

BIDDING ENDS APRIL 29 • 6 PM
BID TO BUILD YOUR INVESTMENTS - BUY ALL OR PART

ONLINE-ONLY REAL ESTATE AUCTION



HOMES & LARGE BUILDING (3 TRACTS) IN BLOOMINGTON



**Coffey Realty
& Auction**

Register at **UnitedCountryIN.com**

Jimmie Dean Coffey, Broker / Auctioneer

Cody Coffey, Broker

812-822-3200





This is a rare opportunity to purchase a multi-parcel real estate offering featuring two residential homes and a large building with extensive square footage - offering flexibility for a variety of residential, storage, or investment uses.

Property Previews: April 11 • 10 AM & April 20 • 4 PM



- **Tract 1:** Home on approximately 2.8 acres
- **Tract 2:** Large Building with Open Space & Apartments
- **Tract 3:** Home with outbuildings on approximately 1.2 acres



➤ Tract 1 - Spacious Home on 2.8± Acres

1414 E Rhorer Rd, Bloomington, IN 47401

This well-sized residential property offers approximately 2,700± square feet of living space with a functional layout. The home sits on 2.8± acres, providing ample room for expansion, and is conveniently located with easy access to Bloomington.





Highlights:

- 2,743± sq ft home
- 3 bedrooms | multiple living spaces
- Attached garage + outdoor improvements
- Open yard with room for recreation or expansion
- Utilities available (water, gas, electric)

Ideal for:

- Primary residence
- Rental investment
- Home buyers in need of more space

➤ Tract 2 - Large Building with Open Space & Apartments

1418 E Rhorer Rd, Bloomington, IN 4740

This tract features a modern building constructed in 2018, offering approximately 6,800± square feet of usable space with a large open layout along with apartment-style living areas within the structure.

* All uses are subject to local zoning and approvals. Buyers should verify intended use.





Highlights:

- 6,840± sq ft total building
- Large open interior space
- Apartment-style living areas within the building
- High ceilings and functional layout
- Concrete parking and access areas
- Newer construction (2018)

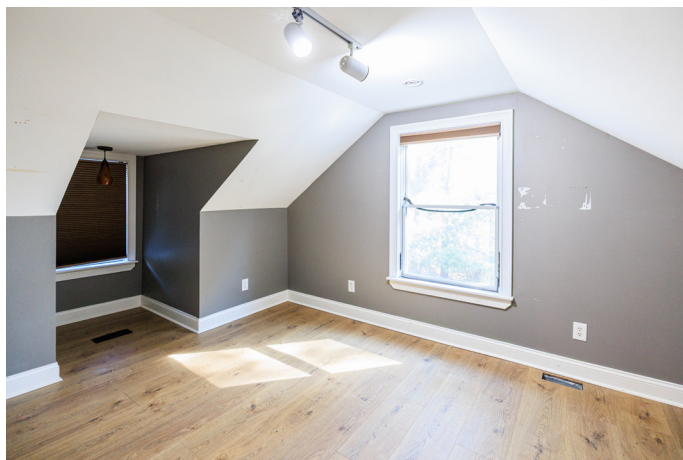
Ideal for:

- Investment / rental potential
- Owner-occupant with additional space
- Storage for equipment or vehicles
- Hobby or workshop setup

➤ Tract 3 - Home with Outbuildings on 1.2± Acres

1420 E Rhorer Rd, Bloomington, IN 47401

This property features a residential home with approximately 2,800± square feet of living space, along with multiple outbuildings and improvements. This 1.2± acre property offers flexibility and functionality in a convenient Bloomington location.





Highlights:

- 2,880± sq ft home
- Multiple outbuildings and garage space
- Workshop / hobby potential
- Yard space with room to expand
- Easy access to Bloomington

Ideal for:

- Home + workshop setup
- Rental or investment
- Buyers needing storage space

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