

BROWN COUNTY

Homes Guide

FREE • Aug/Sept 2022

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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	SOLD 
SOLD 	2615 N Salmeron Rd Nashville \$200,000		SOLD 	411 Kinsey St Richmond 3 BR/1BA 1 car garage \$75,000
SOLD 	5721 S 500 W Trafalgar \$200,000			
SOLD 	3329 Melbourne Rd Indianapolis \$215,000			
ALL SOLD 	(5) 35+AC Tracts Seelye Lake Dr, Nashville \$2,200,000			

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(765) 748-6041
Anna Beth McMillion



(812) 360-5947
Erika Bryenton

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



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IN-35112382



2588 GREASY CREEK ROAD, NASHVILLE
b/c# 21850894
Bob Kirlin
\$1,900,000 Outstanding retreat! Renovated main lodge w/gourmet kitchen, wine cellar, lake on 40+ acres. 2 pole barns. 812-720-0222



1814 STATE ROAD 135 N, NASHVILLE
b/c# 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



118 & 132 W. WASHINGTON ST., NASHVILLE
b/c# 21863960
The Scroggins Team
\$1,500,000 Nashville General Store & Bakery! Charming building + turnkey business. Includes inventory, fixtures & equipment. 812-327-3865



1088 HILL TOP TRAIL, NASHVILLE
b/c# 21865298
The Scroggins Team
\$699,000 Newer home on 7.5 acres with amazing wooded views. Open floor plan w/ large custom kitchen. 812-327-3865



NEW LISTING
461 FREEMAN RIDGERD., NASHVILLE
b/c# 21869062
Libby Zeigler
\$699,000 Million dollar view! Stunning mid-century modern renovated inside & out. 12+ acres with trails. 812-345-8979



551 ARTIST DR., NASHVILLE
b/c# 21865510
Phil Shively Team
\$695,000 Custom built for entertaining & artwork. Crown molding, columns, chandeliers, stained glass windows. Private studio apt. 812-325-2290



5752 STATE RD. 46 E., NASHVILLE
b/c# 21865333
Kathryn/Donna Team
\$610,000 Walden Ridge. 44 acres. Fishing lake & pond. Utilities. Special exception for 165 camping/travel trailer sites. 812-327-7462



137 W MOUND ST, NASHVILLE
b/c# 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



3499 RASPBERRY LN., 46164
b/c# 21848715
Phil Shively Team
\$595,000 This antique log home is the perfect mix of rustic & contemporary! 4 BR w/ 2 master suites. Glorious views. 812-325-2290



1634 JACOBS LANE, NASHVILLE
b/c# 21850072
Phil Shively Team
\$585,500 Custom home w/cathedral ceilings on 9.5 acres near BC State Park. Balcony overlooks spacious living area. 812-325-2290



PENDING
180 PINE LAKE CIRCLE, NASHVILLE
b/c# 21866892
Phil Shively Team
\$515,000 Stunning 3BR 2.5 BA waterfront property in Pine Tree Hills. Private dock. Screened-in porch. 812-325-2290



PENDING
165 N. VAN BUREN ST., NASHVILLE
b/c# 21865644
The Scroggins Team
\$505,000 Investment opportunity! High traffic area. Building is in excellent condition. 4 remodeled units with leases. 812-327-3865



NEW LISTING
7429 KEITH DONALDSON RD., FREETOWN
b/c# 21867590
Phil Shively Team
\$499,000 Nearly finished beautiful, brand new home! 3BR 2BA ranch on 4.622 acres in a quiet corner of Brown County. 812-325-2290



PENDING
6012 SUMMERS PLACE TRAIL, NASHVILLE
b/c# 21862975
Phil Shively Team
\$450,000 Charming 2BR 2BA cabin with 12" hand hewn logs. Wood-burning stone fireplace. 2 car garage. 812-325-2290



NEW LISTING
6528 JULIA LN., NASHVILLE
b/c# 21866374
The Scroggins Team
\$449,900 Enjoy Brown County in this beautiful home w/ 3 gas log fireplaces, a 3 car garage, and 2.5 acre stocked lake! 812-327-3865



NEW LISTING
440 DAUGHERTY RD., NASHVILLE
b/c# 21870185
The Scroggins Team
\$449,900 Well-maintained 3BR 2BA brick ranch on 5 wooded acres w/creek. Enjoy the view from the back deck and patio. 812-327-3865



PENDING
428 TOWN HILL RD., NASHVILLE
b/c# 21869698
Bob Kirlin
\$429,000 Completely updated, well-maintained 3 BR 2BA home near Nashville. 3 car garage w/storage. Beautiful new windows. 812-720-0222



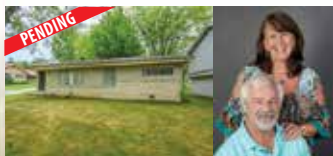
3897 PLUM CREEK RD., NASHVILLE
b/c# 21861614
The Scroggins Team
\$363,000 Custom built Brown County log cabin w/ wrap around porch. Attached greenhouse. Pond. 812-327-3865



REDUCED
5789, 5801 E. STATE RD. 46, NASHVILLE
b/c# 21844535
Libby Zeigler
\$335,000 TWO impeccably maintained houses for the price of one! Plus a huge 3 bay pole barn with oversized garage door. 812-345-8979



PENDING
3102 SALT CREEK RD., NASHVILLE
b/c# 21868042
Phil Shively Team
\$249,900 2 BR 3 BA cabin on 5 acres w/beautiful views of Salt Creek Valley. Hardwood floors throughout. Fireplace. 812-325-2290



PENDING
193 N. JOHNSON ST., NASHVILLE
b/c# 21864864
The Scroggins Team
\$229,900 3 BR 1BA ranch on a quiet, shady lot in downtown Nashville. Some hardwood floors & exposed beamed ceilings. 812-327-3865



6660 N. RAILROAD RD., MORGANTOWN
b/c# 21862394
Kathryn/Donna Team
\$145,000 2 BR 1BA fixer upper. Combo dining room/kitchen. Large family & living room. 2+ car garage. 812-327-7462

XXXX OGLE RD., FREETOWN #21841742
\$189,000 20 secluded wooded acres. Small pond. Phil Shively Team 812-325-2290
150 PINE VALLEY #21844785
\$79,900 Two beautiful lots within Nashville's town limits. Utilities are there, ready for you to build your dream home! Bob Kirlin 812-720-0222
X STATE ROAD 46, NASHVILLE #21808081
\$40,000 4.2 acres St Rd 46 frontage bordering Brown County State Park The Scroggins Team 812-327-3865
9000 NORTH BLOCK CO. ROAD 450 W., FREETOWN #21861341
\$120,000 Camp, hunt, hike or build your dream home on this beautiful 10 acre wooded property! The Scroggins Team 812-327-3865
185 PINE VALLEY CT., NASHVILLE #21866261
\$42,000 Brown County lot within Nashville town limits. HOA provides many amenities. Bob Kirlin 812-720-0222

LOTS & LAND
PENDING **0 SALT SAGE LN., NASHVILLE** #21867105
\$59,000 3 +/- wooded hilltop acres adjoining 2 available parcels. Phil Shively Team 812-325-2290
PENDING **00 SALT SAGE LN., NASHVILLE** #21867111
\$99,000 12 +/- wooded hilltop acres adjoining 2 available parcels. Phil Shively Team 812-325-2290
0 BECKS GROVE RD., FREETOWN #21830633
\$129,000 8.375 acres of beautiful high, flat, useable Brown County land! 812-325-2290
PENDING **0 TULEY TRACE, NASHVILLE** #21862861
\$60,000 Build your new home on these 5 private acres with mature trees. The Scroggins Team 812-327-3865

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1638 Jackson Branch Ridge Road
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1012 Harrison Ridge Road
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7 steps that save energy

Upgrade your home, downgrade energy bills

BY FAMILY FEATURES | PHOTO BY GETTY IMAGES

The best home upgrades not only make spaces more livable and energy-efficient but are also cost-effective. Making energy-efficient improvements is a savvy way to save money on utility bills, curb energy usage and add to the house's value.

Consider a variety of home improvement projects, both big and small, that can reduce the financial burden of maintaining your home throughout the year and improve energy efficiency.

ADD INSULATION

A cost-effective way to save on heating and cooling bills is adding a layer of insulation in the attic where heat loss is typically greatest due to hot air rising. While many newer

homes are adequately insulated, an upgrade in not only the insulation but also the placement of doors and windows can help to escape such as basements, crawl

SEAL DOORS AND WINDOWS

Windows and doors are common sources of energy loss. The placement of doors and windows can help to fill in gaps where air can escape for a fraction of the cost and ma



energy usage

those that are several decades old (or older) may benefit from attic but other common problem areas where air can leak are windows, spaces, fireplaces and ductwork.

WINDOWS

Common culprits for energy loss. While a complete replacement can be pricey, adding exterior caulk and weather stripping to the gaps around these openings can make a noticeable difference and make it cheaper to heat and cool your home.

INSTALL SKYLIGHTS

Skylights are a cost-effective option for transforming any room in the home with natural light while also delivering energy-saving benefits. For example, Sun Tunnel Skylights from Velux can be installed in as little as 90 minutes and funnel natural light from the roof through the attic and into the room below with an aesthetic that resembles recessed lighting. Customizable with six diffuser film styles to complement interior design, the skylights can make a home more energy-efficient by reducing reliance on artificial lighting. An optional daylight controller makes it easy for homeowners to adjust natural light entering a room, and a solar nightlight provides a moon-like guiding light at night. Installed with the solar nightlight, the skylights qualify for a 26% federal tax credit on solar property.

ADD REFLECTIVE WINDOW FILM

When the sun shines through windows, it can heat up the home's interior quickly and trigger the air conditioner to turn on. Window coverings, such as blackout curtains, can help, but adding low-e reflective window film to your windowpanes, particularly southern-facing ones, can provide an additional shield from the sun's hot rays and reduce energy costs.

INSTALL A PROGRAMMABLE THERMOSTAT

A programmable thermostat is an efficient way to control the climate inside your home, and those with smart technology take programming to a whole new level. Today's smart thermostats not only let homeowners control temperatures from their smart devices while on-the-go but can also learn daily habits and adjust the temperature accordingly with no other manual adjustments necessary. In addition, some utility companies offer incentives like money back at the end of the year for installing a smart thermostat because the energy savings are so substantial.

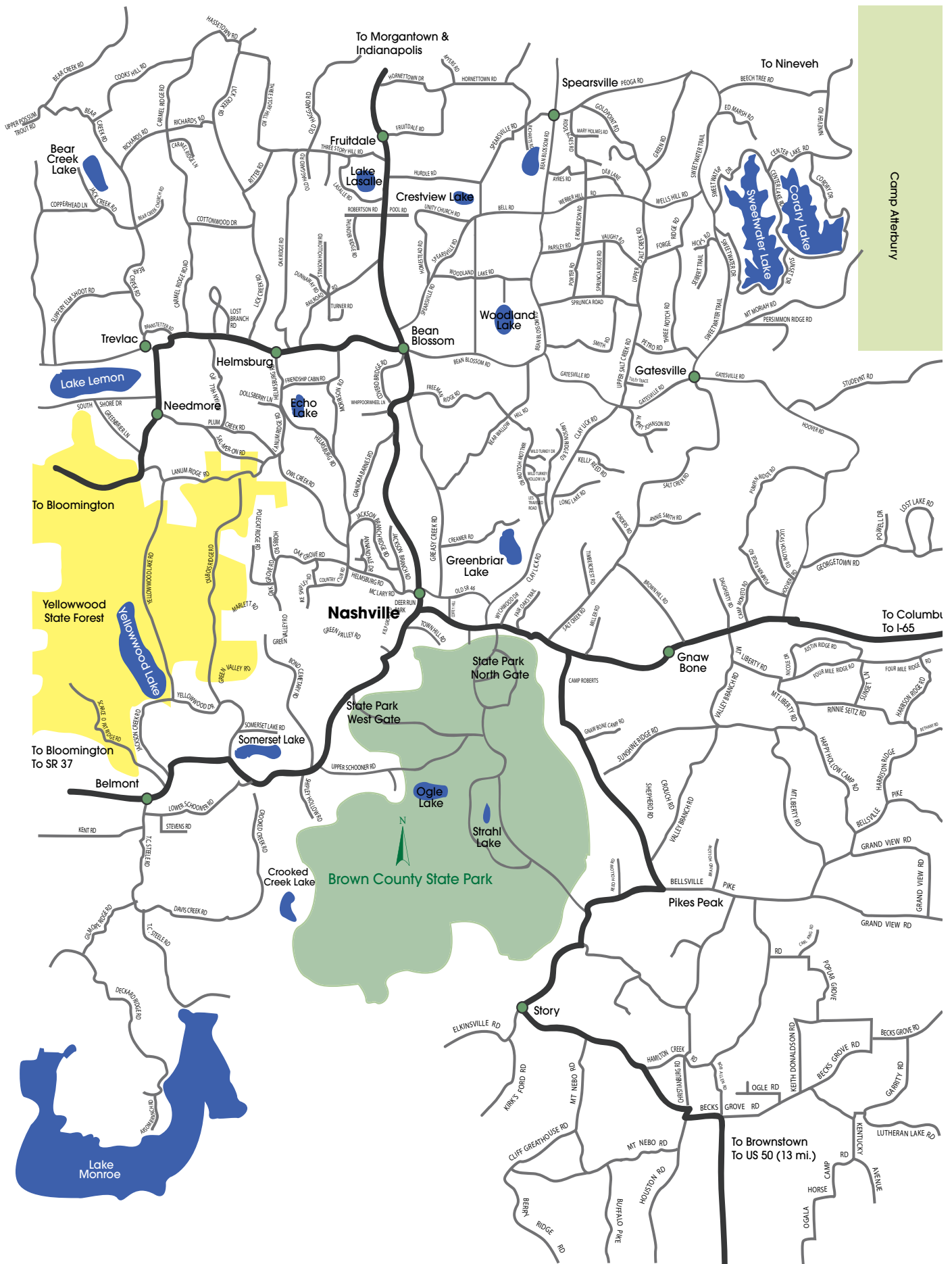
REPLACE APPLIANCES

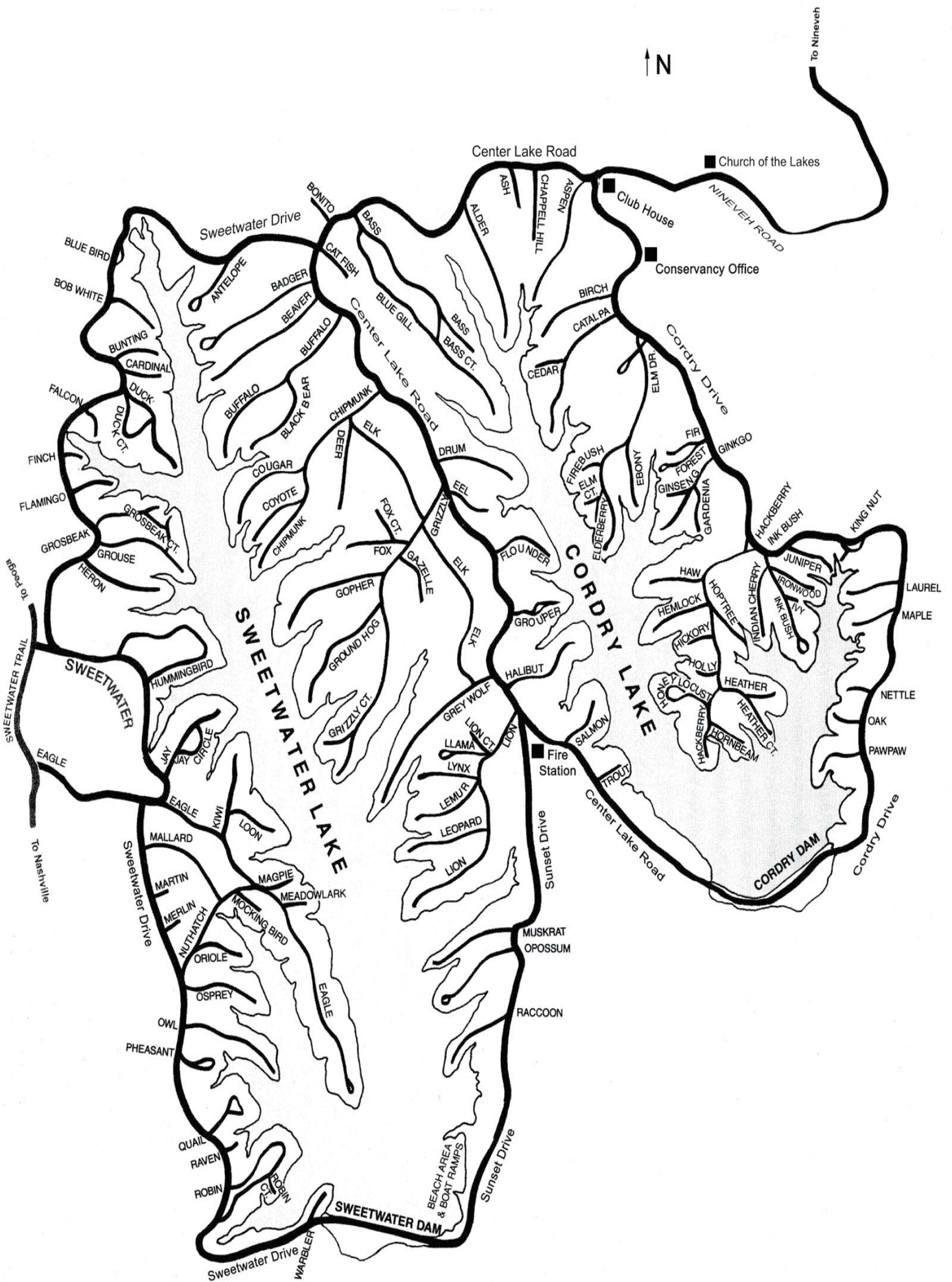
Because appliances like refrigerators and ovens, among others, are major energy users, investing in more efficient models provides both cost and energy savings. Additionally, homes more than 15 years old could benefit from updates to the air conditioner or heater as systems 15-20 years old or older may be candidates for replacement as they're inefficient by today's standards.

ADD CEILING FANS

In comparison to running your air conditioner consistently, the cost of running a ceiling fan (or several) is significantly less. Particularly on days that may not require cooling the entire house completely, fans can provide a gentle breeze and circulate air in the spaces you use most often. Simply adjust the switch to the counterclockwise position to ensure it's pushing air downward during warmer months.

For more information and home improvement ideas, visit whyskylights.com/livelifighter.







GET ORGANIZED

Make the most of your closet space

BY FAMILY FEATURES

Getting organized and making the most of your home's storage space can be a daunting task. To help keep clutter at bay and streamline organization throughout the house, consider these tips for revamping your closets and designated storage areas from the experts at ClosetMaid. Find closet systems and other organization hacks at [ClosetMaid.com](https://www.closetmaid.com).

DETERMINE YOUR GOAL

Create a plan of attack and sketch out a closet design, accounting just for things you want to keep.

BEAT CLOSET BLAHS

Spruce up your closet with stylish storage accessories like drawers, shelves and sturdy, matching hangers.

GET COLORFUL

Get your closets in tip-top shape with a shelf track system with colorful and patterned fabric bins.

RELIEVE CLUTTER STRESS

Keep clutter at bay with functional materials and extras that allow you to make the most of every aspect of the room.

MEET YOUR NEEDS

Inspire and streamline organization throughout the whole house by redirecting clutter and taking advantage of adjustable shelving.



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