

BROWN COUNTY *Homes Guide*

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SOLD 	3412 Mt Liberty Rd Nashville \$140,000	 We have a listing opening just for you!	5721 S 500 W Trafalgar 3 BR/1BA Pole Barn/3.75 AC \$200,000	SOLD 
SOLD 	7579 Masten Rd Coatesville \$215,000			
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SOLD 	320 Salty Sage Ln Nashville \$150,000			
ALL 6 SOLD 	(5) 35+AC Tracts Salty Sage Ln, Nashville \$250,000		SOLD  2615 N Salmeron Rd Nashville 3 BR/2BA/2 car garage, 4.5 acres \$200,000	

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Auditor.....	988-5485	Prosecutor.....	988-5470
Career Resource Center.....	988-5880	Recorder.....	988-5462
Circuit Court Judge.....	988-7557	School - BCHS.....	988-6606
Clerk.....	988-5510	School - BCJHS.....	988-6605
Extension Service.....	988-5495	School - Helmsburg.....	988-6651
Dept. of Child Services.....	988-2239	School - Intermediate.....	988-6607
Div. of Family Resources.....	988-0160	School - Sprunica.....	988-6625
Health Department.....	988-2255	School - Van Buren.....	988-6658
Highway Department.....	988-4545	Sheriff's Department.....	988-6655
Jail.....	988-5605	Soil and Water Conservation.....	988-2211
License Branch.....	988-2404	Solid Waste Mgt. District.....	988-0140
Nashville Police Dept.....	988-0341	Town of Nashville.....	988-5526
Parks & Recreation.....	988-5522	TRIAD.....	988-5606
Post Office - Nashville.....	988-2262	Treasurer.....	988-5458
Post Office - Helmsburg.....	988-6302	Veterans Affairs.....	988-5600

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1814 STATE ROAD 135 N, NASHVILLE
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 \$1,500,000 AI's Paint & Body-profitable business for 38 years - 2 buildings & 3.31 acres zoned commercial B3 An abundance of opportunity with this property! 812-327-3865



1638 DUNAWAY ROAD, MORGANTOWN
 #21814125
Stockhaus Team
 \$749,000 This majestic log cabin on 25+ acres in beautiful Brown County. 317-517-3785



137 W MOUND ST, NASHVILLE
 #218009998
The Scroggins Team
 \$600,000 The Holly Shop—turnkey business includes building on .14 acre lot + all inventory & fixtures Profitable for 40 years Zoned B2 812-327-3865



123 REDBUD LANE, NASHVILLE
 b/c#21816487
Kathryn & Donna Team
 \$525,000 Classy, refined & all about Brown County. Very open, meticulously designed and maintained. 812-327-7462



5589 STATE ROAD 45, NASHVILLE
 b/c#21800177
Holly Downey
 \$500,000 Contemporary home surrounded by open patio spaces on 16 acres. 812-343-9570



PENDING
213 JEFFERSON STREET, NASHVILLE
 b/c#21812309
The Scroggins Team
 \$495,000 The Olde Magnolia House was built in 1912 operated as an Inn but qualifies as a tourist rental zoned B2 for business. Great investment. 812-327-3865



REDUCED
9894 E GILMORE RD. NASHVILLE
 b/c#21805258
Amanda Bengé
 \$449,900 27.57 wooded acres 4 BR 3.5 BA with walkout basement updated kitchen 317-478-4404



REDUCED
125 SVAN BUREN ST #1A-1B, NASHVILLE
 b/c#21732583
Bob Kirlin
 \$419,000 Location Location Location Outstanding downtown location of 2134 sf of prime ground floor space for you dream business 812-720-0222



3328 HELMSBURG RD, NASHVILLE
 b/c#21804692
Libby Zeigler
 \$389,000 Home & studio of Brown County artist Norene Mara, atop a hill overlooking small pond & 9+ acres of Brown County beauty. 812-345-8979



158 TOWN HILL, NASHVILLE
 b/c#21797478
Bob Kirlin
 \$379,000 2BR/2BA ranch on 3 lots overlooking Town Oversized BC stn FP, Master & 2nd BR Finished bsmnt Mtpl decks & patios 812-720-0222



REDUCED
5771 N STATE RD 135, MORGANTOWN
 b/c#21805014
The Scroggins Team
 \$375,000 Brownie's Restaurant is for sale - includes the building all the equipment and a 2BR rental home Profitable - Turnkey 812-327-3865



PENDING
8228 HYLAND DR, NINEVEH
 b/c#21823774
Quincy Robinson
 \$365,000 3 BD 3BA Big walkout basement, 2.5 acres and 2 bonus rooms. 812-345-6212



PENDING
4000 COOKS HILL RD, MORGANTOWN
 b/c#21814392
Brooke Zavala
 \$349,900 Looking for your Brown Co. oasis, sits secluded on a quiet dead end road. This 3 BR 2 full BA cedar and stone 2 story custom home is it. Set on 2 parcels. 317-665-4763



REDUCED
1330 ANNANDALE DR, NASHVILLE
 b/c#21814135
Libby Zeigler
 \$349,000 Escape the world's chaos to your secluded slice of paradise! This charming home offers peace & tranquility. 812-345-8979



PENDING
5052 LANAM RIDGE RD, NASHVILLE
 b/c#21819282
Kathryn & Donna Team
 \$325,000 Unique 2 BR/2 BA home-14+ acres- adjoins Yellowwood St. Forest. Beautiful pond, trees, potential bldg sites. 812-327-7462



PENDING
2882 STATE ROAD 135 SOUTH, NASHVILLE
 b/c#21823298
The Scroggins Team
 \$325,000 Remodeled 2-bedroom 1 bath with fireplace & 2 car detached garage on 6.45 acres bordering Brown County State Park. 812-327-3865



PENDING
30 N JOHNSON STREET, NASHVILLE
 b/c#21822242
Phil Shively Team
 \$292,000 Do you want to live in Nashville in this charming 3BD/2.5BA bungalow? Do you love to entertain? Don't miss this! 812-325-2290



7429 KEITH DONALDSON RD, FREETOWN
 b/c#21825710
Phil Shively Team
 \$265,000 Own a newly constructed 3BR/2BA home on 4.622ac. Customize the interior w/your contractor. Incl Smart wood siding. 812-325-2290



PENDING
3601 GREASY CREEK ROAD, NASHVILLE
 b/c#21821900
Libby Zeigler
 \$235,000 Here's your chance for a tourist rental! "Shady Hollow Cabin"—strong income producing vacation home. 812-345-8979



PENDING
6611 STATE RD 45, UNIONVILLE
 b/c#21803446
The Scroggins Team
 \$229,500 Updated 3BR/2.5BA brick ranch over full unfinished basement on 1.75 acres bordering Yellowwood New HVAC 812-327-3865



REDUCED
1327 ANNANDALE DR, NASHVILLE
 b/c#21823400
Libby Zeigler
 \$229,000 Peaceful, low maintenance retreat on a 2+ acre wooded lot, 2 Brown County stone fireplaces, minutes from Nashville. 812-345-8979

LOTS & LAND

0 CHESTNUT, NASHVILLE #21759334
 \$165,000 3.66 commercial acres in business district floodplain Phil Shively Team 812-325-2290

0 OWL CREEK RD, NASHVILLE #21735289
 \$52,500 5 acres, quiet & buffered potential building site Kathryn & Donna Team 812-327-7462

0 BOB ALLEN, COLUMBUS #21774410
 \$139,900 Pine trees beautiful views & multiple building sites on 11.53 acres Scroggins Team 812-327-3865

PINE TREE HILLS
 \$34,900/\$47,500 Last chance—only 2 lots left—get yours today! Bob Kirlin 812-720-0222

0 MT. LIBERTY, NASHVILLE #21774227
 \$62,000 2.2 acres Amish out bldg gravel drive Phil Shively Team 812-325-2290

00 RIDGEWAY DR, NASHVILLE #21183941
 \$28,000 0.9 acr all wooded lot Phil Shively Team 812-325-2290

LOTS 5 OAK RUN DR, NASHVILLE #21765641
 \$55,500 1.08 acres to build your dream home Utilities near Phil Shively Team 812-325-2290

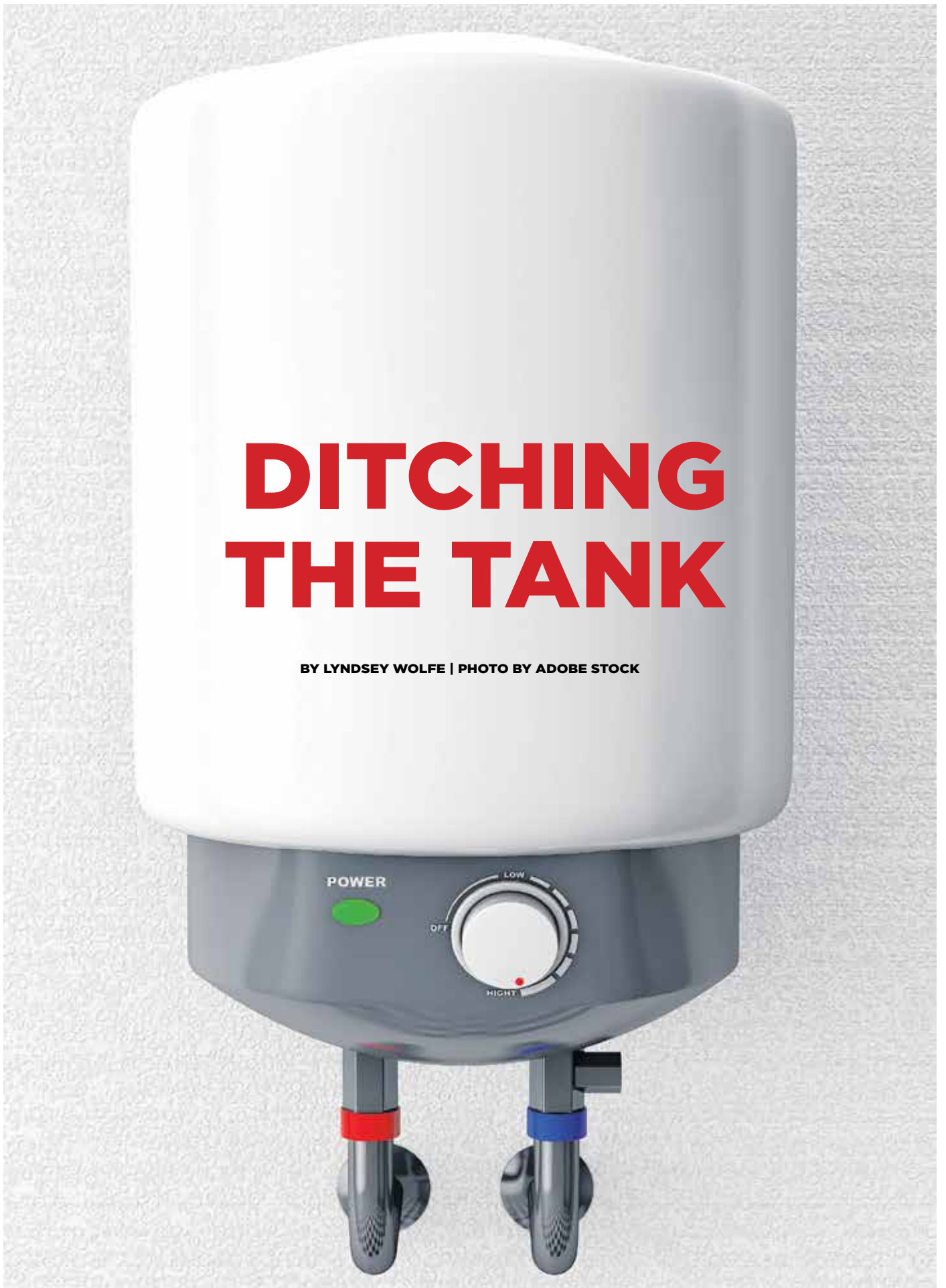
7980 OAK RIDGE RD, NASHVILLE #21739201
 \$18,000 Buildable 2 ac lot County water Soil test & survey available Scroggins Team 812-327-3865



2645 E MACEL ROAD, BLOOMFIELD
 b/c#21826116
The Scroggins Team
 \$119,900 Charming 3 BR/1BA w/ bonus attic room. 5.31 acres w/detached garage. Would make a great starter home or rental property. 812-327-3865

DITCHING THE TANK

BY LYNDSEY WOLFE | PHOTO BY ADOBE STOCK



Tankless water heaters more efficient, growing in popularity

Gone are the days of waiting for the water to heat back up after someone else's shower so you can have a turn. With the advances of modern technology, many people are making the switch to tankless water heaters that continuously heat water as you need it.

Dave Mills, plumbing service manager at Johnson Heating, Cooling and Plumbing, explained, a tankless water heater has a heat exchanger inside that flash heats the water to get it up to 120 degrees. This makes them extremely efficient and capable of providing you with endless hot water.

They also take up significantly less space than a traditional water heater while minimizing the risks associated with a hot water storage tank.

With a tankless water heater, Mills said, "You don't have to worry about a tank leaking on you. If you have a 50-gallon water heater you've automatically got 50 gallons of water plus whatever's in the water line. That tank may burst and flood your whole house." While there are water heater alarm systems available to limit that risk, switching to a tankless water heater means it's no longer a concern.

For those wondering if making the change to tankless is worth it, the upfront cost might be daunting. However, the longevity, efficiency and low maintenance of tankless water heaters make it a pretty fair trade-off, he said.

A tankless gas water heater costs

about \$2,000 more than a traditional one, Mills said. The life expectancy of a tank water heater is 8-10 years, with a warranty covering only six years. On the other hand, a Navien tankless water heater has a 15-year warranty on the heat exchanger alone.

Mills said, "It's not unheard of to see about 15-20 years out of them as long as they're well maintained."

Maintenance on tankless water heaters consists of a yearly visit from a technician to flush the system and make sure everything is in working order.

Mark Mathews, plumbing advisor at Ben Franklin Plumbing, noted the importance of having a water softener installed for the water to run through before the tankless water heater in order to prevent sediment buildup. Otherwise, Mathews said, "you need to install an inline filter made specifically for a tankless."

Another way tankless water heaters make up for the higher initial cost is through saving money in the long run. Mathews said you could save up to 25% or 35% on your gas bill due to the high efficiency of tankless water heaters.

"Efficiency is on everybody's minds," Mills said.

Both companies install Navien brand tankless water heaters. Mills has been installing them since 1998 and said Navien is the most reliable he's seen.

During the installation process, the

technicians will remove the old unit — which is about 30-by-18 inches wide — and replace it with the tankless unit, which hangs on the wall and only takes up about two square feet. Mills said they then repipe everything through the bottom and run a make-up air line and exhaust to the outside of the home.

"Tankless water heaters require 2-inch PVC venting compared to the standard galvanized venting on a tank water heater," Mathews added.

Mills said the size and installation process is pretty standard for all tankless water heaters, "unless you go to electric, which I don't recommend for Indiana.

"There are three or four different models of Navien. The biggest difference is the top model actually has a buffer tank and a built-in recirculation line or a recirculating pump so that we can recirculate it throughout the house to get hot water to your fixtures faster. That way any time you turn on a faucet you have almost instant hot water."

Whichever model you choose, tankless water heaters seem to be the way to go, say the experts.

"Each year tankless water heaters are definitely becoming more popular. More people are hearing about them and seeing them in homes. I would highly recommend a tankless water heater over a tank water heater. But it's not in everyone's budget to afford one," Mathews said.

GIVING OLD FURNITURE NEW LIFE

BY MENARDS | PHOTO BY ADOBE STOCK

Refinishing old or antique wood furniture is a popular hobby that has been growing over the past several years. It's a creative hobby that can provide you with high-quality, unique pieces for your home or office.

WIPE-ON FINISH

Sometimes a wood dresser, table or chair doesn't need its existing finish stripped away. Instead, all it needs is a clear coat of wipe-on finish to revitalize it.

TIME TO REFINISH YOUR FURNITURE

There are several different signs that it's time to refinish your wood furniture. Noticeable rings, water marks, a sticky surface, cracking, flaking, chipping, worn out patches or blemishes indicate it's time to refinish the piece.

STEPS FOR REFINISHING

STEP ONE — Clean the piece with a mixture of dish soap and warm water, especially if it's been in storage or kept outside for an extended time. Scrub down the surface with a soaped up sponge.

STEP TWO — Assess the piece and determine necessary repairs. You will likely need a scraper, epoxy putty and wax filling compound.

STEP THREE — Remove the old finish by sanding with coarse sandpaper, a sanding block or power



sander. Once most of the finish is off, further remove any shine with a medium grit sandpaper and finish with a fine grit sandpaper. As an alternative, choose a liquid or semi-paste product, spreading over the surface of the wood evenly using a bristle brush and follow instructions on the product.

STEP FOUR — After the piece is fully dry, apply a coat of sealant that protects the wood and creates a base for the stain to spread more evenly. Once the sealant dries, sand down the surfaces again with fine grit sandpaper.

STEP FIVE — Stain or paint the wood with a coloring of your choice. You might want to test this process on a similar piece of wood prior to applying to your furniture because

once you start, you're committed.

STEP SIX — Finally spray, wipe or brush on an oil finish, varnish or polyurethane coat, depending on your preference and if the piece will suffer a lot of wear and tear.

When staining, painting or finishing your wood piece, be sure that you're working in a fully lit space. Keep your workspace as clean as possible so dust particles do not get trapped on the wood's surface. Never shake a container of stain or finish, instead gently stir the mixture to ensure all ingredients are properly dispersed and don't settle on the bottom of the can. And, don't always rely on samples when deciding how the stain will look, instead test the stain first on a discrete area of your furniture before applying all over.

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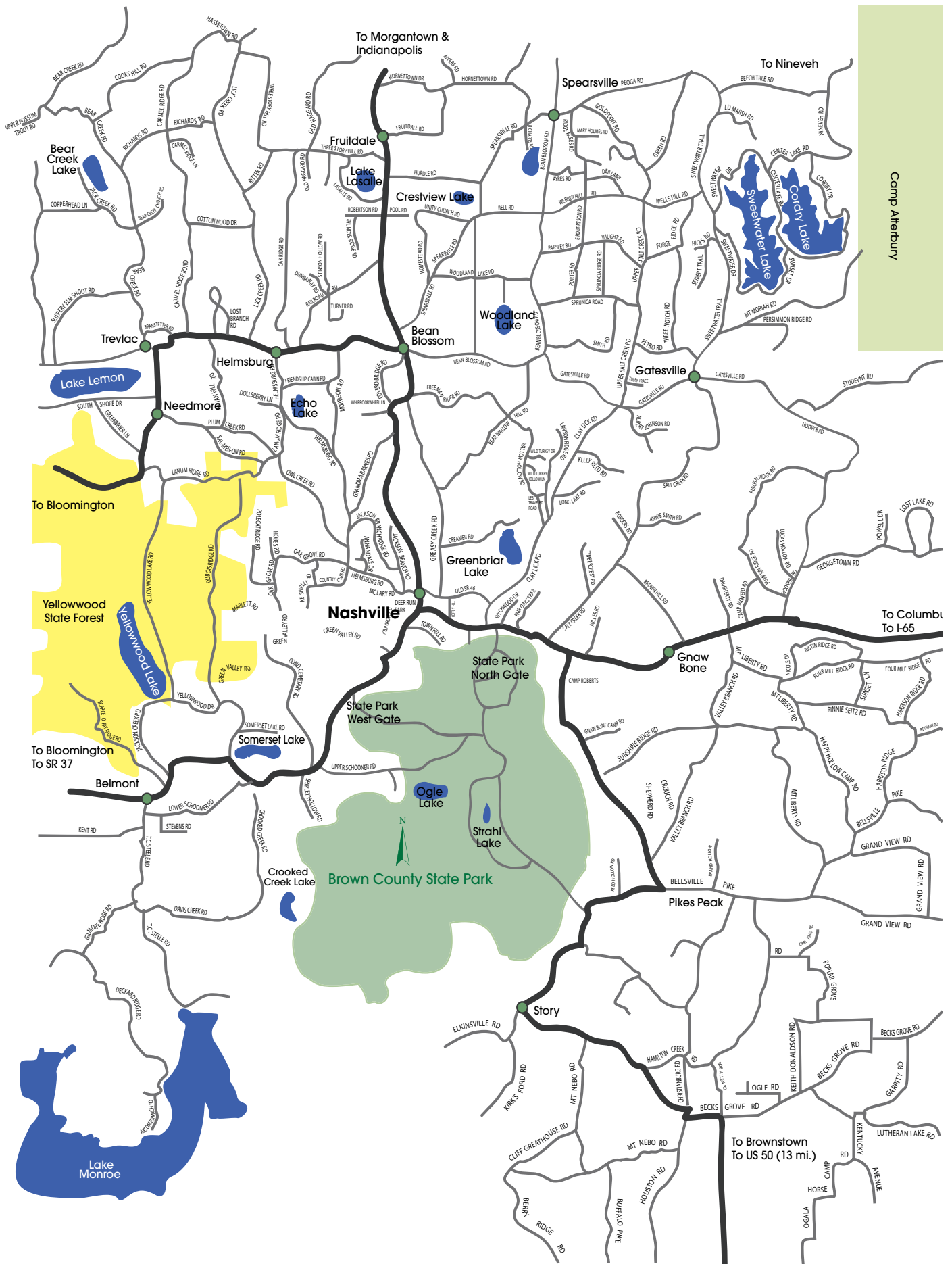
Happy
New Year!



Sheila Glore 317-513-6335
Matt Glore 317-507-3170



IN-35092553







MAILBOX MAKEOVER

BY MENARDS | PHOTO BY ADOBE STOCK

Sometimes the smallest things make the biggest difference. Adding curb appeal to your home doesn't have to break the bank, but can save you money. Here are some ideas to help spruce up your mailbox and add instant curb appeal on a budget.

Clean

Even the simplest things like cleaning the dirt and grime off your mailbox can instantly make it more appealing. Simply taking a sponge and some soapy water can quickly make your mailbox look brand new.

Following up with diluted vinegar can kill any potential mold or fungus growing on your mailbox and preserve its finish for years to come.

Repair

First impressions matter, making sure your mailbox is upright, accessible and up to postal standards is important to both your mail carrier and your reputation. Sturdy, well-put together mailboxes can make a significant contribution to the appearance of the countryside or area you live.

Upkeep is essential to the longevity of your mailbox.

Paint

Whether you're looking for a soft, cohesive mailbox design or something to catch an eye, a simple coat of paint can dramatically change the look of your mailbox and even your yard.

Adding a splash of color can give the impression of a fun, welcoming home while a darker paint gives a modern feel with a combination of sophistication and class.

Landscape

Spruce up your mailbox area by adding flowers, plants or pavers at the base of your mailbox to match the house landscaping or add an extra pop of color.

Sometimes less is more, making hostas an excellent plant choice because they cover a lot of ground space and come back every year.

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