

Summer

2023



Crossroads
Association of REALTORS®
BOARD WIDE

OPEN HOUSE
WEEKEND
JUNE 10TH & 11TH

@home

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.**




Crossroads
Association of REALTORS®
BOARD WIDE

OPEN HOUSE

WEEKEND JUNE 10TH & 11TH

PARTICIPATING OFFICES



MAGGIE DE LA ROSA

Mortgage Loan Consultant

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



KRISTINA LINVILLE

Mortgage Loan Consultant

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



WALLY LOPEZ

Mortgage Loan Consultant

765-603-7122
ulopez@centra.org
NMLS# 1831677



SAMANTHA RICH

Mortgage Loan Consultant

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



MALINA WHITE

Mortgage Loan Consultant

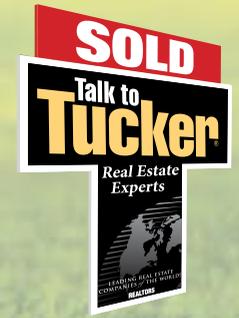
812-341-7617
mwhite@centra.org
NMLS# 2315924



www.facebook.com/bhhsINColumbus

CENTURY 21
Breedon Realtors

www.facebook.com/c21breeden



F.C. Tucker
Real Estate Experts

www.facebook.com/FCTuckerColumbus

RE/MAX
Real Estate Professionals

www.facebook.com/remaxcolumbus

DEAN **WAGNER** REALTORS^{LLC.}

www.wagnerrealtors.com

Weichert
REALTORS[®]
Home Group
www.weichertrealtor-shomegroup.com

Keeping all your geese ducks in a row...



Best and most affordable protection to keep your family covered.

Michele Zurface with Goosehead Insurance — Helping to protect your dreams so you can sleep at night.

We know it isn't always about the price but having over 45 carriers available we can do the shopping for you — finding best coverage and best price to fit your personal needs. It is also about the agent relationship. Michele listens closely to what your individual situation is and works closely when things go awry.

Let Michele review your current policy



Michele Zurface, Agency Owner
1910 Parkside Dr. Suite 300 • Columbus, IN 47203
812.900.7834
michele.zurface@goosehead.com

HOME • AUTO • BOAT • MOTORCYCLE • RV • FLOOD • AND MORE!

After you buy:

Maintain your home and protect your investment. Life is full of exciting firsts. Your first steps. Your first day of school. Your first love. Your first job. Your first place.

Whether you want to move out of your parents' home for the first time, own a home after renting for years or buy a place with a spouse or partner, purchasing your first property is a big step. It takes a lot of preparation when you're in this stage of your life.

Your home is likely your biggest investment. You should plan for the responsibilities of homeownership even before you move.

Consider the following tips for new homeowners:

- Make your mortgage payments on time.
Late or missed payments can lead to extra charges and affect your credit rating.
- Anticipate the costs of operating a home.
Extra expenses may include repair and maintenance costs, snow removal and alarm monitoring.
- Live within your budget.
Check every few months to see if you're spending more than you earn. If you are, find new ways to save more or spend less.

- Save for emergencies.
Set aside 5% of your income as an emergency fund to be ready for unexpected expenses.
 - Protect your home and family.
Prepare an emergency evacuation plan and check fire extinguishers, smoke alarms and carbon monoxide detectors regularly.
- Financing home improvements
Talk to your lender or broker if your new home needs repairs or renovations. There may be financing options that can be included with your mortgage loan.



Reprinted with permission from RISAMedia ©2023. All rights reserved.

first
first financial bank



Patti Grider
Assistant Vice President
NMLS #658700
125 Third Street
Columbus, IN 47201
812-376-1716 Office
812-350-3477 Cell
812-314-4626 Fax



Strawberry Pretzel Pie



Ingredients

4 cups miniature pretzels
6 tablespoons butter, melted
1/4 cup sugar
3/4 cup boiling water
1 package (6 ounces) strawberry gelatin
1/4 cup lemon juice
1 pound fresh strawberries, hulled, divided
2 cups heavy whipping cream, divided
1 jar (7 ounces) marshmallow creme
2/3 cup whipped cream cheese
2/3 cup sweetened condensed milk

Directions

1. Place pretzels in a food processor; pulse until chopped. Add butter and sugar; pulse until combined. Reserve 1/3 cup pretzel mixture for topping. Press remaining mixture onto bottom of a greased 9-in. springform pan. Refrigerate 30 minutes.

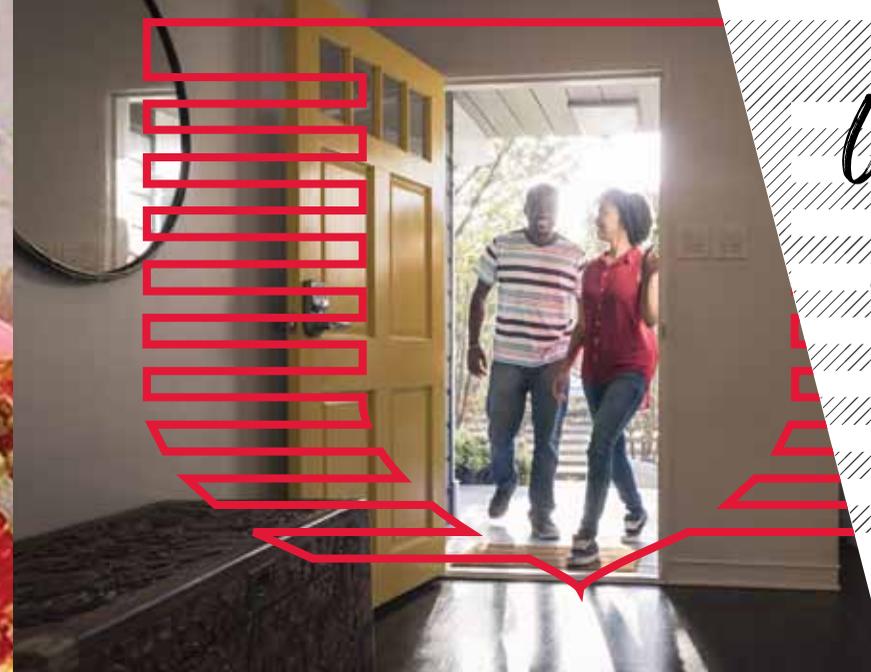
2. Meanwhile, in a bowl, add boiling water to gelatin; stir 2 minutes or until completely dissolved. Stir in lemon juice. Refrigerate 30 minutes, stirring occasionally.
3. Chop half the strawberries; slice remaining berries and reserve for topping. In a large bowl, beat 1 cup heavy cream until stiff peaks form. Beat marshmallow creme, cream cheese and sweetened condensed milk into cooled gelatin mixture until blended. Gently fold in chopped strawberries and whipped cream. Pour into crust.
4. Refrigerate, covered, until firm, 4-6 hours. Beat remaining 1 cup heavy cream until stiff peaks form; spread over pie. Top with reserved strawberries and pretzel mixture.

Joe Hoene (812) 521-1132
hoene377@yahoo.com

Rick Grant (812) 216-4180
r3p9gr@gmail.com



206 S Vine St, Seymour, IN 47272
(812) 523-3914 Next to Dairy Queen



*Open the door
to your new home*

With the right team of home loan experts by your side, you can confidently take the next step toward buying, building or refinancing to make your dream of home ownership a possibility.

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.*** We'll help you through every step of the homebuying process.

Pre-qualify or apply online at germanamerican.com/cluse



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



German American Bank

Banking | Insurance | Investments
Member FDIC

Columbus: 240 Jackson Street • 1901 25th Street • 2310 W. Jonathan Moore Pike

Seymour: 1725 E. Tipton Street



*All loans subject to credit and underwriting approval.

Market Update

SINGLE FAMILY PROPERTIES

Summer is here and the sun is shining. The grass is green and the flowers are blooming. Summer is a great time to buy a home!

Here's a quick look at the Jackson County, Indiana market for Summer 2023.

Summer MARKET STATS

Jackson County, Indiana

MEDIAN SALES PRICE

\$194,950

+5.4%

DAYS ON MARKET

7

+40.0%

HOMES SOLD

32

-31.9%

LIST TO SALE \$

98.6%

+0.63%

NEW LISTINGS

28

-47.2%

MONTHS INVENTORY

0.6

-44.95%

SOLD PRICE/SQ FT

\$ 125

-8.8%

ACTIVE INVENTORY

24

-38.5%

*DATA FROM THE MIBOR BROKER LISTING COOPERATIVE © 2023 DOMUS ANALYTICS & Realtors Property Resource®, LLC for APRIL 2023


Crossroads
Association of REALTORS

ALL THINGS MASONRY

residential | commercial | architectural

We put customer service first!

- **Brick, Thin Brick**
- **Paving Brick**
- **Stone- Natural**
- **Stone- Manuf**
- **Cut Limestone**
- **Stone Trim**
- **Accessories**
- **Mortar, Sand**
- **Cleaners, Sealers**
- **Lath, Flashing, Insulation**
- **Ties, Anchors, Screws, Bolts**
- **Masonry Tools**
- **Much More!**



*Tell us about your ideas!
Call CMP today!*

See CMP for material samples, in-stock inventory, and special orders.

Locally owned. WBE certified. Est 2017.



230 Raymond Street, Hope IN 47246



Tim Hellmich | 812-343-2232

Jennifer Hellmich | 812-344-7790



www.columbusmasonryproducts.com

EXPERIENCE

for today's market

remax.com



Brad Voegerl
(812) 350-7733
bradvogelr@remax.net



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



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



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



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



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



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



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



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



Missy West
(317) 439-9147
mac.west68@gmail.com



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



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



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



Sunshine Hartwell
(812) 701-5259
shartwell75@gmail.com



Vallabai Pattel
(812) 565-2934
vallabai@therealtor.com



Cheryl Weddle
(812) 371-4632
dcweddle@comcast.net



Patrick McGuire
(812) 219-7793
realtormcguire@gmail.com



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



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



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



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



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



Amy Donica
(317) 417-2430
apdonica@msn.com



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



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



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



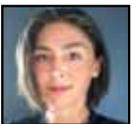
Kelly Sullivan
(812) 350-7071
kellysullivan@remax.net



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



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



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

JCBank.com/TopLender

Voted top mortgage lender in the area. Again and again.

Local lenders. Local servicing. Local favorite.



2020 | 2021 | 2022



2020 | 2021 | 2022

Special Mortgage Offer!

Special Home Equity Line Offer!

\$250 Off Closing Costs!

No Closing Costs!

Plus 2.49% APR** for 6 Months!
(7.75% APR variable thereafter)

JCBank

THE SEARCH IS OVER | 🔍

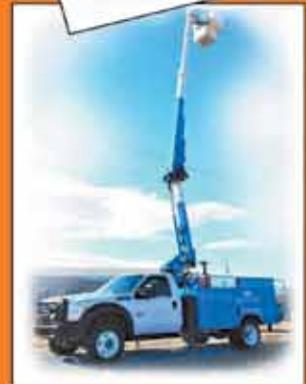
Equal Housing Lender. Member FDIC. NMLS #738802. 800-204-6477. See a retail real estate loan officer for full details. *MORTGAGE SPECIAL: Subject to credit approval. Limited time offer available for the purchase of a one- to four-unit primary residence. Application must originate and be received by 10/1/2023. Purchase Money loan application must result in a closed loan to receive the \$250 promotional credit which will be reflected on the Closing Disclosure document. The offer has no cash value. Terms and conditions subject to change without notice and may affect this offer. **HELOC SPECIAL: Subject to credit approval. Limited time offer. Minimum credit line is \$15,000. Maximum credit line is \$250,000. Applications must be received by 10/1/2023 and result in a new line of credit to qualify for the closing cost discount. Introductory rate is an Annual Percentage Rate (APR) of 2.49% for the first 6 months. Introductory rate and no closing costs are available on new home equity lines of credit only with combined loan-to-value ratio (CLTV) of 89.9% or less on owner-occupied residential properties. After the introductory period, the APR is based on the Wall Street Journal Prime plus a margin determined at the time of consummation. APR will never be lower than 2.49%, nor exceed 21%. The Wall Street Journal Prime on 3/7/23 was 7.75%. The term is 10 years of monthly interest only payments during the draw period followed by 10 years of monthly principal and interest payments. An annual fee of \$55 will be assessed after the first year and each year the loan is open during the 10 year draw period. If the account is paid off and closed within 12 months of consummation, a Prepayment Termination Fee of the lesser of \$375 or 2% of the total amount prepaid will be charged and a Reimbursement Fee equal to all upfront closing costs paid by JCBank to third parties at closing will be charged. Terms and conditions subject to change without notice and may affect this offer. Other restrictions may apply. Proof of homeowners insurance is required.

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 VACDIG!

rmillerandcompanies@gmail.com

**We Do
It ALL!**

812-343-1522

DEAN
WAGNER LLC.
REALTORS



**“Whether you are
buying or selling,
please allow me
to serve you!”
-Jerry Mihay**

Jerry Mihay

812-371-4937

Jerry@WagnerRealtors.com

Your house is one of your **largest investments**
 Don't trust that investment to just anyone!



THE JEFF & JOY HILYCORD TEAM

WITH ALMOST 90 YEARS OF COMBINED REAL ESTATE EXPERIENCE

By using The Hilycord Team, YOU will benefit from the most experienced, high powered real estate team in the area. Alma, Gavin, Sarah, Jeff and Joy will be able to better assist YOU with all of your real estate needs through prompt response times, knowledge of neighborhood values, negotiation skills, the latest in real estate technology as well as award winning market plans. Contact any of the team members today and put our experience to work for YOU.

Sarah Hager

Jeff Hilycord

Gavin Hilycord

Alma Gommel

(812) 764-1846

(812) 350-2366

(812) 350-8185

(812) 343-7574

hagerse13@gmail.com

jeff@jeffandjoy.net

gavinhilycord@gmail.com

agommel@remax.net



RE/MAX Real Estate Professionals

301 1st St Columbus, IN

(812) 372-2200



HEY, COLUMBUS!
You're looking great!



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



BERKSHIRE HATHAWAY | INDIANA
HOMESERVICES | REALTY

SUMMER DECOR IDEAS FOR YOUR HOME.

DIY IDEAS



Front Door Wreath



Homemade Patio Chair



Flower Wall Mounts



PLEASE CALL LONI TODAY IF YOU'D LIKE TO DISCUSS SELLING OR BUYING.
Loni Bryant 812.528.7339 lonibryant@bhhsin.com

Market Update

SINGLE FAMILY PROPERTIES

Summer 2023

Summer is here and the sun is shining. The grass is green and the flowers are blooming. Summer is a great time to buy a home!

Here's a quick look at the Bartholomew County, Indiana market for Summer 2023.

Summer MARKET STATS Bartholomew County, Indiana

MEDIAN SALES PRICE \$266,250 +18.3%	DAYS ON MARKET 6 +20.0%	HOMES SOLD 82 -31.7%
LIST TO SALE \$ 98.5% +1.23%	NEW LISTINGS 93 -31.6%	MONTHS INVENTORY 0.97 -4.9%
SOLD PRICE/SQ FT \$ 146 -1.4%	ACTIVE INVENTORY 83 +3.8%	

*DATA FROM THE MIBOR BROKER LISTING COOPERATIVE © 2023 DOMUS ANALYTICS & Realtors Property Resource®, LLC FROM APRIL 2023



IN 3513856

IN 3513857



DO YOU KNOW HOW MUCH YOUR HOME IS WORTH?

Call us for your CB Estimate!



Kim Ammerman
812-592-0868

Jerry Lamb
812-767-5262

Tyler Stock
812-592-3402

Beth Terry
812-767-0262

Joe Ammerman
812-592-0095

www.coldwellbanker.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:** Fixed-rate options. 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 barns or 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



Home • Construction • Lot & Land Loans

All loans are subject to credit approval and eligibility. *Conversion fee of \$500 applies. Fees subject to change without notice. Rural 1st is a trademark 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.



We're your HOME TEAM



We help people discover, finance and move into their home with confidence. We know the way home. We'll walk there with you. **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: 2308688
KY: MC823017
812.344.8968
eli.harmon@ruoff.com



Parker Chitty
Senior Loan Officer
NMLS: 2130401
KY: MC819570
812.746.6972
parker.chitty@ruoff.com

Apply online at ruoff.com/lending-centers/columbus

10 IDEAS FOR EASY AND INEXPENSIVE FAMILY ACTIVITIES

ARE YOUR KIDS ALREADY BORED THIS SUMMER? ARE YOU LOOKING FOR A FUN AND EASY TO PLAN ACTIVITY THAT YOUR FAMILY CAN DO TOGETHER?

LEMONADE STAND

Set one up with your kids this weekend and let them take the lead. They'll love the responsibility of handling the money and talking to their customers, and at the end of it, they'll have some money to show for their hard work. Think a lemonade stand is too generic? Try a snow cone stand or bake some cookies for a bake sale. Let your kids get creative with what to sell and the options and fun will be endless.

MAKE S'MORES.

S'mores are cheap, easy to make, and your kids will love chowing down on gooey melted marshmallow and chocolate over a nighttime campfire. Don't have a firepit or place for a campfire? No worries. Pick up an electric s'more's maker from the store for around twenty dollars. You can also make them in the oven, although that is a little less fun. Get creative by adding other things you and your kids will love to your s'more's setup, such as peanut butter, caramel, or even pretzels.

MAKE HOMEMADE ICE CREAM

Ice cream is another fun summer treat that you and your kids can make quickly and easily right in your home. If you already own an ice cream maker, you're one step ahead, but if you don't, you can still make some ice cream. Start with a gallon-sized plastic bag and a smaller plastic bag. Fill the small one with 1 cup of heavy cream, 1 cup of half and half, 1/2 a cup of sugar, and a teaspoon of vanilla extract. Partially fill the gallon bag with ice cubes and salt. Make sure the ingredients in the smaller bag are well mixed and place the small bag in the gallon bag. Shake the whole thing for about five minutes. Now you should be ready to enjoy homemade ice cream.

MAKE A SUMMER SCRAPBOOK

This is a great way to get your craft on and make memories that will last forever. All you need is a scrapbook, fun patterned paper, photos, scissors, and a glue stick. This is a great way for kids to show their creativity, and for even younger children to practice their writing skills. One scrapbook page per day will give your whole family a daily dose of craftiness.

CREATE YOUR VERY OWN BACKYARD WATER PARK

Okay, this is basically just turning on a sprinkler, but backyard water park sounds way more fun. Letting your kids run around while being sprayed with water is not only peak entertainment, it's a great way to cool off in the summer heat. Throw in a bucket of those water balloons we mentioned earlier, and your kids will never want to go back inside.

SIDEWALK ART

Arm your children with chalk and head on outside for this one. First, you can encourage your kids to exercise their creativity on the sidewalk and secondly, you can discover whether or not you've got a mini-Picasso on your hands. Clean-up is also extremely simple: just wait for it to rain.

MINI GOLF

Get those competitive juices flowing with a family-friendly round of mini golf. The kids will love it because they get to compete against each other, and you'll love it because you get to work on your short game.

START A GARDEN

Spinach, broccoli, carrots, and cauliflower are perfect for growing during the hot summer months. If you don't want to commit to dedicating part of your yard to a garden, tomatoes and lettuce grow well in pots.

HAVE A PICNIC

Picnics are a great way to spend some quality time outdoors with your kids. Head over to your local park with some sandwiches, watermelon slices, and lemonade. Your kids will be more than happy to run around and work up an appetite before having lunch outside.

DIY BIRD FEEDERS

Have your kids go on a scavenger hunt for pinecones. Once you've got a good supply going, bring out the peanut butter. Have your kids use a butter knife to spread peanut butter in an even coat around the surface of the pinecone, and then roll the cone in birdseed. Lastly, use string to hang the pinecones on nearby trees. Enjoy watching the birds visit!

PLEASE CALL US TODAY IF YOU'D LIKE TO DISCUSS SELLING OR BUYING.

BRG BURCHYETT
REALTY
GROUP

YOUR TODAY, TOMORROW AND FOREVER REALTORS

Barry Czachura - (812) 344-1189
Leigh Burchyett - (812) 350-3365
Mike Burchyett - (812) 447-8321
Molly Sherman - (812)390-5967
Sandy Sherman - (812)390-5030



Team Gardner

☀️ DECIDE ☀️ MAKE A PLAN ☀️ DO IT! ☀️

	N	S	W	I	S	S	M	A	I	D	E	3	R	A	P	
4TH STREET	A	V	L	I	☀️	N	V	D	E	C	R	T	E	I	B	NASHVILLE FUDGE
ADVENTURE	S	L	I	L	L	D	R	I	E	I	O	H	R	D	C	OTTER CREEK
BC MUSIC CENTER	H	Z	I	S	I	L	☀️	A	C	M	L	E	U	O	M	PAPA'S GRILL
BUY	V	A	O	B	I	R	O	K	E	K	P	P	T	W	U	PAR 3
COMMONS	I	H	T	A	R	T	G	W	K	L	X	A	N	N	S	RICK
DOWNTOWN	L	A	T	E	A	A	O	S	L	P	E	R	E	T	I	SELL
EXPLORE	L	R	E	L	A	N	R	R	'	E	☀️	K	V	O	C	SWISS MAID
GOLD NUGGET	E	A	R	E	M	O	H	Y	S	A	A	S	D	W	C	THE PARKS
HOME	F	K	C	S	N	O	M	M	O	C	P	V	A	N	E	VICK
LEARN	U	O	R	M	I	L	L	R	A	C	E	A	E	D	N	VISITORS CENTER
LIBRARY	D	S	E	Z	W	A	N	Z	I	G	Z	N	P	S	T	WILLOW LEAVES
MILL RACE	G	O	E	I	4	T	H	S	T	R	E	E	T	T	E	ZAHARAKOS
MOVIES	E	!	K	T	E	G	G	U	N	D	L	O	G	E	R	ZWANZIGZ
	L	L	E	S	B	U	Y	S	E	I	V	O	M	☀️	R	

BUYING OR SELLING? REMEMBER...BETTER HOMES & GARDNER!

VICKI & RICK GARDNER



Top 10%
BHHS Nationally

☎️ (812) 343-0546

✉️ gardner@bhhsin.com



Let's talk about your dream home.

Even in challenging times, your dreams matter—and so does your dream home. That's why finding a trustworthy mortgage lender, one who will work with you to find the right solution for your goals and financial situation, is so important.

Fortunately, you have Darnell and Ryan in your corner. And they're ready to help.



Darnell Dukes
Mortgage Loan Officer, AVP
NMLS# 440246
1117 E Tipton St, Seymour
812-523-5274
darnell.dukes@oldnational.com
Apply at: oldnational.com/dukes



Ryan Doughty
Mortgage Loan Officer, VP
NMLS# 490114
531 Washington St, Columbus
812-418-7112
ryan.doughty@oldnational.com
Apply at: oldnational.com/doughty



Angie Emmitt
Agent

812.447.3224
aemmitthomes@gmail.com



April Poe
Agent

317.371.8983
apoesales@outlook.com



Chad Lehman
Agent

812.350.2844
chadmlhman@gmail.com



Emma Moore
Agent

812.374.8584
emmreality@gmail.com



Jeff Jewett
Agent

812.343.2937
jeff@jeffjewett.com



Jon Eder
Agent

812.525.4966
Jonreality@outlook.com



Steve White
Agent

812.350.4317
steve57realty@gmail.com



Kerri Bennett
Broker/Owner

812.344.1081
Kerrib.1081@gmail.com



Greg Simo
Broker/Owner

812.376.9433
Gregsimo1@gmail.com

You'll never feel alone when you are with Weichert®.

1910 Parkside Dr, Columbus, IN. 47203
We believe a positive, encouraging environment is key to success. You'll be plugged into a skilled team who wants to see you succeed and will motivate you to be your best. You'll be recognized for your achievements with annual awards. You'll get up-to-date information, weekly, webinars, in-person workshops, and Weichert University support to help you grow. When it comes to your career, don't settle for good enough. Go for great.

Give us a call and get on the path to a new, exciting, prosperous career.

Greg Simo

Partner Owner

O:812.376.9433

Weichertrealtorshomegroup@gmail.com

Kerri Bennett

Partner Owner

O:812.344.1081

Kerrib.1081@gmail.com

my **Weichert**



The best technology really makes a big difference.

Weichert Welcomes...

April Poe



317.371.8983

apoesales@outlook.com

april-poe.weichertrealtorshomegroup.com/

As a passionate and driven real estate agent with a background in sales and business ownership, April possesses a unique set of skills and expertise that sets her apart from the competition. Whether working with first-time homebuyers or seasoned investors, she will take the time to listen to her clients' needs and goals and work tirelessly to ensure that they are met. She understands that buying or selling a property can be a stressful and emotional experience, and she will go above and beyond to make the process as smooth and seamless as possible. If you're looking for a dedicated and knowledgeable real estate agent who will put your needs first, look no further.

Jeff Jewett

812.343.2937

jeff@jeffjewett.com

jeffjewett.com

With a career spanning over 20 years, Jeff has established himself through exceptional customer service skills and his ability to listen to his client's needs and desires. Combined with his knowledge of the local area and the most current trends and technologies, Jeff works tirelessly to understand and achieve his client's goals. Jeff's commitment to his clients has earned him numerous awards, including being named a top producer in the area. He has served as president of the Crossroads Association of REALTORS three times, director, treasurer, and on numerous committees. He's a member of the Indiana Association of REALTORS and has served on its committees. Jeff provides quality real estate services that are reliable, accountable, and responsive. Whether buying or selling a home, Jeff has the knowledge, experience, and expertise to guide you through the process and ensure a successful outcome.





LET'S BUILD YOUR FUTURE



New Homes in New Whiteland

BROWNSTONE

595 Bluestem Lane
New Whiteland, IN 46184
317-204-4458

From the \$320s

Building the home of the future...today!

- Open-concept ranch and 2-story homes with main level bedrooms
- Located just minutes from US 31 and I-65
- Advanced technology HVAC system & AeroBarrier® air sealing
- 2"x6" wall construction
- ENERGY STAR® certified & Indoor AirPlus® qualified
- James Hardie Color Plus® siding



Visit Beazer.com for more information or to schedule a tour.



Pricing, features, and availability subject to change without notice. ENERGY STAR and the ENERGY STAR mark are registered trademarks owned by the U.S. Environmental Protection Agency. See New Home Counselor for complete details. ©2023 Beazer Homes.

IN35138461

Bev & Dave Roberts

Our Experience ~ Your Advantage

812.343.9486

BRoberts@C21BR.com

SoldbyRoberts.Realtor



CENTURY 21
Breedon Realtors

Grape Salad from the collection of Bev Roberts

2 lbs green grapes, halved

2 lbs red grapes, halved

8 oz cream cheese

8 oz sour cream

½ c white sugar

1 tsp vanilla

4 c chopped pecans

2 T brown Sugar

Mix cream cheese, sour cream, sugar and vanilla together. Add grapes and pecans and toss. When ready to serve, sprinkle with brown sugar.



ENJOY!!!



Your story starts here!

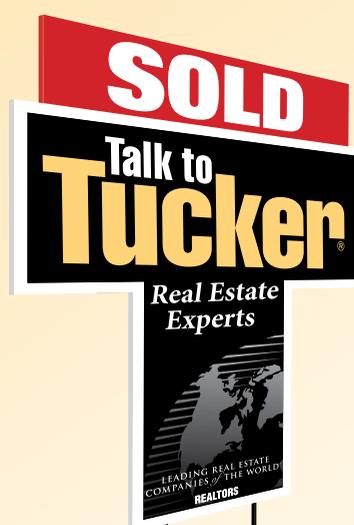
f1RST®

 Jes Waller 812.603.2203 jes.waller@talktotucker.com	 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.vanleeuwen@talktotucker.com	 Jamin Spall 812.374.2082 jamin.spall@talktotucker.com	 Autumne Streeval 812.371.9983 autumne.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	 Just ASK Realty Group 812.592.8364 alexus.smith@talktotucker.com	 Anita Emigh 812.521.0307 anita.emigh@talktotucker.com	 Travis Mouser 812.390.9919 travis.mouser@talktotucker.com	 Dana Ellison 812.592.2132 dellison@northsideterrace.com
--	---	---	--	--	---	---

 Abel Realty Group 812.592.7121 morgan.abel@talktotucker.com	 Penny Merry 812.592.3226 penny.merry@talktotucker.com	 John Troupe 812.718.8511 john.troupe@talktotucker.com	 Columbus Realty Group 812.310.HOME roberta@columbusrealtygroup.com	 Jeannie Cossey 812.592.2918 jeannie.cossey@talktotucker.com	 Susie Meier 812.216.4200 susie.meier@talktotucker.com	 ACM Realty Team 812.525.0028 ashlee.morris@talktotucker.com
---	--	--	---	---	--	--

 Arlene Marion 812.592.2283 arlene.marion@talktotucker.com	 Jarrod Daeger 812.592.5376 jarrod.daeger@talktotucker.com	 Jenn Romilus 812.603.6003 jennifer.romilus@talktotucker.com	 Jen Cox 812.341.0143 jennifer.cox@talktotucker.com	 Sulava Piya 970.215.5781 sulava.piya@talktotucker.com	 Harley Wooten 812.374.3895 harley.wooten@talktotucker.com
---	---	---	--	--	---



 Daniel Smith 812.592.5441 daniel.smith@talktotucker.com	 Shirley Runge 812.521.2837 sarunge@msn.com	 Jessica Risacher 812.592.5875 jessica.risacher@talktotucker.com	 Tonya Cassidy 812.498.5140 tonya.cassidy@talktotucker.com	 Julie Settle 812.350.5611 julie.settle@talktotucker.com
---	--	--	---	---

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

Visit us at www.talktotucker.com/RExperts



Patti Grider
AVP/Mortgage Loan Officer NMLS 658700
812-350-3477
patti.grider@bankatfirst.com
125 3rd Street
Columbus, IN 47021

Anne Hittler
Mortgage Loan Officer NMLS 746140
812-343-5711
anne.hittler@bankatfirst.com
3880 W Presidential Way
Edinburgh, IN 46124



Terri Robbins
Mortgage Loan Officer NMLS 1546480
812.595.8034
terri.robbins@bankatfirst.com
2737 Central Avenue
Columbus, IN 47201



Brittany Percival
Mortgage Loan Officer NMLS 1626379
812-523-0223
brittany.percival@bankatfirst.com
1130 E. Tipton Street
Seymour, IN 47274



first
first financial bank

bankatfirst.com/mortgage



Rev. 11/2022

Helping my clients make their real estate dreams come true is my #1 goal!



Jane Kennedy



Crossroads REALTOR® of the Year

Graduate Realtor Institute

Quality Service Award Winner

812-764-5082

JKennedy@C21BR.com

CENTURY 21

Breeden Realtors



We understand it's more than a home.

It's years of hard work and saving. It's where you will enjoy the best, simplest moments of life.

We're here to help.

- Personal Service
- Flexible Payments
- Low Closing Costs

beaconcu.org
(800) 762-3136



Jaime Alter

Mortgage Loan Originator
(812) 552-9527 ext 6320

NMLSR: 2140606 Beacon NMLSR: 568838

AMERICAN SHARE INSURANCE
Each account insured up to \$250,000.
By members' choice, this institution is not federally insured. ©BCU2023



REAL ESTATE OFFICES

AK Appraisals
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**
Crossroads Realty
Dean Wagner Realtors
Debbie Walton Realty

**F.C. Tucker – Rel Estate
Experts**
Home Marketing
IC Homes
Jim Taylor Appraisals
JMA Enterprises LLC
Joe Hoene Realty Team
Kinser Appraisals LLC
Mensendiek Real Estate LLC
Millman Realty Partners Inc
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
Trish Meier Real Estate
Tanya Smythe Real Estate
The Nugent Company
Uptown Realty Partners
Vantage
**Weichert REALTORS Home
Group**

AFFILIATE MEMBERS

First American Title
Jeff Achenbach
D&E Abstract
Dianna Hollan
First Financial Bank
Patti Grider
Burt's Termite & Pest Control
Doug Foster
Meridian Title Corp
Sharon Shrader
Caliber Homes
Nicholas Kyler
German American Bank
Chloe Luse
Fairway Mortgage
Bill Mynatt
Royal Title Services
Brittaney McIlguham
Zeller Insurance
Lori Rowan
Direct Mortgage
Meagan & Bo Gray
Goosehead Insurance
Michelle Zurface

AM Home Inspections
Tony Millsap
Hallmark Home Mortgage
Jason Kain, David Seiwert
Shannon Jones
Overhead Door
Chuck Wells
Bailey & Wood Financial Group
David Inabnit, Amber Inabnit
Kevin Johnson, Jeff Fetterer, Keith
Luken, Julie Schlehuser, Shannon
Jones
Inspect Inc
Blake Spann
Centra Credit Union
Samantha Rich, Kristin Linville
Rick Rude, Amanda Johnson
Jackson County Bank
Mary Ann Jordan, Mary Speer
Richard Bichnell, Megan Grunden
Jeri Burbrink, Bret Kroger
Kyle McCray Robin Collingsworth
Mark Maloney
Columbus Masonry Products
Jennifer Hellmich
RUOFF Parker Chitty

North Vernon Abstract
Larry Wasson
Old National Bank
Darnell Dukes, Brock Biehl, Ryan
Doughty
Goosehead Insurance
Rob Hufty
Integrity Mortgage
PJ Stein
Security Title Services
Olivia Mitchner & Lorie Stewart
Beacon Credit Union
Jamie Alter
Rural 1st
Marci McCauley
Farm Bureau Insurance
Robert Hendershot
Hardcore Construction Inc
Rick Miller
Liberty Mutual Insurance
Amy Stoughton Berquist
Movement Mortgage
Cindy Staley Dana Wade
CFS Title
Brian Schoettmer