

LAND FOR SALE | 59.5 +/- ACRES, | POSSIBLE BUILDING
LOT- WOODED/TILLABLE | GREENFIELD, INDIANA |
HANCOCK COUNTY
0 E 300 S
Greenfield, IN 46140

\$949,900
59.5± Acres
Hancock County



LAND FOR SALE | 59.5 +/- ACRES, | POSSIBLE BUILDING LOT- WOODED/TILLABLE | GREENFIELD, INDIANA | HANCOCK COUNTY
Greenfield, IN / Hancock County

SUMMARY

Address

0 E 300 S null

City, State Zip

Greenfield, IN 46140

County

Hancock County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land, Farms

Latitude / Longitude

39.742194 / -85.676667

Acreage

59.5

Price

\$949,900

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-59-5-acres-possible-building-lot-wooded-tillable-greenfield-indiana-hancock-county/hancock/indiana/113312/>



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PROPERTY DESCRIPTION

59.5± Acres – SE Hancock County, IN

Secluded Woods, Productive Tillable Ground & Prime Potential Building Site

Tucked into the rolling countryside of southeast Hancock County, this 59.5± acre farm offers a rare blend of income-producing tillable ground, mature secluded timber, and an exceptional potential building site for those looking to escape into the country. The rolling terrain and mature timber create the perfect setting to tuck a home or cabin back into the woods with long-range views over the tillable ground — all while still being just minutes from town.

Currently planted in soybeans, the farm breaks down to approximately 40 tillable acres and 20 wooded acres, giving you the best of both worlds: consistent farm income alongside a private, wooded retreat with beautiful rolling views. The property sits within the Eastern Hancock school system.

With the right site work (utilities, driveway access, and a septic/well plan), this ground could be transformed into a private country estate or family homestead unlike anything else on the market in this part of Hancock County.

This ground isn't just pretty — it's proven. The farm has been home to some genuine world-class whitetails, including the legendary **Robbie Roland buck, which scored an incredible 233 6/8 inches**. Few properties in this part of the state can claim that kind of trophy deer history, making this an outstanding option for serious hunters and land investors alike.

Whether you're looking for a working farm, a hunting retreat, a future homesite, or all three, this property offers flexibility that's hard to find in Hancock County.

Location & Amenities

Located out in the county for privacy, yet just a short drive to Greenfield and the greater Indianapolis metro — commuting to the city is easy via nearby I-70. Greenfield sits about a 20-minute drive from downtown Indianapolis, giving residents easy access to big-city dining, shopping, and entertainment while still enjoying small-town living. Hancock Regional Hospital, located in downtown Greenfield, provides top-quality healthcare close to home, and Hancock County is consistently ranked among the healthiest counties in Indiana. Greenfield itself offers a growing selection of local shops, restaurants, parks, and trails, all within easy reach of this property.

Property Highlights:

- 59.5± acres total
- ~40 tillable acres, ~20 wooded acres
- Currently in soybeans
- Eastern Hancock school system
- Secluded, private setting with rolling views
- Excellent potential building site with proper site work
- Home to trophy whitetails, including the Robbie Roland buck (233 6/8")
- Convenient to Greenfield & Indianapolis via I-70

For more information or to schedule a private showing, contact Land Specialist:

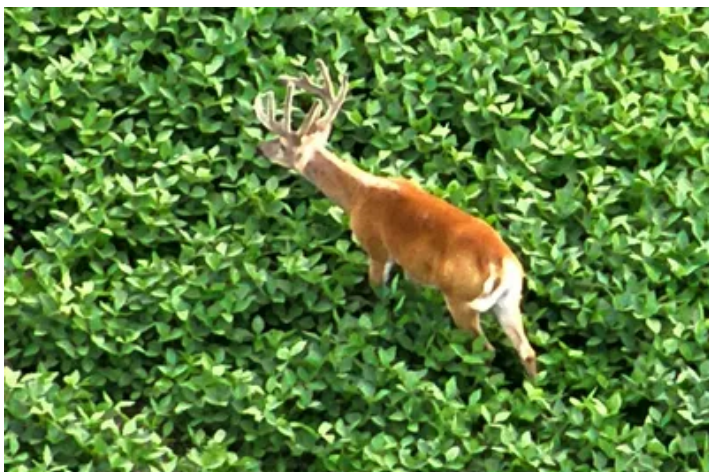
Caleb Low

Mossy Oak Properties – Indiana Land & Lifestyle

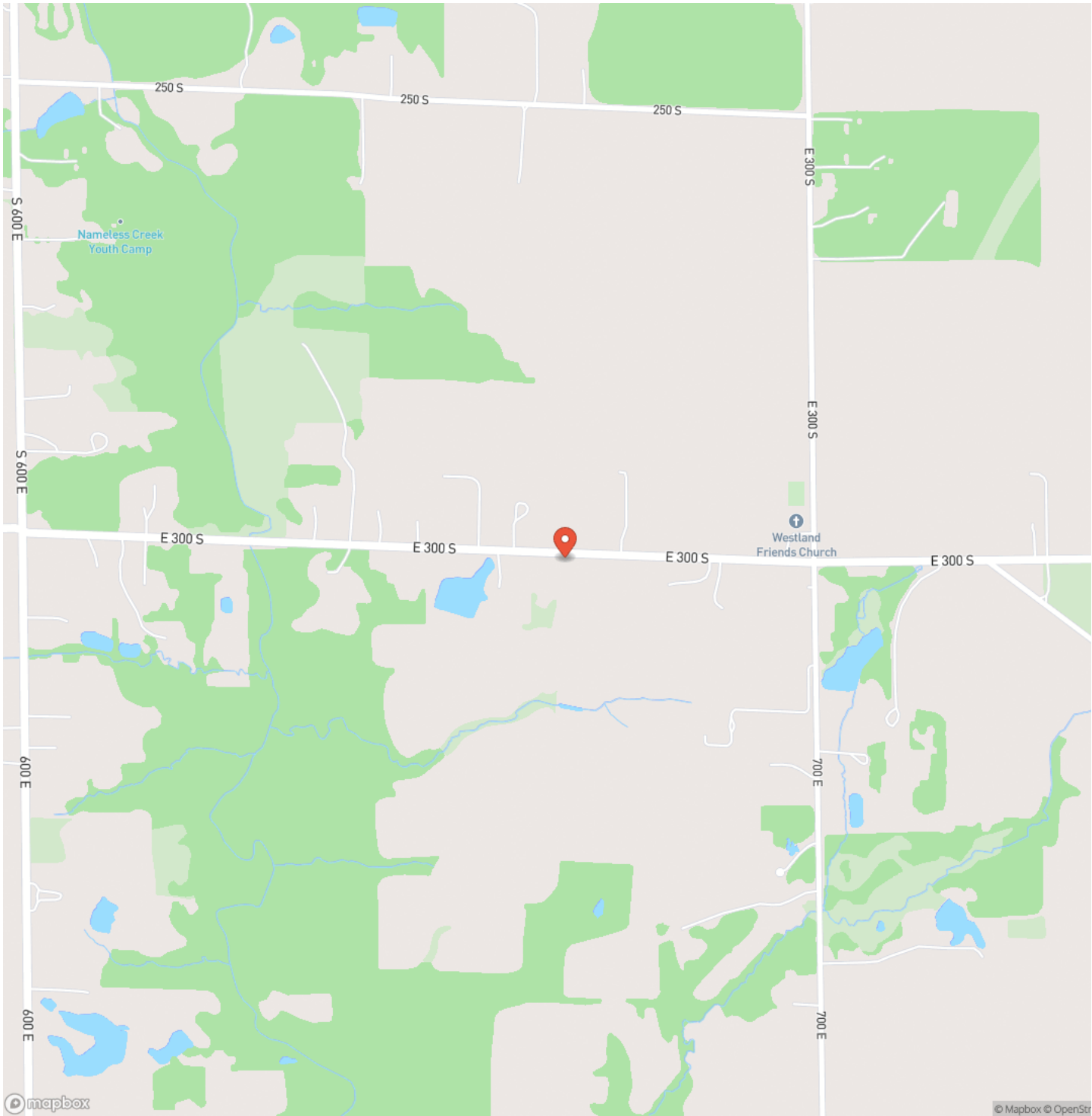
[317-691-0462](tel:317-691-0462)

MossyOakLow@gmail.com

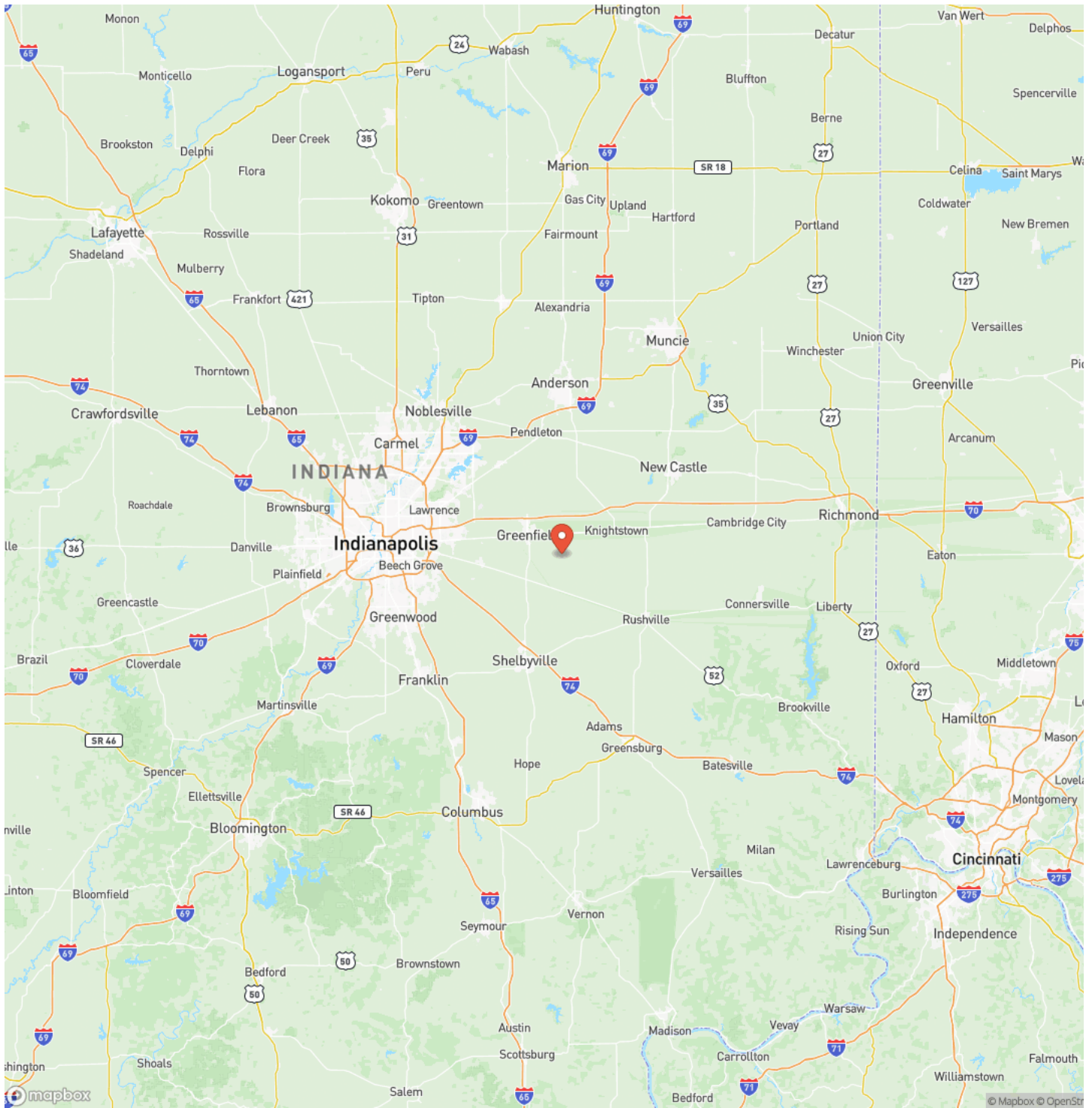
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Locator Map



Locator Map



Satellite Map



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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.

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<https://indianalandandlifestyle.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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