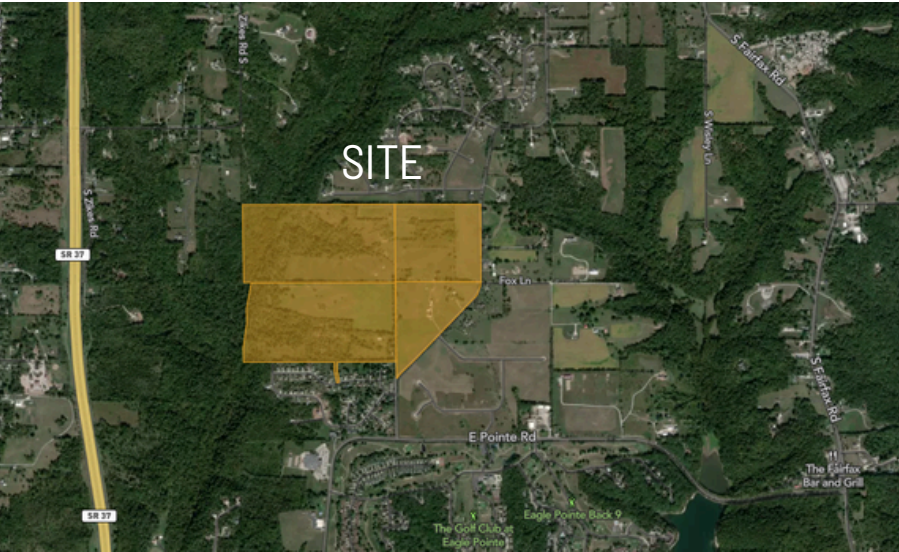


# FOR SALE



**8800 S STRAIN ROAD,  
BLOOMINGTON, IN 47401**



## SCENIC 229-ACRE RETREAT

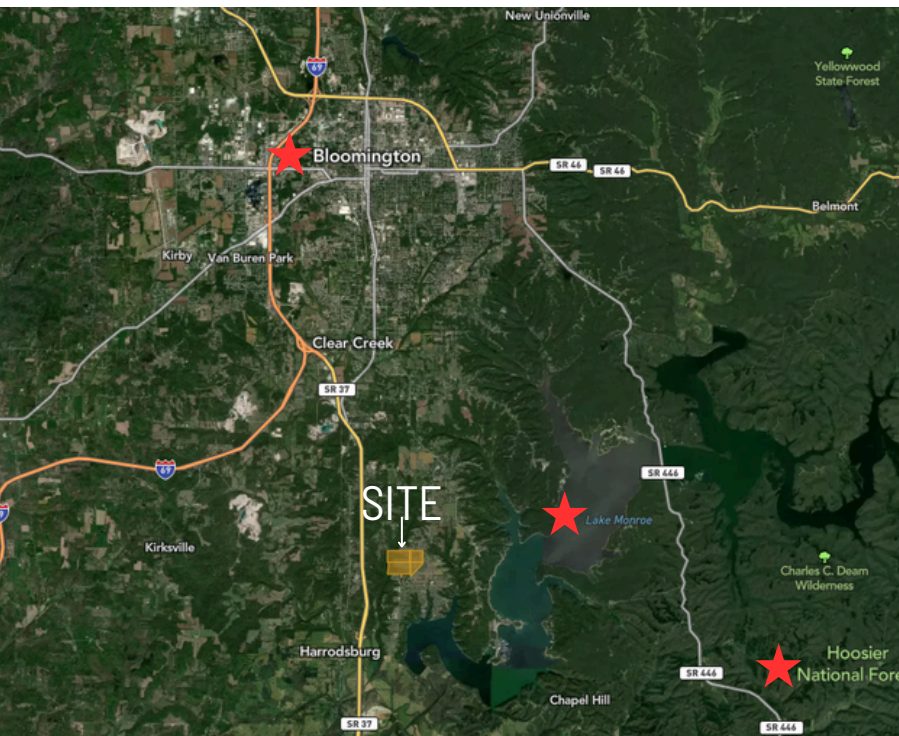
229 acres of scenic, rolling, beautiful private land waiting for your dream build home and family compound that will allow amazing hunting and recreational opportunities in the hills and valleys just off of Lake Monroe.

## PROPERTY FEATURES

Rare opportunity to own 229 contiguous acres with stunning terrain, mature woods, streams, wildlife, and historic railroad features. Includes two homes and outbuildings suitable for hunting stays, rental income, or development of a private compound. Immediate income potential from alfalfa and building rentals. Located just south of Bloomington, Indiana, minutes from Lake Monroe and 6 miles from I-69.

**OFFERED AT**

**\$3,495,000**



**Scott Schuler**  
Senior Broker

📞 317.703.5880  
🌐 C21CRE.com

📞 317.814.2111  
✉️ SSchuler@c21cre.com



## PROPERTY HIGHLIGHTS

- 229± contiguous acres offering privacy, scale, and flexibility for estate, recreation, or investment
- Located just off Lake Monroe, south of Bloomington, Indiana, and only 6 miles from I-69 for easy regional access
- Stunning rolling topography with hills, valleys, wooded acreage, pasture, and bottom land
- Mature timber, abundant wildlife, and exceptional hunting and outdoor recreation opportunities
- Rare natural features including two natural springs and a waterfall
- Two existing homes with multiple outbuildings, including barns, equipment shed, tenant house, and utility buildings

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population 2025 Average	2,288	4,949	9,563
HH Income	\$104,147	\$113,818	\$118,144

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