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6391 S Old State Rd 37
Bloomington IN 47401
Lic. #AC30200042

Jimmie Dean Coffey, CAI,
AARE – Broker/Auctioneer,
Lic. #AU01049934

Phone: 812-824-6000
Fax: 812-824-6090



Build your dream home in Pedigo Bay
A gated community by the edge of
Lake Monroe, Indiana's most magnificent
body of water. Choose from two of only five
remaining one-acre lots on the entire
Lake Monroe watershed that are
approved for residential development.

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TWO RARE
HOMESITES

on

Indiana's Largest Lake

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Jimmie Dean Coffey, CAI, AARE – Broker/Auctioneer, Lic #AU01049934
Owners: Greg Gass, Jack Hawkins, Jeff Cornwell, Dean Ehrgott, Jim Nickol



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BIDDING ENDS ON JUNE 16, 2011 AT 2 P.M. EDT

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This is the kind of rare opportunity that genuinely comes along once in a lifetime. Current zoning will not allow for future homesites on the lake to be smaller than five acres, and legislation has been proposed that will virtually eliminate residential construction on the lake entirely.

These two lots are easy to build on and rest amid the rolling terrain of Pedigo Bay. Water and sewer connections are available right on the lots, so there's no need for a septic tank. Feel free to relax on either of the two dedicated common areas, and explore the walking trails that run down to the lake. Enjoy breathtaking views along with numerous species of native wildlife such as deer, turkey, fox and the majestic bald eagle.

Believe it or not, it gets even better. The community of Pedigo Bay is surrounded by 200,000 acres of Hoosier National Forest. With so much pristine beauty

available right next door, you'll quickly realize that there's no better neighbor than Mother Nature.

Take this opportunity to get away from the bright city lights that block out the stars each night, and escape from the loud urban noises that chase away your dreams. It all waits for you just a few miles south of Bloomington, home of Indiana University, and about an hour south of Indianapolis.

11% buyer's premium. HOA fee is \$1300 per year. Sold "subject to seller confirmation." Visit PedigoBay.com to see subdivision layout.

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