

FREE FREE FREE FREE FREE FREE FREE

THE Crossroads

OF SOUTHERN INDIANA REAL ESTATE

VOL. 2 ISSUE 3
JANUARY 2026

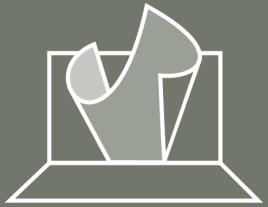
PLUS...

2026'S COLORS OF THE YEAR



FROM YOUR FRIENDS AT PIERATT AND BELDING REAL ESTATE

- FEATURED HOME ON PAGE 15 -



Amos Publishing
M E D I A

Amos Publishing, LLC

PUBLISHER OF:

The Crossroads of Southern Indiana Real Estate
The Scott County Herald
The Clark County Herald
The Washington County Herald
The Outlook

730 N GARDNER ST, SCOTTSBURG, IN
812-414-2511

Articles written by Amos Publishing Media staff writers
unless stated otherwise

Cover Photo Source: © 2025 Redfin



**GUTTER
SOLUTIONS**

David Garber **812-883-8799**

Satisfying Curiosities & Realizing Dreams

BUY • SELL • INVEST



**Homestead
CONSULTANTS**

812-896-7809 • IndianaHomesteadConsultant.com
info@IndianaHomesteadConsultant.com



Homesteading 101

SATISFYING CURIOSITIES: Introducing the **MANAGED HOMESTEAD EXPERIENCE**

In our "Homesteading 101" series, we've covered the fundamental concepts of self-sufficiency, detailed the profound benefits of rural life, and shared real-world transition strategies. We've established that the homestead lifestyle offers a unique antidote to the hurried pace of modern life by inspiring purpose, physical reward, and connection to nature

Now, we are thrilled to announce a concept that allows everyone, regardless of their commitments, to experience the profound fulfillment of the **Managed Homestead**. This is a first-of-its-kind model that opens the door to an authentic experience of living on a homestead. Satisfy your curiosity of homestead living without the commitment.

Part I: Lease a Managed Homestead Vacation Home

Imagine living at a charming farmhouse nestled on rolling land along a golf course surrounded in privacy by trees. Your backyard is a thriving vegetable garden, your wake-up call is the gentle crow of a rooster, fresh air and vivid colors accompany the morning sunrise.

This is the promise of the Managed Homestead as an experiential leased vacation home. It is a gateway into the **world of homesteading** that is simply unavailable through traditional agritourism or existing vacation homes.

When you lease a **managed homestead**, your experience is fully customizable. You are invited to spend mornings collecting eggs and feeding the animals, the afternoons tending to gardens and maintaining the land, and the evenings listening to nature and gazing at the stars. Throughout the day there are plenty of animals to play with, quiet places to meditate, and fresh garden to table meals. As a managed vacation home, each time you arrive for vacation, your home is clean, your bedroom linens are one the beds, toiletries are in the bathroom, and your clothes and shoes are in your closet. Each visit to the homestead can include personal training classes such as baking, sourdough bread, canning and preserving food, greenhouse and garden tours, animal husbandry and farrier services, goat milking and soap production, and many other homestead trades that are of interest to you. At the end of your stay, the home, land, and animals are taken care of daily until your next visit to the homestead.

Each Managed Homestead offers an authentic slice of self-sufficiency. You or your family can choose your level of involvement. It's an opportunity to teach your children where real food comes from, to directly connect with nature, and to experience the profound peace that comes from spending days on the homestead. For the first time, the dream of living as one with the land and nature is available to lease, allowing you to sample the good life before returning refreshed and rejuvenated.

Part II: Investing in a Managed Homestead

If the appeal of owning a truly unique, income-producing asset resonates with you, then the Managed Homestead offers an investment opportunity unlike anything else on the market today.

As a real estate broker specializing in homestead assets, I can confidently say this model represents a new paradigm in passive income. It marries three booming economic sectors: **real estate, experiential hospitality and agritourism, and the growing demand for a self-sufficient lifestyle**.

Key factors in the Investment:

1. Passive Income from Leasing:

The primary revenue stream is generated through leases to families seeking the immersive homestead experience as their vacation home. All leasing, marketing, and guest management is handled by Homestead Consultants, making this a truly passive income producing asset.

2. Own the Asset, Lease the Experience:

Unlike a typical rental property, a Managed Homestead is a curated, productive piece of land. It benefits from standard real estate appreciation while also increasing in value due to established infrastructure and brand equity in the niche, high-value agritourism and experiential hospitality markets.

3. Pioneering Market Position and Unmatched Entry Price:

As an investment in an emerging, pre-scaled niche market, early participation allows you to secure properties at foundational valuations, guaranteeing the most favorable cost-basis. You are not just buying real estate; you are securing a pioneering position in the high-growth experiential hospitality and agritourism markets

If you have been looking for an alternative to traditional commercial or residential investments, a Managed Homestead offers a chance to invest in a growing lifestyle movement that delivers both financial stability and a positive, tangible lifestyle asset.

To learn more about securing your unique asset, or to be among the first to lease a managed homestead, contact the Homestead Consultants at **812-896-7809** or email me at Ty@IndianaHomesteadConsultant.com

**Don't let them move in
this season!**

**SEE A BUG ... CALL
ARAB**
Nationally Known • Locally Owned

(812) 883-3493 • 8 AM – 5 PM Mon-Fri
217 Tarr Avenue • Salem, Indiana 47167

BY Ty Terrell

WITH HOMESTEAD CONSULTANTS

812-896-7809 | INDIANAHOMESTEADCONSULTANT.COM



Ready to start your dream home journey?



1557 Willow Court
SCOTTSBURG, IN

2 BED 2 BATH 1423 SQFT

Discover Easy Living at Waters Edge Condominiums! Welcome to 1557 Willow Court in Scottsburg, Indiana-a serene retreat nestled in the highly desirable 55+ Waters Edge community. This charming two-bedroom, two-bath condo, built in 2019, offers all the convenience of single-story living on a slab. You'll love the easy access to the nearby golf course and the sense of community that comes with the HOA's well-kept surroundings and friendly neighbors. With a dedicated laundry room, a handy pantry for your storage needs, and a bright, modern layout, this home is ready for you to move right in. Relax and enjoy mornings and evenings on your enclosed back porch. You have an additional concrete slab to enjoy BBQ's with loved ones. 2 car attached garage also!



305 Moore St
CROTHERSVILLE, IN

3 BED 2 BATH 2891 SQFT

Discover timeless charm at 305 Moore St in Crothersville, IN! Originally built in 1913, this gorgeous home is filled with the character and craftsmanship of yesteryear-paired with the modern updates today's buyers want. Enjoy relaxing on the large covered front porch before stepping inside to REAL hardwood floors, tall ceilings, and a beautiful decorative fireplace that instantly sets the tone. A true highlight is the formal dining room, perfect for gatherings and holiday meals. The updated kitchen is absolutely stunning-featuring an island, ample storage, generous counter space, and a layout ideal for any home chef. The primary bedroom and full bath on the main level offer convenience, along with main-level laundry. Upstairs, you'll find 2 bedrooms and an additional full bathroom. Need storage? This property includes a full, unfinished basement and multiple outbuildings for endless possibilities. And the BEST part? The yard! Sitting on a HUGE .57-acre lot (nearly unheard of within town limits), you'll have all the space you need for outdoor living-gardening, pets, play areas, or that dreamy backyard fire-pit setup. Don't miss your chance to own this historic Crothersville gem!



320 New York St
AUSTIN, IN

3 BED 2 BATH 1173 SQFT

Step inside this welcoming 3-bedroom, 2-bath home with beautiful laminate flooring that flows from room to room. The fenced-in backyard provides a private space for relaxation and play, while the attached garage adds everyday convenience. This home is ready for its new owners to make it their own. Spacious lot spanning .34 acres in size!



1376 N State Rd #3 (tract #2)

LEXINGTON, IN

Discover 2.04 acres of vacant land ready for your dream build! The property has been recently surveyed with stakes in place for easy boundary identification. Electric is available at the road, and there is already a water meter installed through Stuck Fork Water (older and may need to be updated with Stuck Fork). A septic system will be needed. With plenty of space and essential utilities nearby, this is the perfect opportunity to create the home or getaway you've been envisioning! Stick built only per deed restrictions.



6530 W US Highway 50
NORTH VERNON, IN

3 BED 2 BATH 1400 SQFT

Welcome Home to Luxury & New Construction! Discover this stunning 3 bedroom, 2 bathroom masterpiece at 6530 W US Highway 50, North Vernon. Spanning 1400 square feet (without the garage included), every detail in this brand-new home speaks of quality! The gourmet kitchen boasts custom cabinetry, exquisite quartz countertops, and a unique custom inlay sink. Indulge in the spa-like bathrooms with custom tile showers. The private owner's suite is a true retreat, featuring a double sink vanity with high-end countertops, a Bluetooth vanity mirror, and a walk-in customized tile shower complete with a soaking tub inside! Enjoy the convenience of an attached 2-car garage, one side deeper for extra space. This rare opportunity for elevated living won't last long! Best of all it's in SPENCER Township of Jennings County- great location between Seymour & North Vernon! High Speed Fiber Internet with REMC is available here.



22909 West Street
UNDERWOOD, IN

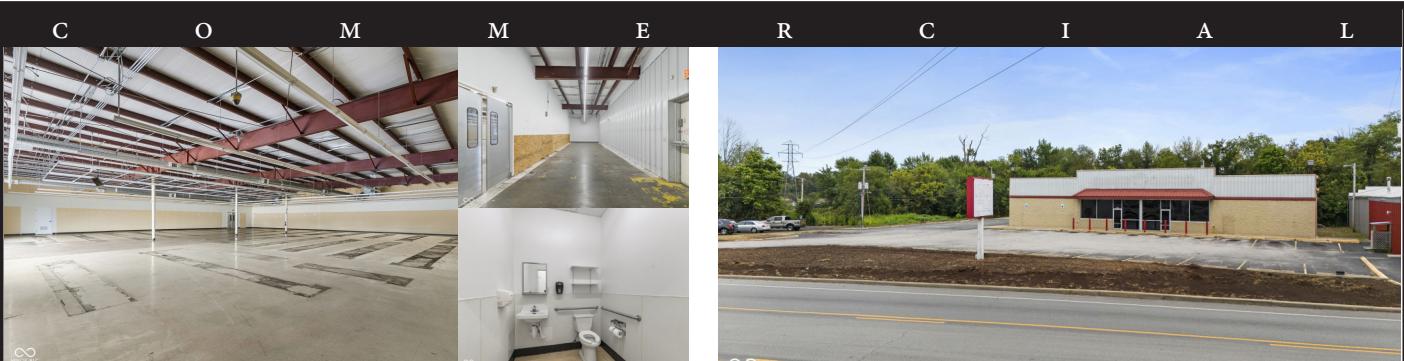
3 BED 1.5 BATH 1902 SQFT

Step into timeless charm with this beautifully updated 1928 home that perfectly blends classic character with modern comfort! This 3-bedroom, 1.5-bath gem features an open floor plan that flows seamlessly from the inviting entryway into the spacious dining area and kitchen. The kitchen showcases white cabinetry, a stylish backsplash, and plenty of counter space for cooking and entertaining. Enjoy the convenience of a large laundry room and a versatile bonus room-ideal for a home office, playroom, or hobby space. Outside, the 0.552 of an acre offers a fantastic yard for entertaining or relaxing, along with a detached 2-car garage providing ample storage and parking.



119.34 ACRES
State Highway 256
SCOTTSBURG, IN

Discover the perfect blend of natural beauty and development potential with this remarkable 119-acre parcel of vacant land. Offering a diverse landscape of mature woods, open fields, and a scenic year-round creek. The wooded areas provide privacy, habitat for wildlife, and opportunities for hunting, hiking, or timber harvesting. The open fields are well-suited for farming, grazing, or establishing homesites, while the creek adds both aesthetic charm and a valuable water feature for livestock, irrigation, or personal enjoyment. Whether you're looking for a secluded homestead, an investment in raw land, or a private getaway for outdoor recreation, this property delivers a rare combination of accessibility, versatility, and natural resources. Utilities are nearby, and access is available via a county-maintained road (verify with local authorities).



395 N Gardner St
SCOTTSBURG, IN



6981 E Webster Rd
LEXINGTON, IN

4 BED 2 BATH 2173 SQFT

Welcome to country living at its finest! This beautiful 4 bedroom, 2 bath home built in 2018 sits on 11.60 acres with a stocked pond and has everything you've been looking for! Inside you'll love the 10-foot ceilings, walnut counters and trim, solid mahogany wood door, large pantry, tankless water heater, and energy-efficient foam insulation. Relax on the covered front or back porch and take in the beautiful views. The detached pole barn garage is a dream; complete with a car lift on one side and 5 horse stalls on the other, giving you the perfect mix of space for hobbies, animals, or storage. Thoughtfully designed with quality finishes and endless opportunities, this property truly has it all!



47 N Finley Firehouse Road
SCOTTSBURG, IN

5 BED 2.5 BATH 3177 SQFT

Welcome to your next home and private retreat at 47 N Finley Firehouse Rd! Located in a sought-after area, this property is truly one of a kind. With 5 bedrooms and 3 bathrooms, there's plenty of room for everyone. The partially finished basement provides versatile space for a family room, gym, or two additional bedrooms. The exterior is designed for ultimate enjoyment and convenience! You'll find a massive dream shop pole barn, ideal for projects or storage, and a backyard oasis that is perfect for summer gatherings. The pool and dedicated half-bathroom outside ensure that outdoor entertaining is effortless and private



6685 N County Rd 575 W
SCPIO, IN

5 BED 1 BATH 1960 SQFT

Originally built around 1900, this spacious home in Scipio, Indiana, is full of character and charm! Featuring up to 5 bedrooms and 1 bathroom, it's perfect for anyone who loves the timeless appeal of older homes and wants the chance to make one their own. New HVAC all done last year! New windows downstairs in 2020, new windows upstairs installed last year. Sitting on 0.80 acres, you'll have room to enjoy the outdoors - but the real showstopper is the 2,952 sq. ft. garage/shop! Nearly bigger than the house itself, this incredible space offers endless possibilities for hobbies, storage, or a home business. It features a lift, and a pit! If you've been searching for a home with history, potential, and an amazing shop - this is the one!



Retail Space for Lease or For Sale in Scottsburg, Indiana-A high-quality retail building on Gardner Street in Scottsburg is now available for lease or sale.

This spacious, 9,180-square-foot building is a prime opportunity for any business looking to establish or expand its presence in a high-traffic area.

Property Highlights: Location: Situated in the bustling heart of Scottsburg's retail district on Gardner Street. High Visibility: The property benefits from the highest traffic counts in the area, with a well-lit exterior that ensures excellent visibility day and night. Flexible Space: The open floor plan provides a versatile setup that can be customized to suit a wide range of retail needs.

Accessibility: Easy access to major roads and highways makes it convenient for both customers and deliveries. Convenience: Ample on-site parking is available. Lease Terms: Triple Net. The initial lease rate is negotiable, with the final rate depending on the lease term and specific buildout requirements. This building is a ready-to-use outparcel that does not include utilities, property expenses, or building services in the lease rate. With its strategic location and flexible layout, this property is ideal for businesses seeking a dynamic and highly visible space.



2235 Hargan Dr
MADISON, IN

3 BED 2 BATH 1868 SQFT

Welcome HOME to 2235 Hargan Drive! Hilltop Location in Madison, Indiana! This property has never before been offered on the market and features a unique layout with an impressive amount of square footage. The home includes 3 bedrooms, 2 bathrooms, a formal dining room, living room, family room, and an additional bonus room that provides flexible space for your needs. A rare feature of this home is the geothermal HVAC system, recently serviced and cleaned. Situated on a corner lot, the property offers a covered back porch and a partial, unfinished walkout basement-ideal for storage, projects, or shelter during storms. Laundry connections are available both in the basement and on the main level within the bonus room for added convenience.



521 W Maple Street
AUSTIN, IN

3 BED 2 BATH 1320 SQFT

Move-in ready and BRAND NEW! This new construction home features 3 bedrooms, 2 bathrooms, an inviting open floor plan, and a vaulted ceiling that adds a spacious, airy feel. The master suite offers a large walk-in closet, and there's NO carpet allowing for easy maintenance throughout. Enjoy a covered front porch and a back deck for relaxing outdoors, plus a quick commute to I-65 for convenient travel. Fresh, modern, and fully finished! This home is ready for its very first owners!



43 S Railroad St SCOTTSBURG, IN

Exciting opportunity in the heart of Scottsburg! Formerly the site of Vail Lumber Company, this spacious commercial property at 43 S Railroad St is now a clean slate, ready for your next big venture. After a fire in 2022, the lot has been cleared and offers endless potential surrounded by thriving local businesses. As a bonus, the lot directly across the street is included in the sale-giving you even more room to grow. Whether you're envisioning retail, office space, or redevelopment, this location is full of possibility!



102 N Kattman Ave CROTHERSVILLE, IN

Endless possibilities await with this beautifully renovated church in Crothersville, formerly known as Immanuel United Church of Christ. Featuring 4,320 sq ft of versatile space and stunning original stained-glass windows, this property offers a large main area perfect for gatherings; complete with a stage, kitchen, and two restrooms. The upper level provides additional rooms that could be transformed into living quarters, offices, or storage! Whether you're envisioning a wedding venue, event rental space, business opportunity, or continuing its use as a place of worship, this unique property is full of potential and a must see! There's 2 parcels included in this sale; the additional parcel offering you a parking area!



6275 E Mt. Eden Road SCOTTSBURG, IN

3 BED 1 BATH 2352 SQFT 79.5 ACRES

This is a truly rare opportunity to own a piece of family history! Welcome to a cherished farm that has been held by one family for generations, and the pride of ownership is evident throughout. This serene property offers a perfect blend of 79.5 acres with a mix of woods, pasture, and tillable ground. Situated atop a beautiful hill, the farm provides stunning, rolling views of the Washington County countryside. The land is a true escape, featuring a beautiful, stocked pond perfect for fishing and peaceful reflection. The classic 3-bedroom, 1-bathroom home is exceptionally clean and pristine, boasting beautiful, original hardwood floors that tell a story of their own. The full basement includes a convenient garage, and a detached outbuilding provides ample space for your tractors, toys, and equipment, plus an extra side bay ideal for a camper or boat. Adding to the rich history is a magnificent, historic Heritage Barn built in the 1800s with traditional pegs.



307 N Armstrong St CROTHERSVILLE, IN

1 BED .5 BATH 888 SQFT

Your Next Project Awaits! Imagine the possibilities. With ample living space, this sale offers a blank canvas for your creative touches. Seize this exceptional opportunity to revitalize and personalize its tremendous potential. Currently zoned Commercial- we're listing this as residential due to the potential that is here for you. Easily add a shower to the bathroom and frame up a bedroom and it's ready for your finishing touches! Affordable Homeownership Opportunity right in the heart of Crothersville.



161 S Fifth St AUSTIN, IN

3 BED 2 BATH 1350 SQFT

Welcome to 161 S 5th Street in Austin-a thoughtfully designed 3 bedroom, 2 bathroom home offering a unique layout and a long list of desirable features. The spacious primary suite includes a large walk-in closet, creating an ideal retreat with ample storage. The kitchen is a standout, featuring granite countertops, a center island with a breakfast bar, and a stove with an induction hood suspended from the ceiling for a modern, upscale touch. Additional kitchen highlights include a generous walk-in pantry and a designated dining room area for easy mealtime seating. A dedicated coffee bar area with cabinetry and matching granite countertops adds convenience and style. This home is total electric and equipped with an on-demand water heater for efficiency and comfort. Exterior features include an attached garage, along with both front and back porches perfect for relaxing outdoors.



633 W Cherry St SCOTTSBURG, IN

3 BED 2 BATH 1464 SQFT

Welcome HOME to 633 W Cherry St in beautiful Scottsburg, Indiana! This NEW CONSTRUCTION home features 3 bedrooms, and 2 bathrooms! The kitchen is a dream with beautiful cabinetry and granite countertops! Pantry! Master suite with large double sink vanity, walk in shower, and walk-in closet! Covered front porch with stamped concrete! Back patio. Slab Foundation! Total Electric Home!



746 Goodin Dr AUSTIN, IN

3 BED 2 BATH 1343 SQFT

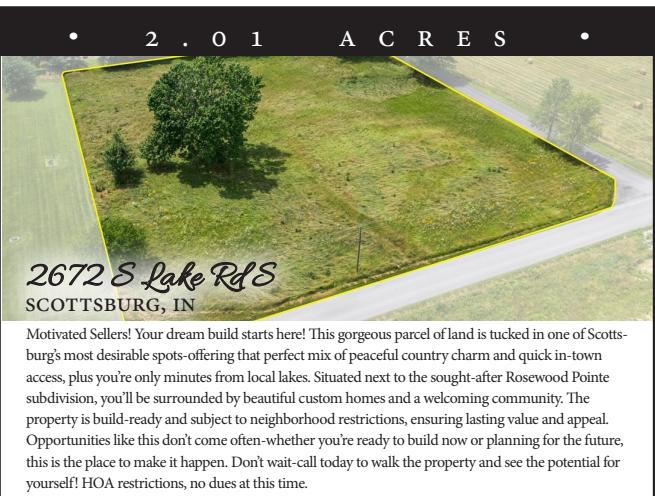
Step into fresh, modern living with this brand-new, TOP QUALITY CONSTRUCTION build! This beautiful 3 bedroom, 2 bathroom home offers 1,343 sq. ft. of thoughtfully designed living space with an open floor plan, laminate flooring throughout (no carpet!), and a convenient slab foundation. Enjoy the functionality of a spacious laundry room and pantry, plus an attached garage for easy access. Situated on a generous .259 acre city lot at the end of a dead-end street, this home perfectly blends comfort, quality, and privacy-ready for its first owners!



520 S Shady Ln AUSTIN, IN

3 BED 2.5 BATH 1436 SQFT

Completely Reimagined & Beautifully Updated! Welcome to 520 S Shady Ln, where modern design meets peaceful country charm! This 3-bedroom, 3-bathroom home has been taken down to the studs and rebuilt with a fresh, updated layout-offering the look and feel of new construction! Step inside to discover high-end finishes throughout, a spacious master suite, and two bedrooms with their own attached baths-perfect for family or guests. The inviting formal dining room is ideal for gatherings, while the laundry room, attached garage, and covered front and back porches add everyday convenience and comfort. Situated at the end of a quiet dead-end street, this home offers a peaceful country feel while still being close to town. A storage shed provides extra space for tools and toys. This stunning remodel is the one you've been waiting for-turnkey, tasteful, and truly move-in ready!



2672 S Lake Rd S SCOTTSBURG, IN

Motivated Sellers! Your dream build starts here! This gorgeous parcel of land is tucked in one of Scottsburg's most desirable spots-offering that perfect mix of peaceful country charm and quick in-town access, plus you're only minutes from local lakes. Situated next to the sought-after Rosewood Pointe subdivision, you'll be surrounded by beautiful custom homes and a welcoming community. The property is build-ready and subject to neighborhood restrictions, ensuring lasting value and appeal. Opportunities like this don't come often-whether you're ready to build now or planning for the future, this is the place to make it happen. Don't wait-call today to walk the property and see the potential for yourself! HOA restrictions, no dues at this time.



6264 S County Rd 1025 CROTHERSVILLE, IN

PENDING PENDING PENDING PENDING



7257 N Sunnyside Rd DEPUTY, IN

PENDING PENDING PENDING PENDING



KOVENER & ASSOCIATES
Real Estate

812.565.9048 • callcaseyfirst.com

Meet the  **KOVENER & ASSOCIATES** *Team*
Real Estate



Casey Kovener-Elkins
812-820-1526
caseybeth77@gmail.com



Tamara Barger
812-820-1645
tamarab1645@gmail.com



Emily Terry
812-216-9932
eterry145@gmail.com



Haley Hawn
812-521-1234
hhawn143@gmail.com



Beth Dean
812-267-9089
southindianahomes@gmail.com



Tonya Jones
812-528-3110
tonyaj3110@gmail.com



Eddie Cozart
812-595-1402
eddiec1402@gmail.com



Tasha Lanning
812-521-1072
tlanning1987@gmail.com



Kayla Wright
812-599-3594

2026 COLORS OF THE YEAR



As design continues to evolve alongside changing lifestyles and values, the Colors of the Year for 2026 reveal a collective shift toward warmth, intention, and emotional grounding. Rather than chasing fleeting trends, leading color authorities and paint brands are embracing hues that feel steady, restorative, and enduring. Each company's selection reflects a slightly different perspective, yet together they form a cohesive story — one rooted in comfort, nature, and quiet sophistication.

Pantone — Cloud Dancer



Pantone's 2026 Color of the Year, Cloud Dancer, establishes the emotional foundation for the year ahead. This soft, luminous off-white is neither stark nor sterile; instead, it carries a subtle warmth that feels calming and expansive. Cloud Dancer responds to a growing desire for simplicity and clarity, offering visual relief in a world saturated with color, content, and constant motion.

More than just a neutral, Cloud Dancer acts as a canvas for texture, light, and layered materials. It allows architectural details, natural finishes, and thoughtful design choices to stand out without competition. In both interiors and branding, the color reflects restraint and refinement — an intentional move toward spaces that feel breathable, calm, and quietly confident.

Benjamin Moore — Silhouette

Benjamin Moore's Silhouette brings depth and gravitas to the 2026 palette with a rich espresso brown that feels both luxurious and grounded. This shade marks a

return to darker tones that envelop rather than energize, creating spaces that feel intimate, protective, and rooted.

Silhouette speaks to permanence and craftsmanship. It evokes the richness of aged wood, leather-bound books, and timeworn materials — elements that suggest longevity rather than trend. When used on walls, cabinetry, or furniture, this color creates a cocooning effect, ideal for living rooms, dining spaces, and studies where warmth and depth are desired.

Sherwin-Williams — Universal Khaki

With Universal Khaki, Sherwin-Williams highlights the enduring appeal of warm, adaptable neutrals. This earthy tone sits comfortably between beige and green, offering a grounded alternative to cooler grays that dominated previous years.

Universal Khaki's strength lies in its versatility. It pairs effortlessly with both light and dark palettes, complementing wood

tones, creamy whites, and bold accents alike. The color reflects a broader movement toward flexibility in design — shades that adapt to changing décor, lighting, and personal style while remaining timeless and approachable.

Behr — Hidden Gem

Behr's Hidden Gem introduces a moment of expressive calm within the 2026 palette. This smoky jade tone blends blue and green in a way that feels tranquil yet distinctive, inspired by natural minerals and reflective water surfaces.

Hidden Gem offers personality without excess. It brings a subtle sense of color that feels restorative rather than stimulating, making it ideal for spaces meant to encourage relaxation and creativity. Whether used as a feature wall, cabinetry color, or accent shade, it adds depth



SW 6150
Universal
Khaki

and interest while remaining firmly rooted in nature.

Valspar — Warm Eucalyptus

Valspar's Warm Eucalyptus continues the year's strong connection to nature with a muted green that feels organic and balanced. Softer than traditional greens, this shade evokes foliage, fresh air, and quiet outdoor moments.

Warm Eucalyptus is particularly effective in spaces designed for rest and wellness. It creates a calming atmosphere without feeling cold, pairing beautifully with warm neutrals and natural textures. Beyond interiors, the color translates



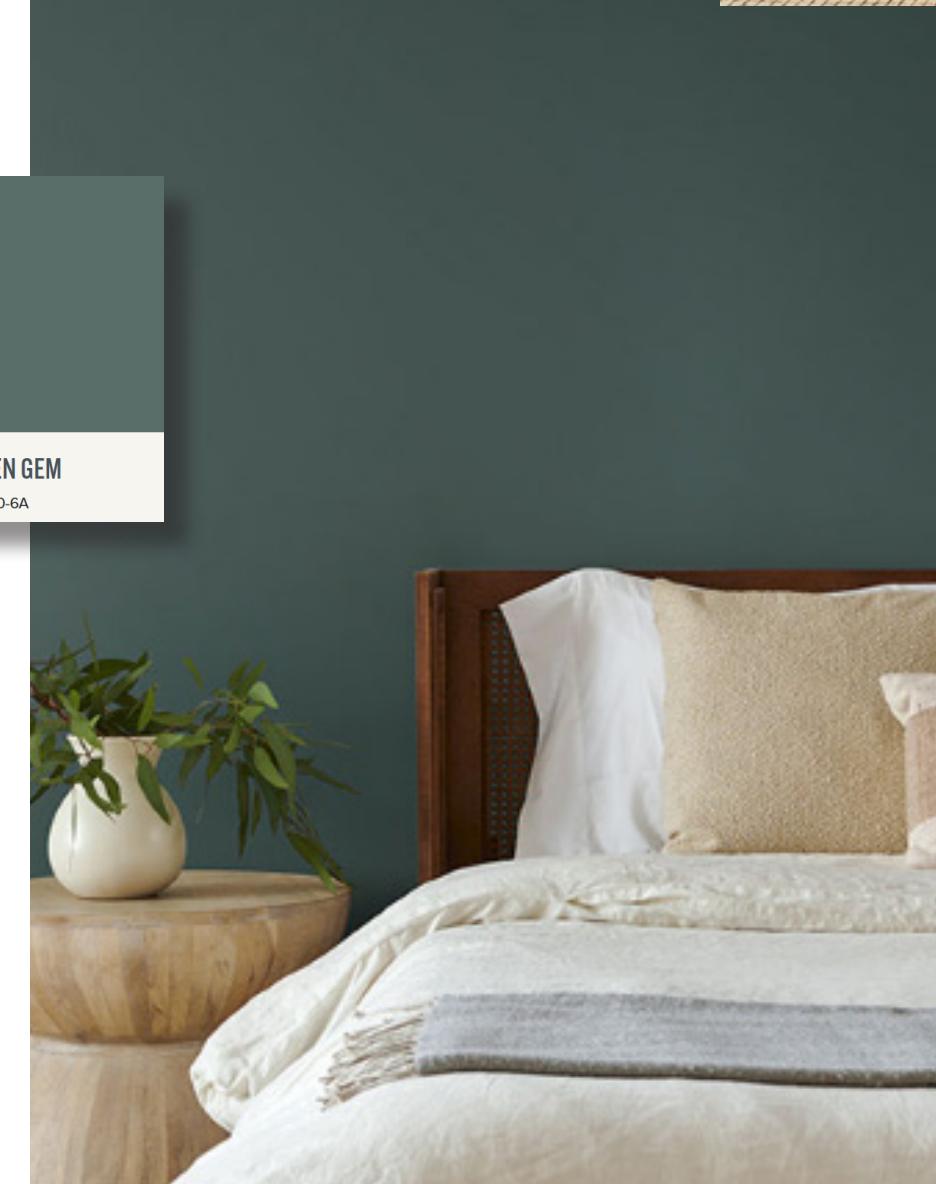
Warm Eucalyptus
8004-28F

seamlessly into branding and editorial design, where it conveys sustainability, mindfulness, and understated elegance.

Glidden — Warm Mahogany

Glidden's Warm Mahogany embraces richness and comfort, offering a red-brown hue that feels inviting and familiar. This color taps into a sense of nostalgia while still feeling relevant, reflecting a desire for spaces that feel emotionally grounding and secure.

Warm Mahogany works well in rooms where intimacy is key — dining areas, libraries, and cozy living spaces. It brings warmth and character, especially when paired with soft lighting and natural materials, reinforcing 2026's emphasis on comfort-driven design.



HIDDEN GEM
N430-6A



Warm Mahogany
PPG1060-7



Dunn-Edwards — **Midnight Garden**

Dunn-Edwards' Midnight Garden adds depth and drama to the 2026 color story through a deep, moody green rooted firmly in nature. This shade feels lush and contemplative, drawing inspiration from shaded landscapes and dense foliage.

Midnight Garden offers a sophisticated way to introduce bold color without overwhelming a space. Used strategically, it creates visual richness and contrast, making it ideal for feature walls, cabinetry, or accent spaces where elegance and mood are desired.

Dutch Boy — **Melodious Ivory**

Dutch Boy's Melodious Ivory reinforces the year's move toward warmer, more inviting neutrals. This creamy off-white provides softness and light without the starkness of pure white, making spaces feel comfortable and approachable.

Melodious Ivory serves as a versatile backdrop that enhances natural light while supporting layered textures and finishes. It reflects a shift toward livable neutrals — colors that feel



Wood & Finish Trends — **Walnut and Coffee Bean**

Beyond paint, 2026's color story extends into wood tones and finishes. Shades like walnut, coffee bean, and warm stains blur the line between color and material, reinforcing authenticity and craftsmanship.

These tones bring warmth and texture into modern spaces, grounding sleek designs with natural elements. Their growing popularity underscores a broader appreciation for materials that age beautifully and feel inherently timeless.



2026 Color Palette at a Glance

Pantone — *Cloud Dancer*

Soft, luminous off-white |
Calm, clarity, versatility

Benjamin Moore — *Silhouette*

Deep espresso brown |
Grounded, elegant, enduring

Sherwin-Williams — *Universal Khaki*

Warm earthy neutral |
Flexible, timeless, balanced

Behr — *Hidden Gem*

Smoky jade blue-green |
Restorative, expressive

Valspar — *Warm Eucalyptus*

Muted organic green |
Calming, natural, soothing

Glidden — *Warm Mahogany*

Rich red-brown |
Cozy, intimate, warm

Dunn-Edwards — *Midnight Garden*

Deep forest green |
Dramatic, refined

Dutch Boy — *Melodious Ivory*

Creamy warm off-white |
Inviting, soft

Graham & Brown — *Divine Damson*

Deep plum | Sophisticated,
bold

Wood Tones — *Walnut & Coffee Bean*

Natural stains |
Authentic, timeless





Dutch Discount

MARKET
DELI · PRODUCE · BULK FOODS

Prepare for the warm weather by coming to check out our selection of Poly Outdoor Lawn Furniture!

We also have...

- Fresh Local Produce! Deli Meats!
- LARGE Selection of Cheeses!
- Weekly Specials
- Name Brand Groceries & More at Discount Prices!

3498 W. SR 56 · Hanover, IN · 812-806-1234

(Just west of the Clifty Dr./SR 56 intersection)

Open 8 a.m. to 5:30 p.m. Monday – Friday · Sunday 8 a.m. to 5 p.m. · Closed Sunday



Guiding You Home

Tom Paris (Southern IN Region)

Beacon Credit Union is here to help you take the next step toward owning or improving your home.*

- Tailored home loans with flexible HELOCs, fixed HELOANs, and a first-time homebuyer program
- Stress-free applications online, on mobile, or in-person
- Protection options like Mortgage Life and Disability Insurance for peace of mind

Mortgage Loan Originator

(812) 896-3578

tparis@beaconcu.org

beaconcu.org/mortgages/



Beacon NMLS: 568838 · Tom Paris NMLS: 690793

*Certain restrictions apply on closing costs and is subject to collateral review and credit approval. Programs, rates, terms and conditions are subject to change without notice. Maximum rate is disclosed in loan documents when account is opened and is not to exceed 21%. Minimum monthly payment will equal the amount of the accrued finance charges on the last day of the billing cycle. Period daily rate calculated based on simple interest. No transaction fee for cash advance. No grace period for cash advances. Maximum credit limit \$150,000. Consult your tax advisor for tax-deductibility. Credit application required.



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

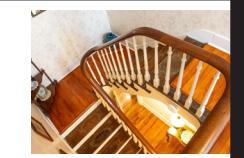
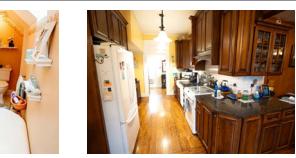
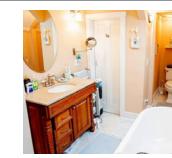
Pieratt & Belding Real Estate
Pieratt Robbins Mobility
812-525-1071 · 2470 N State Highway 7



Featured Home

25 W Chestnut ST., North Vernon, IN

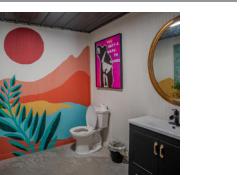
\$249,000



2-3 BDR/2 Bath. Move in ready. Owner replaced windows and added insulation custom Amish cabinets in kitchen.

1530 W Locust ST., North Vernon, IN

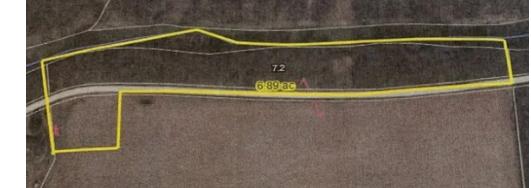
\$414,900



Commercial-3200 sq ft Ready To move in or to redesign. 1 bath/ Separate office/garage

3180 E County Road 425 N, North Vernon, IN

\$653,600
1/76 AC~



AC~ now \$653,600. Smaller pieces available at \$10,000 per AC. Septic has been evaluated water options next if no well.

76 Ac~ available. Please note owner willing to split into smaller pieces. 76

123 S Jennings ST., North Vernon, IN

\$259,500



2Bdr/2Bath Victorian. New flooring in kitchen and family room. All on one level. Outside of home recently painted. 3 car Detached garage.

756 Tudor PL., North Vernon, IN

\$97,000



2 bdr/2 bath. 1,056 sq ft. Located on 2 lots and 2 outside storage buildings. MOTIVATED SELLER!

Gloria Robbins, Managing Broker
2470 North State Hwy 7, North Vernon, IN 47265
Office: (812) 525-1071 · Fax: (812) 359-7002 · gloria5524@aol.com



Want to be viewed as *THE* expert in your profession?

Advertise the smart way - consider writing an article for the Crossroads magazine!

Establish trust in you and your business from the community by writing about your topic of expertise. Don't miss out on this amazing opportunity unlike any other!

Contact us to learn more!

Krista Estep

kristaestep.amospublishing@gmail.com
(812) 530-1380



Amos Publishing
MEDIA

Financial & Legal Services

Paris, Tom - Beacon Credit Union.....(812) 896-3578
tparis@beaconcu.org

Ruoff Mortgage.....(812) 274-9344
201 E. Main St, Madison, IN
ruoff.com/lending-centers/madison

Home Builders, Developers & Remodels

Pine Lane, LLC.....(812) 818-6772
pinelanllc.com

Winsupply - Madison.....(812) 273-3705
3028 Michigan Rd, Madison, IN

Home Services

ARAB - Salem.....(812) 883-3493
217 Tarr Ave, Salem, IN

Gutter Solutions.....(812) 883-8799

Steinhardt Heating & Air Conditioning.....(812) 883-8799

Yoder Seamless Gutters.....(812) 844-3441

Lifestyle / Decor

Dutch Discount Market.....(812) 806-1234
3498 W. SR 56, Hanover, IN

Homestead Consultants.....(812) 896-7809
indianahomesteadconsultant.com

Real Estate Companies / Agents

Day Company Realtors, The.....(812) 883-5112
info@daycompanyrealtors.com
1000 W. Mulberry St, Salem, IN
daycompanyrealtors.com

Estep, Sharon -
Your Real Estate Matchmaker.....(812) 593-9332
sharonestep@schulerbauer.com
sharonestep.schulerbauer.com

Kovener & Associates Real Estate.....(812) 565-9048
69 N. Main St, Scottsburg, IN
callcaseyfirst.com

Robbins, Gloria.-
Pieratt & Belding Real Estate.....(812) 525-1071

**Steinhardt**
Heating & Air Conditioning
800-648-3027 | www.SteinhardtComfort.com



Commercial



Residential



Heating



Air Conditioning



Electrical



Refrigeration



Boilers



Chillers



Indoor Air Quality



Duct Cleaning



Ice Machine



Fireplaces Indoor/Outdoor



Grills



Call Today (800) 648-3027

24/7 Emergency Services

Visit us on Social Media!

We are looking for businesses in these catagoires

Home Builders, Developers & Remodels

♦ Home Services

Lifestyle / Decor

♦ Mortgage, Lending & Title Services

Moving, Storage & Cleaning

♦ Outdoor & Landscaping

Real Estate Companies / Agents

♦ Utilities & Essentials

to be in our directory!

Contact us for more details.

Andrea Ratts - (812) 620-7505
aratts@scottcountyherald.com

Krista Estep - (812) 530-1380
kristaestep.amospublishing@gmail.com

D
I
R
E
C
T
O
R
Y

LOOKING FOR A FRESH START IN 2025?

WE CAN HELP YOU REMODEL

KITCHEN AND BATHS

KITCHEN AND BATH REMODELING AND INSTALLATION

CABINETS

PLUMBING

HVAC

ELECTRICAL SUPPLIES

TOOLS

LIGHTING

WATER HEATERS

3028 Michigan Rd., Madison, IN 47250
(812) 273-3705



PLUMBING • CABINETS • HVAC • ELECTRICAL



Planning a remodel or build and not sure where to start?

Bring your home improvement dreams to life with Ryan's exceptional expertise! With over 20 years of experience in building, construction planning, and project budgeting, Ryan is the perfect partner for your home design projects.

- **3-D Renderings:** stunning visuals to bring your vision to life
- **Basic Layouts:** for cost estimating, permitting or historic board reviews
- **Technical Drawings:** for your contractor to use for constructing your project

Why wait? Contact Ryan today and let's get started!



Ryan Rodgers, Draftsman | Owner
812-818-6772 | www.pinelanellc.com



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.**



201 E Main Street, Madison, IN 47250

812.274.9344

ruoff.com/lending-centers/madison





Kyla Henry
VP, Branch Manager
NMLS: 809195
OH: MLO-OH.809195
KY: MCT01038 | FL: LO119680
812.584.3348
kyla.henry@ruoff.com



Tyler Allen
Senior Loan Officer
NMLS: 834812
KY: MCT19429
812.599.4313
tyler.allen@ruoff.com

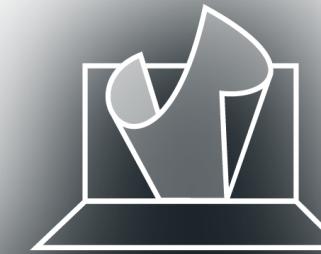


Kendall Withered
Senior Loan Officer
NMLS: 1121548
812.493.9694
kendall.withered@ruoff.com



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>. This is not an offer for extension of credit or a commitment to lend. All loans must satisfy company underwriting guidelines. Information and interest rate are subject to change at any time and without notice. Equal Housing Lender. NMLS#141868. 10022023

Create a **snowball effect**
for your business when you advertise with



Amos Publishing
MEDIA

- The Crossroads of Southern Indiana Real Estate
- The Scott County Herald
- The Washington County Herald
- The Clark County Herald
- The Outlook
- Print services
 - business cards
 - post cards
 - signs
 - flyers
 - ncr forms
 - office forms
 - envelopes
 - just to name a few...
- And many more options...



Contact **Andrea Ratts** for further details or to promote your business:

aratts@scottcountyherald.com

812-620-7505



Mark Day
MGR. BROKER
812-620-1034



Sherri Purkhiser
BROKER/OFFICE MGR.
812-620-0996



Tom Day
BROKER
812-620-1188



Lori J. Gilstrap
BROKER
812-620-0392



Cindy Winslow
BROKER
812-620-2605



Sandra White
BROKER
812-620-5484



Lana Hamilton
BROKER
812-620-2165

The Day Company Realtors
1000 W. MULBERRY ST., SALEM, IN

812-883-5112

INFO@DAYCOMPANYREALTORS.COM
DAYCOMPANYREALTORS.COM

