

Spring 2025



@home

STORIES INSIDE:

Sold Stats
Curb Appeal
Spring Cleaning

Looking for your dream home?

We're here to help.

Today's economy and housing market can add some extra stress to the homebuying process. With Centra's mortgage experts, you can worry less! Take advantage of options like our Zero Down Mortgage and get in your dream home sooner. **Contact one of our mortgage experts to get started.**



**Maggie
De La Rosa**

Mortgage Loan Consultant
765-717-2260
mdelarosa@centra.org
NMLS# 907648



Brandon Guerrero

Mortgage Loan Consultant
812-314-0334
bguerrero@centra.org
NMLS# 2680578
¡Hablo Español!



Kristina Linville

Mortgage Loan Consultant
812-314-0466
klinville@centra.org
NMLS# 1702984



Samantha Rich

Mortgage Loan Consultant
812-314-0310
srich@centra.org
NMLS# 1440282



Malina Albertson

Mortgage Loan Consultant
812-341-7617
malbertson@centra.org
NMLS# 2315924



Scan the QR Code or
visit **Centra.org** to
learn more about our
mortgage options!



Federally Insured by NCUA. Equal Housing Opportunity.



SAVE NEARLY 40%* ON INSURANCE FOR YOUR NEWLY BUILT HOME.

With our new home discount, you can save nearly **40%*** when you insure your newly built home with us. Combine this with our **20%** multi-line discount for insuring your automobile with us and you could save hundreds of dollars this year.

Talk with Alex to take advantage of these great rates today!

*Percentage of savings depends on policy type and qualification requirements met. See agent for complete details.

Congratulates



JESSICA RISACHER
2024 REALTOR OF THE YEAR



ARLENE MARION
LIFETIME ACHIEVEMENT



JAYNE HEDE
JAYNE HEDE LEGACY OF SERVICE



JOAN BAKER
LIFETIME ACHIEVEMENT



DANIEL SMITH
ROOKIE OF THE YEAR



BREA RUSSELL
GOOD NEIGHBOR



MARCI MCCAULEY
AFFILIATE OF THE YEAR

2025 BOARD OF DIRECTORS



JEFF JEWETT
2025 PRESIDENT



SARAH HAGER
PRESIDENT ELECT



JESSICA RISACHER
PAST PRESIDENT



LONI BRYANT
SECRETARY



JENNIFER HILTON
TREASURER



JASON KAIN
DIRECTOR



JON SCHEIDT
DIRECTOR



BETHANY RUST
DIRECTOR



DANA CARSON
DIRECTOR



CLARK OWENS
DIRECTOR



KERRI BENNETT
DIRECTOR



TYLER STOCK
DIRECTOR



A new look for *Spring!*

Our Thermacore® Collection offers premium insulated garage doors that deliver maximum thermal efficiency and design flexibility.

The Genuine. The Original.



Overhead Door Company of South Central Indiana™

1685 N. Indianapolis Road, Columbus, IN | 812-379-2358 | 800-264-0358

overheaddoorsci.com

TRUST IS EARNED.

VOTED THE #1 MOST TRUSTED AGENTS IN REAL ESTATE



Vicky Gelfius
(812) 350-0056
vickygelfius@gmail.com



Mark Watkins
(317) 695-5381
mark@beacon-builders.com



Dana Carson
(812) 343-2316
danacarson@remax.net



Anuja Chandra
(812) 350-5162
anujaguptachandra@gmail.com



Jill Raper
(812) 799-6238
jillraper2@gmail.com



April Hooker
(812) 343-6188
april_hooker@yahoo.com



Dylan Andrew
(812) 592-1151
dylanandrew@remax.net



Natalie Adkins
(812) 343-0587
natalieallen47201@yahoo.com



Vallabai Pattel
(812) 565-2934
vallabaiherealtor@gmail.com



Chris Braun
(646) 334-3554
chrisbraun@mac.com



Bev Denney
(812) 343-1867
bdenney@remax.net



Robyn Agnew
(812) 390-0509
agnew.robyn@yahoo.com



Jim Petro
(812) 390-0165
jimpetro43@gmail.com



Joan Baker
(812) 343-2900
joanbaker@remax.net



Carrie Abfall
(812) 390-8440
carriea@remax.net



Julie Timmons
(513) 313-9037
julie.ann.timmons@gmail.com



The Boyce Group
(812) 371-7558
kboyce@remax.net



Finke & Rosenberg Team
(812) 373-7653
jeff@jefffinke.com



Team Columbus
(812) 350-8022
teamcolumbusin@gmail.com



Rick Snyder
(812) 350-4523
rick.snyder@gmail.com



Candie Clayburn
(812) 707-7592
cclayburn@remax.net



Jeff & Joy Hilycord Team
(812) 350-2366
jeff@jeffandjoy.net



Cindy Patchett
(812) 390-9963
cindy@patchettreal-estate.com



Sanders Hammon Team
(812) 447-2503
sarahsanders@remax.net



Cheryl Weddle
(812) 350-4632
dcweddle@comcast.net



Kelly Sullivan
(812) 350-7071
kellysullivan@remax.net



Jillian Tran
(812) 344-0863
resultsjillian@gmail.com



Patrick McGuire
(812) 447-0599
realtormcguire@gmail.com



The Nolting Team
(812) 212-1200
brigitte@thenoltingteam.com



Jean & Annette Donica
(812) 350-9299
jeandonica@gmail.com

To view our listings,
scan this code with your
smart phone.



RE/MAX

Real Estate Professionals



Follow us @remaxcolumbus

301 1st St, Columbus, IN 47201 • (812) 372-2200 • www.homes4columbus.com

* Each office independently owned & operated *



Patti Grider

AVP/Mortgage Loan Officer NMLS 658700

812-350-3477

patti.grider@bankatfirst.com

125 3rd Street • Columbus, IN 47021



Terri Robbins

Mortgage Loan Officer NMLS 1546480

812.595.8034

terri.robbsins@bankatfirst.com

2737 Central Avenue • Columbus, IN 47201



Jeff Fetterer

Mortgage Loan Officer NMLS 746139

812-390-0756

jeff.fetterer@bankatfirst.com

3950 Jonathan Moore Pike • Columbus, IN 47201

dream builder

Home loans that make your dreams a reality

You're working hard to build your life and we're here to help. Our Dream Builder program is designed to help home buyers afford more home.

Dream Builder offers unique benefits that fit your financial position¹

- Second mortgage up to 7% of value² can be applied to both down payment and closing costs
- Reduced closing costs on first mortgage and no closing costs on second mortgage
- Up to 97% Loan-to-Value and 105% Combined Loan-to-Value
- Reduced fees and competitive rates



Contact us today!



Loan subject to credit review and approval.

¹Program, rates, terms conditions are subject to change without notice. Loan and income limits may apply.

²Value is the lesser of the purchase price or appraised value of property.

bankatfirst.com/mortgage



Rev. 11/2022

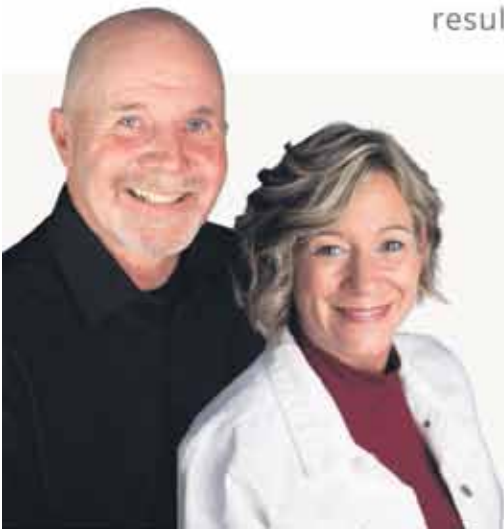
first[®]
first financial bank



BUYING OR SELLING A HOME?

LET'S WORK TOGETHER!

Buying or selling a home can be a stressful process if you don't have the right real estate agent. With over 30 years of experience, you can rely on us to get you the best possible result.




MICHAEL MENSESNDIEK
SONYA MENSENDIEK
REAL ESTATE AGENTS


Mensendiek
REAL ESTATE™
812-271-1124

Give your dreams *a home*



You can confidently take the next step toward buying, building or refinancing the home of your dreams with the help of our mortgage lending team.

We offer loans for different size budgets, including **fixed rate, adjustable rate, veterans assistance, jumbo, and low and no down payment options for eligible borrowers.***

Pre-qualify or apply online to get one step closer to your dream...[germanamerican.com/baughner](https://www.germanamerican.com/baughner)



Chloe Baugher NMLS #2306438
Phone: (812)372-2265 ext. 3711
Cell: (812)371-9719
chloe.baugher@germanamerican.com



German American Bank
Member FDIC

Columbus: 240 Jackson Street • 1901 25th Street • 2310 W. Jonathan Moore Pike
Seymour: 1725 E. Tipton Street



*All loans subject to eligibility, credit and underwriting approval.



Weichert

REALTORS®

Home Group

AND

Team Gardner



🏠 LET'S BE GREAT! 🏠

ACTION	G	N	I	W	O	R	G	S	E	A	R	C	H	S	V	HELPERS
AIRPLANE	Q	R	A	E	B	E	H	T	T	R	U	K	🏠	L	I	KURT THE BEAR
AIRPORT	D	U	S	L	E	M	U	T	N	E	M	O	M	L	C	LISTED
ANSWER	W	E	E	E	C	W	E	I	C	H	E	R	T	I	K	LOCATION
BUY	O	T	S	S	H	A	Y	U	B	E	A	T	S	K	I	MOMENTUM
CALL	L	S	'	U	T	S	L	S	D	L	C	E	O	S	N	MOVE
CARE	L	T	L	E	C	I	I	L	N	P	T	A	L	A	O	QUESTION
CHALLENGE	E	R	D	A	V	O	O	W	U	E	I	M	D	N	I	RICK
COMMUNICATE	Y	O	R	B	O	O	F	N	O	R	O	G	E	S	T	SEARCH
CORNER	S	P	E	E	G	G	M	R	F	S	N	A	T	W	A	SKILLS
DEDICATED	I	R	A	R	E	N	R	O	C	E	A	R	S	E	C	SOLD
DREAM	G	I	M	A	I	R	P	L	A	N	E	D	I	R	O	TEAM GARDNER
FOCUSED	N	A	E	G	N	E	L	L	A	H	C	N	L	T	L	VICKI
FOUND	E	T	A	C	I	N	U	M	M	O	C	E	R	A	C	WEICHERT
GOALS	E	T	A	C	I	N	U	M	M	O	C	E	R	A	C	WISHES
GROWING	!	🏠	D	E	T	A	C	I	D	E	D	R	I	C	K	YELLOW SIGN



Weichert | Home Group
REALTORS®

Vicki & Rick Gardner
REALTOR®

📧 Vicki@BetterHomesAndGardners.com

📞 CALL OR TEXT 📱

(812) 343-0546

If you are buying or selling... Remember
"Better Homes & Gardners"

SPRING CLEANING Checklist



WHOLE HOUSE

- ☐ Declutter and donate unused items
- ☐ Dust ceiling fans and light fixtures
- ☐ Clean baseboards and door frames
- ☐ Wash windows & screens inside and out
- ☐ Wipe down walls and touch up paint
- ☐ Vacuum and shampoo carpets
- ☐ Sweep and mop floors
- ☐ Replace HVAC filters
- ☐ Test smoke and carbon monoxide detectors



KITCHEN

- ☐ Clean out fridge and pantry (toss expired items)
- ☐ Wipe down cabinets and drawers (inside and out)
- ☐ Scrub backsplash and countertops
- ☐ Clean microwave, oven, and stovetop
- ☐ Sanitize sink and garbage disposal
- ☐ Descale coffee maker and clean toaster



BATHROOMS

- ☐ Scrub shower, tub, and grout
- ☐ Wash or replace shower curtain and liners
- ☐ Clean and disinfect toilet
- ☐ Wipe down mirrors and vanity
- ☐ Declutter medicine cabinet (dispose of expired meds)
- ☐ Wash bathmats and towels



LIVING ROOM

- ☐ Vacuum and spot clean upholstery
- ☐ Dust and clean electronics
- ☐ Organize books, magazines, and media
- ☐ Wash throw blankets and pillow covers



BEDROOMS

- ☐ Flip or rotate mattress
- ☐ Wash bedding, pillows, and mattress protectors
- ☐ Declutter closets and donate unused clothes
- ☐ Dust and clean nightstands and dressers



GARAGE & EXTERIOR

- ☐ Sweep and organize garage
- ☐ Wash outdoor furniture
- ☐ Pressure wash siding and concrete
- ☐ Clean out gutters
- ☐ Put down fresh mulch to restore color.
- ☐ Replace or paint faded/chipped shutters
- ☐ Fix chipped or weathered stained areas including deck, patios and exterior doors
- ☐ Ensure all outdoor lighting is in working order
- ☐ Lay a fresh doormat and sweep stoop
- ☐ Clean and clear up swimming pool (if applicable)



LAUNDRY ROOM

- ☐ Clean washer and dryer (empty lint trap)
- ☐ Wipe down shelves and reorganize supplies
- ☐ Sweep and mop floor
- ☐ Install storage solutions like shelves or baskets for better organization
- ☐ Sort laundry products and discard empty containers



PREPARING TO Spring Forward?

Are you thinking of entering the **Housing Market** this **Spring**?
Whether you plan on **buying** or **selling**, these tips could help
you 'spring ahead' of your competition.

BUYERS

Get Pre-Approved

Know your budget before you start shopping.
Show sellers you are ready to buy now!

Know Your Wants vs. Needs

Make a list of what your new home needs to
have & stick to that list! Don't waste your time
touring homes that do not fit your needs.

Find an Agent To Guide You

In today's market you need a professional who
will guide you through the process of buying a
home, answering any questions you may have
along the way!

SELLERS

List Now For Less Competition!

The Spring brings two things: more buyers &
more sellers! List now to capitalize on buyers
out looking now!

Price Your House Right!

Home Prices are still growing, but not as
quickly as before! Talk with your agent about
how to competitively price your home!

De-Clutter Your Home & Increase your Curb Appeal

Tour your home with the eyes of a buyer; what
needs to be fixed, stored, painted? Plant
flowers & replace your doormat.

IF YOU'RE LOOKING TO **BUY**
OR **SELL** YOUR HOME, CALL

Loni Bryant

REALTOR®
812.528.7339
lonibryant@bhhsin.com



Scan TO VIEW MY
SPRING CLEANING GUIDE!



Rates rise and fall.

Our commitment to you doesn't.



Jeri Burbrink

NMLS# 789429

3880 West Jonathan Moore Pike

JBurbrink@JCBank.com

JCBank.com/Jeri

Mobile: 812.569.0181



Bret Kroger

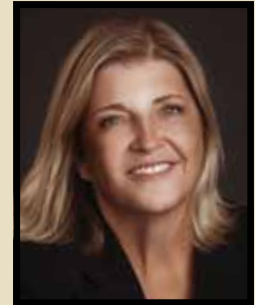
NMLS# 1549357

2761 Central Avenue

BKroger@JCBank.com

JCBank.com/Bret

Mobile: 812.350.9794



Mary B. Speer

NMLS# 1783152

2761 Central Avenue

MSpeer@JCBank.com

JCBank.com/Mary

Mobile: 812.345.0993

Serving our communities since 1900.

JCBank¹⁹⁰⁰⁻²⁰²⁵125TH

Seymour | Columbus | Bloomington | Bedford
Brownstown | North Vernon | Greenwood | Greensburg

Start an online application today at

JCBank.com

WELCOME
Spring

*A fresh season deserves
a fresh home.*



Jane Kennedy



Your Trusted Real Estate Advisor

Crossroads REALTOR® of the Year 2022

Graduate Realtor Institute

Quality Service Award Winner

812-764-5082

JKennedy@C21BR.com

CENTURY 21

Breen Realtors



Market Update

SINGLE FAMILY PROPERTIES

Spring of 2025

Spring is in full bloom, bringing fresh opportunities and new beginnings! It's the perfect season to explore the possibilities of homeownership. Discover what the Jackson County, Indiana market has in store for Spring 2025!



Spring MARKET STATS

Jackson County, Indiana

MEDIAN SALES PRICE

\$251,500

+32.4%

DAYS ON MARKET

23

+64.3%

HOMES SOLD

18

-18.2%

LIST TO SALE \$

97.7%

-0.38%

NEW LISTINGS

25

-24.2%

MONTHS INVENTORY

2.02

-14.41%

SOLD PRICE/SQ FT

\$144

+8.7%

ACTIVE INVENTORY

62

+21.6%

*DATA FROM THE MIBOR BROKER LISTING COOPERATIVE © 2025 DOMUS ANALYTICS & Realtors Property Resource®, LLC for DECEMBER 2024- JANUARY 2025

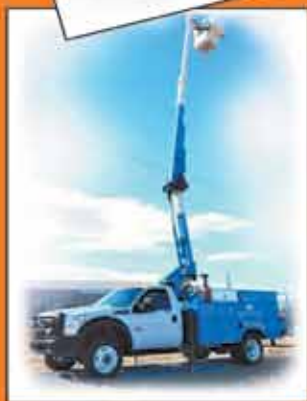
Since
1958



HARDCORE CONSTRUCTION Inc

RICK MILLER

General Contracting • General Excavating



- Navigational Boring
- Bull Dozing
- Excavating
- Skid Steer Service
- Demolition
- Vacuum Dig
- Sewer / Water / Septic Systems
Cleaned • Repaired • Replaced & New Installation
- Paving
- Seal Coating
- Concrete
- Foundation Repair

We Sewer! We Water! We DIG! We BORE! We VAC DIG!

rmillerandcompanies@gmail.com

**We Do
It ALL!**

812-343-1522

Wherever you are Home Happens



Ryan Ebener
812.371.0123
ryanebener@yahoo.com



Kristen Thurman
618.304.1398
kristen.thurman@talktotucker.com



Nestor Valenzuela
812.314.5814
nestor.valenzuela@talktotucker.com



Lisa Van Leeuwen
812.767.0349
lisa.vaneeuwen@talktotucker.com



Jamin Spall
812.374.2082
jamin.spall@talktotucker.com



Autumnne Streeval
812.371.9983
autumnne.streeval@talktotucker.com



Bre Russell
812.701.7574
bre.russell@talktotucker.com



Keisha Sexton
812.603.3360
keisha.sexton@talktotucker.com



Kimberly Cash
812.344.7909
kimberly.cash@talktotucker.com



Alexis Patton
812-592-8364
alexis.patton@talktotucker.com



Kennita Heseman
812.212.6347
kennita.heseman@talktotucker.com



Anita Emigh
812.521.0307
anita.emigh@talktotucker.com



Dana Ellison
812.592.2132
dellison@northsideterrace.com



Mikaela Richardson
812.767.7347
mikaela.richardson@talktotucker.com



Penny Merry
812.592.3226
penny.merry@talktotucker.com



Marta Szajek
812.374.3430
marta@columbusrealtygroup.com



Roberta Miller
812.350.0963
roberta@columbusrealtygroup.com



Jenn Romilus
812.603.6003
jennifer.romilus@talktotucker.com



Arlene Marion
812.592.2283
arlene.marion@talktotucker.com



Jarrod Daeger
812.592.5376
jarrod.daeger@talktotucker.com



Jen Cox
812.341.0143
jennifer.cox@talktotucker.com



Sulava Piya
970.215.5781
sulava.piya@talktotucker.com



F.C. Tucker REALTORS

Independently

Visit us at www.talktotucker.com/REexperts

on are in life

Opens Here.®



Harley Wooten

812.374.3895

harley.wooten@talktotucker.com



Daniel Smith

812.592.5441

daniel.smith@talktotucker.com



Shalee Calderon

812.592.7723

shalee.calderon@talktotucker.com



Justin Burdick

812.657.0559

justin.burdick@talktotucker.com



Kali Cross

812.592.3554

kali.cross@talktotucker.com



Trinity Young

812.974.2114

trinity.young@talktotucker.com



Hazel Collins

561-371-1404

Hazel@estatepropertiespb.com



Gavin Lucas

812.374.4164

gavin.lucas@talktotucker.com



Lora Patrick

812.528.3699

lora.patrick@talktotucker.com



Kelly Spencer

812.525.7958

kelly.spencer@talktotucker.com



Lindsay Barr

812.344.3086

lindsey.barr@talktotucker.com



Samantha Morgan

812.493.7522

samantha.morgan@talktotucker.com



Andrew Flora

812.344.0246

andrew.flora@talktotucker.com



Wendy Sharp

812.767.3214

wendy.sharp@talktotucker.com



Tony Starkey

812.521.0207

tony.starkey@talktotucker.com



Trista Foster

812.927.0072

trista.foster@talktotucker.com



Jeremy Ochs

812.592.0393

jeremy.ochs@talktotucker.com



Susie Meier

812.216.4200

susie.meier@talktotucker.com



**Managing Broker/Owner
Jessica Risacher**

812.592.5875

jessica.risacher@talktotucker.com



**Agent Support/Broker
Julie Settle**

812.350.5611

julie.settle@talktotucker.com



**Director of Marketing
Briana Barger**

812.592.6028

bri.barger@talktotucker.com



**Broker/Compliance Manager
Jes Waller**

812.603.2203

jes.waller@talktotucker.com

Real Estate Experts

Owned & Operated



430 Washington Street
Columbus | 812.418.8522

208 South Chestnut Street
Seymour | 812.271.2600

138 East Walnut Street
N. Vernon | 812.352.6300

LOOKING FOR A REAL ESTATE AGENT?



I'm here to help! Let's get
you ready for the spring
market!

Contact me for a buyer or
seller consultation today!

SARAH HAGER - REALTOR®
812-764-1846
hagerse13@gmail.com

DEAN
WAGNER LLC,
REALTORS

Market Update

SINGLE FAMILY PROPERTIES

Spring of 2025

Spring is in the air, bringing a season of renewal and fresh opportunities! It's the perfect time to embrace new beginnings—especially in homeownership. Take a look at what the Jennings County, Indiana market has to offer this Spring 2025!



Spring MARKET STATS

Jennings County, Indiana

MEDIAN SALES PRICE

\$201,950

+3.6%

DAYS ON MARKET

45

+73.1%

HOMES SOLD

12

-7.7%

LIST TO SALE \$

99.5%

+5.66%

NEW LISTINGS

16

+23.1%

MONTHS INVENTORY

2.71

-9.67%

SOLD PRICE/SQ FT

\$139

+29.4%

ACTIVE INVENTORY

44

+51.7%

*DATA FROM THE MIBOR BROKER LISTING COOPERATIVE © 2025 DOMUS ANALYTICS & Realtors Property Resource®, LLC for DECEMBER 2024-JANUARY 2025



Comparion
Insurance Agency



CALL OR
TEXT ME!

PROPERLY INSURE YOUR DREAM HOME

LET'S WORK TOGETHER

Ensure your home is adequately insured. Don't wait until a claim arises to discover your coverage details. Allow me to guide you through the process and address all your questions. Call me to schedule a comprehensive policy review!

AMY STOUGHTON BERQUIST



AMY.BERQUIST@COMPARIONINSURANCE.COM



812-552-4737 CALL OR TEXT ME



Early Spring CHECKLIST

Spring is here! Get your home ready for the market:

Improve overall landscaping

Buy a new welcome mat and make the front door inviting

Pressure wash the exterior, sidewalks, decks, etc

Clear your roof and gutters

Neutralize odors

Make interior cosmetic updates

Update light fixtures

Do a full cleaning of your home

Remove any and all clutter + depersonalize

Organize closets and drawers

Clean the basement

Make needed repairs that you are aware of



37 Years Experience w/ Integrity

Dana Carson

RE/MAX REAL ESTATE PROFESSIONALS

301 1ST ST. COLUMBUS, IN 47201

(812) 343-2316 | DANACARSON@REMAX.NET



GET CLOSER TO WHAT MATTERS® WITH FINANCING FROM RURAL 1ST®.

WHATEVER RURAL LIFESTYLE YOU ENVISION,
WE HAVE THE FINANCING TO MAKE IT HAPPEN.

- **Home Loans:** Purchase a home on acreage. We offer a variety of fixed- and variable-rate options to get you the right product, regardless of market conditions.
- **Construction Loans:** Go from construction to permanent financing with one simple loan package—no refinancing required*.
- **Land Loans:** We offer fixed-rate options for open land, timbered, or a combination of both with no acreage cap.
- **Lot Loans:** We value both the acreage and any outbuildings on the property to help you qualify for the maximum loan amount.



Contact me today to get started.

Marci McCauley | Rural 1st Loan Officer
502.552.2055 | NMLS 541986
2024 Affiliate of the Year



RURAL 1st®
Closer to What Matters

Home • Construction • Lot & Land Loans

All loans are subject to credit approval and eligibility. *Conversion fee of \$750 applies. Fees subject to change without notice. Rural 1st is a tradename and Rural 1st, the Rolling Hills Window icon and Closer to What Matters are exclusive trademarks of Farm Credit Mid-America, NMLS 407249. Rural 1st products are available to consumers within the territories of participating Farm Credit System Associations.



SPRUCING UP YOUR SPACE:

5 BUDGET-FRIENDLY TIPS FOR CURB APPEAL THAT WON'T BREAK THE BANK



1. A Fresh Coat of Paint:

One of the easiest and most impactful ways to give your home a facelift is with a fresh coat of paint. Focus on the front door, trim, or even the mailbox. Choose a bold color that complements your home's exterior.

🔪 Cost Breakdown: A quart of exterior paint runs about \$20-\$30 a gallon



2. Budget-Friendly Blooms:

Plants are nature's decorators. Add some colorful flowers in strategic spots like along pathways. Opt for low-maintenance perennials for flexibility and easy care.

🔪 Cost Breakdown: Small potted plants can start at \$5, while larger flowers might cost \$20-\$50

3. Light It Up:

Illuminate your entryway with stylish outdoor lighting. Solar-powered lights along the walkway or decorative lanterns by the door not only add charm but also enhance safety and security.

🔪 Cost Breakdown: A set of solar pathway lights costs around \$25-\$40, and a stylish outdoor porch light is \$30-\$60.



4. Clean Sweep:

Sometimes the simplest things make the biggest difference. Give your driveway, sidewalk, and porch a good scrubbing. Trim shrubs, weed garden beds, and mow the lawn to tidy the landscape.

🔪 Cost Breakdown: Free if you already own a lawnmower, trimmers, a hose and a scrub brush! Otherwise, hedge trimmers cost around \$20-\$30. Renting a pressure washer costs around \$40-\$50 per day.



5. Welcoming Touches:

Create an inviting atmosphere with a cozy doormat, seasonal wreath, or a charming porch swing or bench. These small touches can make your home feel warm and inviting from the moment guests arrive.

🔪 Cost Breakdown: A stylish doormat runs about \$15-\$30, a decorative wreath is \$20-\$40, and a thrifted or DIY bench can be under \$60.



SHELLA MOSS - Insurance Agent

Need Help? Contact my Licensed Service Team @ 800.474.1377
317-428-2014 | Direct

810 Brown Street Suite B
Columbus, IN 47201

 **goosehead**
INSURANCE



Giving you more time to experience

WHAT HOME MEANS

With an average clear to close of **just 15 days**, and a **98.4%*** **customer satisfaction** rating, we make the homebuying process quick and stress-free, so you can focus on the things that matter most.



**Celebrating 40+ years of
helping our communities
experience HOME.**



Donnie Dodson
VP, Branch Manager
NMLS: 476430
KY: MC712692
317.989.2935
donnie.dodson@ruoff.com



Eli Harmon
Senior Loan Officer
NMLS: 2306686
KY: MC823017
812.344.8968
eli.harmon@ruoff.com



*Based on 2022 independent third party customer satisfaction survey data. The average Clear to Close time is dependent on loan type, proper documentation, and other qualifying factors. Loan decision is subject to satisfactory appraisal, title review, and no change to financial condition. This is not an offer for extension of credit or a commitment to lend. Some restrictions may apply. Ruoff Mortgage NMLS #141868. Equal Housing Lender. Ruoff Mortgage Company, Inc. d/b/a Ruoff Mortgage is an Indiana corporation. For complete licensing information visit: <http://www.nmlsconsumeraccess.org/EntityDetails.aspx?COMPANY/141868> 11082024

Spring of 2025

Market Update

SINGLE FAMILY PROPERTIES

Spring is blossoming and renewal is in the air! Imagine the fresh possibilities ahead. Spring is an ideal season to explore new beginnings in homeownership. Take a glimpse into what the Bartholomew County, Indiana market has in store for Spring 2025.



Spring MARKET STATS

Bartholomew County, Indiana

MEDIAN SALES PRICE

\$230,000

-5.0%

DAYS ON MARKET

31

+63.2%

HOMES SOLD

53

+29.3%

LIST TO SALE \$

97.7%

+0.34%

NEW LISTINGS

61

-18.7%

MONTHS INVENTORY

1.89

-5.03%

SOLD PRICE/SQ FT

\$ 153

+7.7%

ACTIVE INVENTORY

122

+20.8%

*DATA FROM THE MIBOR BROKER LISTING COOPERATIVE © 2025 DOMUS ANALYTICS & Realtors Property Resource®, LLC FROM DECEMBER 2024-JANUARY 2025



Happy Spring!

CENTURY 21
Breedon Realtors

Air-Fryer Chicken Parmesan

• INGREDIENTS

- 2 large eggs
- 1/2 cup seasoned bread crumbs
- 1/3 cup grated Parmesan cheese
- 1/4 teaspoon pepper
- 4 boneless skinless chicken breast halves (6 ounces each)
- 1 cup pasta sauce
- 1 cup shredded mozzarella cheese
- Optional: Chopped fresh basil and hot cooked pasta

DIRECTIONS:

1. Preheat air fryer to 375 degrees.

In a shallow bowl, lightly beat eggs. In another bowl, combine bread crumbs, parmesan cheese and pepper. Dip chicken into egg, then coat with crumb mixture.

2. Place chicken in a single layer on a greased tray in air-fryer basket. Cook until thermometer reads 165 degrees, turning halfway through. Top chicken with mozzarella. Cook until cheese is melted, 3-4 minutes. If desired, sprinkle with chopped basil & parmesan and serve with pasta.

Enjoy!



Bev & Dave Roberts

Our Experience ~ Your Advantage



812-343-9486



BRoberts@C21BR.com

SoldbyRoberts@Realtor.com



Be Our Guest

A MAGICAL
AFFAIR


Crossroads
Association of REALTORS®

2025 INAUGURAL CELEBRATION

THANK YOU TO ALL OUR
SPONSORS!



AM
INSPECTIONS



& ROBERTA MILLER-F. C. TUCKER

FIRST first financial bank



CENTURY 21
Breedon Realtors



First American
Title Insurance Company



German American
Banking | Insurance | Investments



**BERKSHIRE
HATHAWAY**
HOMESERVICES



MORTGAGE-
BRITTANY PERCIVAL

SECURITY TITLE
BEV & DAVE ROBERTS
THE NOLTING TEAM
CNP REALTY & PROPERTY MANAGEMENT
AMY STOUGHTON BERQUIST
WEICHERT, REALTORS | HOME GROUP

INDIANA HOME TITLE
JEFF JEWETT
GOOSEHEAD INSURANCE-
MICHELE ZURFACE
KERRI BENNETT
KEY & CO REAL ESTATE

Proud to Welcome Our Newest Agents!



Team Gardner
Vicki & Rick Gardner
812.343.0546

Vicki@BetterHomesAndGardners.com



Beth Hill
317.447.6074
realtorbeth.89@gmail.com

Welcome to **Weichert**

1910 Parkside Dr. Columbus, IN 47203
812.376.9433

weichertrealtorshomegroup@gmail.com

EMBRACING SUSTAINABILITY AND INNOVATION



As we step into 2025, outdoor and garden trends are shifting toward sustainability, smart technology, and low-maintenance solutions. Whether you have a sprawling backyard or a small urban balcony, here are the top tips to make your outdoor space thrive this year.



Pollinator-Friendly Plants

With the ongoing decline in bee and butterfly populations, 2025 is the year to go pollinator-friendly. Plant wildflowers, lavender, echinacea, and milkweed to attract essential pollinators and create a thriving ecosystem.

Edible Landscaping

Why not make your garden both beautiful and functional? Edible landscaping—incorporating fruits, vegetables, and herbs into traditional flower beds—continues to gain popularity. Blueberry bushes, rosemary hedges, and ornamental kale can add color while providing fresh, organic produce.

Vertical and Container Gardening

For those with limited space, vertical gardens and container planting remain a top trend. Hanging planters, wall-mounted herb gardens, and stackable pots are excellent solutions for balconies, patios, and small yards.



REAL ESTATE OFFICES

AK Appraisals
Area 812- Keller Williams Realty
Arnholt Realty
Berkshire Hathaway HomeServices Indiana Realty
Bill Koleszar Appraisals
Century 21 Breeden Realtors
Castle Realty
CNP Realty & Prop Mgmt.
Coldwell Banker Martin, Miller Lamb
Dean Wagner Realtors
Debbie Walton Realty

Don R. Scheidt & Co.
EXP
F.C. Tucker – Real Estate Experts
Home Marketing
IC Homes
Indiana Real Brokers
Jim Taylor Appraisals
JMA Enterprises LLC
Joe Hoene Realty Team
Kinser Appraisals LLC
Mensendiek Real Estate LLC
Millman Realty Partners Inc
1 Percent Lists Indiana Real Estate

Pieper Real Estate Services
Quality Appraisal Services
RE/MAX Real Estate Professionals, Columbus
RE/MAX Professionals, Seymour
Rick Borges Real Estate Services
Schuler Bauer Real Estate
Seymour House of Realty
Tanya Smythe Real Estate
The Nugent Company
Vantage
Weichert REALTORS Home Group

AFFILIATE MEMBERS

First American Title
D&E Abstract
First Financial Bank
Burt's Termite & Pest Control
Meridian Title Corp
German American Bank
Fairway Mortgage
Royal Title Services
Zeller Insurance
The Peoples Bank
Bee Mortgage
Goosehead Insurance

AM Home Inspections
Hallmark Home Mortgage
Overhead Door
Bailey & Wood Financial Group
Inspect Inc
Centra Credit Union
CMG Home Loans
Jackson County Bank
Columbus Masonry Products
Ruoff Home Mortgage
Certified Pro Home Inspections LLC

North Vernon Abstract
first community mortgage
Integrity Mortgage
Security Title Services
Beacon Credit Union
Farm Bureau Insurance
Hardcore Construction Inc
Liberty Mutual Insurance
CFS Title
Veteran Hauling
Indiana Home Title
Rural 1st