



LAND ON SMITHVILLE ROAD

FOR SALE

\$849,300

\$15,000/ ACRE

E. Smithville Rd.

Bloomington, IN

Property Highlights

- ±56.62 Acres
- 2 parcels
- Zoned County - Mineral Extraction
 - Permitted Uses on Second Page
- Annual Real Estate Tax- \$2,140.94



Primary Uses		
<p>General Uses</p> <ul style="list-style-type: none"> Artificial Pond or Lake* <p>Agricultural Uses</p> <ul style="list-style-type: none"> Agriculture, Traditional Community or Institutional Garden* Logging or Forestry Operations* <p>Residential Uses</p> <ul style="list-style-type: none"> Emergency Housing or Short-Term Shelter 	<p>Public and Semi-Public Uses</p> <ul style="list-style-type: none"> Greenfill* Parks and Playgrounds Relocation of Pole Signs* Wastewater Treatment Facility <p>Automotive and Transportation Uses</p> <ul style="list-style-type: none"> Electric Vehicle Charging Station 	<p>Construction and Industrial Uses</p> <ul style="list-style-type: none"> Cut Stone and Stone Products Mineral Resource Extraction* <p>Mixed Uses and Adaptive Reuse</p> <ul style="list-style-type: none"> Adaptive Reuse*
Conditional Uses		
<p>General Uses</p> <ul style="list-style-type: none"> Accessory Wind Turbine* <p>Public and Semi-Public Uses</p> <ul style="list-style-type: none"> Clean Fill* Composting Facility* Solar Farm* Solid Waste and/or Recycling Processing Facility* 	<p>Amusement and Recreational Uses</p> <ul style="list-style-type: none"> Indoor Shooting Range* Outdoor Adventure Attraction* Outdoor Shooting Range* 	<p>Construction and Industrial Uses</p> <ul style="list-style-type: none"> Cement, Paving, Central Mixing, Rock Crushing* <p>Mixed Uses and Adaptive Reuse</p> <ul style="list-style-type: none"> Historic Adaptive Reuse*



CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER
 F.C. TUCKER/BLOOMINGTON, REALTORS®
 COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING
 487 S. CLARIZZ BLVD. BLOOMINGTON, IN 47401
 DIRECT: (812) 340-3083 - CHRIS@COCKERHAM.US
 WWW.COCKERHAMCOMMERCIAL.COM
 Indiana RE Broker #RB14027897 Indiana Auctioneer License #AU12000060

