



Randolph County HOME GUIDE

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Improve your home and diet with a vegetable garden

Planting a garden can add aesthetic appeal and functionality to a property. Vegetable gardens can transform landscapes while putting healthy and homegrown food on the table. By growing their own fruits and vegetables, homeowners have total control over what foods can be harvested, and they can ensure sustainable, safe practices are used to care for the plants.



Vegetable gardens can be compact or expansive, depending on how much space is available to cultivate. However, first-time gardeners may want to begin small so they can hone their skills and experiment to see which plants are most likely to thrive in their gardens. Expansion is always a possibility down the road.

Choose a location

Spend some time examining your landscape. Vegetables generally need ample warmth and sunlight to thrive, so find an area of the yard that gets several hours of direct sunlight per day.

A sunny spot is good, but you also want a location with adequate drainage so your garden does not succumb to flooding or fungus during and after heavy downpours. Don't place the garden too close to rain gutters or near a pool,

where splash-out may occur. Select a location that is isolated from pets so the plants are not trampled and cats and dogs do not relieve themselves nearby.

Decide what to plant

When deciding what to plant, consider what you eat and how much produce the household consumes, then choose vegetables that fit with your diet. Some vegetables, like peppers, tomatoes, eggplant, and squash, produce throughout the season. Others, such as carrots and corn, produce one crop and then expire. Plan accordingly when you purchase plants or seeds, as you want enough food but not so much that it will go to waste.

Choose three to four different vegetables and plant them in the garden. Select varieties that require similar soil conditions, so that you can adjust the pH and mix of the soil accordingly. This will serve as good practice, particularly the first year of your garden. After you have mastered the basics, you can branch out into other produce.

Know when to plant

Many of the foods grown in vegetable gardens, including tomatoes and peppers, are summer vegetables, which means they reach peak ripeness after the height of the summer season. Pumpkins, brussel sprouts and peas are planted to be harvested later on. These plants may be put in the ground a little later than others.

It is less expensive to start seedlings indoors and then transplant them to a garden when the time comes. Seeds can be started three to four weeks before they would be put outdoors. Many vegetables are planted outside in April or May, but definitely after frost conditions have waned. Read seed packets to know exactly when to plant or consult with the nursery where you purchased established seedlings. You also can visit The Garden Helper at www.thegardenhelper.com/vegtips to find out when to plant, seed depth and how long it takes plants to reach maturity.

Vegetable gardens can become central components of outdoor home landscapes. Not only do gardens add aesthetic appeal, but also they produce fresh fruits and vegetables to enjoy throughout the season. SH142898



107 N. Main, Farmland, IN 47340



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NEW LISTING



8159 N 800 W, Farmland - WOW! Check out this four-bedroom, three-bath, 2,898 square foot home. Great finishes on the inside include crown molding, hardwood floors and a fireplace in the living room. Outside a two-car garage, large composite wood deck and small barn on 5.62 acres. \$199,900



4405 W 200 N, Winchester - Super nice three-bedroom, 1 1/2-bath ranch style home on almost three acres. Large rooms all nicely done. Sit back and enjoy the large sun room that overlooks the backyard. 2 1/2-car garage and small barn. \$149,900



1800 South Old US Highway 27, Winchester - Check out this beautiful three-bedroom, 2 1/2-bath, 2,080 square foot home on one-acre. Open concept kitchen, dining and family room. Master bedroom on the second level includes private bath, walk-in closet. Two-car attached garage. Large deck on the back overlooking large yard. \$189,000



5008 W 200 S, Winchester - Lots of growing space in this four-bedroom country home on three acres. Large eat-in kitchen with nice cabinetry and fairly new appliances. Master bedroom down and three-bedrooms up. Relaxing sun porch. 1 1/2-car garage, barn and other small buildings. \$129,900



3782 N State Road 1, Farmland - This 2,200 square foot home has four-bedrooms, large eat-in kitchen that includes all appliances and a cozy living and family rooms. Outside on this 2.49 acre property is a three-car garage and a large barn. Plenty of room for a large garden. \$149,900



230 North 6th Street, Parker City - 3,200 square foot brick church building. There are many other possibilities for this two-story structure. Upper level all open concept, lower level divided into class rooms with some removable walls. \$129,000



107 N. Main, Farland, IN 47340



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109 North East Street, Winchester - Conveniently located near downtown Winchester you will find this two-bedroom, 1 1/2-bath home. In need of renovations, but this gives you a chance to make it your own. Kitchen features two-full length built-in cabinets with glass doors. \$34,900



8930 South Base Road, Lynn - Try country living in this three-bedroom, two-bath ranch style home on 2.48 acres. Open concept kitchen/dining/living room. Great master suite with large closets, double vanity, luxury tub, and separate shower. Two-car garage, large deck and barn. \$98,000

AUCTION - APRIL 24



518 West Franklin Street, Winchester - Vintage 1 1/2-story home located near downtown Winchester. Home has four-bedrooms and one-full bath. Large utility room. Property has a "BUY IT NOW" price of \$36,500. If not sold by April 18, it will be offered at auction on April 24, 2014. \$36,500

LAKE COTTAGE



3378 SW Indian Trail Lake Road, Farland - Enjoy the serene atmosphere of this two-bedroom, 1 1/2-bath home located on a double wooded lot. Outside appreciate the view from the wood deck or brick patio. Two-car garage, 22' x 40' metal storage building, and lake access. \$84,900

76 ACRES



9165 S 500 W, Modoc - Great investment opportunity! This 76-acre property has a 300-unit campground, which 100 are improved sites located in a wooded area. Two ponds for fishing and swimming, plus creek that runs along back of property. \$349,000



0 N State Road 1, Farland- 15.42 acres of good tillable farm ground located on the southwest corner of State Road 1 and 400 N. \$114,900



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NEW LISTING



10511 East Jackson, Selma - Charming four-bedroom, 1 1/2-bath home. You will find lots of growing room in this home that features hardwood floors and original woodwork. Outside is a nice deck, two-car garage and enormous fenced yard. \$87,500



10412 W 500 S, Parker City - This country home is perfect for a growing family. With four-bedrooms, 2 1/2-baths and 2,618 square feet of space. Finished basement just adds to the extra space you will need. Out side is a large patio and deck. With 2.73 acres the possibilities are endless. \$119,900

NEW LISTING



306 South Street, Selma - This cozy two-bedroom, one-bath home would make a great starter home or rental. Sunny eat-in kitchen includes all appliances. Living room features large picture window and archway. Outside is a comfy covered porch and a 1 1/2-car garage. \$32,500

NEW PRICE



1429 E 500 N, Winchester - WHAT AN AMAZING FIND! This four bedroom, three-bath home is one of a kind. Original woodwork, floors and doors. Beautiful open wooden staircase. Kitchen is loaded with cabinets and counter space. Fireplace in living room, two-car garage. All on 1.10 acres. \$124,900

NEW LISTING



2369 N 130 W, Winchester - This 3.48-acre property has many possibilities. All the amenities are already there: electric, well and septic. Great site to move a mobile home onto or build to suit. \$14,900

NEW PRICE



1108 W 500 S, Winchester - Great three-bedroom country home on two acres. Amazing kitchen with custom cabinets and lots of storage. Home features tall ceilings, wood floors and three fireplaces. Outside three-car detached garage and large barn. \$99,900



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NEW LISTING



5153 N 800 W, Farland - Check out this move-in ready one-bedroom country home. Home has large rooms and the bedroom has a walk-in closet. Kitchen includes range and refrigerator. One-car garage and room for small garden. \$49,900

NEW LISTING



329 North Rinard, Parker City - This two-bedroom home has lots of extra living space with the finished attic and the full basement. Basement also offers a kitchenette. Enjoy the covered patio and how about all the extra storage with a 2 1/2-car garage. \$49,900

TWO-UNIT RENTAL



234-234 1/2 North Main, Parker City - Numerous opportunities await you with two-unit property. Main unit has two bedrooms, 1 1/2 baths and wood floors. Side unit has one bedroom and one bath. All appliances remain in kitchens. Two-car detached garage. \$59,900



410 North Mulberry, Farland - Well built three-bedroom, two-bath brick ranch style home. Large living room and family room. Nice eat-in kitchen. Outside you will find a convenient car port, and a four-car detached garage. There is plenty of yard for your enjoyment. \$74,900

THREE-ACRE LOT-NEW PRICE



303 East Jackson Street, Farland - This large three-acre lot is within city limits. Many large mature trees. The possibilities are endless for developing this property. \$15,900

COMMERCIAL LOT



0 North Main Street, Farland - Located at the corner of State Road 1 and 32. Great location to build and start a new business. This property is listed as commercial and residential. Don't let this opportunity pass you by. \$59,000

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Fertilizing for beginners

Fertilizing a lawn is a springtime tradition for many homeowners. Winter can take its toll on a lawn, but fertilizer can go a long way toward helping a lawn recover from harsh weather. While lawn-and-garden enthusiasts

has any nutrient deficiencies.

* Don't overdo it with nitrogen.

Fertilizing with too much nitrogen is a common mistake, as too much nitrogen can be harmful, decreasing root growth and increasing a lawn's susceptibility to

disease. A slow-release fertilizer may be an option, as such fertilizers break down nutrients over a longer period of time, which also allows homeowners to extend the intervals between fertilizing sessions. But a lawn can get nitrogen from other sources as well. Such sources



might know the ins and outs of fertilizing a lawn, novices might need a little help as they look to restore their lawns.

* **Find out what your lawn needs.** Even novice green thumbs likely know that overfertilization can harm a lawn, and that's a big reason many homeowners approach fertilizing their lawn with some trepidation. A lush lawn adds to the curb appeal of a home, while a lawn that's patchy or appears to be poorly taken care of can lower property value. Before fertilizing a lawn, homeowners should determine the needs of their lawns. A soil test can determine if the lawn

include grass clippings or raked leaves left on the lawn after being shredded by a mulching mower.

* **Consider using granules instead of spray.** Spraying a lawn with fertilizer might seem like the easiest and quickest way to fertilize, but spraying is typically *Continued on page 7*

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Fertilizing for beginners

Continued from page 6

best left to the professionals. That's because novices often struggle to evenly apply the fertilizer when spraying, and many do not account for the wind when spraying fertilizer. A traditional spreader that fertilizes a lawn with granules makes it easier for nonprofessionals to apply the fertilizer accurately and evenly. Before fertilizing with granules, read the package to determine if you need to water the lawn before application, as some fertilizers are only effective when applied to a lawn after it has been watered. Also, be sure to fill the spreader on asphalt instead of the lawn. Chances are you're going to spill granules when filling the spreader, and such spills can be harmful to

the lawn.

*** Plan to fertilize several times.**

Some homeowners only fertilize twice a year, once in the spring and then once again in the fall. But fertilizer should be applied multiple times throughout the year, beginning in the early spring. The first time to fertilize is when the soil temperature reaches roughly 55 F, which is often evident because grass typically starts to grow again when the soil reaches that temperature. Fertilize again roughly a month after fertilizer is first applied, and then do so every six to eight weeks after through October. Professionals often recommend using an organic material during the third fertilizing session. GT144052



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NEW LISTING



110 South Street \$29,900.
14' x 70' MOBILE HOME with very nice living, kitchen, and dining area, two-bedrooms and one-bath, also a well insulated 24' x 40' two-car garage with full bath and 10' x 18' office / personal space. This property consists of two parcels close to downtown Union City. #6010

NEW LISTING



2050 West Frank Miller Road \$59,900.
TWO-BEDROOM COTTAGE STYLE HOME with detached garage and concrete driveway has been maintained and updated nicely. Will make perfect starter or primary residence for any qualified buyer/investor in Union City. #6011

NEW LISTING



523 West Oak Street \$49,900.
BRICK TWO-STORY, Four-bedroom close to schools and downtown Union City, located on small lot with detached garage and full basement. Large living/family area, beautiful woodwork throughout. #6017

NEW PRICE



812 Elm Street \$21,900.
NICE three-bedroom home has been well maintained, located on quiet street near schools in Union City. Priced under thirty thousand. #5875



1572 W STATE ROAD 28 \$59,900.
RANCH STYLE HOME with three or four-bedrooms. Updates include new metal roof, furnace and central air, most windows replaced, backup generator and paved driveway. #5573



1012 Debolt Avenue \$44,900.
PRICED TO SELL! Ranch style home with three-bedrooms and one-bath. Also, carport and large covered patio in quiet neighborhood. Excellent condition, perfect for small family or starter home. #4777



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**615 WEST NORTH STREET,
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 - * Storage shed, sidewalks
- Call Rickie Sipe at 765-744-2205*



9262 WEST US HIGHWAY 36, MODOC

- * Gas corner fireplace
 - * Deck, three-bedrooms, den, barn
 - * Over an acre of rolling ground
- Call Rickie Sipe at 765-744-2205*



22 STONEBRIDGE DRIVE, WINCHESTER

- * Sits on golf course, three-bedrooms, two-baths
 - * Large eat-in kitchen, dining room, fireplace
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506 LISSAARON DRIVE, WINCHESTER

- * Four-bedrooms, 2 1/2-baths, pool
 - * Hardwood floors throughout
 - * GREAT room with fireplace
- Call Rickie Sipe at 765-744-2205*

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Steve Welch
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NEW LISTING



#7600 - 115 Allen Drive, Union City - Prime setting - Condo Living. Don't miss out on one of the last opportunities to buy a two-bedroom, two-bath, 1,224 square foot condominium in the Crown Pointe Union City Sub-division. This property has been leased and is now available for sale at \$65,900.00.

NEW LISTING



#7625 Owner relocating - Look at this recently updated three-bedroom, 1 1/2-bath home. You will enjoy the open concept kitchen/family room and the wood burning fireplace and open view to three rooms. This home has been well maintained. **810 South Elm Street, Winchester**

NEW LISTING



#7605 NEW CONSTRUCTION - Newer sub-division. You can't beat owning a new home with three-bedrooms, two-baths and a two-car finished garage on developed lot. This home features good energy efficiency with gas heat and central air conditioning, vinyl exterior siding and a front porch overlooking a small pond. This addition also offers property tax abatements, which gives a new owner a sliding scale of paying low taxes. **926 Waterview Drive, Winchester**

NEW LISTING



#7610 - This home is also new construction. This three-bedroom, two-bath home has walk-in closets, vaulted ceiling and an open concept design. This home is designed for easy living and also offers tax abatement on property taxes. **930 Waterview Drive, Winchester**

NEW LISTING - MOTIVATED SELLER



#7615 - Willard School District. Raise your kids in this three-bedroom, two-story home and be within close walking distance to Willard School. This home has an open concept living room/dining room, attached one-car garage and a recreational full basement. Only asking \$42,500.00 - **604 West Franklin Street, Winchester.**

NEW LISTING



#7620 - Newly painted one-story, two-bedroom home. This home is ideal as a starter home or for those looking for the ideal snowbird location. This home has gas heat and central air, a detached garage and storage shed. Only asking \$54,000.00 - Immediate Possession. **623 West Franklin Street, Winchester**

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#7535 - Charming, well maintained with Country setting. Owner has relocated and can give immediate possession at closing. This fine home sets on 2,711 acres with 2,283 square feet of living space and a three-bedroom function. Many extras to enjoy are a detached newer three-car garage, pool and small outbuilding. Call TODAY! **1088 East 250 South, Winchester**



#7550 - Summer's Pointe Addition. Tired of mowing and outside maintenance? This is the answer. This addition has a maintenance fee to take away all your exterior worries. This unit has two-bedroom, two-bathroom and a two-car attached garage. **103 Sunset Drive, Winchester**



#7555 - Super 1968 built ranch home. This home has over 1,600 square feet of living space plus a full basement for recreation and hobby use. This four-bedroom home has adequate closet storage and offers two baths. This home has gas heat and central air conditioning and is located five miles North of Winchester for easy convenience sitting on one acre of land. \$80's **5031 North Hwy. 27, Winchester**



#7560 - 1986 built modular with seven rooms, three or four-bedrooms and two baths with over 1,300 square feet of living space. The current owner has made major updates with six-panel doors, laminate flooring, granite kitchen updates, newer roof, updated mechanicals and much more. Look for yourself! \$60's - **406 West Third Street, Ridgeville**

#7580 - Three-bedrooms, one-bath and 1,400 square feet - asking \$30,000.00 - **832 West Hickory Street, Union City**

#7590 - Three-bedrooms, one-bath, 1,279 square feet and detached garage - asking \$28,000.00 - **323 Carter Street, Union City**

#7305 - Three-bedrooms, two-baths and attached two-car garage - asking \$35,000.00 - **339 East North Street, Winchester**



#7480 - Close to schools and be a homeowner with a low monthly payment. This home offers five-rooms, three-bedrooms, 1 bath and attached garage. This home is on a nice lot of 75' x 150'. \$50's Located at **510 West Lynn Street, Union City**

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#7415 - Owner downsizing. This home is in set down condition and provides low maintenance with newer vinyl siding. Most windows have been updated. Enjoy an easy maintained yard! This home has three or four-bedroom use and provides one-bedroom on the main level. Extra amenities for off street parking and a barn garage. \$40's Located at **305 East North Street, Winchester**

ATTENTION INVESTORS

#7205
**415-417 West Franklin Street,
Winchester, \$70's**

#7115
**328-328 1/2 West Pearl Street,
Union City, \$50's**

#7570
**Four-bedroom, three-bath – 538
West Oak Street, Parker City,
\$60's**



#7540 – Opportunity Knocks! If you need a large church facility, this is a great opportunity. If you have ideas for entering a private business and need a building for multiple uses, this is a great opportunity. This fine church has been well maintained since 1912. There is approximately 15,142 square feet under roof with private parking lots as well as good on-street parking facilities. This congregation is growing and is willing to sell well under the appraised valuation. Call one of our agents for your private showing!

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410 Carl Street, Winchester - Move in ready four-bedroom, two-bath home featuring crown molding, some hardwood flooring, and a custom fireplace. The kitchen has plenty of counter and storage space. Covered front porch is great for relaxing. Fenced in back yard provides privacy and safety for children to play. Home is beautifully landscaped with flowering trees, annuals, and perennials. Call, text, or email Matt Glentzer to schedule your own private showing. View this listing and all of our listings on Zillow, Trulia, Realtor, and teamtarter.com. Priced at \$89,900

NEW LISTING



4392 W 400 N, Winchester - Newer three-bedroom, two-bath on 1.225 acres. Very open floor plan that flows around the kitchen and great room. This home has a full unfinished basement that could be turned into additional living space. Large 32' x 48', three-car detached garage has plenty of room for storage and an area for a workshop. Metal roof was installed in 2010, premium Culligan softener, six-panel solid core wood doors throughout, and wood burning stove to supplement the forced air furnace. Contact Matt Glentzer for your private showing today \$124,900. View pictures of this listing online at teamtarter.com, Trulia, Zillow, & Realtor



227 N Fulton St, Parker City - Three-bedroom, two-bath home with a large country kitchen with plenty of storage. Large main level bathroom features a classic claw foot bathtub/shower. Some updates include Energy efficient windows, laminate wood flooring in the dining room and living room. The metal roof on the home and 2 1/2-car garage will provide many years of maintenance free living. The home is beautifully landscaped with rose bushes, a large lilac bush, a magnolia, and apple tree. Enjoy your privacy in your fenced in back yard in a quiet neighborhood. Priced at \$63,500



613 Lawn Street, Winchester - This well maintained 3BR/2BA home is located in a very appealing neighborhood. The Large family room off of the kitchen has plenty of room for entertaining friends and family. Well-kept hardwood floors in the living room and bedrooms. The attached two-car garage is very spacious and features a built in office area. Additionally there is a large back yard with two patios. Recent updates include new laminate flooring in both bathrooms and the kitchen. Call for an appointment today, priced at \$87,900.



514 South Main Street, Winchester - Don't miss out on this one, all the work has been done for you! This freshly remodeled home is move in ready and needs nothing. Updates include new replacement windows, a new gas furnace and central air conditioning system, new water heater, new electrical, all new kitchen with cabinets, countertops, and tile flooring, completely new bathrooms, and new carpet and vinyl. The new appliances are negotiable. A lot here for just \$69,900.



525 Residence Street, Winchester - This four-bedroom, 1 1/2-bath home is big enough for your growing family. Large dining room and living room is perfect for entertaining. The living room has a wood burning fireplace with nice built in book shelves. A bonus room off of the dining room with a large amount of windows would be perfect for fall evenings. Updates include a new heating and cooling unit and some updated wiring. \$64,900.



103 N. Meridian St.
Winchester, In 47384

"Get in the Game with Team Tarter"



1001 East Washington, Winchester - Commercial! With 3,160 square feet on over an acre. The building has shop areas, two overhead doors, and three phase wiring along with plenty of lobby/office/showroom space. The building can be used as is or divided for rental purposes. The building has asphalt parking and a concrete loading ramp leading to overhead doors. Per the owner the heating and cooling system is a ten year old heat pump. All this priced at just ~~€115,000~~ \$105,000.



407 West 2nd, Ridgeville - Enjoy the benefits of country living while still being in town! This two-bedroom, one-bath home sits on nearly two acres. It boasts many recent updates including vinyl siding, a new furnace in 2012, a new septic tank in 2011 and much more. The home has a room used for storage capable of being a third bedroom. The detached garage and outbuilding provides plenty of room for your storage needs. There's a lot of value for the money here with the house being priced at just \$49,900!

PENDING



526 Lissaaron Drive, Winchester - Newer Custom Built Home! This three-bed, two-bath home boasts custom cabinetry throughout the home, cathedral ceilings as well as tons of kitchen storage. The spacious master suite features a walk-in closet and large master bath. The garage is also oversized allowing for a potential shop area. There is also a screened patio great for relaxing evenings. This house is fully electric with a humidifier add on system for low energy costs. Priced at ~~€164,000~~ \$154,900.

BUILDING SITE



500 E and State Road 28, Winchester - This is a great location to build your dream home! 3.5 +/- acres currently in hay that would make a good building spot. Call today! Possession of property subject to easements. \$27,500
Sale is subject to survey and any and all easement.

SOLD



103 & 105 NORTH MERIDIAN WINCHESTER - COMMERCIAL OPPORTUNITY! This building has tons of potential! It is located around the business area in Winchester's downtown courthouse square. One side is currently situated as a large office for the business professional. The other side could serve several uses including more office space or retail. The upstairs is huge and ready for you to finish into more office space or income generating apartments. Both sides have updated heating and cooling as well as electrical. Priced to sell at just \$49,900.



426 East South Street, Winchester This three-bedroom open concept home is situated in a very appealing neighborhood. The living room features a real wood fireplace. The great room features a wet bar. The great room is connected to a 25' x 15' deck that houses a hot tub in the fenced in back yard. Some hardwood floors throughout the home. Priced at \$69,900, schedule your private showing today.

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