



List Price \$1 MLS # 202107721 Original MLS # Status Active Class LOTS AND LAND SubType Residential Land Lot # Lot Nmbr Section # 12 Date Lots Av Lot Dim 18.18 Lot Sz Acr 18.1800 Lot Sz SqFt 791,921	Bald Eagle Lane Bloomington IN 47401 	UTILITIES WATER UTILITY None SEWER TYPE None FUEL TYPE None ELECTRICITY TYPE Available SCHOOLS School District Monroe County Community School Corp. Elementary Lakeview Middle School Jackson Creek High School Bloomington South DETAILS Rail Siding Y/N No Rail Siding Description Curb Y/N No Road Access Private Road Surface Gravel Road Frontage Private Road Frontage Length PARCEL DESCRIPTION Heavily Wooded, Lake, Waterfront, Rolling, Undeveloped, 15+ TYPE USE Residential WATER FEATURES Walk to Lake Access OPTIONS Sell Entirely LOCATION Rural, Lake
Remarks Lake Monroe Land Auction 18 Acre Lake Front Property for sale at Public Auction. Bidding Ends May 5, 2021 at 2:00pm EDT. Bids accepted via: Online Bidding Portal, Telephone Bid, In person at Office (434 S. Walnut St. - Bloomington, IN) Don't miss this opportunity to buy a rare lake property. This beautiful 18 acres of Lake Monroe lake front land is being offered for sale at public auction. This property is a possible home site, Recreational land, Hunting land, Timber land, Fishing property, Bird watching and much more. This is a legacy property that has been in the owner's family for many generations. This property is only 25 minutes from downtown Bloomington, 1 hour and 30 minutes from Indianapolis, 2 hours from Louisville, KY and 2 hours and 40 minutes from Cincinnati,		
Area Monroe County Township Clear Creek	Parcel# ID 53-11-12-200-012.000-006 Zoning Zoning Desc Ag Rural Reserve	
004-00085-00 PT NW NE 12-7-1W 4.20A; Plat 3 and 004-00080-00 PT E1/2 NW 12-7-1W 13.98a; PLAT 62		
Year Taxes Payable 2019	Annual Taxes \$3,328.98	
Exemptions No Exemptions		
Pasture Acr Tillable Acr Timber Acr 18.00 Wooded Acr 18.00 Leased Acr N Flood Plain No Platted Y/N Y Wetlands Easements N	Sq Ft Source Subdivision None Cross Street CRP(Consrvtion Rsrv Prog) Can Property be Divided? No Seller Owns Planted Crops Structure/Bldg Imprvmnts No	
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <div data-bbox="1019 1100 1544 1451"> SHOWING INSTRUCTIONS DOCUMENTS AVAILABLE None EXISTING FINANCING None PROPOSED FINANCING Cash Possession At closing Showing Instructions Call office to schedule showing Directions to Property At S. Walnut Street and Fairfax. Take Fairfax Road to E. Moffett Lane. Take Handy Road/Handy Ridge to S Shields Ridge Road. On Shields Ridge turn right on Whippoorwill. Look for Bald Eagle Lane and </div> <div data-bbox="1019 1451 1544 1965"> SOLD INFO Selling Agent <div data-bbox="1019 1535 1544 1703"> Listing Office Info United Country Coffey Realty & Auction Offc: 812-822-3200 </div> <div data-bbox="1019 1703 1544 1965"> Courtesy of: Indiana Reginal MLS  Jimmie Dean Coffey 434 S Walnut St Bloomington IN 47401 Cell: 812-360-6005 jcoffey@unitedcountryin.com http://www.unitedcountryin.com </div> </div> </div> </div>		