

LAKE MONROE LOT | SELLS WITH NO RESERVE

Online Auction: FEB 18 - 6 PM

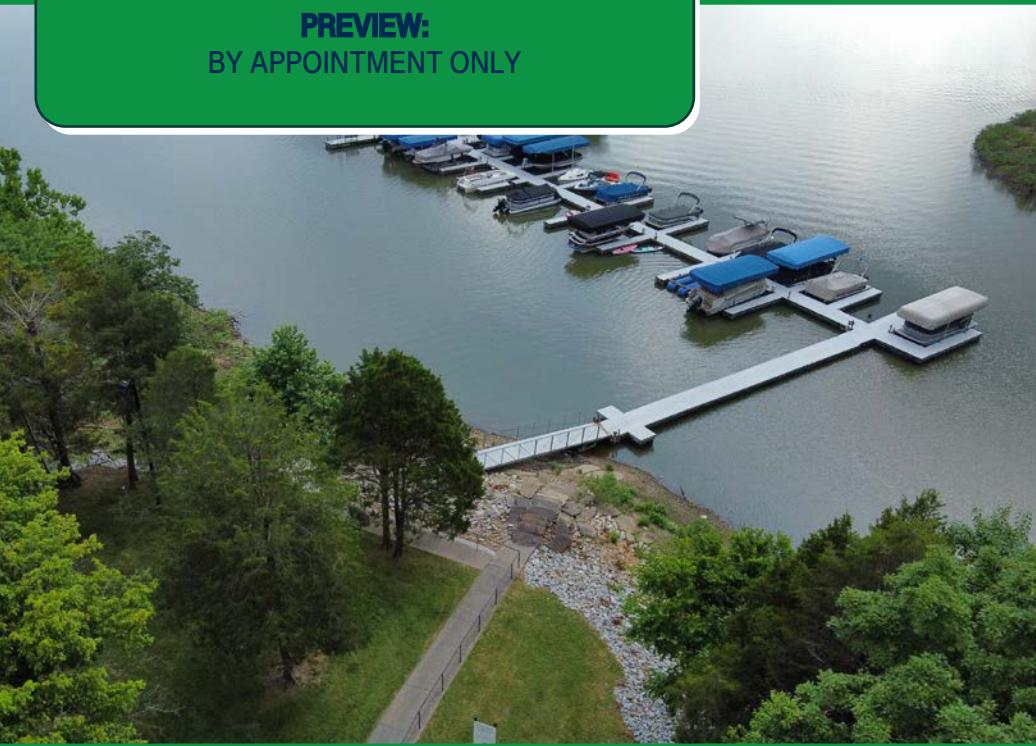
STOP BY TO TAKE A LOOK AT THE PROPERTY

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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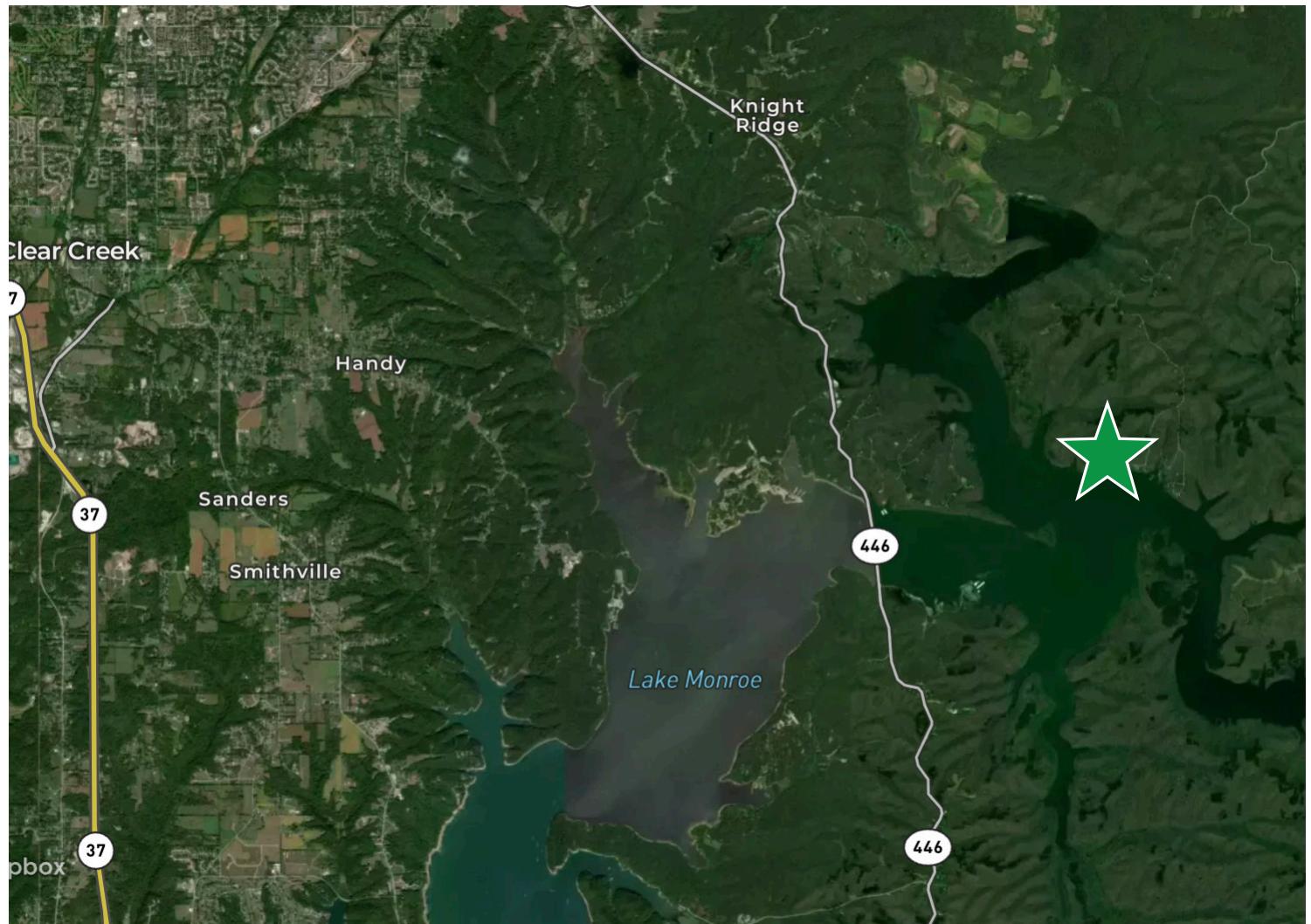
BID CERTIFICATION

Auction
Manager

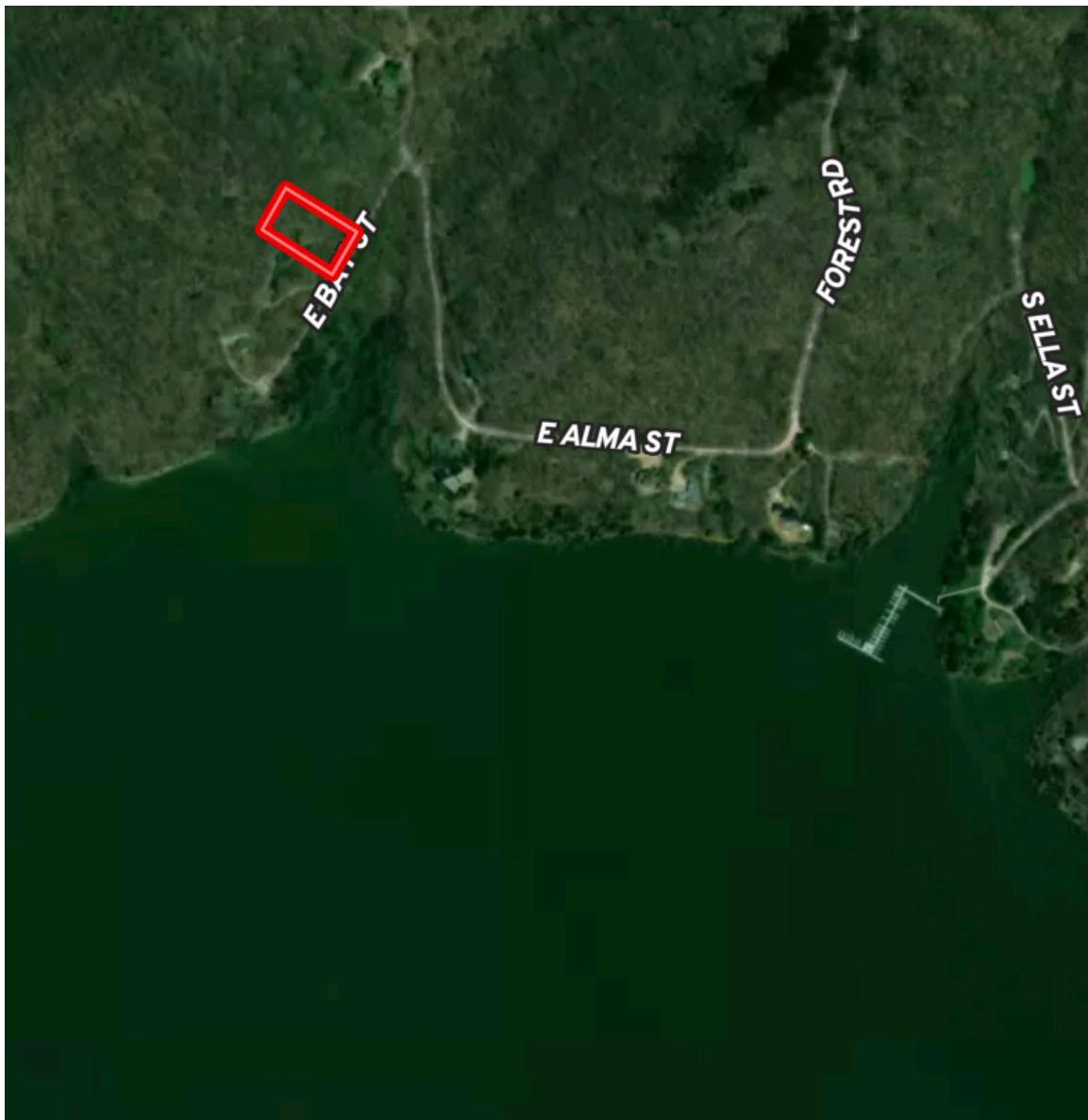
Rob McConnell | 812.821.7883 | rmcconnell@unitedcountryin.com

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 ad are 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.

MLS SHEET

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		Lot #					
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 end. Property is located on the left.								
Inside City Limits		City Zoni...	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 closing.

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	Doty, Kevin A; Van Wolde, Joshua R		8608 E Bay ST	500, Vacant - Platted Lot	Salt Creek Realty - Non Lak	1/2
General Information						Notes
Parcel Number	Doty, Kevin A; Van Wolde, Joshua R					
53-07-35-201-005.000-014	3926 Rockwood Avenue	Indianapolis, IN 46208	Date	Owner	Doc ID	Code
Local Parcel Number			02/21/2019	Doty, Kevin A; Van Wo	2019002288	WD
010-06920-00			03/20/2017	Garvey, Norbert P & M	20173600	WD
Tax ID:			10/15/1993	GOOD, AMY S.	0	MI
Routing Number			1/11/201992	ALEXANDER, CONST	0	MI
3503-001-02.000			08/27/1980	ARSENAL SAVINGS	198/0911	
Property Class 500			01/01/1900	SALT CREEK REALT	0	MI
Vacant - Platted Lot			1900/12209			
Year: 2025	Res					
Location Information						
County	2025	Assessment Year	2025	2024	2023	2022
Monroe	01/23/2025	As Of Date	AA	AA	AA	AA
Township	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
SALT CREEK TOWNSHIP	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000
District 014 (Local 014)	\$12,000	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SALT CREEK TOWNSHIP	\$0	Land	\$12,000	\$12,000	\$12,000	\$28,900
	\$0	Land Res (1)	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0
	\$0	Land Non Res (3)	\$0	\$0	\$0	\$28,900
MONROE COUNTY COMMUNITY	\$0	Improvement	\$0	\$0	\$0	\$0
Neighborhood 53014031-014	\$0	Imp Res (1)	\$0	\$0	\$0	\$0
Salt Creek Realty - Non Lake - A	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0
Section/Plat	\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$12,000		\$12,000	\$12,000	\$12,000	\$28,900
	\$0	Total Res (1)	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0
	\$0	Total Non Res (3)	\$0	\$0	\$0	\$28,900
Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 10' X 20', CI 10' X 20')						
Land Pricing	Soil Type	Front.	Act. Size	Factor	Rate	Adj. Rate
Land Metho	ID					
91	OV	0	0.8600	1.00	\$12,000	\$12,000
Subdivision						
Lot						
Market Model						
N/A						
Characteristics						
Topography	Flood Hazard					
Rolling	<input type="checkbox"/>					
Public Utilities	ERA					
Water, Sewer, Electricity	<input type="checkbox"/>					
Unpaved	<input type="checkbox"/>					
Neighborhood Life Cycle Stage	TIF					
Other	<input type="checkbox"/>					
Printed Saturday, April 19, 2025	Review Group	2022	Data Source	N/A	Collector	05/24/2021
					Appraiser	09/02/2021
						MG
Total Value						\$12,000

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 _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer _____ Date _____

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

Buyer's Agent _____ Date _____

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

Names for Deed: _____

Accepted By:

Seller _____ Date _____
Josh Van Wolde _____ Time: _____
Printed _____

Seller _____ Date _____
Printed _____ Time: _____

PURCHASE CONTRACT

SAMPLE



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.

Signature

, 2026

Date

Signature

, 2026

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