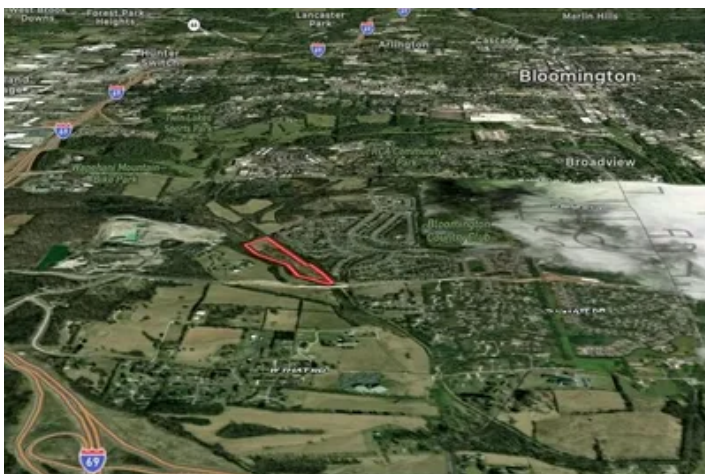


15.24± Acres Bordering the Clear Creek Trail — Minutes
from Bloomington & IU
3849 S Rockport Road
Bloomington, IN 47403

\$100,000
15.24± Acres
Monroe County



15.24± Acres Bordering the Clear Creek Trail — Minutes from Bloomington & IU Bloomington, IN / Monroe County

SUMMARY

Address

3849 S Rockport Road

City, State Zip

Bloomington, IN 47403

County

Monroe County

Type

Hunting Land, Undeveloped Land, Recreational Land, Lot

Latitude / Longitude

39.12488 / -86.555801

Acreage

15.24

Price

\$100,000

Property Website

<https://indianalandandlifestyle.com/property/15-24-acres-bordering-the-clear-creek-trail-minutes-from-bloomington-iu-monroe-indiana/115058/>



15.24± Acres Bordering the Clear Creek Trail — Minutes from Bloomington & IU Bloomington, IN / Monroe County

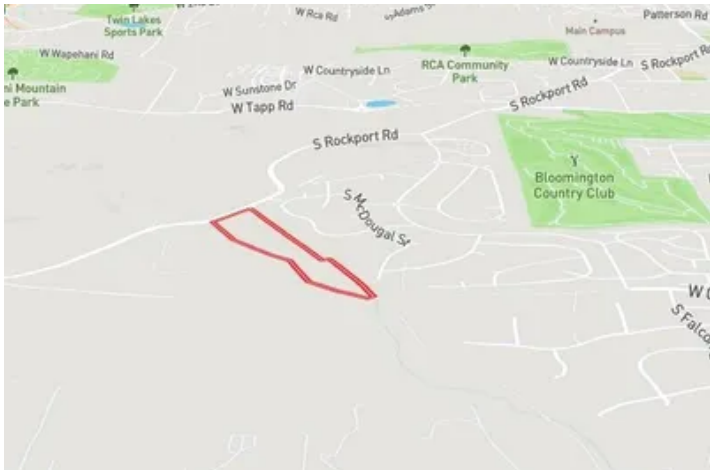
PROPERTY DESCRIPTION

Location: 3849 S Rockport Rd, Bloomington, IN 47403 (Perry Township, Monroe County)

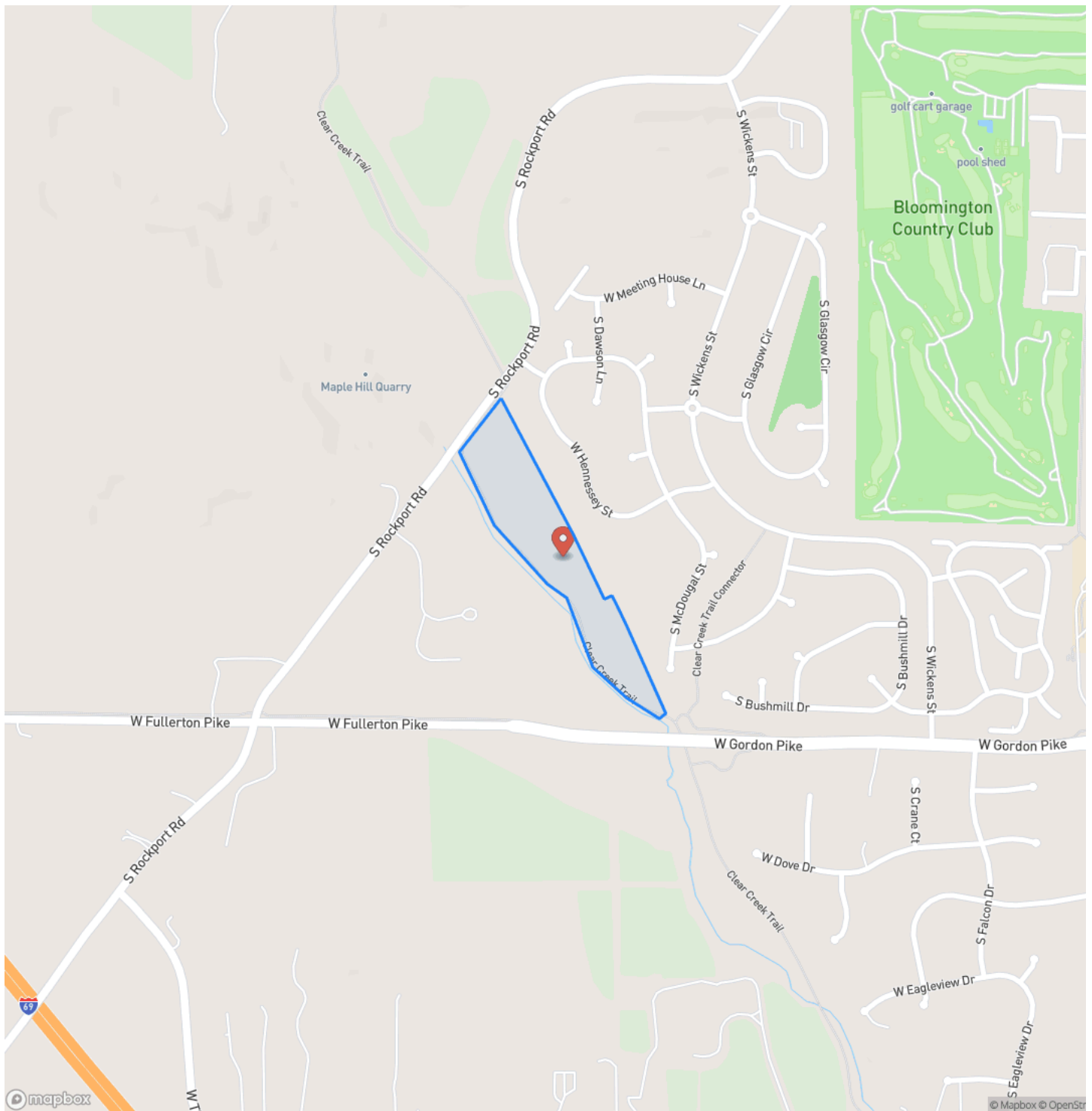
- **Total Acreage:** 15.24± acres across two parcels
- **Parcel 1:** 53-01-40-111-000.000-008 — 13.96± acres, level topography, paved road access
- **Parcel 2:** 53-08-17-301-017.000-008 — 1.28± acres, rolling topography
- **Property Class:** Vacant, unplatted land
- **Utilities:** Electricity available
- **Access:** Direct frontage off S Rockport Road
- **School Corp:** Monroe County Community School Corporation

Here are 15.24± acres of open, gently rolling ground framed by mature hardwood timber on Bloomington's desirable southwest side — just minutes from downtown, Indiana University, and everyday conveniences, yet with the feel of true country ground. The acreage lays out beautifully as a private recreational retreat: open meadow interior for food plots, trails, or simply room to roam, with wooded perimeter cover that attracts and holds wildlife. The Clear Creek Trail borders the property, offering walk-out access to one of the area's premier multi-use trail corridors connecting toward Bloomington and the Rail Trail system. Access is direct off S Rockport Road with electricity available at the road. Whether you're seeking a close-to-town recreational escape, a long-term land hold in a growing corridor, or simply a rare piece of acreage where you can hunt, hike, and unwind minutes from campus, this property checks boxes that almost never come together in Monroe County. Two parcels sell together: 13.96± acres and 1.28± acres. Land is unplatted and sold as vacant ground — buyer to verify zoning and intended use with Monroe County. Call Chad Renbarger [317-418-7712](tel:317-418-7712) for a private showing.

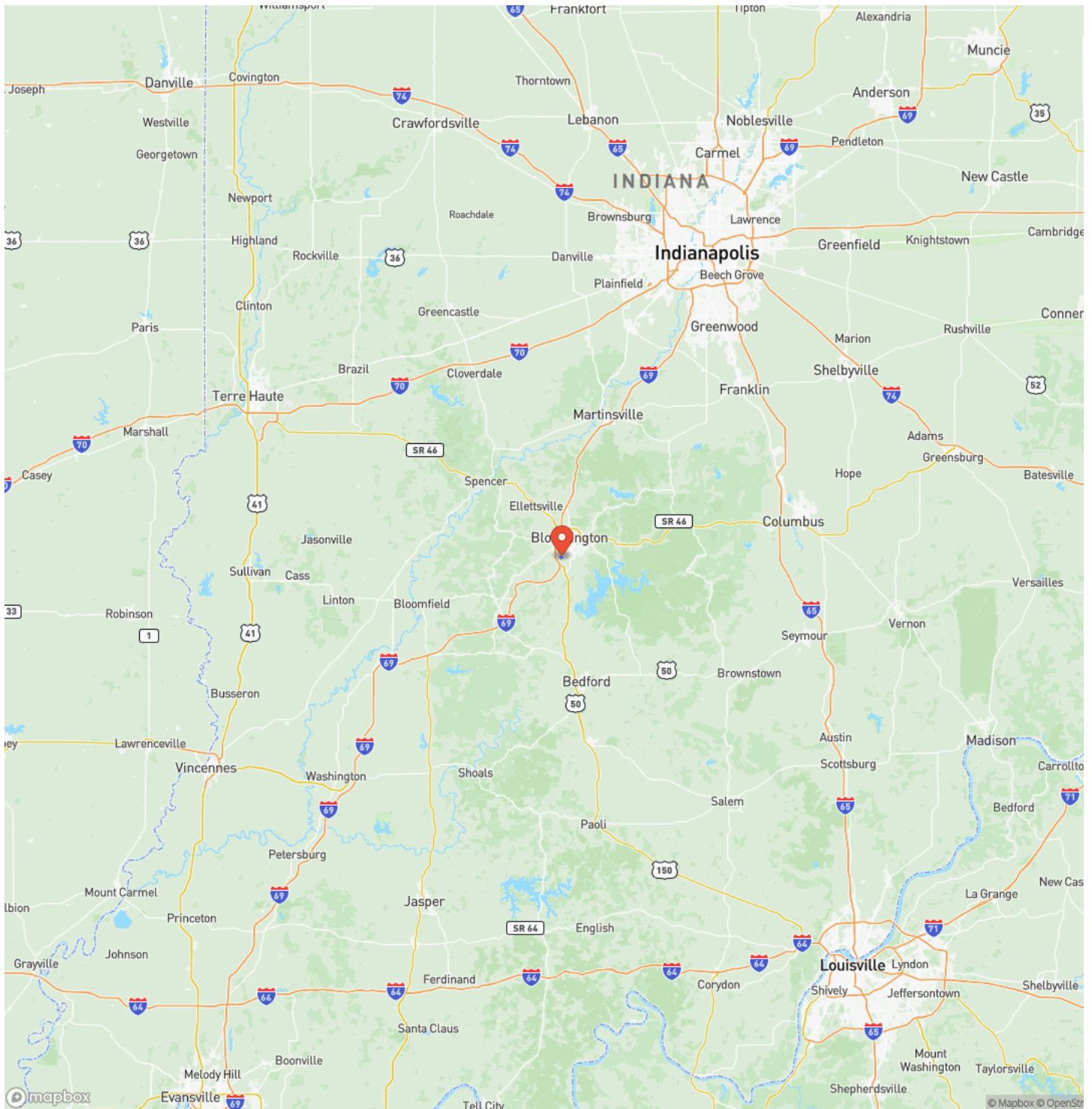
**15.24± Acres Bordering the Clear Creek Trail — Minutes from Bloomington & IU
Bloomington, IN / Monroe County**



Locator Map



Locator Map



Satellite Map



**15.24± Acres Bordering the Clear Creek Trail — Minutes from Bloomington & IU
Bloomington, IN / Monroe County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Renbarger

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(317) 418-7712

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(317) 597-2352

Email

crenbarger@mossyoakproperties.com

Address

10925 Edgewood Dr

City / State / Zip

Fortville, IN 46040

NOTES

[illegible]

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, providing a guide for handwriting or typing. The paper itself is a clean, off-white color.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

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

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

Mossy Oak Properties Indiana Land and Lifestyle

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