

FREE FREE FREE FREE FREE FREE FREE FREE

THE Crossroads

OF SOUTHERN INDIANA REAL ESTATE

- FEATURED ON PAGE 7 -
from Pieratt and Belding Real Estate

VOL. 2 ISSUE 4
FEBRUARY 2026

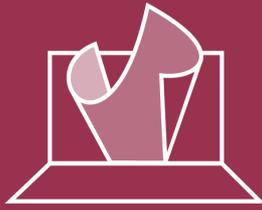
*Love is in
the Air*

with this home.



Ready for a

*Happy
Valentine's Day!*



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: © 2026 Gloria Robbins

HOMESTEAD

Real Estate

BUY • SELL • INVEST

Homestead

CONSULTANTS



812-896-7809

IndianaHomesteadConsultant.com

TY@IndianaHomesteadConsultant.com



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



Homesteading 101

Infrastructure First - The 3 Pillars of a Productive Property

In my work as a homestead consultant, I often see the same mistake made by eager beginners: **buying the animals before building the infrastructure.**

It is an understandable impulse. You want the “Real Life” experience immediately. You want to see the goats grazing and collect fresh eggs on day one. However, a homestead is more than just a home with a few pets; it is a complex, interactive ecosystem. Without a solid foundation, a dream homestead can quickly transform into a cycle of emergency repairs, escaped livestock, and wasted resources.

If you are looking to build a sustainable and manageable property, you must prioritize the “unsexy” assets first. High-quality infrastructure is the difference between a hobby that drains your bank account and a functional homestead that provides for your family.

Here are the three pillars every homesteader needs to establish before the first animal steps off the trailer.

1. Water Security: The Lifeblood of the Land

On a standard residential property, water is something you pay for monthly and rarely think about. On a homestead, water is a strategic necessity. You are no longer just hydrating a family; you are supporting livestock, irrigating gardens, and maintaining greenhouses.

A high-value infrastructure plan starts with **redundancy and accessibility.** Relying solely on a single garden hose is a recipe for burnout.

Automatic Waterers: These are essential for long-term sustainability. They ensure animals stay hydrated without you having to haul heavy buckets twice a day, especially during the peak of summer or the depths of winter.

Strategic Catchment: Utilizing the rooflines of your house and barns for rain catchment can provide thousands of gallons of “gray water.” This is ideal for gravity-feeding garden beds and reduces the strain on your primary well or municipal line.

The Pro Tip: Always over-engineer your water delivery. Running underground lines to each pasture now is significantly cheaper and easier than digging them up once the frost hits or the animals are already in place.

2. Perimeter and Internal Fencing: The Security System

Fencing is often the most significant upfront investment you will face, which is why many people try to cut corners with temporary electric tape or light-duty posts. In the homesteading world, your fence is

your primary security system. It keeps your investment (animals) in and predators out.

For a property to be functional and stress-free, I advocate for **permanent, high-tensile fencing.**

Perimeter Fencing: This is your “hard border.” It should be strong enough to withstand a panicked animal and secure enough to deter local predators. Woven wire or “no-climb” fencing is the gold standard here.

Internal Paddocks: Using “cross-fencing” allows for rotational grazing. This is the secret to healthy land; by moving animals between smaller paddocks, you allow the grass to recover, which naturally reduces parasite loads and feed costs.

The Pro Tip: Fence for the animal you might get, not just the one you have. A fence built for goats will hold sheep, but a fence built for cows will rarely keep a goat from wandering into your neighbors garden.

3. Multi-Functional Outbuildings: Protection and Preservation

A simple shed might store a lawnmower, but a true homestead requires outbuildings that serve multiple purposes: shelter, storage, and processing.

Infrastructure must be built for durability and climate control.

Predator-Proof Housing: Coops and barns must be built with “hardware cloth” and secure latches. Loss of livestock to predators is one of the leading causes of “homestead burnout.” Your structures should be a fortress at night.

The “Canning” or Root Cellar: Every homestead needs a place to store the harvest. Whether it’s a dedicated cellar or a climate-controlled room in a barn, having a space that stays cool and dry allows you to preserve the “Real Life” products of your land long after the growing season ends.

Workspace: A dry, covered area to shear wool, trim hooves, or repair equipment is not a luxury—it is a requirement for maintaining the property.

The Bottom Line

A successful homestead is built from the ground up, starting with the systems that support life. When you focus on **Water, Fencing, and Multi-Functional Buildings,** you create a resilient property that is a joy to manage rather than a chore to maintain.

BY **Ty Terrell**

WITH HOMESTEAD CONSULTANTS

812-896-7809 | INDIANAHOMESTEADCONSULTANT.COM



NOW VIEW OUR PUBLICATIONS DIGITALLY



for FREE

JUST VISIT

[AMOSPUBLISHINGMEDIA.COM/E-PAPERS](https://www.amospublishingmedia.com/e-papers)

TO FIND THE CURRENT WEEK'S PAPER FOR SCOTT COUNTY HERALD, WASHINGTON COUNTY HERALD, AND CLARK COUNTY HERALD, AS WELL AS THE CURRENT MONTH'S ISSUE OF THE OUTLOOK AND THE CROSSROADS MAGAZINE. YOU CAN ALSO FIND PREVIOUS ISSUES UNDER THE ARCHIVE SECTION.



What Today's Homeb

As the housing market moves confidently into 2026, buyer priorities continue to evolve in response to changing lifestyles, rapid technological advancement, and a heightened awareness of sustainability and well-being. Today's buyers are not just purchasing a house — they are investing in a way of life. The features that once set a home apart have become expectations, while new trends are reshaping how value is defined in the modern market.

Sustainability Takes Center Stage

Energy efficiency has shifted from a bonus feature to a core requirement for many buyers. Homes equipped with energy-saving appliances, high-performance windows, enhanced insulation, solar panels, and smart thermostats are in high demand. Buyers are increasingly mindful of rising utility costs and long-term environmental impact, making sustainable design a powerful selling point. Eco-friendly building materials, water-saving fixtures, and energy certifications signal responsibility, cost savings, and future-focused living — all of which resonate strongly with today's market.

Smart Homes, Smarter Living

Technology continues to redefine expectations of comfort and convenience. Smart home features are no longer considered luxury add-ons; they are becoming standard considerations during showings. Buyers frequently ask about integrated security systems, video doorbells, smart locks, voice-activated lighting, and connected kitchen appliances. Seamless connectivity, app-based controls, and automation offer not only ease of use, but peace of mind. Homes that embrace intuitive technology appeal to buyers seeking efficiency, safety, and a home that adapts effortlessly to



buyers Want in 2026

their routines.

Spaces That Adapt to Modern Life

As hybrid and remote work arrangements remain common, flexibility within the home is more important than ever. Buyers favor layouts that allow rooms to serve multiple purposes — a guest bedroom that doubles as a home office, a loft transformed into a creative studio, or a finished basement suited for both work and recreation. Open floor plans paired with adaptable spaces give homeowners the freedom to evolve their living arrangements as needs change, making versatility a key driver of long-term value.

The Rise of Outdoor Living

Outdoor areas are no longer secondary features; they are now viewed as true extensions of the home. Buyers are drawn to thoughtfully designed patios, decks, covered porches, fire pits, and landscaped yards that encourage both relaxation and entertaining. Functional outdoor spaces offer opportunities to host gatherings, unwind after a long day, or even work remotely in fresh air. Homes that blur the line between indoor and outdoor living are especially appealing to buyers seeking balance and connection to nature.

Wellness-Focused Design

Health and wellness considerations are playing an increasingly influential role in buying decisions. Natural light, improved air quality, and thoughtful layouts contribute to a healthier living environment. Buyers are showing interest in features such as high-quality air filtration systems, non-toxic materials, quiet spaces for mindfulness, and spa-inspired

bathrooms. Dedicated fitness rooms, saunas, soaking tubs, and calming design elements create a sense of retreat within the home, reflecting a broader shift toward intentional, wellness-driven living.

Low-Maintenance Appeal

While style and aesthetics remain important, today's buyers place significant value on low-maintenance living. Durable materials such as quartz or solid-surface countertops, composite decking, luxury vinyl flooring, and low-maintenance landscaping reduce the time and expense required for upkeep. Busy homeowners want homes that look beautiful year-round without demanding constant attention, allowing them to focus more on enjoying their space and less on maintaining it.

Lifestyle-Driven Locations

Location has always mattered, but buyer priorities are increasingly shaped by lifestyle rather than proximity alone. Walkable neighborhoods, nearby parks and green spaces, and easy access to dining, shopping, and cultural attractions are highly desirable. Buyers are seeking communities that offer both convenience and connection — places where they can enjoy amenities, engage with neighbors, and feel a strong sense of belonging without

sacrificing comfort or privacy.

Peace of Mind Through Protection

Beyond features and finishes, buyers are also looking for reassurance. Many are asking about home warranties as a way to protect their investment and minimize unexpected expenses. Highlighting available warranty options can offer added confidence, particularly for first-time buyers or those purchasing older homes. Peace of mind has become an important component of overall value in today's market.

As 2026 unfolds, the most desirable homes will be those that reflect how people truly live — thoughtfully designed, technologically connected, environmentally responsible, and aligned with wellness and lifestyle needs. Understanding these evolving priorities allows sellers and industry professionals to position properties more effectively and meet buyers where their expectations now stand.

An advertisement for Yoder Seamless Gutters. The background shows a blue sky with green grass in the foreground. A black gutter is shown running along the edge of a roof. The text 'YODER SEAMLESS GUTTERS' is prominently displayed in large, bold, black letters. Below this, it says 'New and Replacement Gutters' and 'LOTS OF COLOR OPTIONS'. At the bottom, there is a black banner with white text that reads 'Call John Today For A FREE QUOTE!' and the phone number '812-844-3441'.

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

MADISON
Winsupply[™]
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.



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

- **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!



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.**

 **Ruoff** MORTGAGE

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: MC701038 | FL: LO119680
812.584.3348
kyla.henry@ruoff.com



Tyler Allen
Senior Loan Officer
NMLS: 834812
KY: MC719429
812.599.4313
tyler.allen@ruoff.com



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

PB

Pieratt & Belding Real Estate

Pieratt Robbins Mobility

812-525-1071 · 2470 N State Highway 7

PB

\$247,000

25 W Chestnut ST., North Vernon, IN



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

\$414,900

1530 W Locust ST., North Vernon, IN



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

\$610,600

172 AC+~

3180 E County Road 425 N, North Vernon, IN



72 ac +~ available. Please note owner willing to split into smaller pieces. 72

AC+~ now \$610,600. Two smaller pieces available at \$10,000 per AC. Septic has been evaluated water options next if no well.

» » » **Featured Home** « « «

\$259,500

123 S Jennings ST., North Vernon, IN



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

\$95,900

756 Tudor Pl., North Vernon, IN



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?

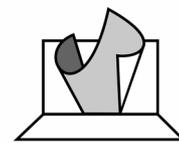
Advertise *the smart way* - consider writing an article for the Crossroads magazine! Establish trust in you and your business from the community by writing about your topic of expertise. Don't miss out on this amazing opportunity unlike any other!

Contact us to learn more!

Krista Estep

kristaestep.amospublishing@gmail.com

(812) 530-1380



Amos Publishing
M E D I A



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
pinelanellc.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.....(800) 648-3027

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

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



D
I
R
E
C
T
O
R
Y

We are looking for businesses in these categories

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

Don't let them move in



this season!



Nationally Known • Locally Owned

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

OUT WITH THE OLD

IN WITH THE NEW

SEAMLESS GUTTERING • GUTTER COVERS • LEAF GUARDS

GUTTER SOLUTIONS

David Garber 812-883-8799



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

*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.

Mortgage Loan Originator
(812) 896-3578
tparis@beaconcu.org

beaconcu.org/mortgages/

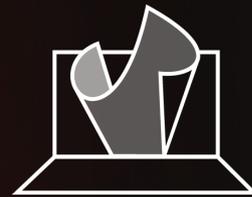


Beacon NMLSR: 568838 • Tom Paris NMLSR: 690793

AMERICAN SHARE INSURANCE ©BCU2025
Each account insured up to \$250,000. By members' choice, this institution is not federally insured.

Watch the *love* for your business *grow*

Support *your* local business by supporting *another* local business. Advertise local.



Amos Publishing
M E D I A

- 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

