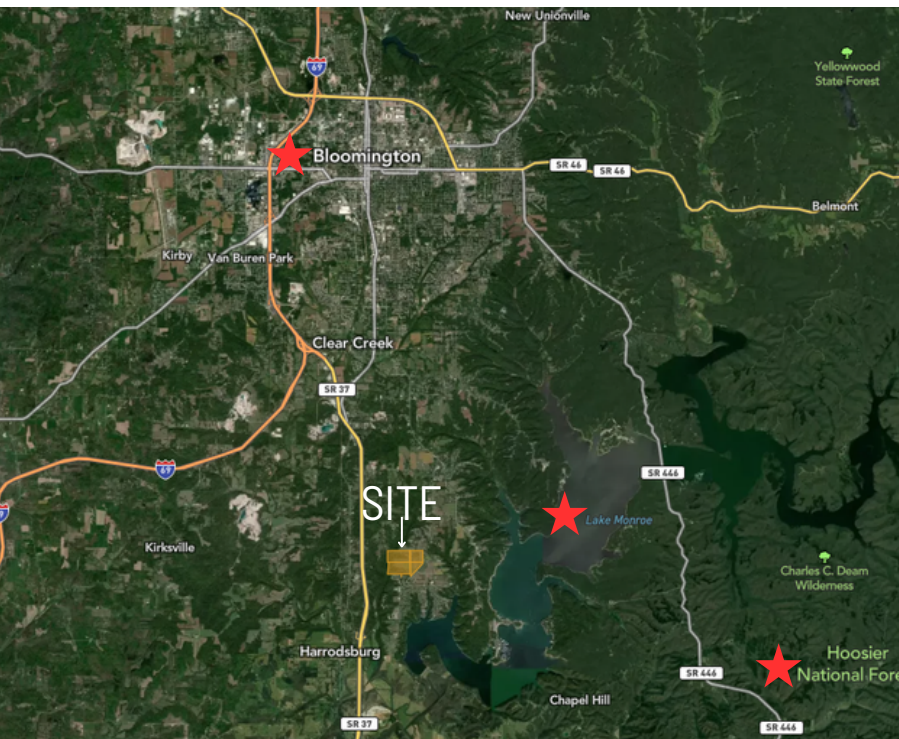


FOR SALE

**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

\$3,199,000

Scott Schuler
Senior Broker

📞 317.703.5880
🌐 C21CRE.com

📞 317.814.2111
✉️ SSchuler@c21cre.com

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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

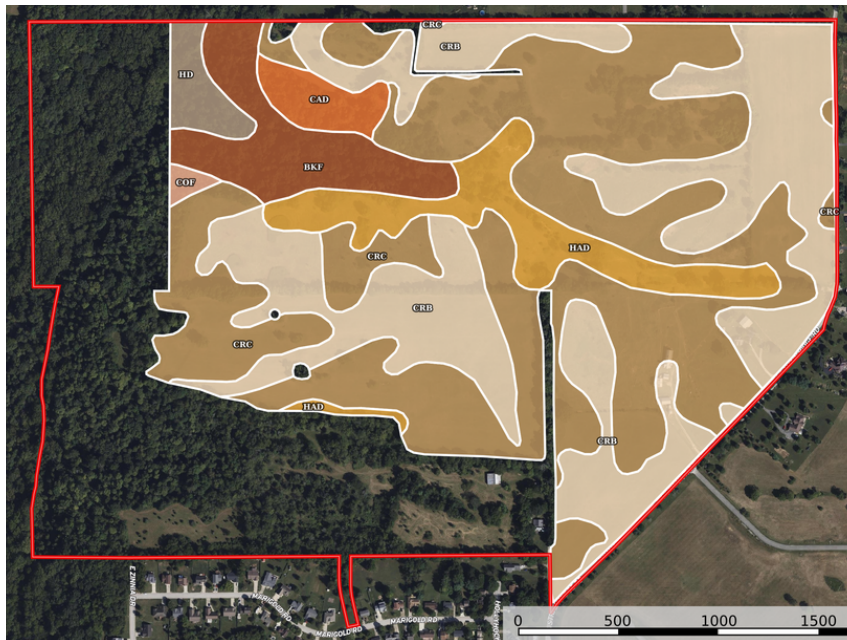
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	2,288	4,752	10,043
2026 Average HH Income	\$104,147	\$113,818	\$118,144

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156.77 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrC	Crider silt loam, 6 to 12 percent slopes	72.11	46.0	0	74	3e
CrB	Crider silt loam, 2 to 6 percent slopes	52.81	33.69	0	76	2e
HaD	Hagerstown silt loam, 12 to 20 percent slopes	13.18	8.41	0	64	4e
BkF	Brownstown-Gilwood silt loams, 25 to 75 percent slopes	11.22	7.16	0	9	7e
CaD	Caneyville silt loam, 12 to 18 percent slopes	3.57	2.28	0	54	4e
Hd	Haymond silt loam, frequently flooded	3.21	2.05	0	94	2w
CoF	Corydon Variant-Caneyville Variant complex, 25 to 70 percent slopes	0.67	0.43	0	13	7e
TOTALS		156.77(*)	100%	-	68.88	3.05



156.77 ac

SOIL CODE	SOIL DESCRIPTION	%	ACRES	Corn
CrC	Crider silt loam, 6 to 12 percent slopes	46.0	72.11	149
CrB	Crider silt loam, 2 to 6 percent slopes	33.69	52.81	166
HaD	Hagerstown silt loam, 12 to 20 percent slopes	8.41	13.18	140
BkF	Brownstown-Gilwood silt loams, 25 to 75 percent slopes	7.16	11.22	-
CaD	Caneyville silt loam, 12 to 18 percent slopes	2.28	3.57	75
Hd	Haymond silt loam, frequently flooded	2.05	3.21	120
CoF	Corydon Variant-Caneyville Variant complex, 25 to 70 percent slopes	0.43	0.67	0
TOTALS		100%	156.77(*)	140.41

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Senior Broker

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C21CRE.com

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SSchuler@c21cre.com

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