

# BROWN COUNTY

## *Homes Guide*

FREE • Feb/Mar 2023

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<b>SOLD</b> 	411 Kinsey St Richmond \$75,000	 <b>We have a listing opening just for you!</b>	<b>SOLD</b> 
<b>SOLD</b> 	2615 N Salmeron Rd Nashville \$200,000		<b>3707 Yellowwood Trl Nashville 3 BR/2BA 3.01 acres 30x35 2 car garage/outbuilding \$245,000</b>
<b>SOLD</b> 	5721 S 500 W Trafalgar \$200,000		
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# IMPORTANT PHONE NUMBERS

## Area Code 812

<p>Assessor .....988-5466</p> <p>Auditor .....988-5485</p> <p>Career Resource Center.....988-5880</p> <p>Circuit Court Judge .....988-7557</p> <p>Clerk .....988-5510</p> <p>Extension Service.....988-5495</p> <p>Dept. of Child Services.....988-2239</p> <p>Div. of Family Resources .....988-0160</p> <p>Health Department.....988-2255</p> <p>Highway Department.....988-4545</p> <p>Jail.....988-5605</p> <p>License Branch .....988-2404</p> <p>Nashville Police Dept. ....988-0341</p> <p>Parks &amp; Recreation .....988-5522</p> <p>Post Office - Nashville .....988-2262</p> <p>Post Office - Helmsburg .....988-6302</p>	<p>Public Library.....988-2850</p> <p>Prosecutor .....988-5470</p> <p>Recorder.....988-5462</p> <p>School - BCHS .....988-6606</p> <p>School - BCJHS .....988-6605</p> <p>School - Helmsburg.....988-6651</p> <p>School - Intermediate .....988-6607</p> <p>School - Sprunica .....988-6625</p> <p>School - Van Buren.....988-6658</p> <p>Sheriff's Department .....988-6655</p> <p>Soil and Water Conservation.....988-2211</p> <p>Solid Waste Mgt. District.....988-0140</p> <p>Town of Nashville .....988-5526</p> <p>TRIAD.....988-5606</p> <p>Treasurer.....988-5458</p> <p>Veterans Affairs.....988-5600</p>
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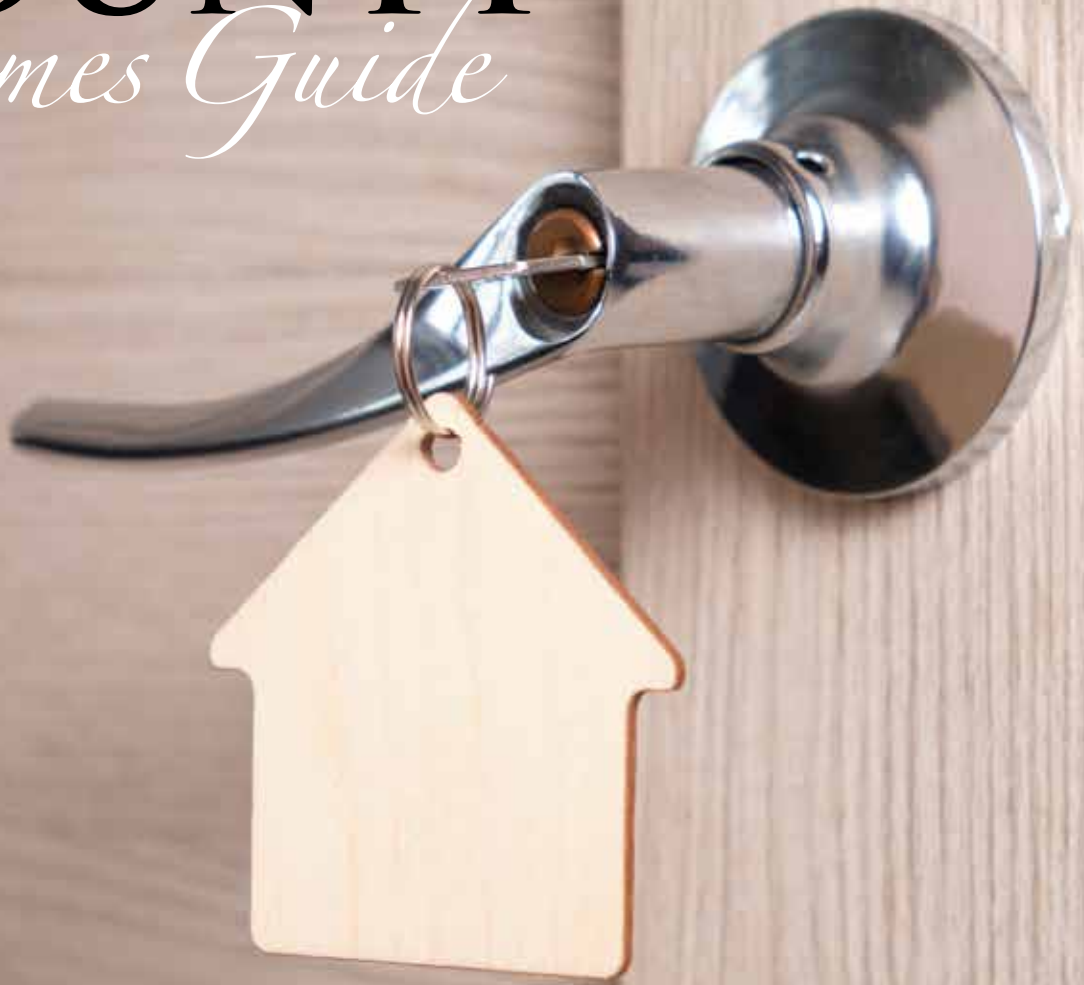
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*Homes Guide*



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**PENDING**  
**2588 GREASY CREEK ROAD, NASHVILLE**  
b/c# 21850894  
**Bob Kirlin**  
\$1,600,000 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 with 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**  
\$1,300,000 Nashville General Store & Bakery! Charming building + turnkey business. Includes inventory, fixtures & equipment. 812-327-3865



**551 ARTIST DR., NASHVILLE**  
b/c# 21865510  
**Phil Shively Team**  
\$650,000 Custom built for entertaining & artwork. Crown molding, columns, chandeliers, stained glass windows. Private studio apt. 812-325-2290



**7565 FERN HILL LN., MORGANTOWN**  
b/c# 21886029  
**Kathryn/Donna Team**  
\$640,000 Stonehaven tourist home is approved for up to 6 guests. Spacious sanctuary nestled in the woods. 812-327-7462



**5752 STATE RD. 46 E., NASHVILLE**  
b/c# 21865333  
**Hathryn/Donna Team**  
\$610,000 Over 44 acres with great potential. Lake and pond. 812-327-7462



**7192 NINEVEH ROAD, NINEVEH**  
b/c# 21892023  
**Carrie Vavul**  
\$585,000 Own a custom-built brick ranch home, over 8 acres in Indian Creek Schools. 317-294-9421



**PENDING**  
**9714 SPEARSVILLE RD., TRAFALGAR**  
b/c# 21899663  
**Kathryn/Donna Team**  
\$525,000 Beautiful 3BR 2.5BA open-concept split level. Fireplace, screened porch & 4 car garage on 5 acres. 812-327-7462



**PENDING**  
**122 REDBUD LN., NASHVILLE**  
b/c# 21886323  
**Kathryn/Donna Team**  
\$459,000 Spectacular long range views from every window! Stunningly remodeled 2BR 2.5BA ranch w/basement. 812-327-7462



**440 DAUGHERTY RD., NASHVILLE**  
b/c# 21870185  
**The Scroggins Team**  
\$429,900 Well-maintained 3BR 2BA brick ranch on 5 wooded acres w/creek. Enjoy the view from the back decks and patio! 812-327-3865



**PENDING**  
**4711 MORRISON RD., MORGANTOWN**  
b/c# 21889262  
**Brooke Zavela**  
\$369,900 Lovely, well-maintained 3BR 2.5BA log cabin tucked away on a mostly wooded 4.85 acre lot. 317-665-4763



**PENDING**  
**520 PARK LN., NASHVILLE**  
b/c# 21888304  
**The Scroggins Team**  
\$350,000 This lakefront home has an open concept floor plan w/large remodeled kitchen & main floor master bedroom. 812-327-3865



**1792 STATE ROAD 46 E., NASHVILLE**  
b/c# 21891387  
**Quincy Robinson**  
\$310,000 Updated 1 bedroom, 1 bath open concept home with lots of history. 812-342-6212



**PENDING**  
**460 WELLS DR., NASHVILLE**  
b/c# 21892055  
**Bob Kirlin**  
\$285,000 This 4 unit apartment building within Nashville town limits is a great investment! 812-720-0222



**PENDING**  
**7787 GRIZZLY DR., NINEVEH-**  
b/c# 21897192  
**Carrie Vavul**  
\$280,000 Move-in ready. Lake access to Cordry-Sweetwater. Open concept. 317-294-9421



**6365 ORIOLE DR., TRAFALGAR-**  
b/c# 21894562  
**Carrie Vavul**  
\$280,000 Enjoy all this spacious lake home w/ fenced backyard has to offer. 317-294-9421



**PENDING**  
**1769 LUCAS HOLLOW RD., NASHVILLE**  
b/c# 21888208  
**Phil Shively Team**  
\$269,000 Don't miss the opportunity to own this 2BR 2BA + bonus room in beautiful Brown County! 2 car garage attached. 812-325-2290



**2057 MOUNT LIBERTY RD., NASHVILLE**  
b/c# 21888261  
**Brooke Zavela**  
\$269,000 Move right into this completely remodeled open concept home! On 5 mostly wooded acres w/ beautiful views. 317-665-4763



**PENDING**  
**706 S. WESTERN DR., BLOOMINGTON**  
b/c# 21891765  
**Kathryn/Donna Team**  
\$250,000 Move in ready, updated 4 BR 2 BA bi-level on Bloomington's west side. Newly remodeled kitchen and bathrooms. 812-327-7462



**4532 29TH ST., COLUMB US**  
#21896181  
**Phil Shively Team**  
\$229,000 Walk into this 3BR 2.5BA from a spectacular front porch! Wood deck and fenced in backyard. 812-325-2290



**49 E. WASHINGTON ST., MORGANTOWN**  
b/c# 21889770  
**Carrie Vavul**  
\$189,900 Historic diamond in the rough seeking its next steward. 317-294-9421



**NORTH H BEAVER LODGE RD., UNIONVILLE**  
b/c# 21895406  
**Kathryn/Donna Team**  
\$59,900 Come enjoy Lake Lemon! Property has easement for lake access. 812-327-7462



**PENDING**  
**0000 NORTH H CO. ROAD 450 W., FREETOWN**  
b/c# 21861341  
**The Scroggins Team**  
\$90,000 Camp, hunt, hike or build on this 10 acre wooded property. 812-327-3865



**LOT 7 ORCHARD HILL DR.**  
b/c# 21890281  
**Kathryn/Donna Team**  
\$39,900 Build on this lot in the established Orchard Hill neighborhood! 812-327-7462

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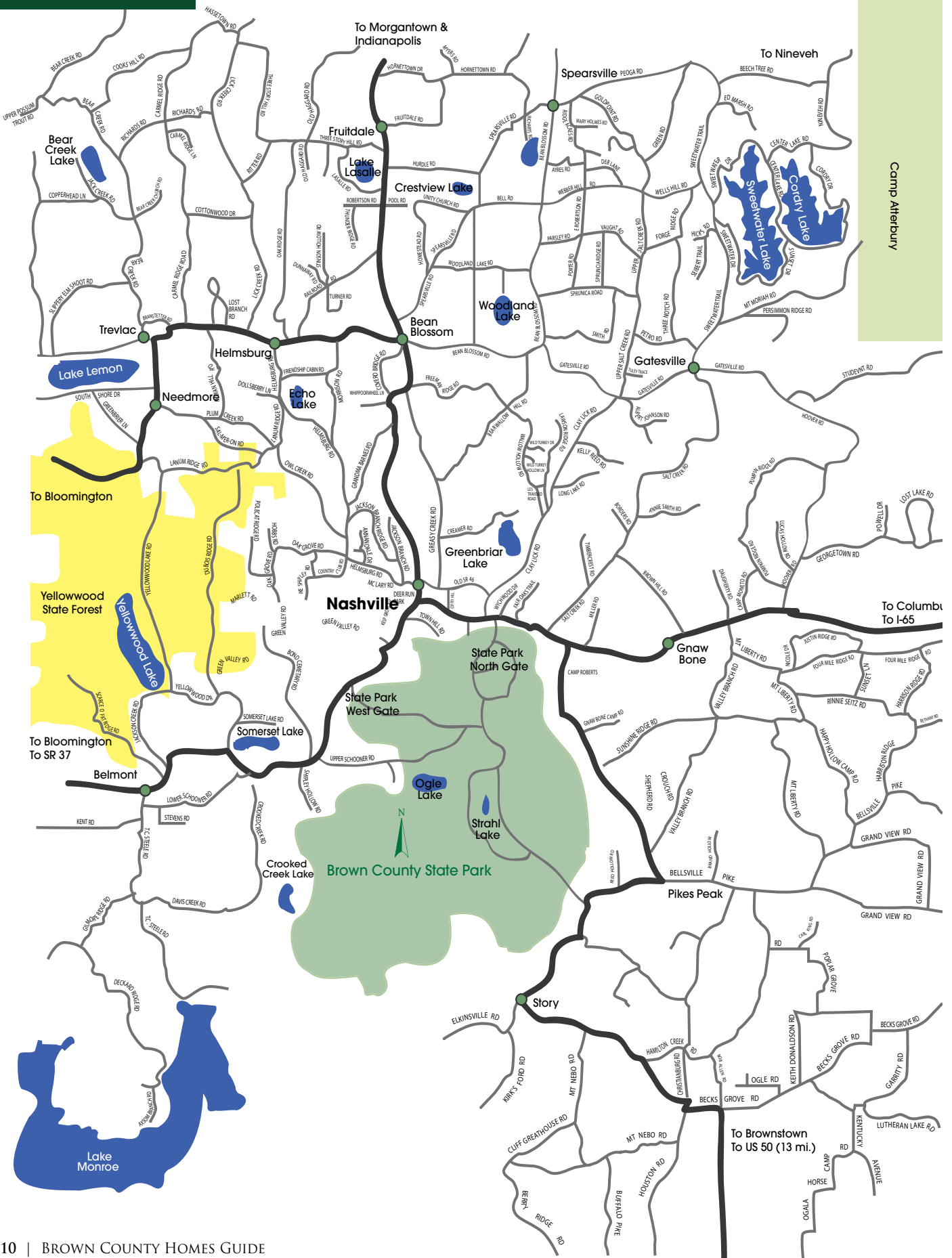
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# AREA MAPS







*Schedule seasonal maintenance with your local pro now to stay cozy all winter.*

# Help Banish **Winter Blues** With These **Home Improvement Fixes**

# **(StatePoint)** Preparing your home for cold weather can lower your energy bills; promote a more comfortable, healthier environment; and even help banish winter blues. Here's what to know:

## • **CALL A PROFESSIONAL:**

“Waiting until it gets really cold to run your heater is like not stretching before you run,” says Mark Woodruff, senior product manager, Outdoor Products at Trane Residential, who advises running your heater early in the season for a good hour or so to ensure it’s working. “Scheduling a service appointment now is a much better, and often cheaper option than trying to book an emergency appointment in extreme temperatures or well into winter,” he says.

## • **CHANGE AIR FILTERS:**

For better indoor air quality (IAQ) and to extend the life of your HVAC system, change filters every 30-90 days. If you have pets or household members with asthma or allergies, change filters more often.

## • **TRY ZONED HEATING:**

Zoned HVAC systems let you keep a consistent temperature throughout your home, or heat one zone for individualized comfort that helps you save energy and directs heat where it’s desired.

## • **CONSIDER AN UPGRADE:**

Forty-five percent of Americans deal with “shockingly high” energy bills, according to a Trane Residential survey conducted by OnePoll. A heating equipment upgrade, however, can help you enjoy consistent warmth without wasted energy. Consider the XC95m furnace from Trane. Its AFUE rating of up to 97.3% means nearly all of the fuel it uses goes to warming the home. When paired with the energy-efficient XV20i Variable Speed Heat Pump, you can enjoy the reliability of a hybrid or dual fuel system. To learn more, visit: [trane.com/residential](http://trane.com/residential).

## • **SET YOUR THERMOSTAT:**

Newer technology can help maximize energy savings. With the Trane Home app, for example, you can program your smart thermostat and control your home’s temperature from anywhere. Its geofencing capabilities regulate temperature based on your location.

## • **MONITOR INDOOR AIR QUALITY:**

In the same Trane Residential survey, 57% of respondents said they suffer from indoor stuffiness and lack of fresh air. Improving IAQ can help alleviate allergy and asthma symptoms and reduce the spread of colds and flu.

First, determine what airborne particles may be negatively affecting the air. You can also contact an HVAC dealer who can test your IAQ and offer recommendations to improve it. They may recommend installing a whole-home air cleaner like the Trane CleanEffects, which is certified asthma and allergy friendly by the Asthma and Allergy Foundation of America and has been documented to remove 99.9% of the Influenza A (H1N1) virus. The Awair Element is a great way to monitor your IAQ by measuring temperature, humidity, etc.

## • **ASSESS HUMIDITY:**

Maintaining a home humidity level between 35 and 60% is one key to improving IAQ and ensuring comfort in colder weather. Mold, dust mites and other air pollutants tend to thrive outside that range, and the body’s natural immune system can be compromised in dry air. “Monitor humidity with a reliable HVAC thermostat. Then, manage it with a whole-home humidifier or dehumidifier,” advises Woodruff. “These units are installed professionally and tie into your HVAC ductwork system.”

## • **CHECK INSULATION:**

Poor insulation is an often-overlooked escape route for heat that forces your heating system to work harder. Homes built in the 1970s or earlier should be checked by an expert, as insulation quality has come a long way since then. Also, foam insulation can settle after a year, so it’s best to inspect insulation annually. Certain insulation jobs can be accomplished by a handy homeowner; however, you may prefer hiring a contractor. The average insulation upgrade costs \$2,400, according to the National Association of Realtors, but will save on utility costs in the years ahead.

“For many, wintertime is unpleasant indoors and outside. While we can’t control the weather, there are many things we can do to improve conditions at home to feel cozier and more comfortable,” says Woodruff.

# Simple Steps to Excellent Exterior Weatherization



**(StatePoint)** The winter season often brings strong winds and harsh weather. However, you can stop drafts and prevent damage from occurring to your home's exterior with proper weatherization. Follow these top tips to keep your house in great shape through the winter season and beyond.

## **STRONG FOUNDATION:**

Check for any cracks or breaks in your home's foundation by doing a thorough search. Issues in this area can lead to water damage inside your home and create the means for pests to invade. Seal up any cracks with quick-dry mortar or expanding foam filler to provide excellent protection.

## **FROZEN FAUCET PREVENTION:**

Avoid frozen pipes during those cold winter months with the Duck brand Faucet Cover. This easy-to-install cover helps trap the heat that naturally radiates through the interior pipes to the outdoor spigot and keeps temperatures regulated. Simply place the cover around the spout of any exterior faucet and slide tight for cold-weather winter protection.

## **GARAGE PREP:**

The largest entry point of the home is often the most overlooked – the garage. However, it's easy to prevent snow, water and cold gusts of air from entering with a Duck brand Garage Bottom Seal. Heavy-duty and waterproof, the rubber material won't freeze or crack and creates a protective airtight seal all year long.

## **CHIMNEY SWEEP:**

While it's clear outside, inspect the chimney vents on your roof to clear any blockages. This step also protects against unwanted rodents or birds taking claim in the warmth of the vents. Nervous about handling any gas-related home maintenance tasks? Make the investment and call a professional to do a simple inspection or cleanup for a safe way to keep your fireplace running smoothly.

Regardless of the age of your home, prevention and maintenance can help it withstand harsh climate shifts, humidity and general weathering, so that it remains in excellent condition for years.



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