

MIDWEST LAND GROUP PRESENTS

26.55 ACRES IN

BARTHOLOMEW COUNTY INDIANA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED BUILD SITE NEAR COLUMBUS, INDIANA

Discover the perfect retreat with this secluded and quiet property. The 26 +/- acres offers a build site with septic sites already tested, ideal for your dream home or weekend getaway. This property allows you to stay close to town while being surrounded by diverse wildlife habitat. Mature hardwoods surround the upland build site and serene pond, while early-successional cover fills the lowland. Wolf Creek flows through the property and provides beauty in every season.

This location is perfect for keeping commutes short while being able to greet nature by simply opening the door. Conveniently located just 5 minutes from the I-65 on-ramp in Columbus, 15 minutes from Little Nashville, and 48 minutes from Indianapolis International Airport (IND). The property provides ample road frontage as well as a private easement, ensuring ease of entry. Don't miss your opportunity to own this beautiful slice of Indiana countryside!



PROPERTY FEATURES

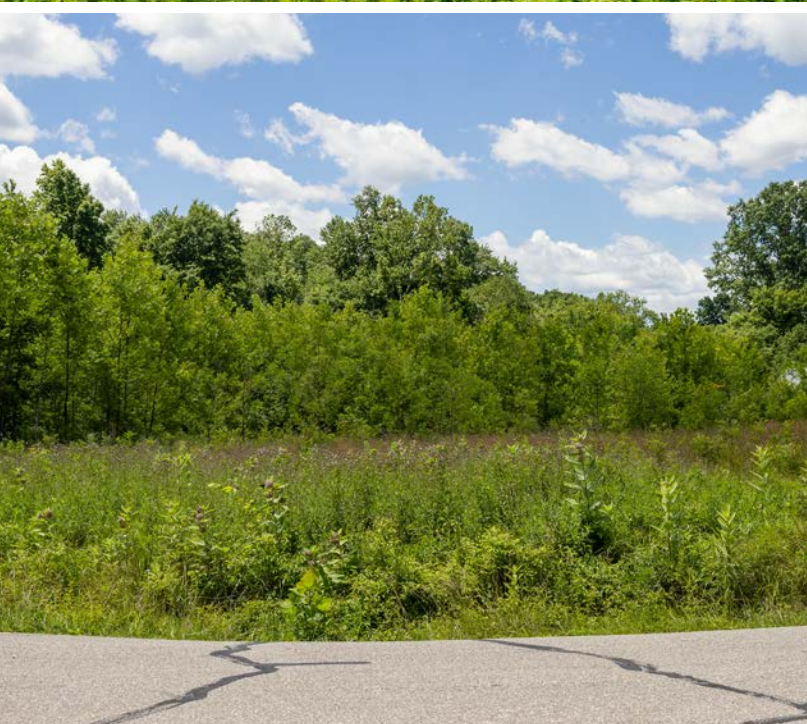
COUNTY: **BARTHOLOMEW** | STATE: **INDIANA** | ACRES: **26.55**

- Secluded, quiet build site
- Septic sites tested
- Fishing and hunting
- Diverse wildlife habitat
- Mature Indiana hardwoods
- Pond and creek on the property
- Easement access
- 5 minutes to the I-65 on-ramp in Columbus
- 15 minutes to Nashville, Indiana, and Brown County State Park
- 48 minutes to Indianapolis International Airport



SECLUDED, QUIET BUILD SITE

The 26 +/- acres offers a build site with septic sites already tested, ideal for your dream home or weekend getaway. This property allows you to stay close to town while being surrounded by diverse wildlife habitat.



MATURE INDIANA HARDWOODS

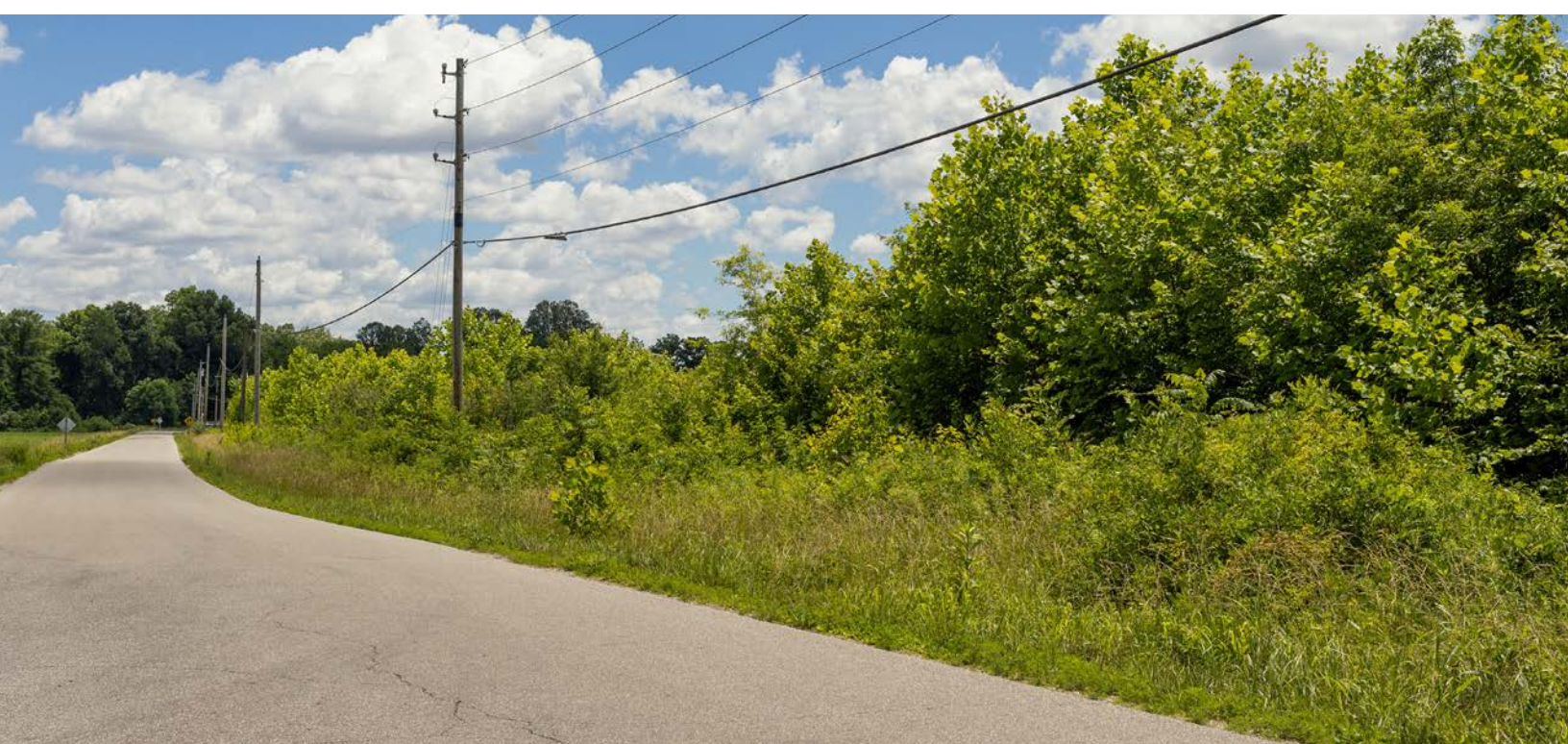


POND AND CREEK

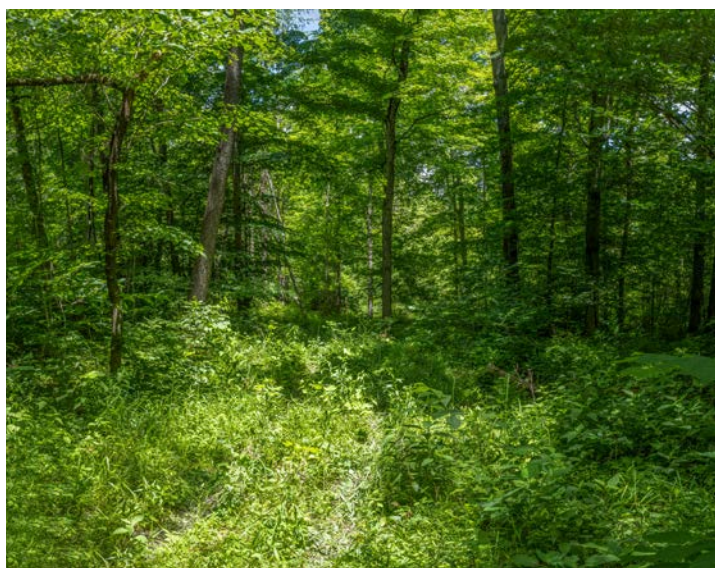
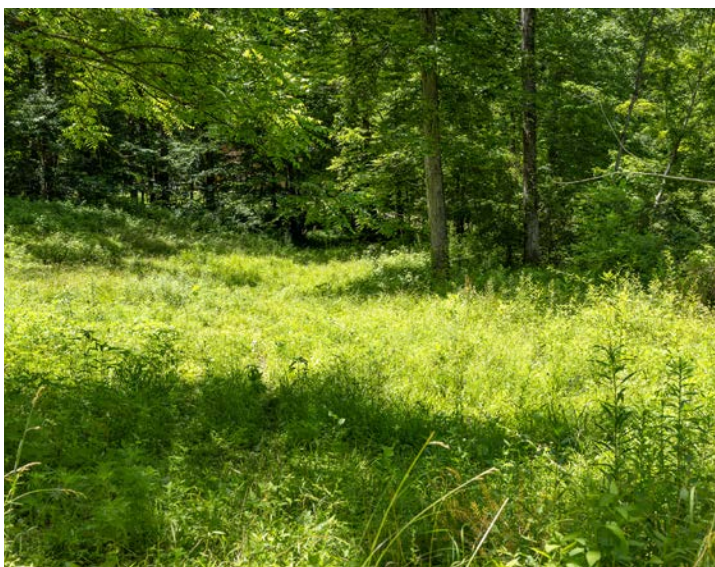
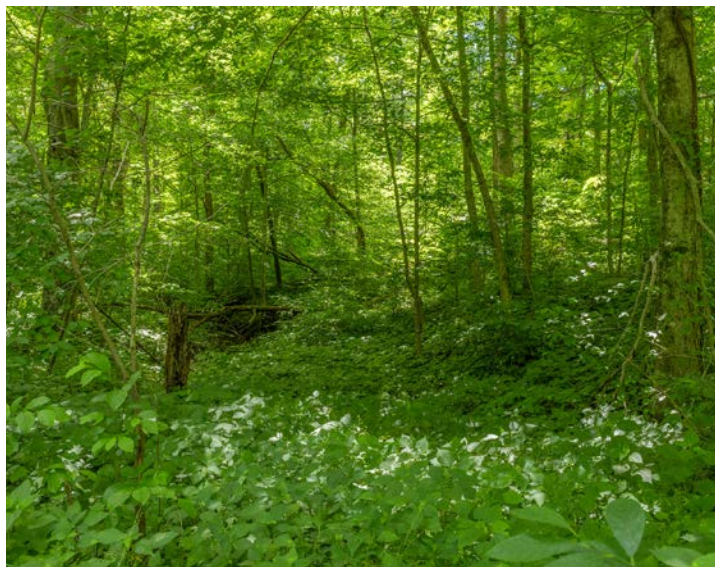


CONVENIENT ACCESS

Conveniently located just 5 minutes from the I-65 on-ramp in Columbus, 15 minutes from Little Nashville, and 48 minutes from Indianapolis International Airport (IND). The property provides ample road frontage as well as a private easement, ensuring ease of entry.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 39° 12' 15.15, -86° 1' 23.54

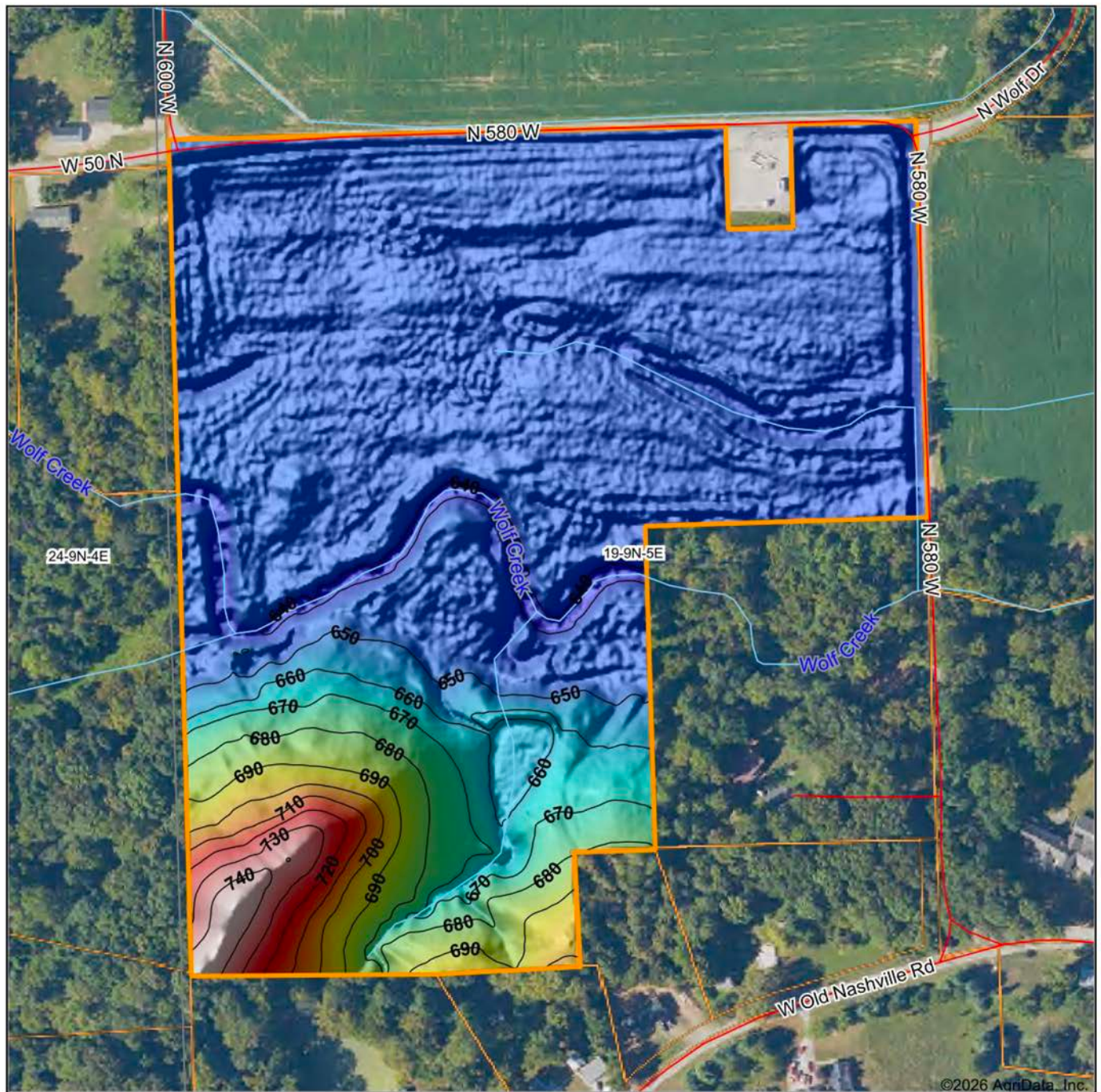
0ft 844ft 1688ft

19-9N-5E
Bartholomew County
Indiana



6/16/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 638.6

Max: 747.4

Range: 108.8

Average: 656.1

Standard Deviation: 21.29 ft

0ft 239ft 479ft

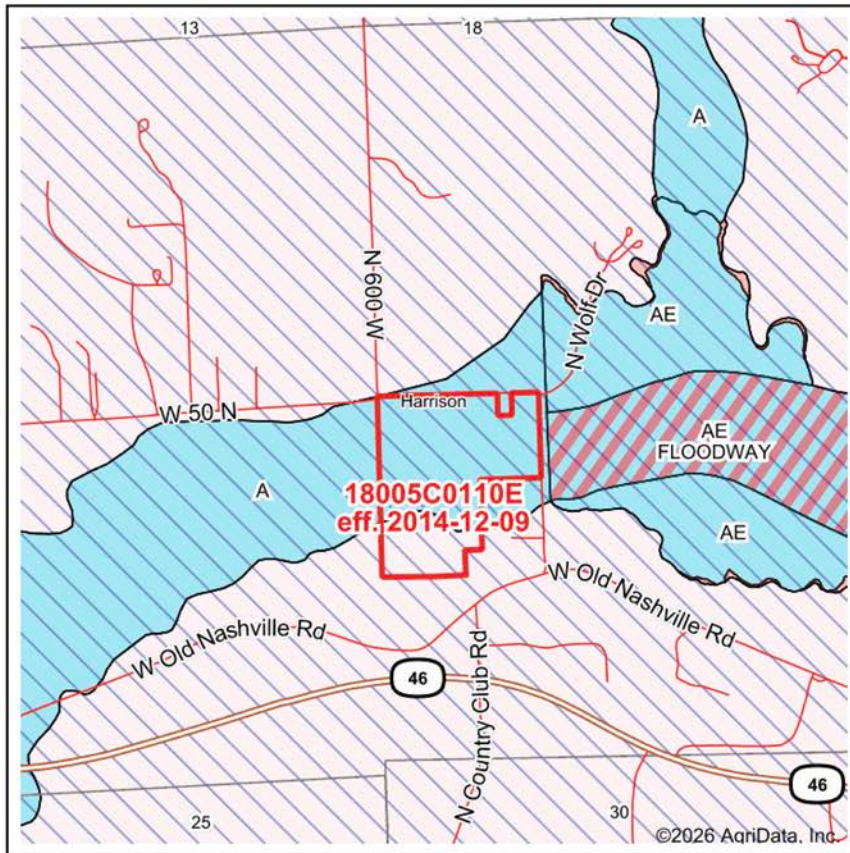


6/16/2026

19-9N-5E
Bartholomew County
Indiana

Boundary Center: 39° 12' 15.15, -86° 1' 23.54

FEMA MAP



Map Center: 39° 12' 19.03, -86° 1' 25.85
 State: IN Acres: 26.6
 County: Bartholomew Date: 6/19/2026
 Location: 19-9N-5E
 Township: Harrison



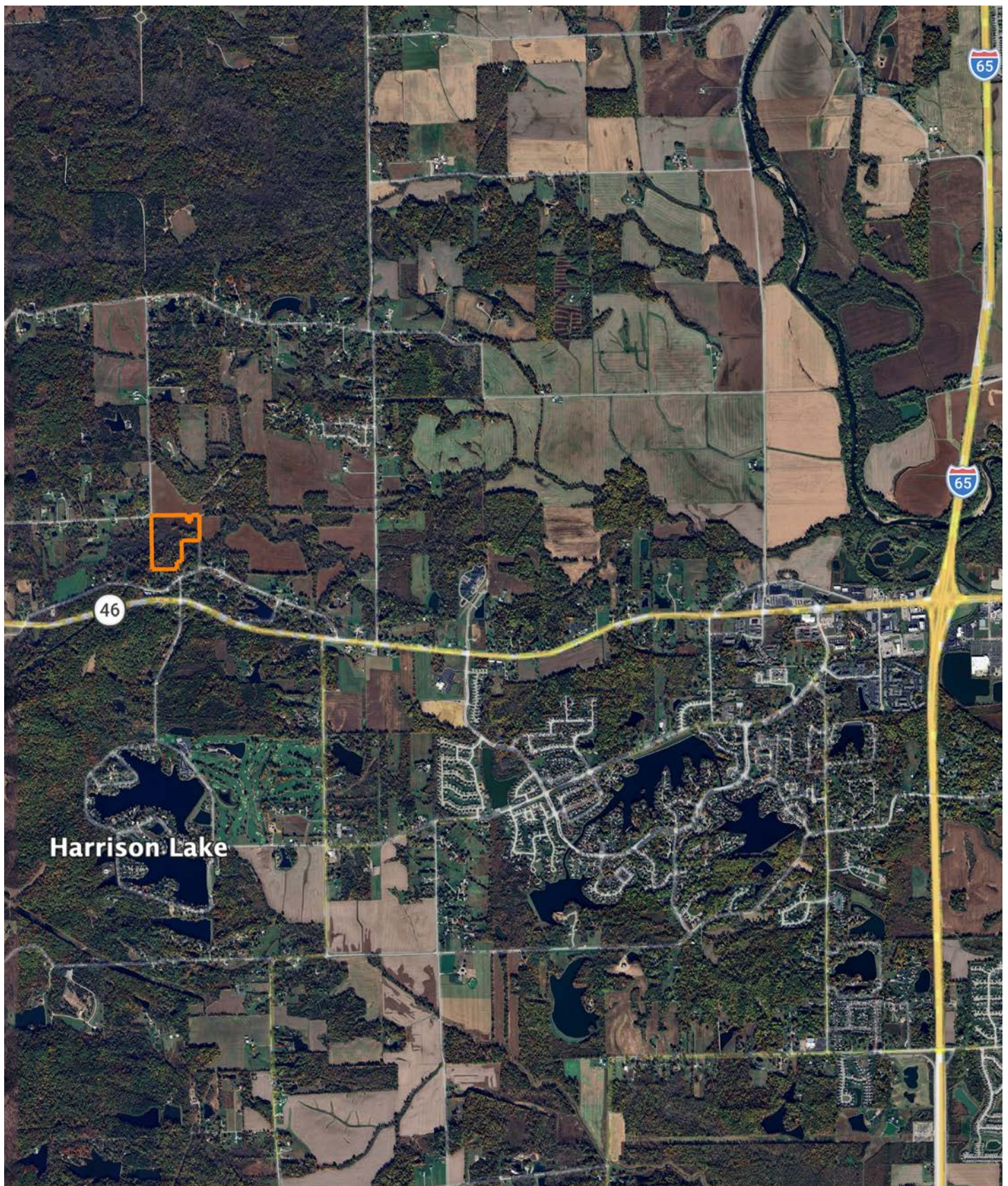
Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
BARTHOLOMEW COUNTY		180006	Bartholomew	Regular	26.60	100%
Total					26.60	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
A			100-year Floodplain		20.49	77.0%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		6.11	23.0%
Total					26.60	100%
Panel		Effective Date			Acres	Percent
18005C0110E		12/9/2014			26.60	100%
Total					26.60	100%

OVERVIEW MAP



AGENT CONTACT

Growing up in the rural community of Brazil, Indiana, Noah Short developed an appreciation for the outdoors and the value of land at an early age. From fishing reclaimed coal mining pits and hunting squirrels on his father's 18 acre property to helping sink fence posts in the heavy clay soils of Clay County, Noah's connection to the land was built through hands-on experience and hard work. After earning his Bachelor of Science in Biology from Indiana University–Purdue University Indianapolis, Noah realized just how meaningful the outdoors and land stewardship were to him and committed himself to a career centered around natural resources and rural property.

Today, Noah brings extensive experience in both private forestry consulting and public land management to his clients across Indiana. His background includes timber sales, conservation projects, pollinator and tree plantings, tenant farm management, and hands-on work with both row crop and timber production. He has worked closely with landowners, farmers, outdoorsmen, and conservation professionals throughout the state, giving him a well-rounded understanding of both the land itself and the people connected to it.

An avid outdoorsman, Noah hunts nearly every legal game species Indiana offers and enjoys cooking wild game, hiking, gardening, reading, and traveling with his wife, Sarah. Known for his strong work ethic, listening skills, and passion for helping others achieve their goals, Noah is committed to building lasting relationships and guiding clients through every step of the land buying and selling process with honesty, knowledge, and enthusiasm, and is ready to put those traits to work for you.



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