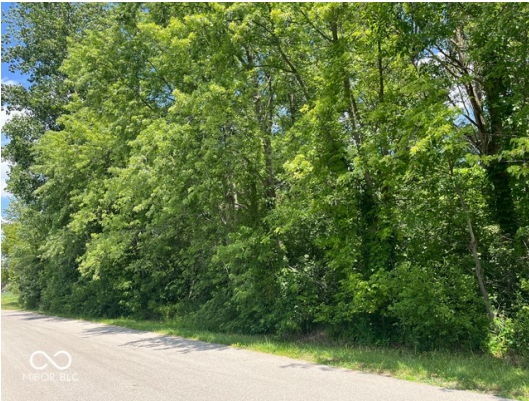


0 Pennsylvania St, Shirley, IN 47384

\$19,700



Active		Residential Land	0.13 Acres	Hancock County
Listing ID:		22047696	List Price:	\$19,700
Property Type:		Land	Orig. List Price:	\$19,700
Subtype:		Residential Land	List Date:	06/30/2025
Transaction Type:		For Sale	DOM/CDOM:	88/88
Subdivision:		No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Total of 3 lots, approx total .39 AC wooded. Could be buildable lot if plans meet city guidelines. City utilities are believed to be close.

Listing Details

Area:	3003 - Hancock - Brown	School Dist:	Eastern Hancock Co Com Sch Corp
Legal Desc:	Sowerwine L 385	Elementary School:	
Section/Lot Number:	/385	Intermediate School:	
Lot Size (SqFt):	5,663	Middle School:	
# of Acres:	0.13	High School:	
Usable Acres:		Type:	See Remarks
# of Lots:	3	Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$151,538.00

Property Overview

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

Tax/HOA

Tax ID:	300426401058003004	Insurance Expense:	
MultiTax ID:	Sowerwind L386 & L387	Possible Financing:	
Semi Tax:	\$16.00	Existing Lease:	
Tax Year Due:	2024	Existing Lease Type:	
Tax Exempt:		Remaining Term:	
Low Maintenance Lifestyle Y/N:		Proposed Lease:	
Association:		Proposed Term:	
Mgmt Co.:		Land Lease:	
Mgmt Phone:			
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

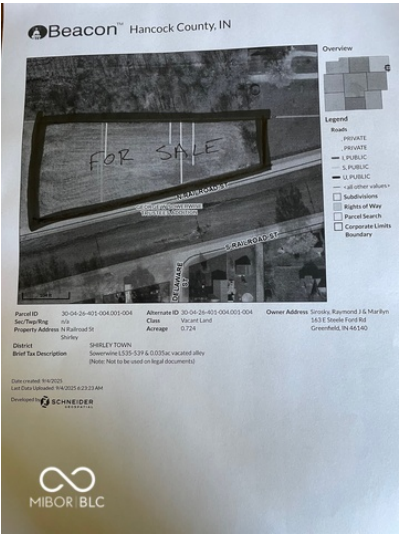
List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	06/30/2025	Disclosures:	
Entered:	06/30/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	06/30/2025		
List Office:	RE/MAX Realty Group		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

0 N Railroad St, Shirley, IN 47384

\$45,000



Active	Residential Land	1.63 Acres	Hancock County
Listing ID:	21989219	List Price:	\$45,000
Property Type:	Land	Orig. List Price:	\$45,000
Subtype:	Residential Land	List Date:	07/08/2024
Transaction Type:	For Sale	DOM/CDOM:	445/445
Subdivision:	Sowerwine	County:	Hancock

Directions

GPS Friendly

Public Remarks

3 parcels totaling 1.63 acres on N. Railroad Street in Shirley. Currently zoned R3. Utilities there/nearby ...Water line needs to be extended to property which Town of Shirley will do. There are connect fees.

Listing Details

Area:	3003 - Hancock - Brown	School Dist:	Eastern Hancock Co Com Sch Corp
Legal Desc:	3 parcels. Sowerwine L535-539 Parcel ID 30-04-26-401-004.001-004; Sowerwine L469-471 Parcel ID 30-04-26-401-011.000-004; Sowerwine L531-534 Parcel ID 30-04-26-401-010.003-004.	Elementary School:	Eastern Hancock Elementary School
Section/Lot Number:	/land	Intermediate School:	
Lot Size (SqFt):	30,013	Middle School:	Eastern Hancock Middle School
# of Acres:	1.63	High School:	Eastern Hancock High School
Usable Acres:		Type:	See Remarks
# of Lots:	3	Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$27,607.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	See Remarks
Facilities on Site:	Not Applicable	Development Status:	Not Applicable
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:	Not Applicable	Road Access:	See Remarks
Soil Test:		Road Frontage Type:	City Street
Topography:	Level	Web Link:	
Documents Available:	See Remarks	Association Website URL:	

Tax/HOA

Tax ID:	300426401004001004	Insurance Expense:	
Semi Tax:	\$70.00	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:	07/08/2024	Disclosures:	
Entered:	07/09/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	07/09/2024		
List Office:	RE/MAX Realty Group		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

661 W 500 S, Greenfield, IN 46140

\$45,000



Active		Residential Land	0.63 Acres	Hancock County
Listing ID:	22008850	List Price:	\$45,000	
Property Type:	Land	Orig. List Price:	\$49,900	
Subtype:	Residential Land	List Date:	11/01/2024	
Transaction Type:	For Sale	DOM/CDOM:	329/329	
Subdivision:	Shel-Lyn	County:	Hancock	

Directions

GPS Friendly

Public Remarks

Great site for a custom home, built by your builder of choice. Located in New Palestine Southern Hancock School District. Required Covenants for Shel-Lyn Additions.

Listing Details

Area:	3008 - Hancock - Brandywine	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	Shel-Lyn Est S2 L14	Elementary School:	
Section/Lot Number:	/14	Intermediate School:	
Lot Size (SqFt):	27,312	Middle School:	
# of Acres:	0.63	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	
Divisible:	No	Zoning:	RESIDENTIAL
		\$/Acre:	\$71,429.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applicable
Facilities on Site:	Easement, Electric, Gas	Development Status:	Finished Lot, Plat Recorded
Facilities near Site:	Cable, Gas, Telephone	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applicable	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:	301036203007000002	Insurance Expense:	
Semi Tax:	\$361.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		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

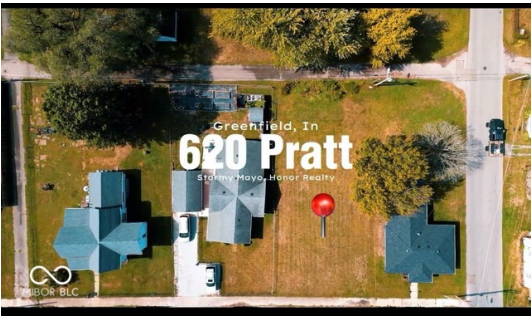
List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	11/01/2024	Disclosures:	
Entered:	11/04/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	04/28/2025		
List Office:	Keller Williams Indpls Metro N		

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620 Pratt St, Greenfield, IN 46140-1661

\$49,900



Active			
Residential Land		0.17 Acres	Hancock County
Listing ID:		22064789	List Price: \$49,900
Property Type:		Land	Orig. List Price: \$49,900
Subtype:		Residential Land	List Date: 09/24/2025
Transaction Type:		For Sale	DOM/CDOM: 2/2
Subdivision:		No Subdivision	County: Hancock

Directions

GPS Friendly

Public Remarks

Welcome to 620 Pratt Street! Located on the east side of town, this .17-acre lot, with no HOA, is just waiting for you to put your new home on it! A stick-built home or a modular home can be put on this property. Quiet neighborhood and close to Riley Park, the local swimming pool, the fairgrounds, local eateries, and downtown Greenfield.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	W P & B Pt L12 & 13 B9	Elementary School:	
Section/Lot Number:	/30-07-33-301-006.001-009	Intermediate School:	Greenfield Intermediate School
Lot Size (SqFt):	7,492	Middle School:	Greenfield Central Junior High Sch
# of Acres:	0.17	High School:	Greenfield-Central High School
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	City Lot, Not In Subdivision
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$293,529.00

Property Overview

Current Use:		Buildings:	No Building
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	No Status, Other
Facilities near Site:	Easement, 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:	Not Applic	Road Access:	See Remarks
Soil Test:		Road Frontage Type:	City Street
Topography:	Not Applic	Web Link:	
Documents Available:	Aerial Photo	Association Website URL:	

Tax/HOA

Tax ID:	300733301006001009	Insurance Expense:	
Semi Tax:	\$212.00	Possible Financing:	Conventional, Insured Conventional
Tax Year Due:	2024	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

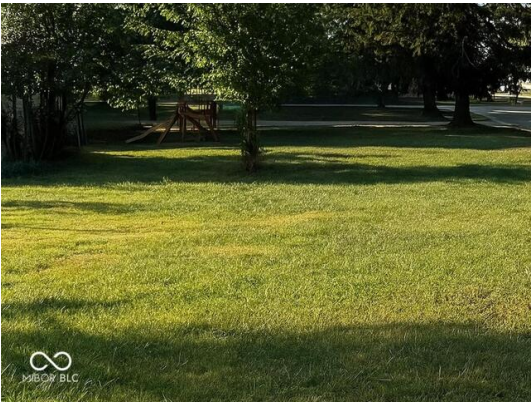
List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, Insured Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	09/24/2025	Disclosures:	
Entered:	09/24/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/24/2025		
List Office:	Honor Realty LLC		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

302 Douglas St, Greenfield, IN 46140

\$55,000



Active	Residential Land	0.22 Acres	Hancock County
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Listing ID:	22062935	List Price:	\$55,000
Property Type:	Land	Orig. List Price:	\$55,000
Subtype:	Residential Land	List Date:	09/16/2025
Transaction Type:	For Sale	DOM/CDOM:	10/10
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Perfect lot to build your custom home in the heart of Greenfield. This prime location also offers the potential for an investment property, making it a versatile choice for buyers. Please note that the swing set and trampoline will be removed prior to the sale of the property.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	Brad Pt W L1 B11	Elementary School:	
Section/Lot Number:	/1	Intermediate School:	
Lot Size (SqFt):	9,409	Middle School:	Greenfield Central Junior High Sch
# of Acres:	0.22	High School:	Greenfield-Central High School
Usable Acres:		Type:	Undeveloped
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Res
		\$/Acre:	\$250,000.00

Property Overview

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

Tax/HOA

Tax ID:	300732403023000009	Insurance Expense:	
Semi Tax:	\$400.00	Possible Financing:	
Tax Year Due:	2024	Existing Lease:	
Tax Exempt:		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:	
Listing Date:	09/16/2025	Disclosures:	
Entered:	09/17/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/17/2025		
List Office:	F.C. Tucker Company		

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0 Walnut Trce, Greenfield, IN 46140

\$59,900



Active	Residential Land	1 Acres	Hancock County
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Listing ID:	21978938	List Price:	\$59,900
Property Type:	Land	Orig. List Price:	\$59,900
Subtype:	Residential Land	List Date:	05/12/2024
Transaction Type:	For Sale	DOM/CDOM:	502/502
Subdivision:	Walnut Woods	County:	Hancock

Directions

GPS Friendly

Public Remarks

Paired Residential Lots in Prime Greenfield Location - Ideal for Builders, Investors, and Homebuyers. Discover a unique investment opportunity in the heart of Greenfield with our exclusive listing of paired residential lots at Joyner Home Land. Available lots include: Lots 5A & 5B:Lots 8A & 8B:Lots 11A & 11B:Lots 17A & 17B:Lots 22A & 22B:Lots 23A & 23B:Lots 24A & 24B:Designed for flexibility and convenience, these lots are being offered as pairs, ideal for constructing custom duplex condos. Each site provides a foundation for a profitable venture, whether you choose to build both units or customize one side while spec'ing the other as a rental or investment property. Key Features: Maintenance-Free Living: All exterior maintenance is managed by the Homeowners Association, ensuring a hassle-free lifestyle and a pristine neighborhood aesthetic. Quality Construction Requirements: Each unit requires a brick wrap, enhancing durability and visual appeal. Vinyl constructions are not permitted, maintaining high community standards. Location Perks: Enjoy exceptional access to all that Greenfield has to offer, from local amenities to transportation links, making these lots highly attractive for potential renters or homeowners. Foundation Options: Select lots come with a requirement for a basement or crawl space, providing additional flexibility in design and use. These lots represent an excellent opportunity for those looking to invest in a growing community, build a custom home, or expand their portfolio with high-quality rental properties. Options are available to build on contract, with potential to tailor specifications to meet your or your tenants' needs. Embrace the potential and position yourself at the forefront of Greenfield's development wave.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	Walnut Wds Bldg 24A B A	Elementary School:	
Section/Lot Number:	/24A	Intermediate School:	
Lot Size (SqFt):	43,560	Middle School:	Greenfield Central Junior High Sch
# of Acres:	1	High School:	Greenfield-Central High School
Usable Acres:		Type:	Townhouse
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$59,900.00

Property Overview

Current Use:		Buildings:	See Remarks
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:	Yes	Road Surface Type:	Concrete
Soil Type:	See Remarks	Road Access:	See Remarks
Soil Test:		Road Frontage Type:	Not Applic
Topography:	See Remarks	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	300729102550124009	Insurance Expense:	
Semi Tax:	\$1.00	Possible Financing:	
Tax Year Due:	2021	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:	Yes	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:	05/12/2024	Disclosures:	
Entered:	05/12/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	05/12/2024		
List Office:	Daniels Real Estate		

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112 S 500 E, Greenfield, IN 46140

\$60,000



Active		Residential Land	1.05 Acres	Hancock County
Listing ID:	22062807		List Price:	\$60,000
Property Type:	Land		Orig. List Price:	\$60,000
Subtype:	Residential Land		List Date:	09/15/2025
Transaction Type:	For Sale		DOM/CDOM:	11/11
Subdivision:	No Subdivision		County:	Hancock

Directions

US 40 East to 500 East turn south property on West side of 500 east quarter mile from US 40

Public Remarks

Looking to build your dream home in the country? Enjoy rural living, all while being conveniently located near town. The perfect one-acre lot is waiting for you. This property has additional 1.02 acres that can be purchased separately. Natural gas is available.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	Marion White's Ms L2 Of 35-16-7 1.051Ac	Elementary School:	
Section/Lot Number:	35/0	Intermediate School:	
Lot Size (SqFt):	45,738	Middle School:	Greenfield Central Junior High Sch
# of Acres:	1.05	High School:	Greenfield-Central High School
Usable Acres:		Type:	Agric Land
# of Lots:		Lot Info:	Access Street, Not In Subdivision, Rural No Subdivision, Trees Mature
Divisible:	No	Zoning:	Ag
		\$/Acre:	\$57,143.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	None	Development Status:	Other
Facilities near Site:	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:	Level	Web Link:	
Documents Available:	None	Association Website URL:	

Tax/HOA

Tax ID:	300735400007002008	Insurance Expense:	
Semi Tax:	\$113.00	Possible Financing:	Conventional, Insured Conventional
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:	Conventional, Insured Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	09/15/2025	Disclosures:	
Entered:	09/17/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/17/2025		
List Office:	F.C. Tucker Company		

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90 S 500 E, Greenfield, IN 46140

\$60,000



Active		Residential Land	1.05 Acres	Hancock County
Listing ID:		22062835		List Price: \$60,000
Property Type:		Land		Orig. List Price: \$60,000
Subtype:		Residential Land		List Date: 09/15/2025
Transaction Type:		For Sale		DOM/CDOM: 11/11
Subdivision:		No Subdivision		County: Hancock

Directions

US 40 East to county road 500 East turn south property on West side of 500 east quarter mile from US 40.

Public Remarks

Looking to build your dream home in the country? Enjoy rural living, all while being conveniently located near town. The perfect one-acre lot is waiting for you. This property has additional 1.02 acres that can be purchased separately. Natural gas is available.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	Marion White's Ms L1 Of 35-16-7 1.051Ac	Elementary School:	
Section/Lot Number:	35/0	Intermediate School:	
Lot Size (SqFt):	45,738	Middle School:	
# of Acres:	1.05	High School:	
Usable Acres:		Type:	Agric Land, Single Lot, Undeveloped
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Ag
		\$/Acre:	\$57,143.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	None	Development Status:	Not Applicable
Facilities near Site:	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:	Level	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	300735400007001008
Semi Tax:	\$130.00
Tax Year Due:	2024
Tax Exempt:	
Low Maintenance Lifestyle Y/N:	
Association:	
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Insurance Expense:	
Possible Financing:	Conventional, Insured 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:	09/15/2025
Entered:	09/17/2025
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	09/17/2025
List Office:	F.C. Tucker Company

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

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0 Hamilton St, Fortville, IN 46040

\$65,000



Active	Residential Land	0.12 Acres	Hancock County
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Listing ID:	22025510	List Price:	\$65,000
Property Type:	Land	Orig. List Price:	\$50,000
Subtype:	Residential Land	List Date:	03/07/2025
Transaction Type:	For Sale	DOM/CDOM:	82/82
Subdivision:	Central	County:	Hancock

Directions

GPS Friendly

Public Remarks

Great opportunity with potential to construct a new home on existing lot in Fortville.

Listing Details

Area:	3001 - Hancock - Vernon	School Dist:	Mt Vernon Community School Corp
Legal Desc:	Central addition Lot 45	Elementary School:	Fortville Elementary School
Section/Lot Number:	/30-02-09-101-022.001-017	Intermediate School:	
Lot Size (SqFt):	5,400	Middle School:	Mt Vernon Middle School
# of Acres:	0.12	High School:	Mt Vernon High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	City Lot
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$528,455.00

Property Overview

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

Tax/HOA

Tax ID:	300209101022001017	Insurance Expense:	
Semi Tax:	\$817.00	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:	
Listing Date:	03/07/2025	Disclosures:	
Entered:	03/07/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	07/08/2025		
List Office:	Ratliff Realtors, Co.		

- Pine North Ct, Greenfield, IN 46140

\$75,000



Active	Residential Land	0.78 Acres	Hancock County
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Listing ID:	22004064	List Price:	\$75,000
Property Type:	Land	Orig. List Price:	\$75,000
Subtype:	Residential Land	List Date:	09/27/2024
Transaction Type:	For Sale	DOM/CDOM:	364/364
Subdivision:	Colonial Heights	County:	Hancock

Directions

GPS Friendly

Public Remarks

Fantastic lot in Colonial Heights neighborhood on a cul-de-sac to build your new home on .78 acres! Mt. Vernon Schools.

Listing Details

Area:	3006 - Hancock - Buck Creek	School Dist:	MSD Mount Vernon
Legal Desc:	Colonial Hts S 2 L 14	Elementary School:	
Section/Lot Number:	/300536202008001006	Intermediate School:	
Lot Size (SqFt):	33,759	Middle School:	
# of Acres:	0.78	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$96,154.00

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:	Street Cuts
Soil Test:	Road Frontage Type:	City Street
Topography:	Web Link:	
Documents Available:	Association Website URL:	

Tax/HOA

Tax ID:	300536202008001006	Insurance Expense:	
Semi Tax:	\$924.00	Possible Financing:	Conventional, Insured Conventional
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:		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, Insured Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	09/27/2024	Disclosures:	
Entered:	09/27/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			
Last Change Date:	09/27/2024		
List Office:	RE/MAX Realty Services		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

2649 E Fairway Village Dr, Greenfield, IN 46140-8158

\$79,900



Active		Residential Land	0.58 Acres	Hancock County
Listing ID:		22051613	List Price:	\$79,900
Property Type:		Land	Orig. List Price:	\$79,900
Subtype:		Residential Land	List Date:	07/21/2025
Transaction Type:		For Sale	DOM/CDOM:	67/67
Subdivision:		Fairway Village	County:	Hancock

Directions

GPS Friendly

Public Remarks

Here's a lot that is located in a nice custom neighborhood that is located just outside of Greenfield City limits. This is a water front lot that is located in Fairway Village which adjoins Hawk's Tail Golf Course. At this location you are only a few minutes from Downtown Greenfield and located about 1/2 mile from Brandywine Park which has a paved trail connector to the Pennsy Trail.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	Fairway Vlg S2 L31	Elementary School:	
Section/Lot Number:	/0	Intermediate School:	
Lot Size (SqFt):	25,439	Middle School:	Greenfield Central Junior High Sch
# of Acres:	0.58	High School:	Greenfield-Central High School
Usable Acres:		Type:	See Remarks
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$137,759.00

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:	Private Well	Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt
Soil Type:	Not Applic	Road Access:	See Remarks
Soil Test:		Road Frontage Type:	County Road
Topography:	Level	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

Tax ID:	301104402031000008
Semi Tax:	\$473.00
Tax Year Due:	2025
Tax Exempt:	
Low Maintenance Lifestyle Y/N:	
Association:	
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Insurance Expense:
Possible Financing:
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:	07/21/2025
Entered:	07/21/2025
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	07/21/2025
List Office:	F.C. Tucker Company

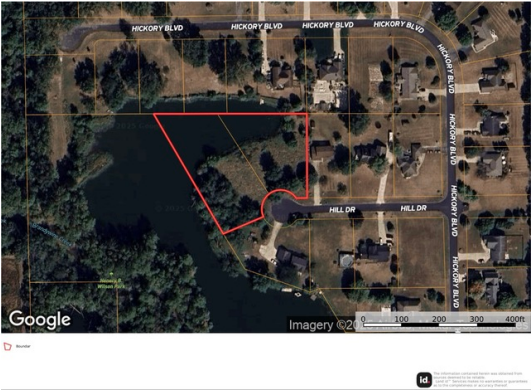
Possible Financing:	
Inspection Warranties:	
Disclosures:	
Other Disclosures:	
Possession:	At Closing

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2420 E Hill Dr, Greenfield, IN 46140

↓ \$85,999



Active	Residential Land	1.21 Acres	Hancock County
Listing ID:	22052119	List Price:	\$85,999
Property Type:	Land	Orig. List Price:	\$99,999
Subtype:	Residential Land	List Date:	07/22/2025
Transaction Type:	For Sale	DOM/CDOM:	66/66
Subdivision:	Hickory Hills	County:	Hancock

Directions

GPS Friendly

Public Remarks

Don't miss this rare opportunity to own two adjoining lots totaling 1.21 acres in the peaceful Hickory Hill subdivision-a unique property that includes partial lake ownership per lot lines. Nestled in a quiet neighborhood near Henry Wilson Park, this property offers the chance to enjoy the serenity of the lake, abundant wildlife, and even local eagle sightings. With convenient access to I-70 and just minutes from multiple retail destinations, this is a truly special setting for your future home or getaway retreat. Land like this doesn't come on the market often! Recent changes in legislation resulted in the property not being able to support a traditional septic system. This property will require an alternative septic system to build. No sewer available.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	Hickory Hill L21	Elementary School:	
Section/Lot Number:	/30-07-21-301-005.000-008	Intermediate School:	
Lot Size (SqFt):	20,560	Middle School:	
# of Acres:	1.21	High School:	
Usable Acres:		Type:	See Remarks
# of Lots:	2	Lot Info:	
Divisible:	No	Zoning:	R
		\$/Acre:	\$71,074.00

Property Overview

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

Tax/HOA

Tax ID:	300721301005000008	Insurance Expense:	
Semi Tax:	\$77.00	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:	07/22/2025	Disclosures:	
Entered:	07/22/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/17/2025		
List Office:	PlatLabs, LLC		

218 E Michigan St, Fortville, IN 46040-1038

\$95,000



Active	Residential Land	0.12 Acres	Hancock County
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Listing ID:	21994058	List Price:	\$95,000
Property Type:	Land	Orig. List Price:	\$95,000
Subtype:	Residential Land	List Date:	08/02/2024
Transaction Type:	For Sale	DOM/CDOM:	420/420
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Prime lot available in the heart of Downtown Fortville, ideal for constructing your dream home. Enjoy the charm of small-town living with modern amenities, surrounded by a vibrant community, local shops, and restaurants. This location offers easy access to parks, schools, and major highways, making it perfect for families and professionals alike. Seize this opportunity to build in one of Indiana's most desirable and growing areas.

Listing Details

Area:	3001 - Hancock - Vernon	School Dist:	Mt Vernon Community School Corp
Legal Desc:	Central L208	Elementary School:	Fortville Elementary School
Section/Lot Number:	/208	Intermediate School:	
Lot Size (SqFt):	5,400	Middle School:	Mt Vernon Middle School
# of Acres:	0.12	High School:	Mt Vernon High School
Usable Acres:		Type:	Single Lot
# of Lots:	208	Lot Info:	Curbs, Not In Subdivision, Sidewalks
Divisible:	No	Zoning:	R
		\$/Acre:	\$791,667.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Not Applicable
Facilities near Site:	Electric, Gas, Water & Sewer	Traffic Count:	
Water:	Municipal Water Connected	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:	300209101029003017	Insurance Expense:	
Semi Tax:	\$516.00	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:	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:	Engel & Volkers		

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4902 N 700 W, McCordsville, IN 46055-9503

\$110,000



Active	Residential Land	0.62 Acres	Hancock County
Listing ID:	22052847	List Price:	\$110,000
Property Type:	Land	Orig. List Price:	\$110,000
Subtype:	Residential Land	List Date:	07/25/2025
Transaction Type:	For Sale	DOM/CDOM:	63/63
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Discover the perfect blend of history and opportunity with this .62-acre parcel of open rural land. The historic barn stands on-site, offering character and practical use as storage, a workshop, or a creative studio. Prefer a blank slate? The barn can easily be removed to make way for your dream build. Surrounded by the quiet beauty of the countryside, this property provides a rare opportunity to create your ideal rural escape while preserving a touch of history. Whether you're looking to build now or hold as an investment, the potential here is unmatched.

Listing Details

Area:	3006 - Hancock - Buck Creek	School Dist:	Mt Vernon Community School Corp
Legal Desc:	N Ne 11-16-5 .62Ac	Elementary School:	
Section/Lot Number:	/30-05-11-100-014.000-006	Intermediate School:	
Lot Size (SqFt):	27,007	Middle School:	Mt Vernon Middle School
# of Acres:	0.62	High School:	
Usable Acres:		Type:	Not Applic
# of Lots:	1	Lot Info:	Not In Subdivision, Rural No Subdivision
Divisible:	Yes	Zoning:	none
		\$/Acre:	\$177,419.00

Property Overview

Current Use:		Buildings:	Barns
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric, Water	Development Status:	Plat Recorded
Facilities near Site:	Cable, Telephone	Traffic Count:	
Water:	Private Well	Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Gravel
Soil Type:	Not Applic	Road Access:	Frontage Road
Soil Test:		Road Frontage Type:	County Road
Topography:	Cleared, Level	Web Link:	
Documents Available:	Legal Description	Association Website URL:	

Tax/HOA

Tax ID:	300511100014000006	Insurance Expense:	
Semi Tax:	\$95.00	Possible Financing:	
Tax Year Due:	2024	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:	07/25/2025	Disclosures:	
Entered:	07/25/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	07/25/2025		
List Office:	Compass Indiana, LLC		

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700 North W, McCordsville, IN 46055

\$110,000



Active	Residential Land	0.62 Acres	Hancock County
Listing ID:	22044883	List Price:	\$110,000
Property Type:	Land	Orig. List Price:	\$110,000
Subtype:	Residential Land	List Date:	06/13/2025
Transaction Type:	For Sale	DOM/CDOM:	105/296
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Opportunity to build your own home on this .59 acre lot and enjoy all the perks that come with living in the country while enjoying the convenience of close proximity to shopping, dining and easy travel. 2 different rendering options for dwelling/septic location are available. 2 sets of soil samples and boundary survey available upon request.

Listing Details

Area:	3006 - Hancock - Buck Creek	School Dist:	Mt Vernon Community School Corp
Legal Desc:	N Ne 11-16-5 .594Ac	Elementary School:	
Section/Lot Number:	/300511100016000006	Intermediate School:	
Lot Size (SqFt):	27,007	Middle School:	Mt Vernon Middle School
# of Acres:	0.62	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	Yes	Zoning:	none
		\$/Acre:	\$177,419.00

Property Overview

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

Tax/HOA

Tax ID:	300511100016000006	Insurance Expense:	
Semi Tax:	\$99.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:	None	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:	See Remarks
Listing Date:	06/13/2025	Disclosures:	
Entered:	06/17/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	06/17/2025		
List Office:	Compass Indiana, LLC		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

103 Hidden Glen Dr, Greenfield, IN 46140-1565

\$115,000



Active		Residential Land	0.80 Acres	Hancock County
Listing ID:		21958910		List Price: \$115,000
Property Type:		Land		Orig. List Price: \$125,000
Subtype:		Residential Land		List Date: 01/09/2024
Transaction Type:		For Sale		DOM/CDOM: 624/624
Subdivision:		The Village At Bowman		County: Hancock

Directions

GPS Friendly

Public Remarks

Introducing an exceptional opportunity to transform your dreams into reality with this captivating vacant lot in the desirable Village at Bowman. The wooded property offers the perfect balance of tranquility and community living. With no existing structures, this blank canvas allows you to bring your architectural visions to life. Enjoy the convenience of nearby amenities, including schools, shopping centers, and outdoor parks & trails in Greenfield. Whether you envision a contemporary masterpiece, a classic estate, or a modern retreat, the possibilities are endless. The opportunity to shape your own space from the ground up is right here!

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	The Village At Bowman L12	Elementary School:	
Section/Lot Number:	1/12	Intermediate School:	
Lot Size (SqFt):	34,717	Middle School:	
# of Acres:	0.80	High School:	
Usable Acres:		Type:	Undeveloped
# of Lots:		Lot Info:	Curbs, Sidewalks, Storm Sewer, Trees Mature, Wooded
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$143,750.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Not Applicable	Development Status:	Surveyed
Facilities near Site:	Electric, Gas, Sewer, Water	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:	City Street
Topography:	Wooded	Web Link:	
Documents Available:	Covenants & Restrictions	Association Website URL:	

Tax/HOA

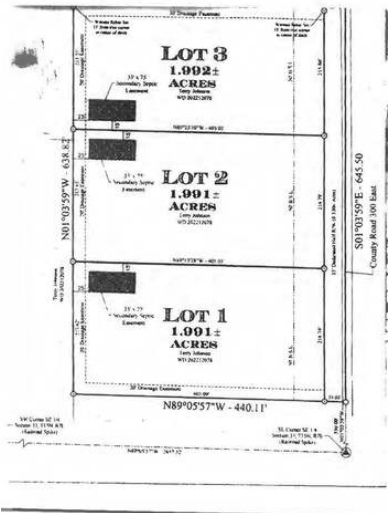
Tax ID:	301108501012000009	Insurance Expense:	
Semi Tax:	\$784.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:	No	Remaining Term:	
Association:	Yes	Proposed Lease:	
Mgmt Co.:	Village at Bowman	Proposed Term:	
Mgmt Phone:	(317) 508-8163	Land Lease:	
Fee Includes:	Mandatory Fee		
Fee Amount:	\$250		
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:	01/09/2024	Disclosures:	
Entered:	01/09/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	06/19/2025		
List Office:	Carpenter, REALTORS®		

0 S 300 East, Greenfield, IN 46140

\$149,900



Active		Residential Land		1.99 Acres		Hancock County	
Listing ID:		22025257		List Price:		\$149,900	
Property Type:		Land		Orig. List Price:		\$159,900	
Subtype:		Residential Land		List Date:		03/05/2025	
Transaction Type:		For Sale		DOM/CDOM:		205/205	
Subdivision:		SUBDIVISION NOT AVAILABLE SEE LEGAL		County:		Hancock	

Directions

GPS Friendly

Public Remarks

Directions to TC Johnson - Minor Subdivision Located on the west side of Hancock County Road 300 East Just North of Hancock County Road 600 South. 600 South is also marked at times 1200 North for Shelby County (the county line) From Highway 9 take 500 South east 2 miles to 300 East. Then South on 300 East about 1 mile. Lots are on the West Side of 300 East. Seller will provide financing by Conditional Land Sale Contact

Listing Details

Area:	3008 - Hancock - Brandywine	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	Lot 1 TC Johnson East Subdivision 1.991Ac	Elementary School:	
Section/Lot Number:	/1	Intermediate School:	New Palestine Intermediate School
Lot Size (SqFt):	86,728	Middle School:	New Palestine Jr High School
# of Acres:	1.99	High School:	New Palestine High School
Usable Acres:		Type:	Agric Land
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Agriculture
		\$/Acre:	\$75,289.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	Electric	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:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Cleared	Web Link:	
Documents Available:	Survey Soil, Survey Staked	Association Website URL:	

Tax/HOA

Tax ID:	301133400038000002	Insurance Expense:	
Semi Tax:	\$87.00	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:	03/05/2025	Disclosures:	
Entered:	03/06/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Tenant Rights
Withdrawn Date:			
Last Change Date:	04/22/2025		
List Office:	OK Baird, LLC		

1200 North E, Shirley, IN 47384

\$150,000



Active			
Residential Land		2.47 Acres	Hancock County
Listing ID:		22061188	List Price:
Property Type:		Land	Orig. List Price:
Subtype:		Residential Land	List Date:
Transaction Type:		For Sale	DOM/CDOM:
Subdivision:		Deckshire	County:

Directions

GPS Friendly

Public Remarks

Build your dream home in Eastern Hancock County. 4 Lots that total 2.47 acres. These are located at the furthest southeastern tip of brown township in Deckshire. Well & Septic required. See attachments for covenants and zoning info and a better pic description of the tax records. Outline in red of the 4 parcels combined. 30-04-35-401-004.000-003 30-04-35-401-005.000-003 30-04-35-401-006.000-003 30-04-35-401-011.000-003

Listing Details

Area:	3003 - Hancock - Brown	School Dist:	Eastern Hancock Co Com Sch Corp
Legal Desc:	Deckshire L5, L4, L3 & L10 SEC 1	Elementary School:	Eastern Hancock Elementary School
Section/Lot Number:	1/L5, L4, L3 & L10	Intermediate School:	
Lot Size (SqFt):	107593.2	Middle School:	Eastern Hancock Middle School
# of Acres:	2.47	High School:	Eastern Hancock High School
Usable Acres:		Type:	Agric Land
# of Lots:	4	Lot Info:	Rural In Subdivision
Divisible:	No	Zoning:	Agricultural
		\$/Acre:	\$60,729.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	None	Development Status:	No Status
Facilities near Site:	Electric	Traffic Count:	
Water:	No Water Source	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, Other	Association Website URL:	

Tax/HOA

Tax ID:	300435401006000003	Insurance Expense:	
MultiTax ID:	4 lots	Possible Financing:	USDA Rural Housing, Other
Semi Tax:	\$15.00	Existing Lease:	
Tax Year Due:	2024	Existing Lease Type:	
Tax Exempt:	None	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:	USDA Rural Housing, Other
Listing Terms:		Inspection Warranties:	
Listing Date:	09/05/2025	Disclosures:	
Entered:	09/05/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/05/2025		
List Office:	Level Up Real Estate Group		

3720 W 600 S, New Palestine, IN 46163

\$169,000



Active	Residential Land	2.13 Acres	Hancock County
Listing ID:	22036706	List Price:	\$169,000
Property Type:	Land	Orig. List Price:	\$169,000
Subtype:	Residential Land	List Date:	05/05/2025
Transaction Type:	For Sale	DOM/CDOM:	144/144
Subdivision:	Hickory	County:	Hancock

Directions

GPS Friendly

Public Remarks

Great opportunity to own a beautiful 2.131-acre wooded lot in the highly rated New Palestine School District. The property features a mix of mature trees including hickory, oak, walnut, and tulip, offering natural shade and privacy. With plenty of space to build, this lot is ideal for a custom home in a peaceful, natural setting. Located just minutes from the heart of New Palestine, the lot offers a quiet retreat with easy access to local schools, shops, and major roads. Whether you're looking to build now or invest for the future, this property combines convenience, space, and a scenic backdrop.

Listing Details

Area:	3007 - Hancock - Sugar Creek	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	Sw 33-15-6 17.5Ac	Elementary School:	
Section/Lot Number:	/SW 33-15-6 17.5AC	Intermediate School:	New Palestine Intermediate School
Lot Size (SqFt):	92,826	Middle School:	New Palestine Jr High School
# of Acres:	2.13	High School:	New Palestine High School
Usable Acres:		Type:	Pleasur Frm, Single Lot
# of Lots:		Lot Info:	Trees Mature, Wooded, See Remarks
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$79,305.00

Property Overview

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

Tax/HOA

Tax ID:	301033300014000012	Insurance Expense:	
Semi Tax:	\$193.00	Possible Financing:	Conventional, Insured Conventional
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:	Conventional, Insured Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	05/05/2025	Disclosures:	
Entered:	05/06/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			
Last Change Date:	05/06/2025		
List Office:	Schwier & Co		

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000 N 25 West, Greenfield, IN 46140

\$189,000



Active	Residential Land	2.07 Acres	Hancock County
Listing ID:	22061040	List Price:	\$189,000
Property Type:	Land	Orig. List Price:	\$189,000
Subtype:	Residential Land	List Date:	09/05/2025
Transaction Type:	For Sale	DOM/CDOM:	21/21
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS to 5546 N 25 West, Greenfield. Property is to the west. Look for sign.

Public Remarks

Beautiful 2.07 acre residential building site. No utilities on site. Electric and cable available at street. Property has access and view of Sugar Creek, small wooded area. Soil and perc test have been completed. Build your dream home is this desirable rural location with easy access to employment, schools and major routes of transportation. Survey available.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	W E 1-16-6 2.07Ac	Elementary School:	Eden Elementary School
Section/Lot Number:	/0	Intermediate School:	
Lot Size (SqFt):	90,169	Middle School:	Greenfield Central Junior High Sch
# of Acres:	2.07	High School:	Greenfield-Central High School
Usable Acres:		Type:	See Remarks
# of Lots:		Lot Info:	Rural No Subdivision, See Remarks
Divisible:	No	Zoning:	see remarks
		\$/Acre:	\$91,304.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	See Remarks
Facilities on Site:	None	Development Status:	No Status
Facilities near Site:	Cable, Electric	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:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Level	Web Link:	
Documents Available:	Percolation Test, Survey Staked	Association Website URL:	

Tax/HOA

Tax ID:	300601100014001008	Insurance Expense:	
Semi Tax:	\$33.00	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:	09/05/2025	Disclosures:	
Entered:	09/05/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/05/2025		
List Office:	F.C. Tucker/Crossroads		

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2639 S Kings Way, New Palestine, IN 46163

\$199,999



Active		Residential Land	3.20 Acres	Hancock County
Listing ID:	22047062			List Price: \$199,999
Property Type:	Land			Orig. List Price: \$199,999
Subtype:	Residential Land			List Date: 06/27/2025
Transaction Type:	For Sale			DOM/CDOM: 91/91
Subdivision:	No Subdivision			County: Hancock

Directions

GPS Friendly

Public Remarks

Welcome to Zion Estates, where luxury living begins with a vision - and this premier 3.20-acre lot is your blank canvas. Set in a peaceful community just minutes from the heart of New Palestine, this exceptional lot offers the perfect setting to build the custom luxury home you've always imagined. With ample space to design a grand residence, the possibilities are endless. Whether you're planning an elegant modern estate or a timeless traditional retreat, this property offers the size, setting, and prestige to match your vision. Enjoy the best of both worlds - tranquil surroundings and convenient proximity to top-rated schools, shops, restaurants, and everyday amenities. Zion Estates is known for its spacious properties, upscale homes, and refined community atmosphere.

Listing Details

Area:	3007 - Hancock - Sugar Creek	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	Zion Estates Lot 8	Elementary School:	
Section/Lot Number:	/8	Intermediate School:	New Palestine Intermediate School
Lot Size (SqFt):	139,523	Middle School:	New Palestine Jr High School
# of Acres:	3.20	High School:	New Palestine High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$62,500.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applicable
Facilities on Site:	Electric, Gas	Development Status:	Easements, 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:	Loam	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Level	Web Link:	
Documents Available:	Covenants & Restrictions, Other	Association Website URL:	

Tax/HOA

Tax ID:	300913300030008012	Insurance Expense:	
Semi Tax:	\$92.00	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:	\$0		
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	06/27/2025	Disclosures:	
Entered:	06/27/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	06/27/2025		
List Office:	Real Broker, LLC		

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2724 S Kings Way, New Palestine, IN 46163-9321

\$219,000



Active		Residential Land	3.34 Acres	Hancock County	
Listing ID:		22018972		List Price:	\$219,000
Property Type:		Land		Orig. List Price:	\$245,000
Subtype:		Residential Land		List Date:	01/24/2025
Transaction Type:		For Sale		DOM/CDOM:	245/245
Subdivision:		SUB NOT FOUND IN TABLE		County:	Hancock

Directions

GPS Friendly

Public Remarks

Welcome to your future homesite in the charming town of New Palestine! This pristine residential 3.34 acre lot with a pond view, presents an exceptional opportunity to build your dream home from the ground up in a peaceful setting. Perfectly situated near the heart of New Palestine, this vacant lot offers the ideal canvas for your custom home design. The location strikes a wonderful balance between serene living and convenient access to daily amenities. Families with school-age children will value the proximity to New Palestine Schools, known for their strong academic programs and community involvement. Build your future in a community that combines small-town charm with modern conveniences. Don't miss this opportunity to establish roots in one of Indiana's most welcoming communities, where neighbors become friends and memories are waiting to be made. Approved builders only.

Listing Details

Area:	3007 - Hancock - Sugar Creek	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	Zion Estates Lot 16	Elementary School:	Sugar Creek Elementary Sch
Section/Lot Number:	/16	Intermediate School:	New Palestine Intermediate School
Lot Size (SqFt):	145,665	Middle School:	New Palestine Jr High School
# of Acres:	3.34	High School:	New Palestine High School
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$65,569.00

Property Overview

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

Tax/HOA

Tax ID:	300913300030016012	Insurance Expense:	
Semi Tax:	\$840.00	Possible Financing:	Conventional
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:	\$0		
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	01/24/2025	Disclosures:	
Entered:	01/24/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	07/21/2025		
List Office:	F.C. Tucker Company		

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443-445 E Michigan St, Fortville, IN 46040

\$225,000



Active			
Residential Land		0.20 Acres	Hancock County
Listing ID:		22059859	List Price: \$225,000
Property Type:		Land	Orig. List Price: \$225,000
Subtype:		Residential Land	List Date: 08/29/2025
Transaction Type:		For Sale	DOM/CDOM: 28/28
Subdivision:		Central	County: Hancock

Directions

GPS Friendly

Public Remarks

Here is your chance to invest with Confidence in Downtown Fortville! This property has been approved for a 4 unit dwelling. Situated on Michigan Street just off the corner with State Road 13. Property has been approved for a 4-unit Apartment Building. High visibility in a great location.

Listing Details

Area:	3001 - Hancock - Vernon	School Dist:	Mt Vernon Community School Corp
Legal Desc:	Central L202 & W 25' L203	Elementary School:	Fortville Elementary School
Section/Lot Number:	/30-02-09-101-108.000-017	Intermediate School:	
Lot Size (SqFt):	8,712	Middle School:	Mt Vernon Middle School
# of Acres:	0.20	High School:	Mt Vernon High School
Usable Acres:		Type:	Fourplex
# of Lots:	1	Lot Info:	
Divisible:	No	Zoning:	Single Family Residential
		\$/Acre:	\$1,125,000.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applicable
Facilities on Site:	Water & Sewer	Development Status:	See Remarks
Facilities near Site:	Cable, Telephone	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:	Street Cuts
Soil Test:		Road Frontage Type:	City Street
Topography:	Level	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	300209101108000017	Insurance Expense:	
Semi Tax:	\$235.00	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:	08/29/2025	Disclosures:	
Entered:	08/30/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	08/30/2025		
List Office:	Ratliff Realtors, Co.		

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2801 W 400 N, Greenfield, IN 46140

\$229,700



Active		Residential Land	4.13 Acres	Hancock County
Listing ID:	22015877	List Price:	\$229,700	
Property Type:	Land	Orig. List Price:	\$239,900	
Subtype:	Residential Land	List Date:	12/23/2024	
Transaction Type:	For Sale	DOM/CDOM:	277/277	
Subdivision:	No Subdivision	County:	Hancock	

Directions

Take W 600 N east to N300 W and Go south past Tuttle Orchard. Follow N 300 W until you get to W 400 N. At the stop sign go east and the driveway to the lot is on the south side of W 400 N. Right after the Pond.

Public Remarks

This is your chance to get 4 acres and build your perfect home using any builder you choose. This is Lot 1 in a 3 lot minor subdivision. No HOA. There is a shared driveway that goes through the tree line then splits off to each lot. VERY PRIVATE. The land has many upgrades to get you ready to build: electricity has been run to the property and there's a gravel construction driveway on the shared driveway. Lot is surrounded by woods loaded with deer and wildlife. Adjacent Lot 2 has a home already built. There is a 1 acre stocked pond on Lot 3 (currently vacant) that is accessible and usable for all 3 lots in the minor subdivision.

Listing Details

Area:	3006 - Hancock - Buck Creek	School Dist:	Mt Vernon Community School Corp
Legal Desc:	Steve And Alexia Brammer Ms L1 4Ac	Elementary School:	
Section/Lot Number:	/1	Intermediate School:	
Lot Size (SqFt):	174,240	Middle School:	
# of Acres:	4.13	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	res
		\$/Acre:	\$55,617.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applicable
Facilities on Site:	Cable, Easement, Electric, Telephone	Development Status:	Easements, Plat Recorded, Surveyed
Facilities near Site:	Gas	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Concrete, Gravel
Soil Type:	Clay, Loam	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road, Private Rd
Topography:	Level, Wooded	Web Link:	
Documents Available:	Covenants & Restrictions, Survey Staked, Survey Soil, See Remarks	Association Website URL:	

Tax/HOA

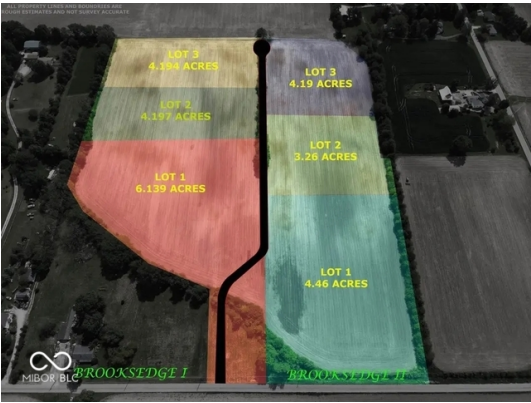
Tax ID:	300615200002006006	Insurance Expense:	
Semi Tax:	\$88.00	Possible Financing:	
Tax Year Due:	2023	Existing Lease:	
Tax Exempt:		Existing Lease Type:	
Low Maintenance Lifestyle Y/N:		Remaining Term:	
Association:	No	Proposed Lease:	
Mgmt Co.:		Proposed Term:	
Mgmt Phone:		Land Lease:	
Fee Includes:			
Fee Amount:			
Fee Paid:			
Fee Includes:			
HOA Disclosure:			
Amenities:			

Contact & Contract Information

List Type:	Exclusive Agency	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	12/23/2024	Disclosures:	
Entered:	12/23/2024	Other Disclosures:	Not Applicable
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	09/12/2025		
List Office:	Paradigm Realty Solutions		

10101 - Lot 3 N Alford Rd, Fortville, IN 46040

\$289,900



Active	Residential Land	4.19 Acres	Hancock County
Listing ID:	22044240	List Price:	\$289,900
Property Type:	Land	Orig. List Price:	\$304,500
Subtype:	Residential Land	List Date:	06/10/2025
Transaction Type:	For Sale	DOM/CDOM:	108/108
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Country Luxury Estate Living These exceptional 3-6 acre lots are nestled in the heart of tranquil farmland, beautifully framed by mature trees along the property boundaries. Perfectly positioned just 10 minutes from downtown Fortville and 15 minutes from Pendleton, with easy access to I-69 and Hamilton Town Center, these parcels offer the rare combination of convenience and serene privacy. Experience the freedom of owning your own land in a peaceful, secluded setting. Envision a spacious pole barn or garage with oversized doors-ideal for your RV, truck, or recreational equipment-set against a backdrop of silence broken only by the soothing chorus of evening crickets. This is an unparalleled opportunity to embrace true country living. Additionally, these homesites are within walking distance of Piney Acres Farm, a remarkable 73-acre farmstead where families gather to enjoy interactive, hands-on farm experiences in the fresh country air. Established in 1999 as a pine tree (Christmas tree) farm, Piney Acres has evolved into a vibrant year-round destination offering a variety of engaging seasonal activities for all ages. Discover luxury country living at its finest.

Listing Details

Area:	3002 - Hancock - Green	School Dist:	Greenfield-Central Com Schools
Legal Desc:	BrooksEdge II, Lots #3, 4.19 Acres	Elementary School:	
Section/Lot Number:	/30-03-07-300.029.001-010	Intermediate School:	
Lot Size (SqFt):	182,516	Middle School:	Greenfield Central Junior High Sch
# of Acres:	4.19	High School:	Greenfield-Central High School
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Access Street, Irregular, Trees Mature, Trees Small
Divisible:	No	Zoning:	residential
		\$/Acre:	\$69,189.00

Property Overview

Current Use:	
Proposed Use:	
Facilities on Site:	Electric
Facilities near Site:	None
Water:	
Sewer:	Septic Required
Utilities:	
Solid Waste:	No
Soil Type:	Clay
Soil Test:	
Topography:	Level
Documents Available:	Aerial Photo, Covenants & Restrictions

Buildings:	Barns, Equipment Shed, Shed, Stable(s), Utility Buildings(s), See Remarks
Options:	See Remarks
Development Status:	Plat Designed, Plat Recorded, Surveyed
Traffic Count:	
Traffic Year:	
Public Transportation:	
Rail:	
Road Surface Type:	Asphalt
Road Access:	Access Rd
Road Frontage Type:	County Road
Web Link:	
Association Website URL:	

Tax/HOA

Tax ID:	300307300025001010
Semi Tax:	\$100.00
Tax Year Due:	2024
Tax Exempt:	None
Low Maintenance Lifestyle Y/N:	No
Association:	No
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Insurance Expense:	
Possible Financing:	Conventional, Other
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:	06/10/2025
Entered:	06/10/2025
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	07/13/2025
List Office:	CENTURY 21 Scheetz

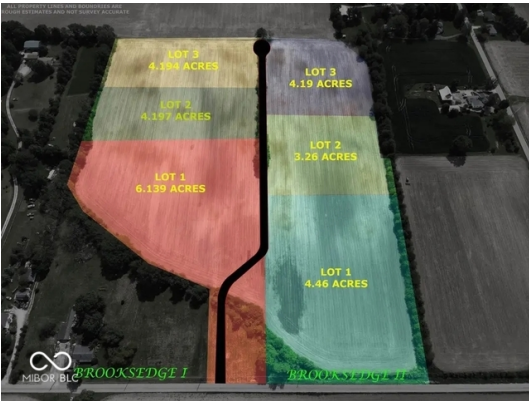
Possible Financing:	Conventional, Other
Inspection Warranties:	
Disclosures:	
Other Disclosures:	
Possession:	At Closing

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

10201 - Lot 3 N Alford Rd, Fortville, IN 46040

\$289,900



Active	Residential Land	4.19 Acres	Hancock County
Listing ID:	22044118	List Price:	\$289,900
Property Type:	Land	Orig. List Price:	\$304,500
Subtype:	Residential Land	List Date:	06/10/2025
Transaction Type:	For Sale	DOM/CDOM:	108/108
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Country Luxury Estate Living These exceptional 3-6 acre lots are nestled in the heart of tranquil farmland, beautifully framed by mature trees along the property boundaries. Perfectly positioned just 10 minutes from downtown Fortville and 15 minutes from Pendleton, with easy access to I-69 and Hamilton Town Center, these parcels offer the rare combination of convenience and serene privacy. Experience the freedom of owning your own land in a peaceful, secluded setting. Envision a spacious pole barn or garage with oversized doors-ideal for your RV, truck, or recreational equipment-set against a backdrop of silence broken only by the soothing chorus of evening crickets. This is an unparalleled opportunity to embrace true country living. Additionally, these homesites are within walking distance of Piney Acres Farm, a remarkable 73-acre farmstead where families gather to enjoy interactive, hands-on farm experiences in the fresh country air. Established in 1999 as a pine tree (Christmas tree) farm, Piney Acres has evolved into a vibrant year-round destination offering a variety of engaging seasonal activities for all ages. Discover luxury country living at its finest.

Listing Details

Area:	3002 - Hancock - Green	School Dist:	Greenfield-Central Com Schools
Legal Desc:	BrooksEdge I, lot #3, 4.194 Acres	Elementary School:	
Section/Lot Number:	/30-03-07-300.025.001-010	Intermediate School:	
Lot Size (SqFt):	182,690	Middle School:	Greenfield Central Junior High Sch
# of Acres:	4.19	High School:	Greenfield-Central High School
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Access Street, Irregular, Trees Mature, Trees Small
Divisible:	No	Zoning:	residential
		\$/Acre:	\$69,123.00

Property Overview

Tax/HOA

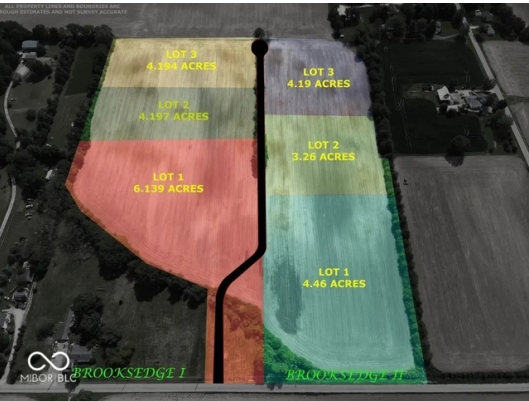
Contact & Contract Information

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

10201 - Lot 2 N Alford Rd, Fortville, IN 46040

\$289,900



Active

Residential Land

4.20 Acres

Hancock County

Listing ID:

22044107

List Price:

\$289,900

Property Type:

Land

Orig. List Price:

\$304,500

Subtype:

Residential Land

List Date:

06/10/2025

Transaction Type:

For Sale

DOM/CDOM:

108/108

Subdivision:

No Subdivision

County:

Hancock

Directions

GPS Friendly

Public Remarks

Country Luxury Estate Living These exceptional 3-6 acre lots are nestled in the heart of tranquil farmland, beautifully framed by mature trees along the property boundaries. Perfectly positioned just 10 minutes from downtown Fortville and 15 minutes from Pendleton, with easy access to I-69 and Hamilton Town Center, these parcels offer the rare combination of convenience and serene privacy. Experience the freedom of owning your own land in a peaceful, secluded setting. Envision a spacious pole barn or garage with oversized doors-ideal for your RV, truck, or recreational equipment-set against a backdrop of silence broken only by the soothing chorus of evening crickets. This is an unparalleled opportunity to embrace true country living. Additionally, these homesites are within walking distance of Piney Acres Farm, a remarkable 73-acre farmstead where families gather to enjoy interactive, hands-on farm experiences in the fresh country air. Established in 1999 as a pine tree (Christmas tree) farm, Piney Acres has evolved into a vibrant year-round destination offering a variety of engaging seasonal activities for all ages. Discover luxury country living at its finest.

Listing Details

Area:	3002 - Hancock - Green	School Dist:	Greenfield-Central Com Schools
Legal Desc:	BrooksEdge I, Lot #2, 4.197 Acres	Elementary School:	
Section/Lot Number:	/30-03-07-300.025.001-010	Intermediate School:	
Lot Size (SqFt):	182,821	Middle School:	Greenfield Central Junior High Sch
# of Acres:	4.20	High School:	Greenfield-Central High School
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Access Street, Irregular, Trees Mature, Trees Small
Divisible:	No	Zoning:	residential
		\$/Acre:	\$69,073.00

Property Overview

Current Use:	
Proposed Use:	
Facilities on Site:	Electric
Facilities near Site:	None
Water:	
Sewer:	Septic Required
Utilities:	
Solid Waste:	No
Soil Type:	Clay
Soil Test:	
Topography:	Level
Documents Available:	Aerial Photo, Covenants & Restrictions

Buildings:	Barns, Equipment Shed, Shed, Stable(s), Utility Buildings(s), See Remarks
Options:	See Remarks
Development Status:	Plat Designed, Plat Recorded, Surveyed
Traffic Count:	
Traffic Year:	
Public Transportation:	
Rail:	
Road Surface Type:	Asphalt
Road Access:	Access Rd
Road Frontage Type:	County Road
Web Link:	
Association Website URL:	

Tax/HOA

Tax ID:	300307300025001010
Semi Tax:	\$100.00
Tax Year Due:	2024
Tax Exempt:	None
Low Maintenance Lifestyle Y/N:	No
Association:	No
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Insurance Expense:	
Possible Financing:	Conventional, Other
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:	06/10/2025
Entered:	06/10/2025
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	07/13/2025
List Office:	CENTURY 21 Scheetz

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

0 W Stinemyer Rd, New Palestine, IN 46163

\$290,000



Active		Residential Land	1.50 Acres	Hancock County
Listing ID:		22051655	List Price:	\$290,000
Property Type:		Land	Orig. List Price:	\$325,000
Subtype:		Residential Land	List Date:	07/16/2025
Transaction Type:		For Sale	DOM/CDOM:	72/72
Subdivision:		No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Are you looking to built your custom dream house . This spacious lot of 1.53 acre offers limitless potential for your development. Soil testing done. Septic identified . Located within 1 mile to restaurants, gas station and school. Financing available

Listing Details

Area:		3007 - Hancock - Sugar Creek	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	Replat Of Michael M Larrabee Jr Stinemyer Road Ms Lot 1 1.503Ac		Elementary School:	
Section/Lot Number:		/30-10-30-300-021.002-012	Intermediate School:	New Palestine Intermediate School
Lot Size (SqFt):		0	Middle School:	New Palestine Jr High School
# of Acres:		1.50	High School:	New Palestine High School
Usable Acres:			Type:	Agric Land
# of Lots:			Lot Info:	
Divisible:		Yes	Zoning:	agriculture
			\$/Acre:	\$192,947.00

Property Overview

Current Use:		Buildings:	Not Applicable
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:	Not Applic
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:	301030300021002012	Insurance Expense:	
Semi Tax:	\$138.00	Possible Financing:	
Tax Year Due:	2024	Existing Lease:	
Tax Exempt:		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

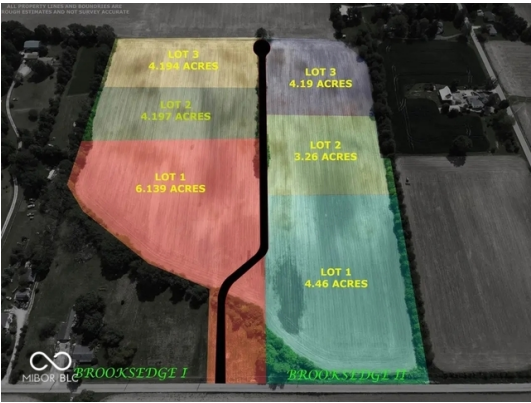
List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	07/16/2025	Disclosures:	
Entered:	07/18/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	08/11/2025		
List Office:	Midland Realty Group, Inc.		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

10101 - Lot 1 N Alford Rd, Fortville, IN 46040

\$295,900



Active	Residential Land	4.46 Acres	Hancock County
Listing ID:	22044173	List Price:	\$295,900
Property Type:	Land	Orig. List Price:	\$321,500
Subtype:	Residential Land	List Date:	06/10/2025
Transaction Type:	For Sale	DOM/CDOM:	108/108
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Country Luxury Estate Living These exceptional 3-6 acre lots are nestled in the heart of tranquil farmland, beautifully framed by mature trees along the property boundaries. Perfectly positioned just 10 minutes from downtown Fortville and 15 minutes from Pendleton, with easy access to I-69 and Hamilton Town Center, these parcels offer the rare combination of convenience and serene privacy. Experience the freedom of owning your own land in a peaceful, secluded setting. Envision a spacious pole barn or garage with oversized doors-ideal for your RV, truck, or recreational equipment-set against a backdrop of silence broken only by the soothing chorus of evening crickets. This is an unparalleled opportunity to embrace true country living. Additionally, these homesites are within walking distance of Piney Acres Farm, a remarkable 73-acre farmstead where families gather to enjoy interactive, hands-on farm experiences in the fresh country air. Established in 1999 as a pine tree (Christmas tree) farm, Piney Acres has evolved into a vibrant year-round destination offering a variety of engaging seasonal activities for all ages. Discover luxury country living at its finest.

Listing Details

Area:	3002 - Hancock - Green	School Dist:	Greenfield-Central Com Schools
Legal Desc:	BrooksEdge II, lots #1, 4.46 acres	Elementary School:	
Section/Lot Number:	/30-03-07-300-029.001-010	Intermediate School:	
Lot Size (SqFt):	194,278	Middle School:	Greenfield Central Junior High Sch
# of Acres:	4.46	High School:	Greenfield-Central High School
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Access Street, Irregular, Trees Mature, Trees Small
Divisible:	No	Zoning:	residential
		\$/Acre:	\$66,345.00

Property Overview

Current Use:	
Proposed Use:	
Facilities on Site:	Electric
Facilities near Site:	None
Water:	
Sewer:	Septic Required
Utilities:	
Solid Waste:	No
Soil Type:	Clay
Soil Test:	
Topography:	Level
Documents Available:	Aerial Photo, Covenants & Restrictions

Buildings:	Barns, Equipment Shed, Shed, Stable(s), Utility Buildings(s), See Remarks
Options:	See Remarks
Development Status:	Plat Designed, Plat Recorded, Surveyed
Traffic Count:	
Traffic Year:	
Public Transportation:	
Rail:	
Road Surface Type:	Asphalt
Road Access:	Access Rd
Road Frontage Type:	County Road
Web Link:	
Association Website URL:	

Tax/HOA

Tax ID:	300307300025001010
Semi Tax:	\$100.00
Tax Year Due:	2024
Tax Exempt:	None
Low Maintenance Lifestyle Y/N:	No
Association:	No
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Insurance Expense:	
Possible Financing:	Conventional, Other
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:	06/10/2025
Entered:	06/10/2025
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	07/13/2025
List Office:	CENTURY 21 Scheetz

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

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

5763 S 675 W, New Palestine, IN 46163

\$349,000



Active		Residential Land	10 Acres	Hancock County
Listing ID:		22060281	List Price:	\$349,000
Property Type:		Land	Orig. List Price:	\$349,000
Subtype:		Residential Land	List Date:	09/02/2025
Transaction Type:		For Sale	DOM/CDOM:	22/22
Subdivision:		No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Perfect 10-Acre Lot for Your Dream Home This 10-acre property offers the ideal setting to design and build your dream house. Buyer is responsible for completing all due diligence, including survey, soil testing, and inspections. Photos are for illustration purposes only. No floor plans or permits have been filed.

Listing Details

Area:	3007 - Hancock - Sugar Creek	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	Swd Sw 36-15-5 Tract 5 10Ac	Elementary School:	
Section/Lot Number:	/30-09-36-300-020.005-012	Intermediate School:	
Lot Size (SqFt):	0	Middle School:	
# of Acres:	10	High School:	New Palestine High School
Usable Acres:		Type:	Agric Land, Single Lot, See Remarks
# of Lots:		Lot Info:	Not In Subdivision
Divisible:	No	Zoning:	AG
		\$/Acre:	\$34,900.00

Property Overview

Tax/HOA

Contact & Contract Information

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

1561 US 52 (Lot #5), Fountaintown, IN 46130

\$350,000



Active		Residential Land		10 Acres		Hancock County	
Listing ID:		22048341		List Price:		\$350,000	
Property Type:		Land		Orig. List Price:		\$350,000	
Subtype:		Residential Land		List Date:		07/02/2025	
Transaction Type:		For Sale		DOM/CDOM:		86/86	
Subdivision:		No Subdivision		County:		Hancock	

Directions

GPS Friendly

Public Remarks

Hard to find 10 acres lots in New Palestine Schools area! Build your custom dream home with lots of room to entertain family and friends! Drainage to lots is available for owners to hook up to. Private paved road to lots has also been put in. (Taxes have not been divided between tracks yet) (Address has not been established)

Listing Details

Area:		3008 - Hancock - Brandywine		School Dist:		Southern Hancock Co Com Sch Corp	
Legal Desc:		SWE E SE 35-15-6 10AC		Elementary School:			
Section/Lot Number:		1/1		Intermediate School:		New Palestine Intermediate School	
Lot Size (SqFt):		435,600		Middle School:		New Palestine Jr High School	
# of Acres:		10		High School:		New Palestine High School	
Usable Acres:				Type:		Agric Land	
# of Lots:				Lot Info:			
Divisible:		No		Zoning:		single family residence	
				\$/Acre:		\$35,000.00	

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applicable
Facilities on Site:	Other	Development Status:	Surveyed
Facilities near Site:	Electric, Gas	Traffic Count:	
Water:	Private Well	Traffic Year:	
Sewer:	Septic Required	Public Transportation:	
Utilities:		Rail:	
Solid Waste:	No	Road Surface Type:	Asphalt, Gravel
Soil Type:	Not Applicable	Road Access:	County Road
Soil Test:	GOOD	Road Frontage Type:	County Road
Topography:	Other	Web Link:	
Documents Available:	Covenants & Restrictions, Deed Restrictions		Association Website URL:

Tax/HOA

Tax ID:	301035600014105002	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	Conventional, FHA, Insured Conventional, VA
Tax Year Due:	2024	Existing Lease:	
Tax Exempt:	None	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:	
Listing Date:	07/02/2025	Disclosures:	
Entered:	07/02/2025	Other Disclosures:	Not Applicable
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	07/02/2025		
List Office:	Home Bound Real Estate LLC		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

1561 US 52 (Lot #6), Fountaintown, IN 46130

\$350,000



Active			
Residential Land		10 Acres	Hancock County
Listing ID:	22048377	List Price:	\$350,000
Property Type:	Land	Orig. List Price:	\$350,000
Subtype:	Residential Land	List Date:	07/02/2025
Transaction Type:	For Sale	DOM/CDOM:	86/86
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Hard to find 10 acres lots in New Palestine Schools area! Build your custom dream home with lots of room to entertain family and friends! Drainage to lots is available for owners to hook up to. Private paved road to lots has also been put in. (Taxes have not been divided between tracks yet) (Address has not been established)

Listing Details

Area:	3008 - Hancock - Brandywine	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	SW E SW 35-15-6 10ac	Elementary School:	
Section/Lot Number:	1/1	Intermediate School:	New Palestine Intermediate School
Lot Size (SqFt):	435,600	Middle School:	New Palestine Jr High School
# of Acres:	10	High School:	New Palestine High School
Usable Acres:		Type:	Agric Land
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$35,000.00

Property Overview

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

Tax/HOA

Tax ID:	301035600014106002	Insurance Expense:	
Semi Tax:	\$0.00	Possible Financing:	Conventional, FHA, Insured Conventional, VA
Tax Year Due:	2024	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

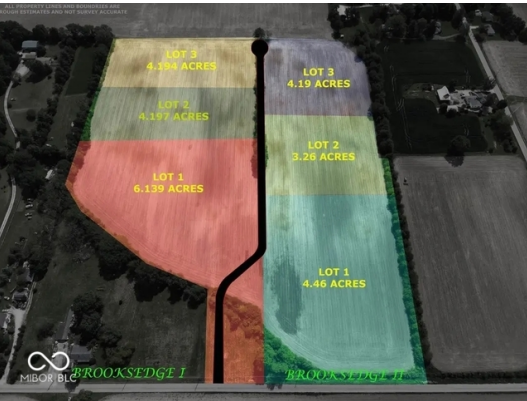
List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, FHA, Insured Conventional, VA
Listing Terms:		Inspection Warranties:	
Listing Date:	07/02/2025	Disclosures:	
Entered:	07/02/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	07/02/2025		
List Office:	Home Bound Real Estate LLC		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

10201 - Lot 1 N Alford Rd, Fortville, IN 46040

\$369,900



Active	Residential Land	6.14 Acres	Hancock County
Listing ID:	22044028	List Price:	\$369,900
Property Type:	Land	Orig. List Price:	\$399,500
Subtype:	Residential Land	List Date:	06/10/2025
Transaction Type:	For Sale	DOM/CDOM:	108/108
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Country Luxury Estate Living These exceptional 3-6 acre lots are nestled in the heart of tranquil farmland, beautifully framed by mature trees along the property boundaries. Perfectly positioned just 10 minutes from downtown Fortville and 15 minutes from Pendleton, with easy access to I-69 and Hamilton Town Center, these parcels offer the rare combination of convenience and serene privacy. Experience the freedom of owning your own land in a peaceful, secluded setting. Envision a spacious pole barn or garage with oversized doors-ideal for your RV, truck, or recreational equipment-set against a backdrop of silence broken only by the soothing chorus of evening crickets. This is an unparalleled opportunity to embrace true country living. Additionally, these homesites are within walking distance of Piney Acres Farm, a remarkable 73-acre farmstead where families gather to enjoy interactive, hands-on farm experiences in the fresh country air. Established in 1999 as a pine tree (Christmas tree) farm, Piney Acres has evolved into a vibrant year-round destination offering a variety of engaging seasonal activities for all ages. Discover luxury country living at its finest.

Listing Details

Area:	3002 - Hancock - Green	School Dist:	Greenfield-Central Com Schools
Legal Desc:	BrooksEdge I, lot #1, 6.139 Acres	Elementary School:	
Section/Lot Number:	/30-03-07-300.025.001-010	Intermediate School:	
Lot Size (SqFt):	267,415	Middle School:	Greenfield Central Junior High Sch
# of Acres:	6.14	High School:	Greenfield-Central High School
Usable Acres:		Type:	Single Lot
# of Lots:	1	Lot Info:	Access Street, Irregular, Trees Mature, Trees Small
Divisible:	No	Zoning:	residential
		\$/Acre:	\$60,254.00

Property Overview

Current Use:	
Proposed Use:	
Facilities on Site:	Electric
Facilities near Site:	None
Water:	
Sewer:	Septic Required
Utilities:	
Solid Waste:	No
Soil Type:	Clay
Soil Test:	
Topography:	Level
Documents Available:	Aerial Photo, Covenants & Restrictions

Buildings:	Barns, Equipment Shed, Shed, Stable(s), Utility Buildings(s), See Remarks
Options:	See Remarks
Development Status:	Plat Designed, Plat Recorded, Surveyed
Traffic Count:	
Traffic Year:	
Public Transportation:	
Rail:	
Road Surface Type:	Asphalt
Road Access:	Access Rd
Road Frontage Type:	County Road
Web Link:	
Association Website URL:	

Tax/HOA

Tax ID:	300307300025001010
Semi Tax:	\$100.00
Tax Year Due:	2024
Tax Exempt:	None
Low Maintenance Lifestyle Y/N:	No
Association:	No
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Insurance Expense:	
Possible Financing:	Conventional, Other
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:	06/10/2025
Entered:	06/10/2025
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	07/13/2025
List Office:	CENTURY 21 Scheetz

Possible Financing:	Conventional, Other
Inspection Warranties:	
Disclosures:	
Other Disclosures:	Flood Plain Partial
Possession:	At Closing

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- S Sr 9, Greenfield, IN 46140

\$385,000



Active	Residential Land	17.48 Acres	Hancock County
Listing ID:	22004051	List Price:	\$385,000
Property Type:	Land	Orig. List Price:	\$385,000
Subtype:	Residential Land	List Date:	09/27/2024
Transaction Type:	For Sale	DOM/CDOM:	364/364
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Incredible opportunity in Hancock County to develop over 17 acres.

Listing Details

Area:	3008 - Hancock - Brandywine	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	Nw 21-15-7 17.478Ac	Elementary School:	
Section/Lot Number:	/301121200008005002	Intermediate School:	New Palestine Intermediate School
Lot Size (SqFt):	761,342	Middle School:	New Palestine Jr High School
# of Acres:	17.48	High School:	New Palestine High School
Usable Acres:		Type:	Agric Land
# of Lots:	1	Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$22,025.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	None	Development Status:	Not Applicable
Facilities near Site:	Cable, Electric, Gas, Sewer, Water	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Not Applicable	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:	Varied	Web Link:	
Documents Available:	Legal Description	Association Website URL:	

Tax/HOA

Tax ID:	301121200008005002	Insurance Expense:	
Semi Tax:	\$94.00	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:	09/27/2024	Disclosures:	
Entered:	09/27/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			
Last Change Date:	09/27/2024		
List Office:	RE/MAX Realty Services		

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4500 S 50W, Greenfield, IN 46140

\$499,900



Active		Residential Land		17.56 Acres		Hancock County	
Listing ID:		22018482		List Price:		\$499,900	
Property Type:		Land		Orig. List Price:		\$579,447	
Subtype:		Residential Land		List Date:		01/17/2025	
Transaction Type:		For Sale		DOM/CDOM:		252/252	
Subdivision:		No Subdivision		County:		Hancock	

Directions

465 to SE Indy to US52. Take US52 thru New Palestine East Approx. 4 Miles to 50W (goes only north). North on 50W past 500S....see house @ 4608 S 50W on west side....Property starts behind house & goes north.

Public Remarks

Looking to find that Dream Land in the Country in New Palestine Schools w/NO restrictions (except if Hancock County has restrictions!!) 17.559 Acres w/Sloping Ground and Ample Road Frontage! Great Area to Build Your Next Homestead Located Away from the Busy Roads/Highways...But EZ Accessibility to Indy/Greenfield/Shelbyville & Just 5 miles from New Palestine!! Buy Now & Enjoy The Beautiful Sunsets and Nature at it's Finest!!!.....Subject to Crop Rights if Farmer has them Planted.....There is a Legal Drain on Property.....Do NOT pull into driveway @ 4608 S 50W (Owner has Driveway Alarm)....

Listing Details

Area:	3008 - Hancock - Brandywine	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	E Sw 25-15-6 17.559Ac	Elementary School:	
Section/Lot Number:	/301025300021000002	Intermediate School:	
Lot Size (SqFt):	764,870	Middle School:	
# of Acres:	17.56	High School:	
Usable Acres:		Type:	Agric Land
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Agricultural
		\$/Acre:	\$28,468.00

Property Overview

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

Tax/HOA

Tax ID:	301025300021000002	Insurance Expense:	
Semi Tax:	\$271.00	Possible Financing:	Conventional, Insured Conventional
Tax Year Due:	2024	Existing Lease:	
Tax Exempt:	None	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, Insured Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	01/17/2025	Disclosures:	
Entered:	01/18/2025	Other Disclosures:	Sales Disclosure Not Required
Temp Off Mkt Date:		Possession:	Other/See Remarks
Withdrawn Date:			
Last Change Date:	04/25/2025		
List Office:	Crossroads Real Estate Group LLC		

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700 W North St, Greenfield, IN 46140

\$520,000



Active		Residential Land	13.19 Acres	Hancock County	
Listing ID:		22004047		List Price:	\$520,000
Property Type:		Land		Orig. List Price:	\$520,000
Subtype:		Residential Land		List Date:	09/27/2024
Transaction Type:		For Sale		DOM/CDOM:	307/307
Subdivision:		No Subdivision		County:	Hancock

Directions

GPS Friendly

Public Remarks

Don't miss the opportunity to build on 13.19 acres on a wooded, private lot in Hancock County. Close to highway and surrounding neighborhoods. 2 parcels being sold together. Neighbor's driveway is encroaching approximately 20ft south part of lot 5.

Listing Details

Area:	3006 - Hancock - Buck Creek	School Dist:	Mt Vernon Community School Corp
Legal Desc:	Colonial Hts S 1 L 5	Elementary School:	
Section/Lot Number:	1/300536200003001006	Intermediate School:	
Lot Size (SqFt):	44,823	Middle School:	
# of Acres:	13.19	High School:	
Usable Acres:		Type:	Undeveloped
# of Lots:	2	Lot Info:	Irregular
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$39,424.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Not Applic
Facilities on Site:	None	Development Status:	No Status
Facilities near Site:	Cable, Electric, Gas, Sewer, Water	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:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Wooded	Web Link:	
Documents Available:	Aerial Photo, Legal Description	Association Website URL:	

Tax/HOA

Tax ID:	300536200003001006
MultiTax ID:	300536201005001006
Semi Tax:	\$532.00
Tax Year Due:	2023
Tax Exempt:	None
Low Maintenance Lifestyle Y/N:	
Association:	
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Insurance Expense:	
Possible Financing:	Conventional, Insured 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:	09/27/2024
Entered:	09/27/2024
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	05/09/2025
List Office:	RE/MAX Realty Services

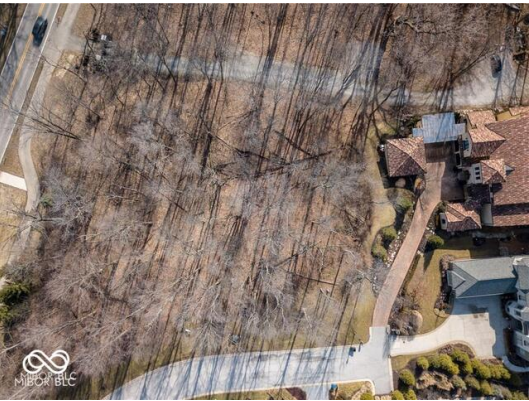
Possible Financing:	Conventional, Insured Conventional
Inspection Warranties:	
Disclosures:	
Other Disclosures:	
Possession:	Negotiable

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11505 Hampton Cove Ln, McCordsville, IN 46055

\$670,000



Active	Residential Land	0.37 Acres	Hancock County
Listing ID:	22038856	List Price:	\$670,000
Property Type:	Land	Orig. List Price:	\$670,000
Subtype:	Residential Land	List Date:	05/14/2025
Transaction Type:	For Sale	DOM/CDOM:	135/135
Subdivision:	Hampton Cove	County:	Hancock

Directions

GPS Friendly

Public Remarks

A distinguished opportunity awaits within Hampton Cove's gated serenity: an elevated lot with deeded boat dock access, mere steps from fine dining and shopping via a picturesque bridge. With limited availability, secure your exclusive homesite and partner with Integra Builders to craft your dream home.

Listing Details

Area:	3001 - Hancock - Vernon	School Dist:	Mt Vernon Community School Corp
Legal Desc:	Hampton Cove L2	Elementary School:	
Section/Lot Number:	/300114200002001018	Intermediate School:	
Lot Size (SqFt):	16,117	Middle School:	Mt Vernon Middle School
# of Acres:	0.37	High School:	
Usable Acres:		Type:	Single Lot
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Single Family
		\$/Acre:	\$1,810,811.00

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:	Private Rd
Topography:	Web Link:	
Documents Available:	Association Website URL:	
Aerial Photo, Covenants & Restrictions, Legal Description		

Tax/HOA

Tax ID:	300114200002001018	Insurance Expense:	
Semi Tax:	\$2,840.00	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.:	OMNI	Proposed Term:	
Mgmt Phone:	(317) 541-0000	Land Lease:	
Fee Includes:	Horizontal Prop Regime		
Fee Amount:	\$2,500		
Fee Paid:	Annually		
Fee Includes:	Association Home Owners, Entrance Private, Insurance Common Area, Maintenance Common Area, Professional Management, Security, Snow Removal		
HOA Disclosure:			
Amenities:	Insurance, Maintenance, Management, Security, Snow Removal		

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	05/14/2025	Disclosures:	
Entered:	05/14/2025	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Last Change Date:	05/14/2025		
List Office:	Integra Builders		

596 W 100 N, Greenfield, IN 46140-8301

\$2,300,000



Active	Residential Land	73 Acres	Hancock County
Listing ID:	21997767	List Price:	\$2,300,000
Property Type:	Land	Orig. List Price:	\$2,300,000
Subtype:	Residential Land	List Date:	08/22/2024
Transaction Type:	For Sale	DOM/CDOM:	400/400
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Spectacular opportunity to own a sizable amount of acreage right on the edge and across the street from the city of Greenfield. Multiple possibilities here for development: could be subdivision, park or recreation area, senior development. There is a house on the property that has no value and probably needs to be razed. There is an older barn that is useable. 51 acres are tillable and currently rented through 2024. Approximately 15 acres of woods. 1 acre pond that is a wetland that can't be disturbed, or you can move it within the property but has to be same acreage as it is currently. Several drains tiles on property including one to keep the pond from overflowing in heavy rains. Document in supplements of Connie Matlock Minor Sub. Lot 1 is the only lot that is part of this listing (Lot 2 is not part of this listing). Parcel is not a perfect rectangle; south border has multiple measurements. Buyer responsible to verify zoning, lot dimensions and suitability of property for buyers use. There does not appear to be any tax exemptions on the properties. As of June 2025, the Seller has entered into an agreement to grant a permanent easement of 60 feet across the north edge of the property for a gas supply line. There will be a temporary easement during construction of additional 30 feet. Seller is willing to consider price allowance for the lack of the ability to use the easement in any construction or development of the property. Same amount of acreage will convey but easement is not able to be built in.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	See supplements for both complete legal descriptions	Elementary School:	
Section/Lot Number:	/both	Intermediate School:	
Lot Size (SqFt):	3,180,000	Middle School:	Greenfield Central Junior High Sch
# of Acres:	73	High School:	Greenfield-Central High School
Usable Acres:		Type:	Agric Land
# of Lots:		Lot Info:	Irregular, Rural No Subdivision, Zoned, See Remarks
Divisible:	No	Zoning:	RR
		\$/Acre:	\$31,507.00

Property Overview

Current Use:	Buildings:	Barns, No Value, See Remarks
Proposed Use:	Options:	Sell Entity, See Remarks
Facilities on Site:None	Development Status:	No Status
Facilities near Site:Cable, Electric, See Remarks	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:	County Rd
Soil Test:	Road Frontage Type:	County Road
Topography:Level, Pond	Web Link:	
Documents Available:Legal Description, Survey Staked	Association Website URL:	

Tax/HOA

Tax ID:300625300013000008	Insurance Expense:
MultiTax ID:30-06-25-300-008.001-008	Possible Financing:
Semi Tax:\$1,172.00	Existing Lease:
Tax Year Due:2023	Existing Lease Type:
Tax Exempt:	Remaining Term:
Low Maintenance Lifestyle Y/N:	Proposed Lease:
Association:	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:08/22/2024	Disclosures:
Entered:08/23/2024	Other Disclosures:
Temp Off Mkt Date:	Possession:At Closing
Withdrawn Date:	
Last Change Date:08/23/2024	
List Office:McGauley Realty, Inc.	

0 N SR 9, Greenfield, IN 46140

\$2,399,900



Active		Residential Land	39.58 Acres	Hancock County
Listing ID:		21970587	List Price:	\$2,399,900
Property Type:		Land	Orig. List Price:	\$3,500,000
Subtype:		Residential Land	List Date:	04/01/2024
Transaction Type:		For Sale	DOM/CDOM:	543/543
Subdivision:		No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

Put your business in front with this prime development location on State Road 9 just north of the I-70 ramp in Greenfield, the fastest growing county in Indiana by Indiana Business Research Center at the Indiana University Kelley School of Business. Currently being farmed as agriculture ground, but zoned IBP-Industrial Business Park. There are two parcels combined in this offering. One has approximately 700 feet of frontage on SR 9 and one has approximately 350 feet of frontage on 300 N. It does not include the parcel on the corner of 300 N. & SR 9. City water and sewer are near the site.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	WD SE 17-16-7 24.869Ac	Elementary School:	Eden Elementary School
Section/Lot Number:	/24.869a	Intermediate School:	Maxwell Intermediate School
Lot Size (SqFt):	1,724,192	Middle School:	Greenfield Central Junior High Sch
# of Acres:	39.58	High School:	Greenfield-Central High School
Usable Acres:		Type:	Agric Land, Row Crop
# of Lots:	2	Lot Info:	
Divisible:	No	Zoning:	IBP
		\$/Acre:	\$60,631.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Sell Entity
Facilities on Site:	Electric	Development Status:	See Remarks
Facilities near Site:	Gas, 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, Loam, Sandy	Road Access:	County Rd
Soil Test:		Road Frontage Type:	County Road, State Road
Topography:	Cleared, Level	Web Link:	
Documents Available:	Aerial Photo, Survey Staked	Association Website URL:	

Tax/HOA

Tax ID:	300717400019000008	Insurance Expense:	
MultiTax ID:	WD SE 17-16-7 14.713ac	Possible Financing:	1031Exchange, Conventional
Semi Tax:	\$1,107.00	Existing Lease:	
Tax Year Due:	2023	Existing Lease Type:	
Tax Exempt:		Remaining Term:	
Low Maintenance Lifestyle Y/N:		Proposed Lease:	
Association:		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:	1031Exchange, Conventional
Listing Terms:		Inspection Warranties:	Not Applicable
Listing Date:	04/01/2024	Disclosures:	
Entered:	04/01/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Tenant Rights
Withdrawn Date:			
Last Change Date:	06/26/2025		
List Office:	Berkshire Hathaway Home		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM

5377 W 1000 N, McCordsville, IN 46055-7400

\$2,399,999



Active	Residential Land	14.28 Acres	Hancock County
Listing ID:	22033533	List Price:	\$2,399,999
Property Type:	Land	Orig. List Price:	\$2,399,999
Subtype:	Residential Land	List Date:	04/24/2025
Transaction Type:	For Sale	DOM/CDOM:	155/155
Subdivision:	SUBDIVISION NOT AVAILABLE SEE LEGAL	County:	Hancock

Directions

GPS Friendly

Public Remarks

Tomorrow's New Address: 5377 W 1000 N, McCordsville. Over 14 acres of premier land with valuable frontage on 96th Street, ideally situated just east of Olio Road and Georgia Road with easy access to I-70. Offering rare flexibility, this property is perfect for creating a private estate, horse farm, or a development opportunity.

Listing Details

Area:	3001 - Hancock - Vernon	School Dist:	Mt Vernon Community School Corp
Legal Desc:	Nd Nw Ne 13-17-5 14.277Ac Per Survey	Elementary School:	
Section/Lot Number:	/30-01-13-100-011.000-018	Intermediate School:	
Lot Size (SqFt):	621,906	Middle School:	
# of Acres:	14.28	High School:	
Usable Acres:		Type:	Other
# of Lots:		Lot Info:	
Divisible:	Yes	Zoning:	R-1
		\$/Acre:	\$168,067.00

Property Overview

Current Use:		Buildings:	Barns
Proposed Use:		Options:	Not Applic
Facilities on Site:	None	Development Status:	No Status
Facilities near Site:	Sewer, Water	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:	County Rd
Soil Test:		Road Frontage Type:	County Road
Topography:	Level	Web Link:	
Documents Available:	Aerial Photo	Association Website URL:	

Tax/HOA

Tax ID:	300113100011000018
Semi Tax:	\$2,657.00
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:	

Insurance Expense:
Possible Financing:
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:	04/24/2025
Entered:	04/26/2025
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	04/26/2025
List Office:	Circle Real Estate

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

5352 W Us 52, New Palestine, IN 46163

\$4,016,500



Active	Residential Land	80.33 Acres	Hancock County
Listing ID:	21858363	List Price:	\$4,016,500
Property Type:	Land	Orig. List Price:	\$4,016,500
Subtype:	Residential Land	List Date:	05/22/2022
Transaction Type:	For Sale	DOM/CDOM:	899/899
Subdivision:	No Subdivision	County:	Hancock

Directions

1465 to SE Indy to Brookville Rd/US 52. Go east approx. 8 miles to property sitting on both north & south side of US52 on west edge of New Palestine (just east of 550W)

Public Remarks

Back on the Market as of Feb. 7, 2025...had been under contract since 3/20/2024....Buyer's Time Frame had Expired....New Town Sewer Plant has now been APPROVED & this Property Can now be Developed!! Prime Location on Western Edge of the town of New Palestine! Land is located on Both sides of US52. Sellers would also consider selling the Entire North Side or the Entire South Side of US52. (as of 1/25/2023...Sellers may entertain offers selling portions of the property)...Many Possibilities to Expand this Area Located in Western Hancock County with Easy Access to All Sides of Indianapolis. Conveniently Located Between I70 & I74 & 10 minutes East of 465 on SE side of Indianapolis. This Would be a Wonderful Location for Shops/Apartments/Town Square?? Lots of Greenspace for Park as well! Let's get this property going for the Future of New Palestine!! Address listed in Computer is Approximate since actual address will not be established until a building occupies the property!

Listing Details

Area:	3007 - Hancock - Sugar Creek	School Dist:	Southern Hancock Co Com Sch Corp
Legal Desc:	NNE30-15-6 (75.65AC),MD E NE 30-15-6 (2.33AC),NMD W NE 30-15-6 (2.13AC),NMD NW NE 30-15- (.22C)	Elementary School:	
Section/Lot Number:	/0	Intermediate School:	
Lot Size (SqFt):	80.33 Acres	Middle School:	
# of Acres:	80.33	High School:	
Usable Acres:		Type:	Agric Land, See Remarks
# of Lots:		Lot Info:	
Divisible:	No	Zoning:	Residential
		\$/Acre:	\$50,000.00

Property Overview

Current Use:	
Proposed Use:	
Facilities on Site:	Easement, Gas, Other, Sewer
Facilities near Site:	Electric, Water
Water:	
Sewer:	See Remarks
Utilities:	
Solid Waste:	No
Soil Type:	Other
Soil Test:	
Topography:	Level
Documents Available:	Legal Description

Buildings:	No Building
Options:	Sell Entity
Development Status:	Easements, See Remarks
Traffic Count:	
Traffic Year:	
Public Transportation:	
Rail:	
Road Surface Type:	Asphalt
Road Access:	Frontage Road
Road Frontage Type:	Highway
Web Link:	
Association Website URL:	

Tax/HOA

Tax ID:	301030100004000013
MultiTax ID:	301030100002.001-013
Semi Tax:	\$1,559.00
Tax Year Due:	2023
Tax Exempt:	None
Low Maintenance Lifestyle Y/N:	
Association:	No
Mgmt Co.:	
Mgmt Phone:	
Fee Includes:	
Fee Amount:	
Fee Paid:	
Fee Includes:	
HOA Disclosure:	
Amenities:	

Insurance Expense:	
Possible Financing:	Conventional, Insured 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:	Conventional
Listing Date:	05/22/2022
Entered:	05/22/2022
Temp Off Mkt Date:	
Withdrawn Date:	
Last Change Date:	02/07/2025
List Office:	Crossroads Real Estate Group LLC

Possible Financing:	Conventional, Insured Conventional
Inspection Warranties:	Not Applicable
Disclosures:	
Other Disclosures:	
Possession:	Tenant Rights, Other/See Remarks

100 W North St, Greenfield, IN 46140

\$4,680,000



Active	Residential Land	117.72 Acres	Hancock County
Listing ID:	21974981	List Price:	\$4,680,000
Property Type:	Land	Orig. List Price:	\$4,680,000
Subtype:	Residential Land	List Date:	04/20/2024
Transaction Type:	For Sale	DOM/CDOM:	524/524
Subdivision:	No Subdivision	County:	Hancock

Directions

GPS Friendly

Public Remarks

The property is located on the South side of 100N or Mckenzie Road and just West of Meridian Road. This land is 2 parcels totaling 117+ acres. The 78.1 acre tract that is closer to Meridian Road could be sold separately. The property is within the city limits and it is currently zoned RM (residential moderate density) Sewer and water are available nearby.

Listing Details

Area:	3005 - Hancock - Center	School Dist:	Greenfield-Central Com Schools
Legal Desc:	E Ne 36-16-6 78.101 Ac	Elementary School:	
Section/Lot Number:	/NE NW 36	Intermediate School:	
Lot Size (SqFt):	5,127,883	Middle School:	Greenfield Central Junior High Sch
# of Acres:	117.72	High School:	Greenfield-Central High School
Usable Acres:		Type:	Undeveloped
# of Lots:		Lot Info:	
Divisible:	Yes	Zoning:	RM
		\$/Acre:	\$39,755.00

Property Overview

Current Use:		Buildings:	Not Applicable
Proposed Use:		Options:	Sell Entity
Facilities on Site:	Electric, Sewer, Water	Development Status:	No Status
Facilities near Site:	Electric, Gas, Sewer, Water	Traffic Count:	
Water:		Traffic Year:	
Sewer:	Fees Tap	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, Sloping	Web Link:	
Documents Available:	Not Applicable	Association Website URL:	

Tax/HOA

Tax ID:	300636100004000009	Insurance Expense:	
MultiTax ID:	30-06-36-200-003.001-009	Possible Financing:	
Semi Tax:	\$1,277.00	Existing Lease:	
Tax Year Due:	2023	Existing Lease Type:	
Tax Exempt:		Remaining Term:	
Low Maintenance Lifestyle Y/N:	No	Proposed Lease:	
Association:		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:	04/20/2024	Disclosures:	
Entered:	04/20/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Tenant Rights
Withdrawn Date:			
Last Change Date:	04/20/2024		
List Office:	Berkshire Hathaway Home		

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Prepared By: Leah Kane | Maximum Results Real Estate | 09/25/2025 12:11 PM