:	Boone

Directions

GPS Friendly

Public Remarks

Seize the opportunity to own the largest, private lot in the prestigious Holliday Farms community in Zionsville. Over 5 acres of wooded land nestled within an exclusive enclave is accessed by a private drive that winds across its own industrial bridge back to your secluded homesite. This expansive parcel offers unparalleled privacy and boundless potential for your dream home. Surrounded by over 10 additional acres of protected woods, this tranquil spot offers ample space to design and build your bespoke luxury residence. The golf course, designed by renowned architect Pete Dye, provides a challenging and picturesque golfing experience with a state-of-the-art clubhouse featuring dining, fitness center, pickleball, tennis, and social spaces. This is a truly special home site with space to wander and dream. Schedule your private tour today and discover this extraordinary property and community.

Listing Details

Area:	601 - Boone - Eagle	School Dist:	Zionsville Community Schools
Legal Desc:	The Club At Holliday Farms Section 3 Lot K19	Elementary School:	
Section/Lot Number:	/K19	Intermediate School:	
Lot Size (SqFt):	218,236	Middle School:	
# of Acres:	5.01	High School:	Zionsville Community High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	Gated Community, Irregular, On Golf Course, On Trail, Trees Mature, Wooded
Divisible:	Yes	Zoning:	Residential
		\$/Acre:	\$778,443.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Rough Grade, Surveyed, Other
Facilities near Site:	Electric, Gas, Sewer, Water, Water & Sewer	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Municipal Sewer Near	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Concrete
Soil Type:	Not Applic	Road Access:	Street Cuts
Soil Test:		Road Frontage Type:	Private Rd
Topography:	Wooded	Web Link:	
Documents Available:	Covenants & Restrictions, Survey Staked	Association Website URL:	

Tax/HOA

Tax ID:	060825000022019005	Insurance Expense:	
Semi Tax:	\$19,545.00	Possible Financing:	Conventional, Insured Conventional
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	Existing Lease Type:	
Low Maintenance Lifestyle Y/N:	No	Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Holliday Farms Master Association	Proposed Term:	
Mgmt Phone:	(317) 973-5045	Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$1,400		
Fee Paid:	Annually		
Fee Includes:	Association Home Owners, Clubhouse, Entrance Private, Maintenance Common Area		
HOA Disclosure:	Covenants & Restrictions		
Amenities:	Clubhouse		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, Insured Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	06/19/2024	Disclosures:	
Entered:	06/19/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	06/19/2024		
List Office:	F.C. Tucker Company		

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