

MIDWEST LAND GROUP PRESENTS

31.2 ACRES IN

BARTHOLOMEW COUNTY INDIANA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE TOTAL PACKAGE: BEAUTIFUL HOME, LARGE POLE BARN, & 31 +/- DIVERSE ACRES

Step into your dream retreat with this stunning 4,700+ square foot custom home, offering 3 spacious bedrooms and 3.5 bathrooms. The main floor features the master suite and bathroom, complete with dual sinks, a shower, and a jetted tub. The large kitchen provides ample cabinet space and elegant stone countertops. Abutting the kitchen are the dining room and living room with large, arched windows. The finished 1,820 square foot walkout basement has abundant living space, a full bathroom, a bonus room, and a full kitchen, perfect for entertaining or multi-generational living. The upper floor provides 2 oversized bedrooms and a full bathroom to accommodate guests or a large family. Modern updates, including plush carpet and durable LVT flooring, complement the thoughtful construction and spacious living areas.

The impressive 80'x50' pole barn has a concrete floor under the front half, 16' walls, and a 14' wide overhead door. Use it for storage, hobbies, or a workshop. The possibilities are endless!

Nestled at the end of a long driveway, this is private country living at its finest. Enjoy serene mornings on the 65' covered front porch or unwind on the back deck overlooking 31 +/- acres of your private surroundings. Garden, farm, hunt, fish, or just relish the view. This property has it all: seasonal arrays of wildflowers, waving grasses, and stunning fall foliage right outside your door. Enjoy your spacious, luxurious home and take in all that nature has to offer while being just a 20 minute drive from both Columbus and North Vernon!



PROPERTY FEATURES

COUNTY: **BARTHOLOMEW** | STATE: **INDIANA** | ACRES: **31.2**

- Beautiful custom home with over 4,700 finished square feet
- 3 spacious bedrooms, 3.5 bathrooms, and bonus room
- 1,820 square foot finished walkout basement with full kitchen
- Modern updates throughout including carpet and LVT flooring
- Large main-floor kitchen with stone countertops
- 2 luxurious jetted bathtubs
- 65' covered front porch
- Spacious back deck
- 80'x50' pole barn with 16' walls and 14' wide overhead door
- Expansive yard surrounded by pasture and forest
- Small private pond
- Long driveway leading to the secluded home
- 20 minute drive from both Columbus and North Vernon



BEAUTIFUL CUSTOM HOME

Step into your dream retreat with this stunning 4,700+ square foot custom home, offering 3 spacious bedrooms and 3.5 bathrooms. The finished 1,820 square foot walkout basement has abundant living space, a full bathroom, a bonus room, and a full kitchen, perfect for entertaining or multi-generational living.



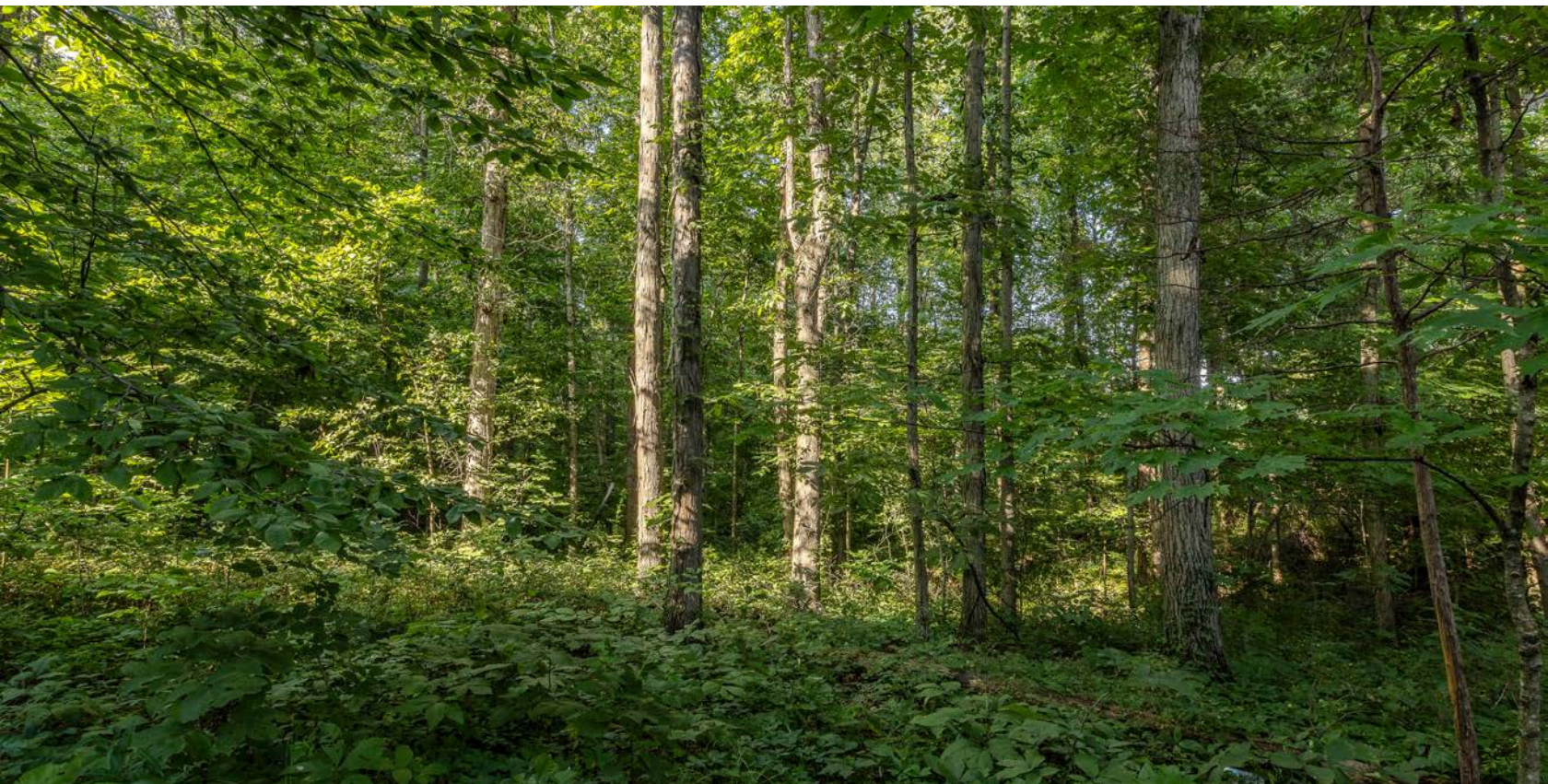
80'X50' POLE BARN



LONG DRIVEWAY & EXPANSIVE YARD



PASTURE AND FOREST



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 8' 4.78, -85° 46' 44.62

0ft 547ft 1094ft



Maps Provided By:



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17-8N-7E
Bartholomew County
Indiana



7/24/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 657.3
Max: 695.7
Range: 38.4
Average: 678.7
Standard Deviation: 5.41 ft

0ft 443ft 887ft

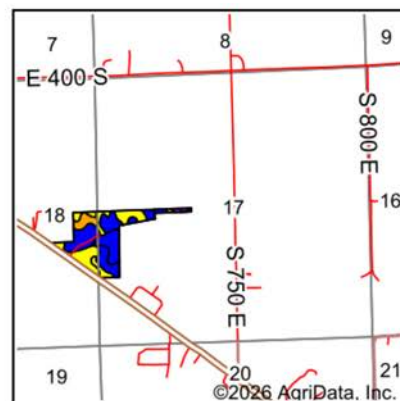
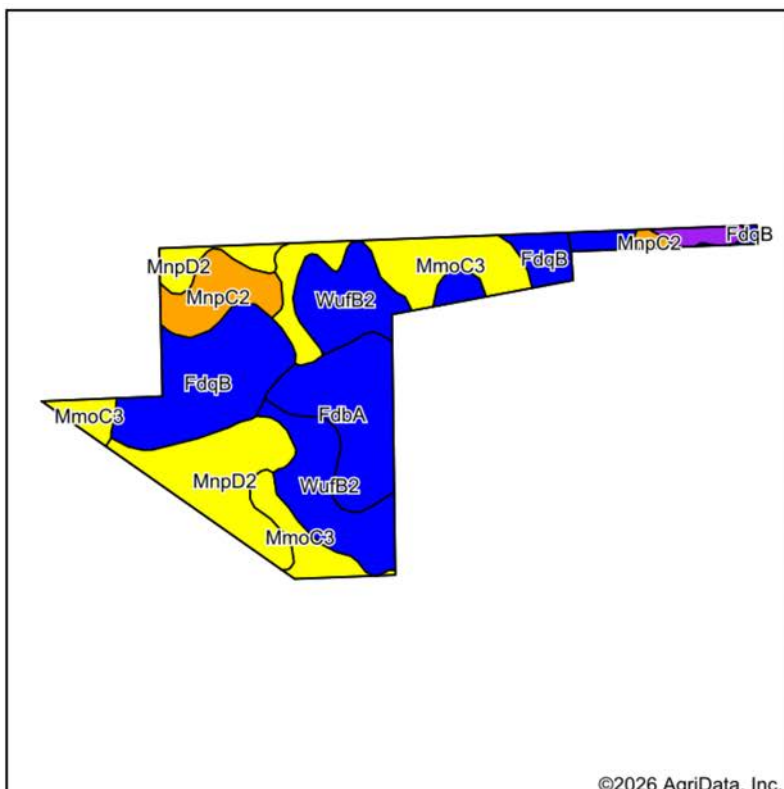


7/24/2026

17-8N-7E
Bartholomew County
Indiana

Boundary Center: 39° 8' 4.78, -85° 46' 44.62

SOILS MAP



State: **Indiana**
 County: **Bartholomew**
 Location: **17-8N-7E**
 Township: **Rock Creek**
 Acres: **31.17**
 Date: **7/24/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IN005, Soil Area Version: 28									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
WufB2	Williamstown silt loam, 2 to 6 percent slopes, eroded	6.49	20.8%		3.1ft. (Densic material)	Ile	66	66	49
FdqB	Fincastle-Xenia silt loams, 2 to 4 percent slopes	6.21	19.9%		4.9ft. (Densic material)	Ilw	91	91	78
MmoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	5.79	18.6%		2.8ft. (Densic material)	IVe	55	55	35
MnpD2	Miami silt loam, 12 to 18 percent slopes, eroded	5.12	16.4%		3ft. (Densic material)	IVe	59	59	42
FdbA	Fincastle silt loam, New Castle Till Plain, 0 to 2 percent slopes	4.81	15.4%		4.9ft. (Densic material)	Ilw	89	89	79
MnpC2	Miami silt loam, 6 to 12 percent slopes, eroded	2.26	7.3%		3ft. (Densic material)	Ille	64	64	48
MmoD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	0.49	1.6%		2.8ft. (Densic material)	Vle	51	51	32
Weighted Average						2.84	*n 71	*n 71	*n 55.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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