

Discovering Central Indiana's vibrant regions: Brown County



From unmatched midcentury modern designs to charming log cabins, Brown County offers a diverse inventory of real estate. (Photo: Getty Images)

By: Shelley Specchio, MIBOR CEO

This mostly rural south-central Indiana area boasts gorgeous scenery and country homes

Home to the largest state park in Indiana, predominately rural Brown County evokes images of backroads winding through rolling hills; charming rustic homes, shops and art studios; and lushly wooded landscapes bursting with spectacularly colorful fall foliage. The lack of a major highway or interstate running through helps Brown County preserve its reputation as a quiet escape for those who live in larger cities nearby (Indianapolis is just 45 miles to the north; Bloomington about 20 miles to the west). Heading east on S.R. 46, the scenery slowly transitions into the cosmopolitan arts and architecture of Columbus and Bartholomew County, an intriguing contrast to neighboring Brown County's plentiful log cabins and vacation homes.

As the CEO of MIBOR REALTOR® Association, I serve more than 8,000 real estate professionals in Central Indiana, and I want to help you understand the value they bring in helping you find your place in this exciting region, including Nashville, Cordry, Sweetwater Lake and other Brown County communities, stretching to the east into Bartholomew County and Columbus. I recently had the opportunity to hear from Mark Bowman, Chair of MIBOR's Brown County Division, to find out just what makes this area such an appealing destination in which to live, work and play.

A heavily forested topography defined by steep hills, unspoiled terrain and pockets of lakes and ponds makes Brown County highly appealing to outdoor enthusiasts seeking diverse recreational opportunities including hiking paths, bike trails, ziplining, boating and fishing.

"Brown County State Park, Horseman's Camp, and Cordry and Sweetwater Lakes are just a few of the more notable landmarks in this area," Bowman says. "From an artistic perspective, Brown County is also home to the Maple Leaf Performing Arts Center, the Brown County Playhouse, Hoosier

Impressionist T.C. Steele's former home and studio, and a wide collection of art studios and galleries celebrating all kinds of different disciplines."

Nashville, the county seat, lives and breathes small-town charm lined with a walkable downtown populated by friendly down-home restaurants, antiques stores and gift shops selling country-style souvenirs, locally produced art and home décor. Just outside city limits, the new 325-acre Big Woods Hard Truth Hills attraction includes a distillery, restaurant, ATV tours and on-site trails to explore.

Housing-wise Brown County's inventory is heavy on country homes, log cabins and small vacation homes with wooded acreage.

"The log cabins and rustic construction utilize mainly large timber, rough-cut hardwoods and limestone native to the area," Bowman notes. "The biggest draw, of course, is the scenery of the natural south-central Indiana setting."

If you're considering a home in Brown County, it is important to have a MIBOR expert on your side who is familiar with the subtle nuances of this unique market.

"MIBOR members who are local to this area also have a better understanding of the seasonal challenges and obstacles that occasionally present themselves here, such as increased traffic during the prime fall foliage tourism season and road closures that may require detours through the winding country," Bowman adds. "Additionally, MIBOR members have access to the best Listing Service (the BLC® Listing Service) for this geographical area."

When where you live matters, there's no better investment than a REALTOR® who is, above all else, committed to you. I hope you'll visit MIBOR.com to find the perfect professional to facilitate your real estate goals.

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