

LAKE MONROE LOT | SELLS ^{WITH} NO RESERVE

Online Auction: FEB 18 - 6 PM

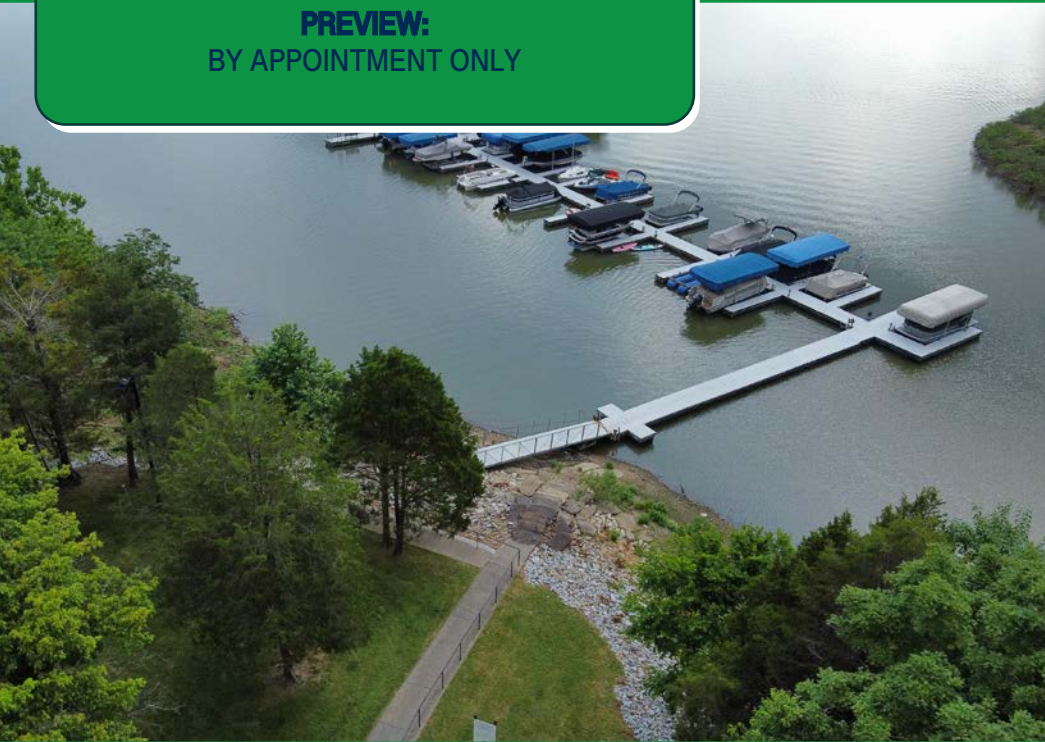
STOP BY TO TAKE A LOOK AT THE PROPERTY

PROPERTY LOCATION:

8608 E BAY ST
NASHVILLE, INDIANA

PREVIEW:

BY APPOINTMENT ONLY



CODY COFFEY
AUCTIONEER

GABRIELLE GETTS
812.340.3295

SELLER: VAN WOLDE
LIC. # - AU01049934



**Coffey Realty
& Auction**

for more information

UnitedCountryIN.com

812.822.3200

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AERIAL MAP

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COUNTY INFORMATION

SAMPLE PURCHASE CONTRACT

BID CERTIFICATION

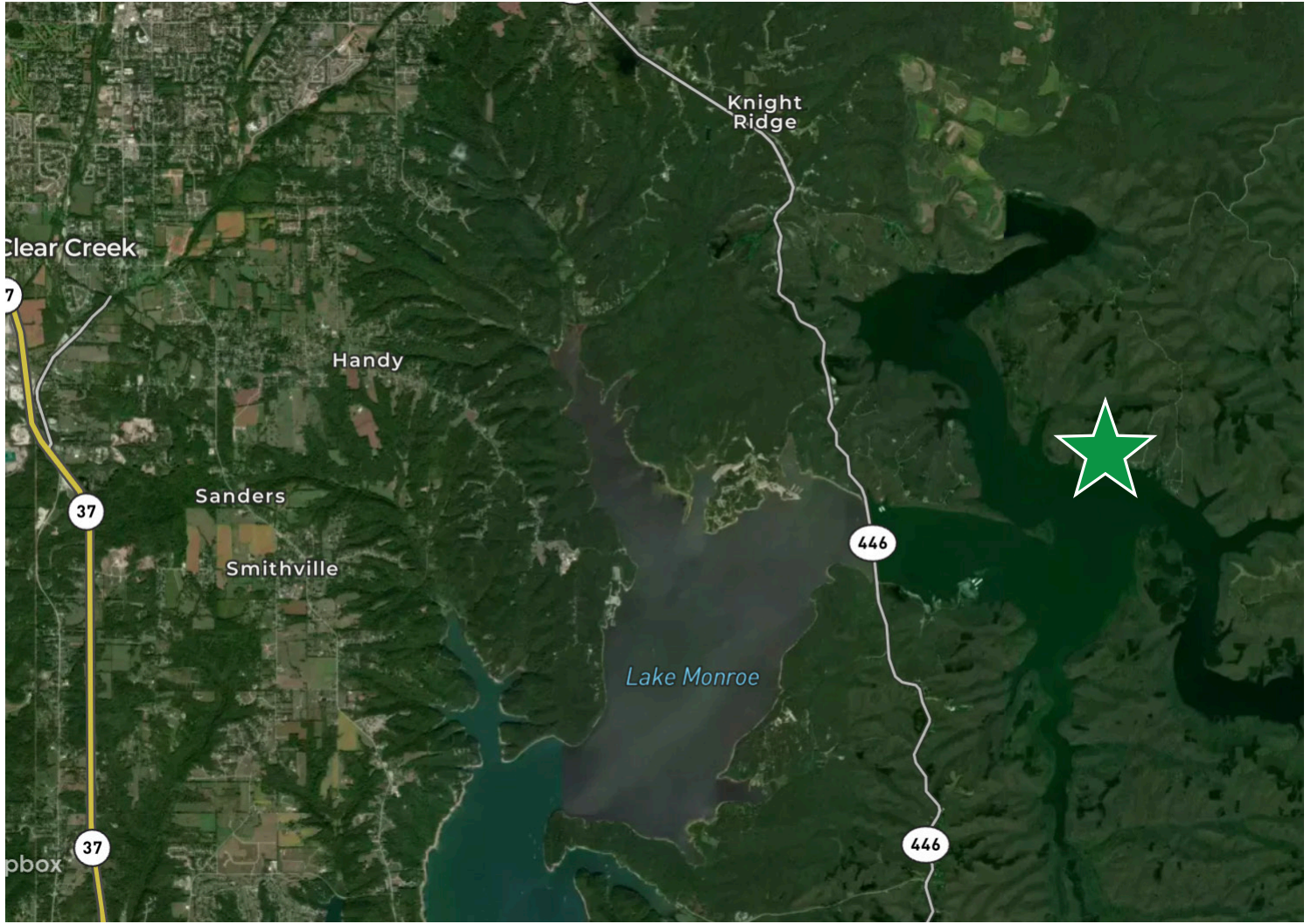
**Auction
Manager**

Rob McConnell | 812.821.7883 | rmcconnell@unitedcountryin.com

DISCLAIMER: All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

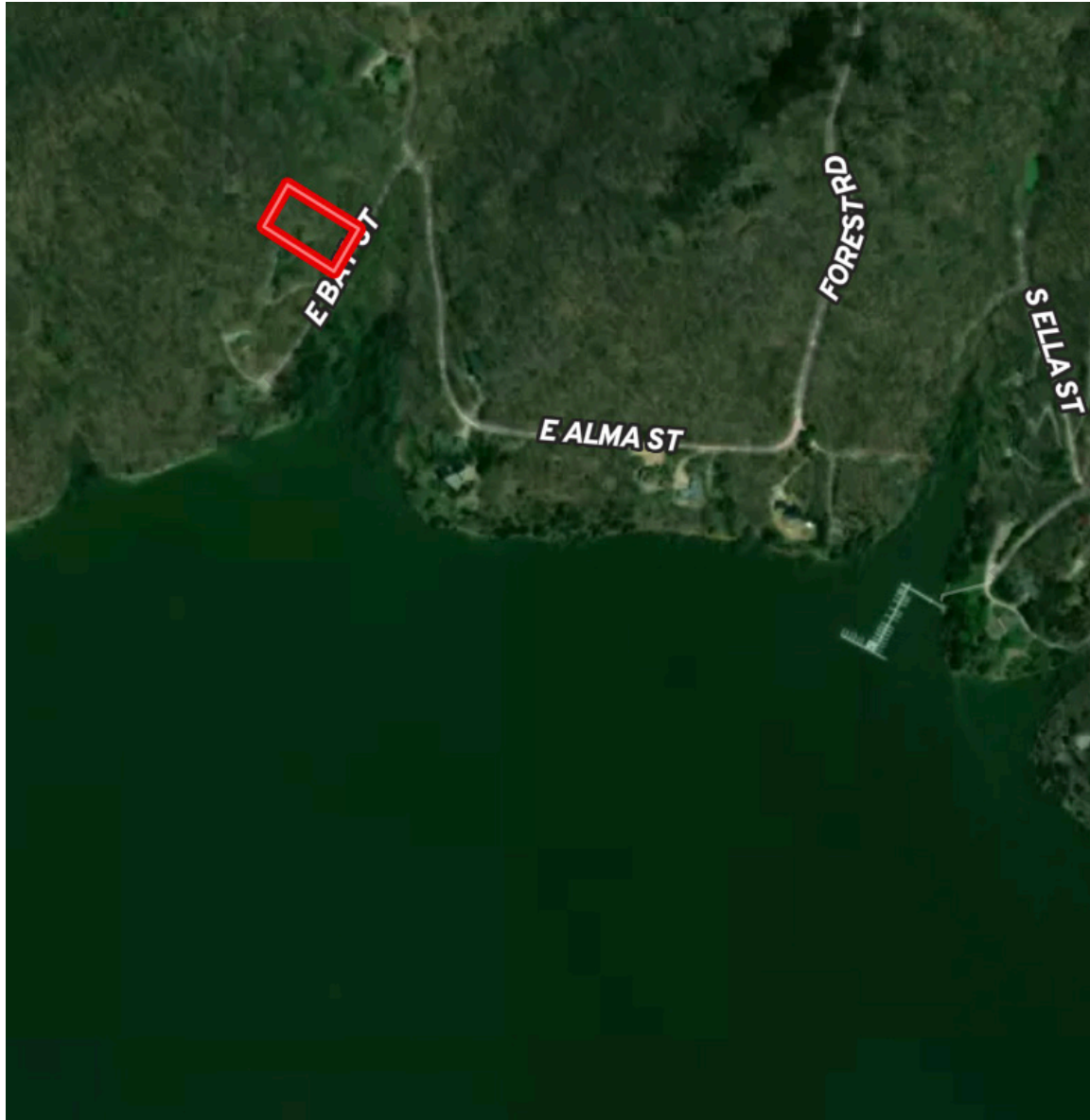
LOCATION

MAP



AERIAL

MAP



TERMS & CONDITIONS

OF THE AUCTION

TERMS & CONDITIONS

**8608 E Bay St
Nashville, IN 47448
010-06920-00 SALT CREEK REALTY SEC 1 LOT 11**

- The property will be offered at Public "Online - Internet Auction", ending Feb 18, 2026 @ 6:00pm EST
- The property will be sold absolute with no reserve.
- Property sells As-Is with no warranties expressed or implied
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction, if the seller so chooses to accept a Pre-Auction offer.)
 - There is no published Pre-Auction price.
- The seller reserves the right to cancel the auction at any time prior to the final bid closing.
- A \$7,500 unpaid HOA assessment is due and will be charged to the buyer at closing.
- **A \$1,000 down payment** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to **John Bethell Title Co.** The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before **March 18, 2026.**
 - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a **Warranty Deed**
- The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: **John Bethell Title Co. 2626 S. Walnut Street Bloomington, IN. 47401**
 - Closing fee will be split between buyer and seller.
 - Closing will be held on or before **March 18, 2026**
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an "Auction Real Estate Sales Contract" for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
 - Further; Property sells as-is with no warranties expressed or implied
- JDC Group, INC dba United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on as for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only

VIEWING INSTRUCTIONS: By Appointment

The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

For questions call or text Gabrielle Getts (812) 340-3295 or United Country Coffey Realty & Auction (812) 822-3200 office.

I do hereby agree to these Auction Terms & Conditions.

PROPERTY

INFORMATION

Online public ABSOLUTE auction ending 02/18/2026 @ 6:00PM EST. List price for internet filtering purposes only.

Build your home on this 0.86-acre wooded lot in Salt Creek Estates, located on the east side of Lake Monroe. The lot sits on a ridge with seasonal lake views and is ready for construction, with water, sewer, and electric already in place. The neighborhood has HOA-managed private water and sewer systems, and the HOA fee includes water, sewer, road maintenance, and snow removal.

Although the address is in Nashville, the property is located in Monroe County and is part of the MCCSC school district. It's conveniently located about 25 minutes from both Bloomington and Nashville, giving you easy access to shopping, dining, and entertainment while still enjoying a quieter setting.

Salt Creek Estates offers access to a community dock area that residents can use for fishing, kayaking, canoeing, or simply spending time by the water. A small boat launch is available, and private boat slips occasionally come up for separate purchase. Crooked Creek boat launch is also nearby, and a short walk down the road leads to a small beach area.

The neighborhood is surrounded by Hoosier National Forest, which helps preserve the area's natural setting and provides opportunities for hiking, hunting, and outdoor recreation. There are many hiking trails close by, and the T.C. Steele State Historic Site is just a short drive away.


This is one of the last buildable lots in the area offering both lake access and an elevated setting. Salt Creek Estates is a small, established community in a scenic part of southern Indiana, making this a great spot for a full-time residence or a weekend getaway.

A new water plant is scheduled to be installed in March, 2026. This comes with a \$7,500 assessment fee which will be owed by the buyer at closing.

Lots & Land Agent Full Detail

Listings as of 01/19/2026

Page 1 of 1

Property Type		LOTS AND LAND		Status		Active		CDOM		0		DOM		0		Auction		Yes	
MLS	202601916	8608 E Bay Street		Nashville		IN 47448		Status		Active		LP		\$12,345					
	Area	Monroe County			Parcel ID		53-07-35-201-005.000-014			Type	Residential Land								
	Sub	Salt Creek			Cross Street														
	School District	M...	Elem	Unionville		JrH	Tri-North		SrH	Bloomington North									
	REO	No			Short Sale		No		Waterfront Y/N		N								
	Legal Description	010-06920-00 SALT CREEK REALTY SEC 1 LOT 11																	
	Directions	Driving East on IN-46 E from Bloomington, turn right on TC Steele Rd. Turn right on Gilmore Ridge Rd and stay to the right. Turn left on E Elm St. Turn left on Forest Rd. Turn left on Bay St. Property is on the right.																	
	Inside City Limits	City Zoning		County Zoning		Zoning Description													

Remarks Online public auction ending 02/18/2026 @ 6:00PM EST!! Build your home on this 0.86-acre wooded lot in Salt Creek Estates, located on the east side of Lake Monroe. The lot sits on a ridge with seasonal lake views and is ready for construction, with water, sewer, and electric already in place. The neighborhood has HOA-managed private water and sewer systems, and the HOA fee includes water, sewer, road maintenance, and snow removal. Although the address is in Nashville, the property is located in Monroe County and is part of the MCCSC school district. It's conveniently located about 25 minutes from both Bloomington and Nashville, giving you easy access to shopping, dining, and entertainment while still enjoying a quieter setting. Salt Creek Estates offers access to a community dock area that residents can use for fishing, kayaking, canoeing, or simply spending time by the water. A small boat launch is available, and private boat slips occasionally come up for separate purchase. Crooked Creek boat launch is also nearby, and a short walk down the road leads to a small beach area. The neighborhood is surrounded by Hoosier National Forest, which helps preserve the area's natural setting and provides opportunities for hiking, hunting, and outdoor recreation. There are many hiking trails close by, and the T.C. Steele State Historic Site is just a short drive away. This is one of the last buildable lots in the area offering both lake access and an elevated setting. Salt Creek Estates is a small, established community in a scenic part of southern Indiana, making this a great spot for a full-time residence or a weekend getaway. A new water plant is scheduled to be installed in March, 2026. This comes with a \$7,500 assessment fee which will be owed by the buyer at

Agent Remarks Buyer agent participation encouraged. Contact listing agent for details. See auction terms and conditions attached or visit UnitedCountryIN.com.

Sec	Lot	Lot Ac/SF/Dim		0.8600	/	37,462	/	0.86	acres		
Parcel Desc	Heavily Wooded, Slope, Undeveloped, ...			Platted Development		Yes		Platted Y/N Yes			
Township	Salt Creek			Date Lots Available				Price per Acre	\$14,354.65		
Type Use	Residential			Road Access		Private		Road Surface	Gravel		Road Frontage Private
Water Type	Private			Well Type				Easements	No		
SEWER TYPE	Private							Water Frontage			
Type Fuel	None							Assn Dues	\$325.00		Monthly
Electricity	Available							Other Fees	\$7,500.00		
Features								DOCUMENTS AVAILABLE Plat Map, Association By-Laws, Building Restrictions			
Strctr/Bldg Imprv	No										
Can Property Be Divided?	No										
Water Access											
Water Name	Lake Monroe			Lake Type							
Water Features											
Water Frontage			Channel Frontage			Water Access					
Auction	Yes	Auctioneer Name		Jimmie Dean Coffey			Auctioneer License #		AU01049934		
Auction Location		Online		Auction Start Date			1/19/2026				
Financing:	Existing			Proposed					Excluded Party		None
Annual Taxes	\$149.92	Exemption					Year Taxes Payable	2025	Assessed Value		
Is Owner/Seller a Real Estate Licensee				No			Possession	At closing			
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200						List Agent	Gabrielle Getts - cell: 812-340-3295			
Agent ID	RB23001891			Agent E-mail		ggetts@unitedcountryin.com					
Co-List Office			Co-List Agent								
Showing Instr											
List Date	1/19/2026	Exp Date	7/9/2026								
Contract Type	Exclusive Right to Sell							Special Listing Cond.		None	
Seller Concessions Offer Y/N				Seller Concession Amount \$							
Virtual Tours:				Type of Sale							
Pending Date		Closing Date			Selling Price			How Sold		CDOM 0	
Total Concessions Paid				Sold/Concession Remarks							
Sell Office				Sell Agent				Sell Team			
Co-Sell				Co-Sell Agent							
Presented ...	Gabrielle Getts - cell: 812-340-3295			/		United Country Coffey Realty & Auction - Offc: 812-822-3200					

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.

COUNTY + TAX

INFORMATION

53-07-35-201-005,000-014

General Information

Parcel Number
53-07-35-201-005 000-014

Local Parcel Number
010-06920-00

Tax ID:

Routing Number
35.03 -0012.000

Property Class 500
Vacant - Platted Lot

Year: 2025

Location Information

County
Montroe

Township
SALT CREEK TOWNSHIP

District 014 (Local 014)
SALT CREEK TOWNSHIP

School Corp 5740
MONROE COUNTY COMMUNITY

Neighborhood 53014031-014
Salt Creek Realty - Non Lake - A

Section/Plat

Location Address (1)
8608 E Bay ST
Nashville, IN 47448

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics	
Topography	Flood Hazard
Rolling	<input type="checkbox"/>
Public Utilities	ERA
Water, Sewer, Electricity	<input type="checkbox"/>
Streets or Roads	TIF
Unpaved	<input type="checkbox"/>

Neighborhood Life Cycle Stage
Other
Printed Saturday, April 19, 2025

Review Group 2022

Doty, Kevin A; Van Wolde, Josh

8608 E Bay ST

500, Vacant - Platted Lot

Ownership

Doty, Kevin A; Van Wolde, Joshua R
3926 Rookwood Avenue
Indianapolis, IN 46208

Date

Owner

02/21/2019 Doty, Kevin A; Van Wo

Doc ID Code Book/Page

2019002288 WD

Adj Sale Price

\$9,800

V/I

21/02/2025

21/02/2025 --TRENDING: 25126 CHGS TO NBHD DUE TO TRENDING 21/02/2025 S1/SJ

21/22/2024 --TRENDING: 24125--CHANGES TO NBHD DUE TO TRENDING: 02/22/24, AV

21/6/2024 --REVAL: 24125- CHGD LAND RATE IN NBHD JS/HJ 26/24

21/3/2023 --TRENDING: 23124--CHANGES TO NBHD DUE TO TRENDING: 02/23/23 LBSJ

5/4/2022 --REVAL: 22123 CHANGED LAND TYPE FROM 9 TO 91 SV \$12K PER INFORMAL CHECK WITH JS BEFORE CHANGING 5/24/2022 JS/AG

21/9/2022 --TRENDING: 22123--CHANGES TO NBHD DUE TO TRENDING: 02/09/22 KS/SJ

9/2/2021 --FIELD REVIEW: 22123 NO CHANGE IN REASSESSMENT, MIG, KS, 05/24/21

71/7/2020 --REVAL: 2021--CHANGED 9 RATE IN NBHD FROM \$30,000 TO \$20,000. 07/17/20 KS/SJ/SJ

21/7/2020 --TRENDING: 20/21 CHANGES TO NEIGHBORHOOD DUE TO TRENDING: 02/07/20 JC, S1, KS.

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21/5/2019 --SALES DISCLOSURE: INVALID (SALES PRICE NOT REFLECTIVE OF MARKET), WD, 2 PARCELS, \$9,800, SDF# 6117804.

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Salt Creek Realty - Non Lak 1/2

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Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.86
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	0.86
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homestead(s) Value	\$0
91/92 Value	\$12,000
Supp. Page Land Value	\$0
CAP 1 Value	\$12,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,000

Data Source N/A

Collector 05/24/2021

KS

Appraiser 09/02/2021

MIG

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this _____ day of _____ 2025, by and between
_____ hereinafter called the Seller(s) and
_____ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition (except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: _____
in the City of Bloomington, County of Monroe, and State of Indiana

Legally described as:

Buyer herewith agrees to deposit with John Bethel Title Co., \$ 1,000.00 dollars as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Personal Representative's Deed with insurable title. Free from all encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owner's Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before _____ and shall take place at the office of John Bethel Title Co., Bloomington, Indiana

The buyer will pay the closing fee.

The buyer will pay a \$300.00 Broker Transaction fee to United Country Coffey Realty & Auction at closing.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning ordinance or laws of any governmental authority. These premises are to be in the same condition as they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk of loss through the date of deed. In the event the premises are wholly or partially destroyed before the consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether or not he will go through with the transactions, and in the event he chooses to go through with it, all insurance damages collectible as a result of the damage or destruction shall be assigned to him, the Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

PURCHASE CONTRACT

SAMPLE

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement. "All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to and payable to:

John Bethell Title Co.

High Bid Selling Price	\$.00
Plus 0% Buyer's Premium	\$.00
Total Purchase Price		\$.00
Less Down Payment	\$		
Total Due at Closing		\$.00

This offer will expire if not accepted on or before: February 19, 2026 at 5:00pm

Purchased By:

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer's Agent Date _____

Printed Phone _____
Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller Date _____
Josh Van Wolde Time: _____
Printed

Seller Date _____
Printed Time: _____

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

PROMISSORY NOTE

**8608 E. Bay St.
Nashville, Monroe County, Indiana**

\$ _____
Amount

February 18, 2026
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
John Bethel Title Company, Inc.
2626 S. Walnut St.
Bloomington, Indiana 47403

The Sum of One Thousand dollars

(\$ 1,000), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

_____, 2026
Signature Date

_____, 2026
Signature Date

BID CERTIFICATION

DOCUMENT

Internal Office Use

Received

Date

Time

By

Approved By



BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.

By signing this certification and returning it to the offices of United Country – Coffey Realty & Auction, or an employee therein. **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 8608 E. Bay St. Nashville, IN 47448

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

Return to: 4228 State Road 54 W - Springville, IN 47462
(812) 822-3200 | UnitedCountryIN.com

E-mail: jcoffey@UnitedCountryIN.com cc: pcoffey@UnitedCountryIN.com