

Summer 2025

@home

**Board-Wide
Open House
Weekend!
June 7th & 8th**

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!



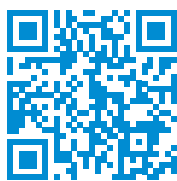
Kristina Linville

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



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.



BOARD WIDE

OPEN HOUSE

WEEKEND OF JUNE 7TH & 8TH

PARTICIPATING OFFICES



**BERKSHIRE
HATHAWAY
HOMESERVICES**

Columbus::

[www.facebook.com/
bhhsINcolumbus](http://www.facebook.com/bhhsINcolumbus)

Seymour::

[www.facebook.com/
bhhsINseymour](http://www.facebook.com/bhhsINseymour)



REMAX

[www.facebook.com/
remaxcolumbus/](http://www.facebook.com/remaxcolumbus/)

DEAN
WAGNER LLC.
REALTORS

www.wagnerrealtors.com



[www.facebook.com/
FCTuckerColumbus](http://www.facebook.com/FCTuckerColumbus)

Weichert
REALTORS

Home Group

[www.weichertrealtors
homegroup.com/](http://www.weichertrealtors.com/homegroup.com/)



CENTURY 21

Scheetz

[www.facebook.com/
ScheetzC21ColumbusRealtors](http://www.facebook.com/ScheetzC21ColumbusRealtors)

Market Update

SINGLE FAMILY PROPERTIES

Summer is in full swing, bringing sunshine, warmth, and new opportunities! It's the perfect time to explore fresh possibilities in homeownership. Discover what the Bartholomew County, Indiana market has to offer for Summer 2025.



Summer MARKET STATS

Bartholomew County, Indiana

MEDIAN SALES PRICE

\$257,000

+7.31%

DAYS ON MARKET

9

-30.77%

HOMES SOLD

74

-5.1%

LIST TO SALE \$

98.3%

-0.33%

NEW LISTINGS

120

-7.0%

MONTHS INVENTORY

1.62

-17.77%

SOLD PRICE/SQ FT

\$ 143

-5.9%

ACTIVE INVENTORY

140

-14.6%



*DATA FROM THE MIBOR BROKER LISTING COOPERATIVE © 2025 DOMUS ANALYTICS & Realtors Property Resource®, LLC FROM APRIL 2025

Summer of 2025

TEAM GARDNER

Vicki & Rick

“When Buying or Selling,
Remember...Better Homes & Gardner!”

“WHEN THE SUN SHINES DOWN, MAKE IT COUNT!”

	H	S	I	F	"	E	N	I	L	C	E	R	V	W	
BALLGAME	H	R	E	A	D	E	D	K	L	A	W	I	S	N	RECLINE
BIRDS	T	S	D	R	I	B	N	N	P	T	C	K	O	A	RELAX
BREATHE	H	E	E	K	A	L	E	L	O	K	S	C	N	E	REMEMBER
BUY	T	U	K	N	N	S	A	H	I	P	N	I	G	C	REST
CAMP	E	E	S	R	O	N	V	I	S	I	T	R	S	O	RICK
CREEK	Y	D	A	R	A	I	H	C	T	E	R	T	S	O	RIVER
ENJOY	E	O	W	M	E	M	T	M	M	X	A	L	E	R	SELL
FISH	P	M	J	N	G	B	S	A	O	O	,	R	S	E	SONGS
FARMERS MARKET	M	M	A	N	A	A	M	R	C	V	W	E	U	H	STRETCH
LAKE	A	K	B	G	E	E	R	E	E	A	E	V	M	T	SUMMER
MOVE	C	U	I	T	L	R	C	D	M	M	V	I	M	A	SUNTAN
MOW	Y	S	E	L	L	L	E	O	N	E	R	R	E	E	TEAM GARDNER
OCEAN	N	A	T	N	U	S	A	S	U	E	R	A	R	R	VACATION
PLAN	C	R	E	E	K	N	T	B	T	!	R	"	F	B	VICK
POND															VISIT
READ															WALK

812-343-0546

vicki@BetterHomesAndGardner.com



Weichert
REALTORS® | Home Group

Independently Owned And Operated



Market Update

SINGLE FAMILY PROPERTIES

Sunshine, blue skies, and endless possibilities—summer has arrived in Jackson County! Whether you're dreaming of buying your first home or making a fresh move, this season is full of potential. Take a look at what the local real estate market has to offer for Summer 2025!

Summer MARKET STATS

Jackson County, Indiana



MEDIAN SALES PRICE

\$220,000

+4.67%

DAYS ON MARKET

14

-46.15%

HOMES SOLD

25

-13.8%

LIST TO SALE \$

99.1%

+1.48%

NEW LISTINGS

51

+27.5%

MONTHS INVENTORY

2.38

-3.64%

SOLD PRICE/SQ FT

\$119

-17.4%

ACTIVE INVENTORY

79

-2.5%



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

Smores Dip

CENTURY 21. Scheetz

side

INGREDIENTS

- 1 tablespoon unsalted butter
- 1 bag (12 oz) milk or semisweet chocolate chips
- 7 oz regular marshmallows
- (about 30)
- Graham crackers for dipping.



DIRECTIONS

- Preheat to 375 degrees.
- Place an 8-inch cake pan in the oven to warm.
- Remove the pan and put the butter in the pan and coat the bottom.
- Add Chocolate chips, then top with marshmallows.
- Bake 12 minutes.
- Serve immediately with graham crackers for dip.

Enjoy!

Bev & Dave Roberts

Our Experience ~ Your Advantage



Certified
Residential Specialist

812-343-9486



BRoberts@C21Scheetz.com

SoldbyRoberts@Realtor.com





Buying & Selling

should be a

Breeze

I can take care of all your real estate needs.



Dana Carson REALTOR®

301 1ST ST. COLUMBUS, IN 47201

(812) 343-2316 | (812) 372-2200

DANACARSON@REMAX.NET



RE/MAX
REAL ESTATE PROFESSIONALS



CFS Title
CFS Appraisal
Management



CFS TITLE | CFS APPRAISAL MANAGEMENT

Fast, reliable, thorough.

Are you looking for high quality, efficient title and appraisal services? Let CFS Title & CFS Appraisal Management help! With many years in the industry, we provide service personalized around you or your business.



« Scan the QR code
for more details or call
317-738-2226.

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

Wherever you are in life

Home Happens Here.®

							
Ryan EMEN 812.371.0123	Kristen THURMAN 812.304.1282	Nestor VALENZUELA 812.314.0014	Lisa VAN LEEPHEN 812.707.0300	Jarvin SPALL 812.374.3002	Antonique STINEVAL 812.371.0003	Bro RUSSELL 812.701.1774	Keisha SEXTON 812.003.3000
							
Kimberly CASH 812.344.7000	Dana ELLISON 812.602.2122	Mikaela RICHARDSON 812.707.7347	Penny HENRY 812.602.3225	Marta SZAJEK 812.374.3400	Roberta MILLER 812.950.0000	Jenna IMMILIUS 812.003.0003	Anita EMCH 812.521.0007
							
Orlene MARMON 812.602.2232	Jarrod DAEGER 812.602.0370	Jen COX 812.341.0143	Selma PITTA 812.915.5701	Harley WOOTEN 812.374.3005	Daniel SMITH 812.002.5441	Shake CALDERON 812.602.7723	Justin BUNKICK 812.007.0000
							
Kati CROSS 812.602.7004	Trinity YOUNG 812.334.0411	Garin LUCAS 812.374.4104	Lora PATRICK 812.620.3000	Kelly SPENCER 812.320.7000	Lindsey BARR 812.344.3000	Samantha MONAHAN 812.003.7022	Andrew FLORA 812.344.0240
							
Heidy SILARP 812.707.2234	Tony STANLEY 812.521.0007	Trista FOSTER 812.007.0072	Jeremy OCHS 812.002.0003	Susie MEEN 812.310.4200	Jessie MOSCHER 812.002.0070	Julie SETTLE 812.300.0011	Jay WALLEN 812.003.2232



F.C. Tucker Real Estate Experts
Independently 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

Proud to Welcome Our Newest Agents!



Julie Timmons

513.313.9037

julie.ann.timmons@gmail.com



Giselle Valencia-Cruz

812.399.4106

getrealwithgiselle@gmail.com

Welcome to
Weichert

1910 Parkside Dr. Columbus, IN 47203

812.376.9433

weichertrealtorshomegroup@gmail.com

Summer Sips

The Perfect Summer Cocktails



3 Summer Sips to Try Today

1. Royal Blackberry Lemonade

My favorite poolside drink!

Crown Royal Blackberry + Lemonade

Serve over ice with lemon for garnish

2. Peach & Thyme Bellini

Brunch's new best friend

Fresh peach purée + chilled prosecco

Tiny thyme sprig for garnish

3. Spicy Pineapple Paloma

Bold, tangy, and totally unforgettable

tequila + grapefruit juice + pineapple juice + jalapeño slices

Serve over ice with a Tajín rim

Let me help you find the perfect home to enjoy your drink poolside this summer!

Summer isn't just a season—it's a state of mind. Being a realtor, the days can be tiring and sometimes it's nice to relax with a refreshing drink in hand! Summer's long days spent under sun-dappled skies, spontaneous backyard get-togethers, and that first sip of something cold and refreshing after a stretch in the heat. And what's a summer moment without the perfect drink in hand?

Whether you're lounging poolside, dancing barefoot at a beach bonfire, or hosting a sunset dinner party, this season's sips are all about fresh ingredients, vibrant colors, and easy elegance. Let's dive into what's trending, what to try, and how to stir a little sunshine into your glass.

This summer, the drink scene is leaning into low-effort luxury. Think citrusy spritzes, garden-to-glass flavors, and gorgeous garnishes that make even a Tuesday afternoon feel special. It's not just about alcohol either—mocktails are having a major glow-up, packed with flavor and style.



Abbie Henry

812.447.3805

TrustHenry4Homes@gmail.com

*"Summer means happy times & sunshine.
It means relaxing at home and barbeques with family & friends!
I would love to help you find the perfect home
to create new memories for you.*



Jane Kennedy

Your Trusted Real Estate Advisor

Crossroads REALTOR® of the Year 2022

Graduate Realtor Institute

Quality Service Award Winner

812-764-5082

JKennedy@C21Scheetz.com



CENTURY 21. Scheetz



Ruoff MORTGAGE

1160 Washington Street , Columbus, IN 47201

812.799.3711

ruoff.com/lending-centers/columbus

We're Your Dedicated LENDING TEAM

If you or someone you know is looking for a new home, we can help you discover finance and move with confidence. With over 40 years of experience and multiple loan programs to choose from, we simplify the process with a quick, smooth transition. Contact us today to get started.



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



Samantha Rich

Senior Loan Officer

NMLS: 1440282

812.374.2913

samantha.rich@ruoff.com

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.



Same Trusted Agents

Same Exceptional Service, A New Name

Century 21 Breeden REALTORS® is now Century 21 Scheetz—but the things you value most remain unchanged. We continue to offer the same trusted agents and outstanding service that have been the benchmark of Breeden REALTORS® for over 70 years.



Karen Abel
812-350-0406



Kelly Akana
808-429-5235



Crystal Anderson
812-343-9178



Scott Babb
Heather Babb
812-236-4991



Jan Brinkman
812-371-3215



Stacy DeVreese
317-457-8652



Acacia Dore'
317-605-8182



Karen Dugan
812-343-7702



Tina Fitch
574-952-7777



Kim Furuyama
Mike Munoz
949-422-6658



Jena Glick
812-371-0088



Janet Haight
812-314-1195



Dejah Harper
812-390-0237



Kayla Jackson
812-350-4850



Carla Janikowski
812-343-0963



Becci Kelly
812-569-0607



Jane Kennedy
812-764-5082



Trevor Kennedy
812-314-9284



Kedric LaCourt
812-603-2846



Andy Larson
812-552-9013



Nora Noblitt
812-343-3843



Laura O'Connor
317-985-3415



Ana Sofia Rios
812-343-6416



Bev & Dave Roberts
812-343-9486



Kim Shewmaker
812-350-5031



Jenny Smillie
317-590-9917



Autumn Vaillancourt
812-390-8799



Maribel Valencia
812-390-9820



Grant Watson
812-343-3947



Debra Young
317-690-8039



Stacy Sims
Managing Broker



CENTURY 21 Scheetz

700 Washington Street
Columbus, IN 47203
812-372-3766

TRUST IS EARNED.

VOTED THE #1 MOST TRUSTED AGENTS IN REAL ESTATE



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



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



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



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



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



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



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



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



Alison Wold
(317) 507-6056
alison.wold
@remax.net



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



Darcy Callaway
(812) 344-5527
darcycalloway
@gmail.com



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



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



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 *

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



German American Bank
Member FDIC

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

Summer of 2025

Market Update

SINGLE FAMILY PROPERTIES

Summer has settled in, bringing warmth, energy, and a fresh wave of possibilities! It's a great time to make a move and turn your homeownership dreams into reality. See what the Jennings County, Indiana market has in store for Summer 2025!

Summer MARKET STATS

Jennings County, Indiana



MEDIAN SALES PRICE

\$201,500

+3.33%

DAYS ON MARKET

18

-70.0%

HOMES SOLD

20

-16.7%

LIST TO SALE \$

98.3%

+1.9%

NEW LISTINGS

31

+55%

MONTHS INVENTORY

2.12

+40.47%

SOLD PRICE/SQ FT

\$134

+3.1%

ACTIVE INVENTORY

47

+34.3%



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



AUTO • HOME • LIFE
BUSINESS • ANNUITIES • FARM

ALEX COWAN

C: (812) 374-8832 / O: (812) 418-7508
3200 Sycamore Ct., Ste. 2C / Columbus
Alex.Cowan@infarmbureau.com



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.

7 Reasons to Work With a REALTOR®



REALTORS® aren't just agents. They're professional members of the National Association of REALTORS® and subscribe to its strict code of ethics. This is the REALTOR® difference for home buyers:

Ethical treatment.

Every REALTOR® must adhere to a strict code of ethics, which is based on professionalism and protection of the public. As a REALTOR®'s client, you can expect honest and ethical treatment in all transaction-related matters. The first obligation is to you, the client.

An expert guide.

Buying a home usually requires dozens of forms, reports, disclosures, and other technical documents. A knowledgeable expert will help you prepare the best deal, and avoid delays or costly mistakes. Also, there's a lot of jargon involved, so you want to work with a professional who can speak the language.

Objective information and opinions.

REALTORS® can provide local information on utilities, zoning, schools, and more. They also have objective information about each property. REALTORS® can use that data to help you determine if the property has what you need. By understanding both your needs and search area, they can also point out neighborhoods you don't know much about but that might suit your needs better than you'd thought.



REALTOR® Magazine | RealtorMag.Realtor.org
Copyright 2015. All rights reserved.



NATIONAL
ASSOCIATION of
REALTORS®

Expanded search power.

Sometimes properties are available but not actively advertised. A REALTOR® can help you find opportunities not listed on home search sites and can help you avoid out-of-date listings that might be showing up as available online but are no longer on the market.

Negotiation knowledge.

There are many factors up for discussion in a deal. A REALTOR® will look at every angle from your perspective, including crafting a purchase agreement that allows enough time for you to complete inspections and investigations of the property before you are bound to complete the purchase.

Up-to-date experience.

Most people buy only a few homes in their lifetime, usually with quite a few years in between each purchase. Even if you've done it before, laws and regulations change. REALTORS® handle hundreds of transactions over the course of their career.

Your rock during emotional moments.

A home is so much more than four walls and a roof. And for most people, property represents the biggest purchase they'll ever make. Having a concerned, but objective, third party helps you stay focused on the issues most important to you.

Vibrant Summer Flowers for Your Home Landscape

From cheerful blooms to fragrant blossoms, here are some top picks to enhance your garden during the warm months:

1. Black-eyed Susan (*Rudbeckia hirta*):

Known for its golden-yellow petals and dark centers, Black-eyed Susans are drought-tolerant and attract butterflies, making them a lively addition to any garden bed.

2. Coneflower (*Echinacea purpurea*):

These tough perennials feature daisy-like flowers in shades of pink, purple, and white. Coneflowers are beloved for their long bloom time and attractiveness to pollinators.

3. Daylilies (*Hemerocallis*):

With a variety of colors and forms, daylilies are easy to grow and offer continuous blooms throughout summer. They thrive in both sun and partial shade.

4. Bee Balm (*Monarda*):

Bee Balm's spiky blooms in shades of red, pink, and purple attract hummingbirds and butterflies. It's perfect for adding height and texture to flower beds.

5. Lavender (*Lavandula angustifolia*):

Famous for its aromatic foliage and purple-blue flower spikes, lavender thrives in sunny, well-drained locations. It's ideal for borders, rock gardens, and containers.

6. Phlox (*Phlox paniculata*):

Phlox blooms in clusters of pink, white, lavender, or red flowers that emit a sweet fragrance. They prefer rich, moist soil and can tolerate some shade.

7. Yarrow (*Achillea millefolium*):

Yarrow's flat-topped clusters of tiny flowers come in various colors and are attractive to butterflies. It's drought-tolerant once established and makes excellent cut flowers.

8. Russian Sage (*Perovskia atriplicifolia*):

This silvery perennial produces spikes of lavender-blue flowers that complement its aromatic foliage. Russian sage thrives in hot, dry conditions.

9. Coreopsis (*Coreopsis* spp.):

Coreopsis, also known as tickseed, offers bright yellow or orange flowers that bloom profusely throughout summer. They are drought-tolerant and attract beneficial insects.

10. Helium (*Helenium autumnale*):

With blooms resembling miniature sunflowers, Helium adds a burst of color to late summer gardens. They thrive in moist soil and are excellent for cutting.

Planting Tips:

Ensure proper soil preparation by amending with organic matter before planting. Water newly planted flowers regularly until established, and deadhead spent blooms to encourage continuous flowering. Consider companion planting to enhance biodiversity and natural pest control in your garden.

With these beautiful and resilient summer flowers, gardeners can create vibrant, pollinator-friendly landscapes that bloom all season long.

Bethany Rust

Real Estate Agent

📞 812-447-5279

✉️ bethanyrust960@gmail.com



Welcome the Warm Weather: Simple touches that bring the sunshine in!

Refresh Your Home for Summer

As the days get longer and the sun shines brighter, it's the perfect time to refresh your home with light, breezy summer vibes. Just a few thoughtful swaps can make your space feel like a warm-weather retreat.

Lighten Up the Linens

Swap out heavy fabrics for lightweight options like cotton, linen, or muslin. Think crisp white bedding, breezy curtains, and throw pillows in soft pastels or bold tropical prints.

Bring the Outdoors In

Fresh flowers, potted herbs, or even a few cut branches in a glass vase can add instant life and color. Bonus: citrus-scented candles or diffusers keep the air feeling clean and summery.

Refresh Your Entryway

Welcome the season—and your guests—with a new doormat, a leafy planter, and a wreath made of greenery or dried flowers. A simple refresh goes a long way toward creating a summer-ready first impression.

Add Pops of Color

Incorporate playful, seasonal colors like coral, turquoise, or sunny yellow in small doses—try new dish towels, art prints, or accent rugs for a low-commitment splash of summer.

Embrace Al Fresco Living

Style your porch, patio, or balcony for everyday lounging. A comfy chair, a citronella candle, and a small table for drinks can turn any outdoor space into your favorite summer hangout. With just a few quick updates, your home can feel as bright and joyful as a perfect summer day.



OFFICE SPACE

Make Your Home Office Work for You



Working from home sounds like a dream—no commute, cozy clothes, and your favorite snacks just steps away. But anyone who's tried it knows it also comes with distractions: kids, pets, laundry, the fridge calling your name every hour. That's why creating a dedicated workspace is one of the best things you can do for your focus and sanity.

You don't need a full-blown office with a door and a view. A corner of the dining room, a small desk in your bedroom, or even a well-organized nook can do the trick. What matters most is having a spot that signals, "It's time to work." That physical boundary helps create a mental shift—you're not just at home, you're at work.

Once you've carved out your space, it's time to make it work for you. Think comfort, function, and a create a functional setup.

HERE ARE A FEW SIMPLE TIPS:



Keep essentials close. Phone, notebook, and go-to tools should be within reach

Raise your screen. Keep your monitor at eye level and an arm's length away

Protect your posture. Use a headset or speakerphone instead of cradling your phone.

And let's talk about lighting. If your workspace feels like a cave, you're not alone. A lot of people say lighting is one of the things they struggle with most when working from home. Natural light is ideal—it lifts your mood, helps you stay alert, and even reduces eye strain. If you can, set up near a window. If not, there are great desk lamps and ceiling lights that mimic daylight and make a big difference.

At the end of the day, your home office doesn't have to be perfect—it just has to work for you. A little intention goes a long way toward creating a space where you can feel focused, comfortable, and ready to take on whatever your workday throws your way.

PINEAPPLE LEMONADE

Ingredients:

Large 46oz can Pineapple juice

2-3 cans Lemon lime soda

3-4 cups cold water

1 cup Lemonade mix

Fresh lemons & pineapple

Mix well & enjoy!

BERKSHIRE HATHAWAY
HOMESERVICES

INDIANA
REALTY

HERE TO MAKE YOUR **REAL ESTATE** EXPERIENCE

easy lemon
peasy squeezy

Thinking of selling your home? Let's turn it into a sweet success story! Just like a refreshing lemonade stand attracts thirsty customers, I can help you attract qualified buyers and get you top dollar for your property.

HOMEMADE LEMONADE RECIPE

- 1 $\frac{3}{4}$ cups white sugar
- 1 cup water
- 9 medium lemons, or more as needed
- 7 cups ice-cold water
- ice as needed

ENJOY THIS LEMONADE & COMPLIMENTARY MARKET ANALYSIS!



scan here

Andrea Anderson
REAL ESTATE

Andrea Anderson

REALTOR
812-276-8044
aanderson@bhhsin.com





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.robbs@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 MENSENDIEK
SONYA MENSENDIEK
REAL ESTATE AGENTS


Mensendiek
REAL ESTATE LLC.
812-271-1124

5 Must-Haves for the Summer Porch

When summer arrives, the porch becomes your front-row seat to long evenings, morning coffee moments, and neighborly hellos. These five must-haves will help you make the most of your space all season long:

1. Comfy Seating

Invest in durable, weather-resistant chairs or a cushioned bench. Add throw pillows in breezy summer fabrics like linen or cotton.

2. Ambient Lighting

String lights or lanterns create a welcoming glow as the sun sets. Choose warm bulbs for that perfect porch ambiance.

3. Greenery + Blooms

Potted plants and hanging baskets bring life and color to your porch. Mix textures and heights with ferns, trailing ivy, and cheerful summer flowers like geraniums or petunias.

4. A Cool Beverage Station

Keep a small bar cart or side table ready for lemonade, iced tea, or evening cocktails.

5. Bug-Free Comfort

Citronella candles or a fan help keep pesky mosquitoes at bay, so you can enjoy every breeze without the buzz.

With just a few thoughtful touches, your summer porch becomes a go-to gathering spot—and your personal retreat—no matter the time of day.



WEEKEND WINS

3 EASY SUMMER PROJECTS YOU'LL ACTUALLY FINISH



Power Wash Outdoor Surfaces

Skill level: Unleash-your-inner-action-hero

Blasting away years of grime from your patio, sidewalk, or siding is wildly satisfying—like pressure-washing your life together. Rent or borrow a power washer, hook it up, and watch the magic happen. Just try not to get addicted and wash everything you see (including the dog... don't).

Pro Tip: Take “before” photos so you can dramatically compare and humblebrag later.

Organize the Shed and/or Garage

Skill level: Mild chaos wrangler with big-label energy

You don't have to turn it into a showroom. Just clear the junk, group similar items (sports gear, tools, “mystery wires”), and add bins or shelves. Suddenly, you'll be able to find your rake without stepping over 14 extension cords and a folding chair from 2009.

Bonus: Create a “donate” or “trash” zone for things you swore you'd use... but didn't.



Paint Your Front Door a Bold Color

Skill level: Weekend warrior with color commitment issues

Nothing says “I've got it together” like a cheery front door. Grab a quart of paint, a good brush, and a sunny afternoon. Reds, teals, deep greens—go bold! Worst case? You repaint. Best case? Your house instantly levels up in charm.

Optional Flex: Add a fresh doormat and a potted plant to complete the glow-up.



**90
HOUR**

PRELICENSING BROKER COURSE



READY FOR A REWARDING, FLEXIBLE CAREER IN REAL ESTATE?

Real estate is a fast-paced industry with exciting careers helping clients realize their dreams, put down roots and invest in their communities as property owners. As a broker, clients count on you to guide them through the process, know the market and the law, and put your expertise to work for them – so Indiana requires a 90-hour prelicensing course to get started. Register today!

REGISTER:



10-WEEK BLENDED COURSE

September 9 – November 13, 2025

(no class week of March 17 spring break)

In-person classes held Tuesday & Thursday, 6:00pm - 9:00pm

Crossroads Association of REALTORS®

320 Franklin St, Columbus, IN 47201

Here is what you can expect from our BLENDED course:

Combination of live classroom instruction and flexible online learning

Two in-person classes per week

One online session per week

Includes two course textbooks
(shipped straight to you via FedEx Ground)

For more information, email info@recp.org –or– call the RECP Helpline at 800-742-4067



Bright Ideas: Elevate Your Outdoor Lights for Magical Summer Nights

As summer evenings stretch longer and warmer, our outdoor spaces become the heart of entertaining, relaxing, and connecting. Whether you're hosting backyard barbecues, enjoying a quiet porch swing, or creating a romantic patio vibe, the right lighting can transform any space into a summer sanctuary.

Here's a roundup of outdoor lighting ideas—from affordable DIY options to high-end statement pieces—that will elevate your outdoor living areas all season long.



Solar Path Lights

Easy to install and eco-friendly, solar path lights are perfect for lining walkways, driveways, or garden edges. Look for sets at big-box stores or online for under \$30.

String Lights

Classic café-style string lights add instant ambiance. Use them under a pergola, around a patio umbrella, or draped between trees. Choose solar or plug-in options depending on your setup.

Tiki Torches

Bring a tropical vibe to your backyard with bamboo or metal torches. Choose citronella-infused fuel to keep bugs at bay while enhancing your evening aesthetic.

Hanging Pendant Lights

For covered porches or pergolas, consider outdoor-rated hanging pendant lights. These add an upscale, cozy feel to outdoor dining areas or lounge zones.

Motion-Sensor Floodlights

Combine functionality with security. Today's options are sleeker than ever, some with integrated solar panels and smart home compatibility.

Wired for Wow: Smart Outdoor Illumination

Landscape Lighting Systems

Professionally installed systems can highlight architectural features, trees, and pathways with precision. Choose between warm white for a classic look or color-changing LEDs for dramatic effects.

Smart Outdoor Lighting

Control your outdoor lighting from your phone or voice assistant. High-end smart lights offer scheduling, dimming, and color options to suit any occasion.

Sarah Hager

812-764-1846
hagerse13@gmail.com

DEAN
WAGNER LLC.
REALTORS



REAL ESTATE OFFICES

AK Appraisals	Don R. Scheidt & Co.	Pieper Real Estate Services
Area 812- Keller Williams Realty	EXP	Quality Appraisal Services
Arnholt Realty	F.C. Tucker – Real Estate Experts	RE/MAX Real Estate Professionals, Columbus
Berkshire Hathaway HomeServices Indiana Realty	Home Marketing	RE/MAX Professionals, Seymour
Bill Koleszar Appraisals	IC Homes	Rick Borges Real Estate Services
Century 21 Breeden Realtors	Indiana Real Brokers	Schuler Bauer Real Estate
Castle Realty	Jim Taylor Appraisals	Seymour House of Realty
CNP Realty & Prop Mgmt.	JMA Enterprises LLC	Tanya Smythe Real Estate
Coldwell Banker Martin, Miller Lamb	Joe Hoene Realty Team	The Nugent Company
Dean Wagner Realtors	Kinser Appraisals LLC	Vantage
Debbie Walton Realty	Mensendiek Real Estate LLC	Weichert REALTORS Home Group
	Millman Realty Partners Inc	
	1 Percent Lists Indiana Real Estate	

AFFILIATE MEMBERS

First American Title	AM Home Inspections	North Vernon Abstract
D&E Abstract	Hallmark Home Mortgage	first community mortgage
First Financial Bank	Overhead Door	Integrity Mortgage
Burt's Termite & Pest Control	Bailey & Wood Financial Group	Security Title Services
Meridian Title Corp	Inspect Inc	Beacon Credit Union
German American Bank	Centra Credit Union	Farm Bureau Insurance
Fairway Mortgage	CMG Home Loans	Hardcore Construction Inc
Royal Title Services	Jackson County Bank	Liberty Mutual Insurance
Zeller Insurance	Columbus Masonry Products	CFS Title
The Peoples Bank	Ruoff Home Mortgage	Veteran Hauling
Bee Mortgage	Certified Pro Home Inspections LLC	Indiana Home Title
Goosehead Insurance		Rural 1 st
		Aton Storage