

**LOT FOR SALE | 3.222 ACRES, | BUILDING LOT |
 GREENFIELD, INDIANA | HANCOCK COUNTY
 0 S Morristown Pike
 Greenfield, IN 46140**

\$127,968
 3.22± Acres
 Hancock County



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Greenfield, IN / Hancock County

SUMMARY

Address

0 S Morristown Pike

City, State Zip

Greenfield, IN 46140

County

Hancock County

Type

Lot

Latitude / Longitude

39.713526 / -85.714173

Acreage

3.22

Price

\$127,968

Property Website

<https://indianalandandlifestyle.com/property/lot-for-sale-3-222-acres-building-lot-greenfield-indiana-hancock-county/hancock/indiana/101145/>



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PROPERTY DESCRIPTION

3.222-Acre Building Lot in Greenfield, Indiana - Newly Approved Mini-Subdivision

Build your dream home on this beautiful, newly approved 3.222-acre lot located at the northwest corner of **S Morristown Pike & E 500 S** in Blue River Township, Hancock County - just minutes from downtown Greenfield, Indiana.

This is **Lot 3** of a three-lot minor subdivision. The driveway entrance will access directly from **E 500 S**, offering excellent privacy and easy entry. A large portion of the site preparation is already complete, including an **8-inch tile** with hookups ready for all three lots and **soil tests** completed for septic system approval.

The property sits in the highly regarded **Eastern Hancock Community School District**, known for its strong academics and community focus.

Location & Convenience:

- Just minutes from downtown Greenfield, Indiana - perfect for everyday amenities, shopping, dining, and healthcare.
- Quick and easy access to **Interstate 70** (approximately 10-15 minutes away via Morristown Pike and SR 9).
- Convenient access to **Interstate 69** (about 20-25 minutes away), providing fast connections north to Fort Wayne or south toward Indianapolis and beyond.
- Peaceful rural setting with the perfect blend of country living and modern convenience.

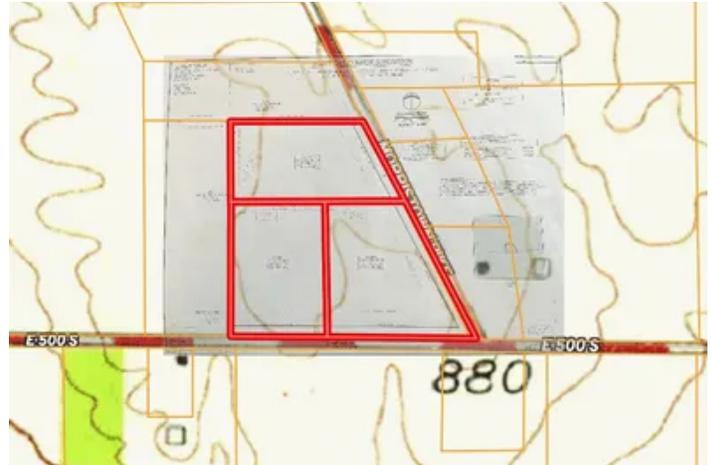
Whether you're looking for a private estate-style homesite or a peaceful country retreat, this lot is shovel-ready and ready for your plans. All three lots are over 3 acres and share the same site-prep advantages.

Don't miss this rare opportunity in a desirable area of Hancock County near Greenfield, Indiana!

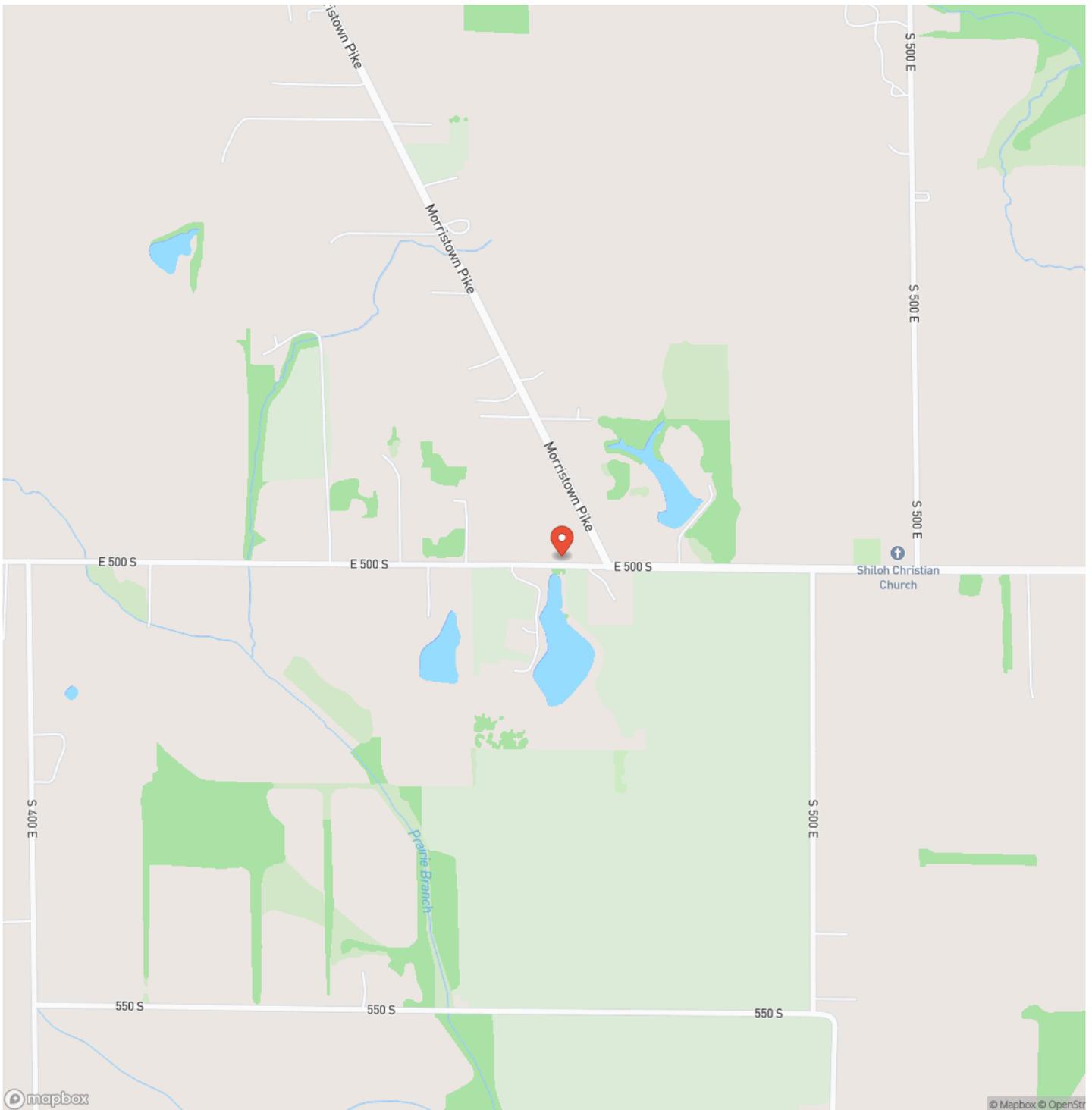
Lot Size: 3.222 net acres **Zoning:** Residential (minor subdivision approved) **Utilities:** Septic approved (soil tests complete), 8" tile installed with hookups **School District:** Eastern Hancock Schools **Driveway Access:** Off E 500 S (Lot 3)

For more information or to schedule a private showing, contact Land Specialist Caleb Low at [317-691-0462](tel:317-691-0462).

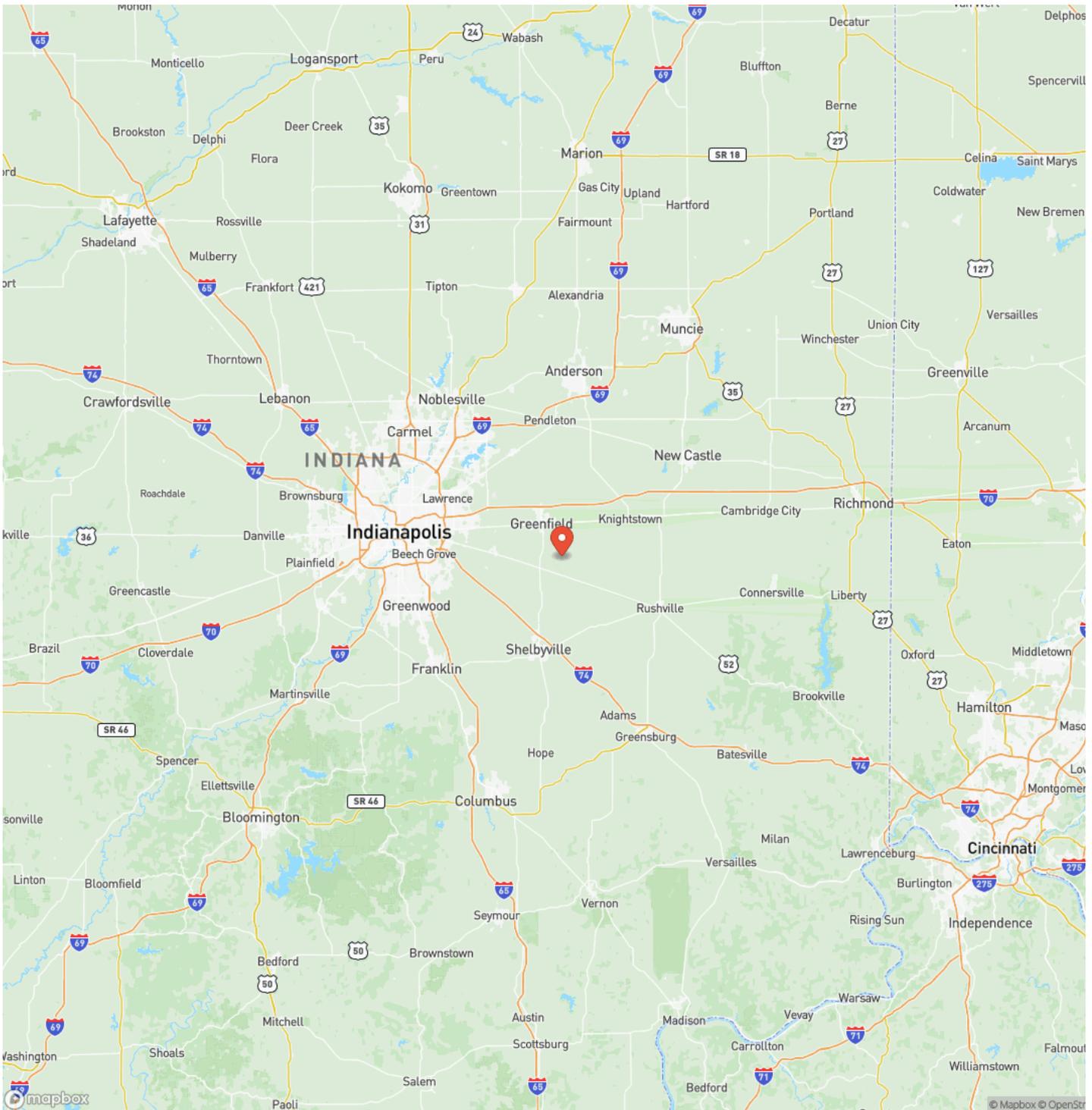
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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

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