

BROWN COUNTY *Homes Guide*

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Brown County's Anna Beth McMillion
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INDEX OF ADVERTISERS

FEBRUARY / MARCH 2022

THE PEOPLES BANK 2
 BRYE REAL ESTATE LLC 3
IMPORTANT PHONE NUMBERS 4
 CARPENTER HILLS O'BROWN REALTY..... 5
 ECO REALTY PARTNERS 6
 FIFTH THIRD BANK..... 6
 AUSTIN INSURANCE AGENCY 7
 SCROGGINS TEAM..... 8
 F.C. TUCKER 9
 CHIEF REALTY 9
UPDATING DOORS & WINDOWS 10-11
AREA MAPS 12-13
WINTER WEATHERIZING14
 BRIGHT & WILLIAMSON15
 CENTRA CREDIT UNION BACK COVER

SOLD 	3412 Mt Liberty Rd Nashville \$140,000	 We have a listing opening just for you!	2018 S A St Richmond 3 BR/1BA 1 car garage \$130,000	PENDING 
SOLD 	2615 N Salmeron Rd Nashville \$200,000		SOLD 	3329 Melbourne Rd Indianapolis 3 BR/2BA 2 car garage \$215,000
SOLD 	5721 S 500 W Trafalgar \$200,000		ALL 6 SOLD	
	320 Salty Sage Ln Nashville \$165,000			
(5) 55+AC Tracts Salty Sage Ln, Nashville \$250,000				

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 <p>(765) 748-6041 Anna Beth McMillion</p>	 <p>(812) 360-5947 Erika Bryenton</p>
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IMPORTANT PHONE NUMBERS

Area Code 812

Assessor	988-5466	Public Library.....	988-2850
Auditor	988-5485	Prosecutor	988-5470
Career Resource Center.....	988-5880	Recorder.....	988-5462
Circuit Court Judge	988-7557	School - BCCHS	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





1814 STATE ROAD 135 N, NASHVILLE
blc#21811404
The Scroggins Team
\$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
blc#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
blc#21800177
Holly Downey
\$500,000 Contemporary home surrounded by open patio spaces on 16 acres. 812-343-9570



213 JEFFERSON STREET, NASHVILLE
blc#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



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



125 SVAN BUREN ST #1A-1B, NASHVILLE
blc#21732083
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



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



5771 N STATE RD 135, MORGANTOWN
blc#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



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



4000 COOKSHILL RD, MORGANTOWN
blc#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



173 RIDGE WAY DRIVE, NASHVILLE
blc#21830660
The Scroggins Team
\$349,000 Newly remodeled 4BR 2BA, wooded lot just outside of Nashville, amazing views, attached workshop, wrap around deck. 812-327-3865



5052 LANAM RIDGE RD, NASHVILLE
blc#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



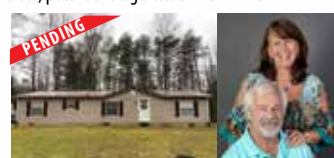
2882 STATE ROAD 135 SOUTH, NASHVILLE
blc#21823298
The Scroggins Team
\$325,000 Remodeled 2-bedroom 1 bath with fireplace & 2 car detached garage on 6.45 acres bordering Brown County State Park. 812-327-3865



30 N JOHNSON STREET, NASHVILLE
blc#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
blc#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



3730 SMITH ROAD, NASHVILLE
blc#21830041
The Scroggins Team
\$239,900 Well maintained 3BR 2BA on 5.26 acres in beautiful Brown County. Peaceful country setting w/large deck & beautiful view. 812-327-3865



8135 BECKS GROVE ROAD FREETOWN
blc#21833732
Libby Zeigler
\$239,000 Diamond in the rough! 16+ acres, next to Hoosier National Forest, pond, pine trees & multiple building spot. 812-327-7462



6611 STATE RD 45, UNIONVILLE
blc#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



2645 E MACEL ROAD, BLOOMFIELD
blc#21826116
The Scroggins Team
\$109,000 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

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

190 PINE VALLEY COURT
\$39,000 Upscale development within Nashville, with a clubhouse, lake, and trails.

0 MT. LIBERTY, NASHVILLE #21774277
\$62,000 2.2 acres Amish owned bldg gravel drive Phil Shively Team 812-325-2290

00 RIDGEWAY DR, NASHVILLE #2183941
\$28,000 0.9 acr all wooded lot Phil Shively Team 812-325-2290

LOT 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

STATE ROAD 46, NASHVILLE #21808081
\$50,000 4 acres with road frontage, mature trees, wooded terrain. Borders Brown County State Park. Scroggins Team 812-327-3865

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What to look for when

Updating WINDOWS + DOORS

Your home's windows and patio doors not only let in sunlight and scenery, they also help protect you from the elements. That's why it's important to do your research when you're updating them.

Here's what to know and what to look for:

HIGH-PERFORMANCE PRODUCTS

High-performance windows and doors have better energy efficiency, which can help save you money in the long run, make your home healthier and keep it better protected in stormy weather.

Energy-efficient windows help reduce drafts and the transfer of heat, which can mean lower energy bills. ENERGY STAR certified windows and patio doors from Andersen are a good example of this. They're also durable and reduce expenses associated with maintenance and painting.

Be sure to also seek out products that have "zero-VOC" or "low-VOC" certification. For example, most Andersen products are Indoor Advantage Gold certified for low-VOC emissions. This helps reduce your household's exposure to volatile organic compounds, which are gases that can lead to eye, nose and throat irritation, headaches and dizziness, and can even cause organ damage over time, according to the EPA.

Finally, if you live in an area prone to hurricanes and storms, look for windows and doors that are certified to perform in high winds and severe coastal conditions.

QUALITY COMPONENTS

Better quality windows and doors make it less likely that you'll need to repair or replace them. One way to identify quality is to stick with brands that continually test the durability and strength of all the components of their products.

You can also look into products that use new, low-maintenance materials like Fibrex material, a composite that's stronger than vinyl and doesn't rot, fade, pit or corrode.

DESIGNS THAT FIT YOUR STYLE

Look for the types of windows and doors that match the look and feel of your home. This means making sure they're the right color with the right type of glass and that they open the way you want them to.

For example, custom colors can help bring your design vision to life, black interiors help achieve a modern look with contrasting interior paint colors, while white interiors help keep spaces light and bright. And if you're looking to put a patio door in a tight space, go with a gliding patio door option.

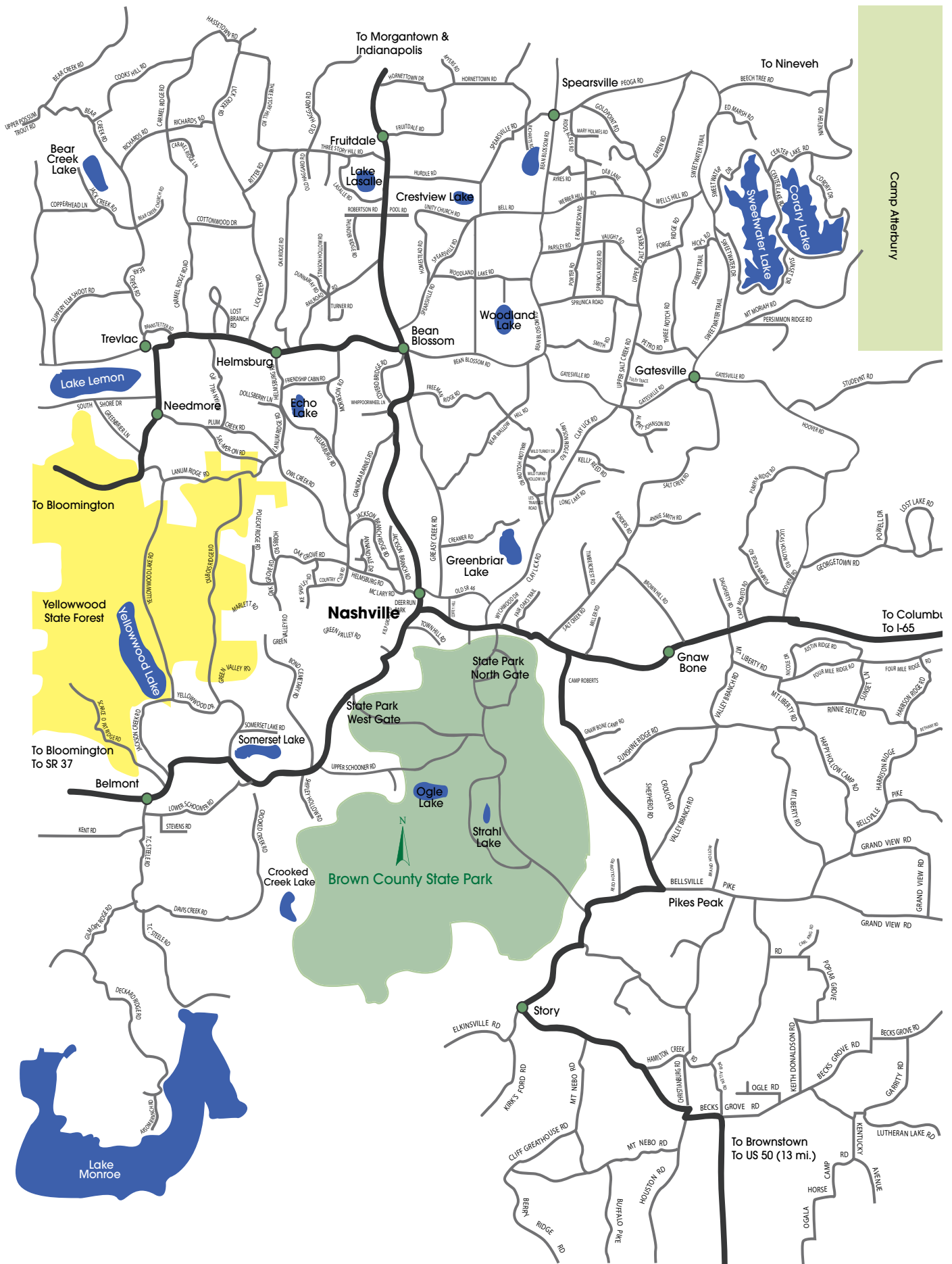
Different types of glass are also something to keep in mind, with some glass being better suited for certain climates and conditions. Understanding terms like dual pane windows, low emissivity (Low-E) coating, decorative and hurricane-resistant can also help you make the right choices.

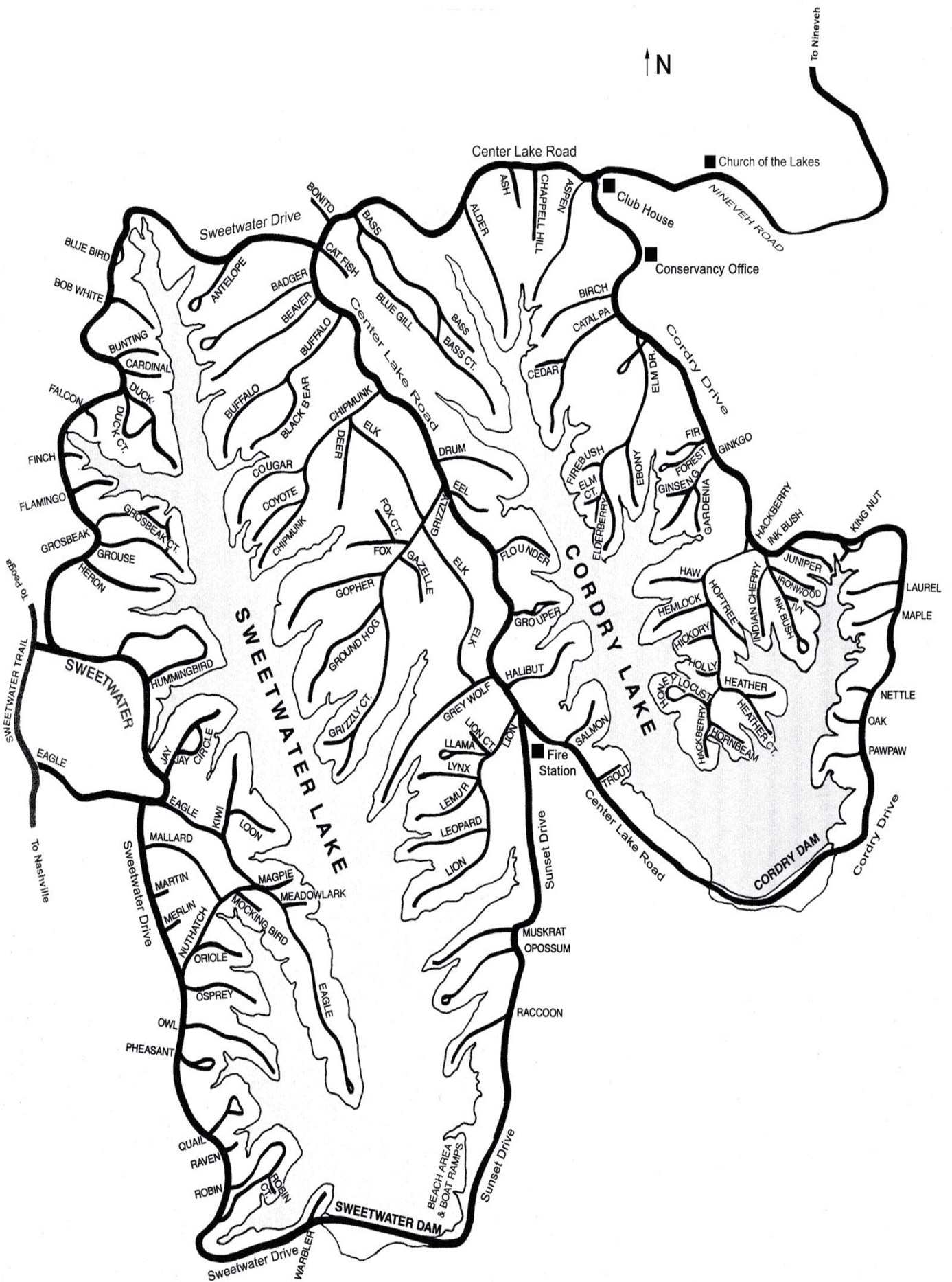
With so many options, it's often a good idea to seek the advice of a certified contractor. They can help capture your vision and will work with you to find the right products for your home.

AN EXPERIENCED INSTALLER

A window is only as good as its installation. In fact, many windows fail due to improper installation. Help protect the investment you've made in your home by hiring a certified contractor or full-service replacement company like Renewal by Andersen. Certified contractors are a safe bet to make sure your windows and doors are installed properly, and Andersen products installed by Andersen Certified Contractors come with a 2-year limited installation warranty.

Keeping all these points in mind will help you select windows and patio doors that best fit your home, and can save you money in the long run.







SNUG AS A BUG

Follow these tips to keep your home cozy all winter long

BY STATEPOINT | PHOTO BY ADOBE STOCK

According to the Energy Information Administration, heating bills for homes that use natural gas could be significantly higher this winter – perhaps by as much as 50%. Weatherizing your house to ensure it stays comfortable during the long winter season is a great way to help control possible increased costs on your utility bills. Here are five easy ways to keep your home cozy all winter long.

MAXIMIZE HEATING OPTIONS

Unpredictable weather can cause outages, so it's best to prepare with alternative ways to heat your home. A log fireplace is wonderful, but for those without one, it may be best to invest in a gas heating alternative, like an individual heater or small generator.

TEMPERATURE CONTROL

Bringing those utility bills down means keeping the warm air inside. Shifts in temperature can cause wood to expand or contract, creating small cracks or leaks which need to be filled. Weatherstrip seals form the perfect barrier from drafts with self-adhesive foam strips to ensure utility bills remain low with minimum effort and maximum savings. These heavy-duty strips also provide protection year-round by blocking dust, pollen and insects.

SWAP FURNACE FILTER

Trapped dust and dirt in your furnace filter can cause low air flow and limit your furnace's ability to properly func-

tion when you need it most. This can unnecessarily raise the temperature on your heat and cause energy bills to skyrocket. A simple filter change on your furnace and even air conditioning units as often as once a month can help maintain excellent air flow.

CREATE A BARRIER

While many homeowners concentrate on preventing drafts by their front door; they often forget about the largest opening in their house – the garage. Protect against snow, water and cool winter air from entering your garage with a garage bottom seal. A heavy-duty, waterproof rubber seal won't freeze or crack, and creates a tight, protective border all year long.

COVER EXTERIOR ACCESSES

Built-in pet doors and mail slots often go overlooked. Lower your energy bill by covering those spaces and opt for alternative options when taking out your pets and receiving mail.

For more information, visit DuckBrand.com.

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