

HOMES *Etc.*

December 2014



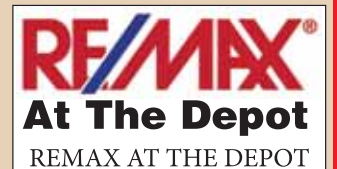
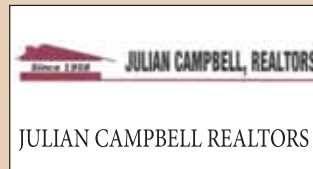
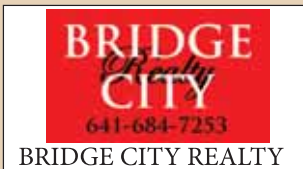
308 Young, Hedrick \$24,900
RE/MAX At the Depot, 641-653-2258



230 W. Main, Agency \$135,000
Jefferson County Realty, 641-469-3373



4268 Us Hwy 63, \$359,000
Bridge City Realty, 641-684-7253



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Welcome To Homes, Etc.*

HOMES, Etc. is a monthly magazine designed to offer residential and commercial real estate listings in Wapello and surrounding Counties, as well as advertisements and articles about real estate, financing, home improvement, and other related topics. For over 30 years, this magazine has been published by the Ottumwa Courier. It is intended to target the needs and interests of persons selling or buying real estate in this area and also homeowners interested in improving their homes.

Each month HOMES Etc. is distributed in the Ottumwa Courier in Wapello, Davis, and Jefferson Counties and in racks throughout Wapello and Davis Counties as well as Eldon, Hedrick and Eddyville. It is also available at the participating REALTORS® offices, the Chamber of Commerce, and the Courier office.

*Some of the homes listed in this magazine may be sold by the time you call a REALTOR®. However, your REALTOR® probably has similar properties available or can keep your housing requirements in mind when new properties become listed.

Ottumwa \$137,500-\$79,900



109 W. Woodland - Everything you could ever want in a gorgeous home. The natural woodwork throughout, the hidden hardwood floors, the fireplace, arched doorways & built-ins, plus impressive entry hall make this home a showplace. Recent renovations in the sunny kitchen include new paint, countertops, sink, appliances and more! A favorite feature is patio off the second floor bedroom. Large fenced and landscaped lawn; detached garage. Call or text Jim Clingman for a private showing, 641-777-3468 \$137,500

BRIDGE Realty Bridge City Realty
2815 N Court
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641-684-7253 BridgeCityRealty.com



2652 Kenwood - There's lots of room in this lovely four-bedroom, 2-bath home in a great north neighborhood. You'll enjoy the main floor family room with wood burner, the open kitchen, and the beautiful sun room. The home has an attached garage, fenced yard, main floor laundry, a pantry and an abundance of storage. Eisenhower Elementary. Call Jim Clingman 641.777.3468 for an appointment to see this property today. MLS #29997 \$110,000

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1015 N Court - Beautifully restored two-story home on historic North Court. This move-in ready 3-bedroom traditional offers lots of recent upgrades including a newly refreshed kitchen, gorgeous refinished hardwoods throughout, new plumbing and electrical and much, much more. You'll enjoy the convenience of a separate laundry room on the bedroom level, and there's a huge bonus room on the third floor, ideal for an office, play room or den. Fireplace, two-car garage. Call or text Jim Clingman today for an appointment, 641-777-3468 \$125,000

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1039 S James - Fantastic floor plan! You will love this open concept three-bedroom home located at 1039 S James. There's a large living room with fireplace & spacious dining space all with new carpet - all open to the corner kitchen which includes the range & refrigerator. Sliders connect the home to a large wrap-around deck, all of which overlooks the near quarter-acre lot. Off the alley, you'll find an oversized double garage with covered kennel and additional storage room. Contact the listing agent, Jim Clingman at 641-777-3468 for an appointment. \$82,500

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10030 Highland Center Rd. - 1,200 sq.ft. Morton horse barn with water and electric, old two story hay barn, fenced pasture, shady lot, all on hard surfaced road. Beautifully updated and restored home with spacious living areas and quality amenities. Improvements include roofing, siding, windows, kitchen cabinets, furnace and CA, interior décor and updated baths. MLS# 30539 \$124,900

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110 W Woodland - Everything you're looking for in a great Ottumwa home! This new listing is a 3-4 bedroom home on West Woodland & has had lots of updates. There is now a main floor laundry and powder room, a first floor den or office, and a wood burning fireplace in the living room. The kitchen has also been remodeled with new flooring and countertops. One car garage, corner lot, nice storage. Call Jim Clingman at Bridge City Realty for an appointment, 641-777-3468 MLS #30372 \$79,900

BRIDGE Realty Bridge City Realty
2815 N Court
Ottumwa IA 52501
641-684-7253 BridgeCityRealty.com



306 Oakwood - Wonderfully charming vintage home in excellent resale district, walking distance to neighborhood school. Spacious living areas inside with shady recreational areas out side! Many newer improvements and updates take the worry out of future maintenance. Beautifully decorated, includes open stair case, fireplace, some leaded glass and finishable walk-up attic area. Family fun in the kitchen breakfast nook, the decked above-ground pool and the fenced rear yard. MLS #30425 \$134,900

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Ottumwa \$79,500-\$64,900



301 Hamilton - There's lots of space in this two-story traditional located near Ottumwa's Five Corners, at the corner of Hamilton and Schuyler. The home has tons of character, including beautiful hardwood flooring, an open staircase and a wood burning fire-place in the living room. Formal dining plus an eat-in kitchen. The home has French doors, a two-car attached garage, plus an open upper deck that overlooks the backyard. Call Jim Clingman at Bridge City Realty for an appointment, 641-777-3468 \$79,000



120 S. Ward - Roomy 3-4 bedroom home located at 120 S Ward. It has an updated kitchen, a main floor laundry room, and formal dining space. The main floor bedroom has a large dressing room & closet. Enclosed front porch plus a two car detached garage with covered patio or carport! Call Jim Clingman at Bridge City Realty for an appointment to view this home, 641-777-3468 \$65,000



626 Overman - First time on the market in nearly 60 years! This two bedroom home has over 1200 square feet of living space and it's all on one level. The large living room has a wood burning fire-place and there's a separate formal dining room. Main floor laundry hook-ups, a double garage, a great location, and a covered backyard deck make this home definitely one to consider! Contact the listing agent, Jim Clingman at Bridge City Realty, 641-777-3468 \$75,000



907 E. Williams - Very nice updated kitchen with quality cabinets, replacement windows and fireplace in the living room. Some finish in the basement. Oversized double garage with electrical power supply and beautiful patio flower garden under the trellis. Concrete drive passes through the lot from front to back making easy access for additional vehicles. Property well maintained. MLS #30553 \$65,000



233 W. Manning - Move in and enjoy this beautiful home located on the north side of Ottumwa. There is a wonderful large yard to enjoy and much more. Inside is roomy with a large bonus room along with kitchen, living room, laundry, two bedrooms, bath and attached garage. For more info call Fairfield Farm & Home Real Estate 641-472-3263 \$70,000 MLS #15699



526 S. Davis - This 3 BR, 942 s.f. home is the answer to your dreams. It has been completely renovated - new roof, windows, furnace, plumbing and much more. Also includes a garage. Call Fairfield Farm & Home Real Estate 641-472-3263. MLS #15724 Priced to sell at \$64,900.



912 Tuttle - Darling brick bungalow located at 912 Tuttle Street. Here's your new home! This two-bedroom home has a large living room, eat-in kitchen and a full unfinished basement. All the appliances will stay, too including the stove, refrigerator, freezer, washer & dryer. You'll love the oversized detached two car garage and workshop. Open front porch on the front; deck on the back! Call Marlene Hunt for a tour, 641-799-0184 \$69,500



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1001 E. Fourth - If you are looking for a gorgeous traditional 2 story home take a look at 1001 E. 4th. You'll love the natural woodwork with its open staircase that leads to 4 large bedrooms upstairs. On the main floor you'll find a large living room, an updated kitchen, and a charming formal dining room with French doors to the backyard. This is definitely one to see in this price range! Contact Marlene Hunt at Bridge City Realty, 641-799-0184 for app't. \$65,500



313 S. Sheridan - Updating inside and out! Be impressed when you step in the door! Plentiful living space with an open floor plan, laundry on the main level, family room and bedrooms on both levels. Very nice oak kitchen cabinets, replacement windows, new floor coverings, updated baths, siding, wiring and furnace. New water main from the street to the stop box. Ready to move into. MLS# 30620 \$67,500



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Ottumwa \$64,000-\$45,000



723 Wildwood Dr - Comfortable two-bedroom home now available in move-in condition. Take a look at 723 Wildwood - the home has updated flooring, a new roof, and newer kitchen appliances which are included. The home has a full poured basement as well with potential for future expansion. Out back you'll find a great fenced yard, covered storage area for your lawn equipment, and an oversized garage with workshop space. Great location. Contact the listing agent, JimClingman for an appointment, 641-777-3468 \$64,000



306 Filmore - Character and charm - make yourself at home in this spacious three-bedroom, two bath home in a private northside neighborhood. The home features beautiful natural wood floors, nice woodwork and an open staircase. There's also additional finished living space in the basement, too. Formal dining, the main floor laundry, a large attached garage and an attractive, affordable price make this home one to consider! Call Jim Clingman at Bridge City Realty, 641-777-3468 \$59,900



221 Northview - Cozy two-bedroom bungalow in a great north Ottumwa location. Make an appointment to see this property located at 221 Northview Street. There's a galley kitchen with an eat-in area; a large living room; updated bath and two large bedrooms all on the main floor. The laundry is in the basement with a walk-out to the back yard. Detached garage. Contact the listing agent, Jim Clingman for the details, 641-777-3468 \$59,900



1711 Mowrey - Location, location, location! This cozy two-bedroom home is conveniently located near shopping, groceries and entertainment. Drive by 1711 Mowrey and you'll notice the newer siding and roof, the covered front deck, as well as the large back yard. The 24 x 28 garage was built new by the current owner in 1999. New central a/c; a poured basement. This home offers it all! Contact Jim Clingman at Bridge City Realty for an appointment, 641-777-3468 \$55,900



109 N. Sheridan - Mechanic's dream home! Here's a great 1.5 story home with 3 bedrooms, a formal dining area, and an enclosed front porch. Plus - out back you'll find an oversized 2.5 car heated garage and workshop! There are two parcels here totaling over a quarter acre. The basement is in really good condition too. Contact Becky Ingle, 641-226-1523 at Bridge City Realty for an appointment. \$52,500



117 Grand - 3 Bedroom, 1.5 bath 2 story home. New roofing, new furnace and central air. Lots of living space, natural wood work and wood floors, large kitchen and main level laundry. MLS# 30316 \$45,000



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'Tis the Season...for Accidents: Preventing Holiday Home Mishaps

Things change around the house during the holidays. One family member is perched on a sky-high ladder hanging up festive lights on your home's exterior. Another is slaving over a hot stove for hours on end. Youngsters are playing on all sorts of unfamiliar, newfangled toys. And there's often a huge, flammable tree in the living room. Needless to say, the opportunities for accidents are many during this time of year. While we hope to let a sense of joy and gratitude reign over this month in Iowa, it's also prudent to be cautious and take a few steps to protect yourself, your loved ones, and your property during this vulnerable time.

Decorative Lights, Candles, or Dried-Up Conifers = Recipe for a House Fire

Forbes.com has reported that over 400 Americans die in holiday-related house fires every year. To avoid becoming a statistic, do the following:

- Carefully examine your decorative lights for any loose connections or frayed wires. If anything looks amiss, invest in a new set.
- Never use an indoor extension cord outside; indoor cords aren't waterproof, and in wet climates this could spell disaster.
- Unplug decorative lights when you're away.
- Never let candles burn unattended. If you aren't going to be in the room where they are burning, blow them out. Keep them on stable, flat surfaces at a safe distance from anything flammable (i.e. wrapping paper).
- Set up your Christmas tree in a location that is distant from your fireplace or wood stove, as well as any candles. Don't allow a dried-up tree to remain in the house.

Poisonous Plants and Perilous Climbs:

Some of the things we do in the name of décor-bringing all kinds of flora indoors, and climbing tall ladders in order to deck the halls-are quite dangerous. According to The Consumer Product Safety Commission, there are 1,200 holiday decorating-related accidents every year. In addition to taking extra care when you ascend that ladder or wield that staple gun, you should also know this:

- Christmas cacti, holly berries, and mistletoe (everyone's favorite

holiday plants) are all poisonous if swallowed. Keep them out of reach of children and pets.

- While not as potently poisonous as the other plants, poinsettias can make both pets and people sick, so keep them out of reach, too.

Opportunistic Thieves:

Burglars like to take advantage of the holidays. Not only do many homeowners leave town for extended periods, they also often leave their houses full of newly purchased treasures. To dissuade burglars from entering your home in your absence, take these steps:

- Set a handful of indoor lights to a timer, so that they will turn on and off at regular intervals, giving the impression that someone may be home.
- Ask a neighbor to remove your daily morning paper from the front stoop every day, as well as remove your mail from the box. Doing so will also create the impression that someone is home.
- Consider a holiday house trade. Stay in one family's home in the holiday getaway destination of your choice, and have them stay in yours. Both families benefit from a change of scenery, and know their homes are in good hands. Check the web for a multitude of sites that enable users to house swap safely.





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Why Buy Locally Owned?

There are many well-documented benefits to our communities and to each of us to choosing local, independently owned businesses. We realize it is not always possible to buy what you need locally and so merely ask you to **Think Local FIRST!**



Top Ten reasons to Think Local - Buy Local - Be Local

1. Buy Local -- Support yourself: Several studies have shown that when you buy from an independent, locally owned business, rather than a nationally owned businesses, significantly more of your money is used to make purchases from other local businesses, service providers and farms -- continuing to strengthen the economic base of the community.
2. Support community groups: Non-profit organizations receive an average 250% more support from smaller business owners than they do from large businesses.
3. Keep our community unique: Where we shop, where we eat and have fun -- all of it makes our community home. Our one-of-a-kind businesses are an integral part of the distinctive character of this place. Our tourism businesses also benefit.
4. Reduce environmental impact: Locally owned businesses can make more local purchases requiring less transportation and generally set up shop in town or city centers as opposed to developing on the fringe. This generally means contributing less to sprawl, congestion, habitat loss and pollution.
5. Create more good jobs: Small local businesses are the largest employer nationally and in our community, provide the most jobs to residents.
6. Get better service: Local businesses often hire people with a better understanding of the products they are selling and take more time to get to know customers.
7. Invest in community: Local businesses are owned by people who live in this community, are less likely to leave, and are more invested in the community's future.
8. Put your taxes to good use: Local businesses in town centers require comparatively little infrastructure investment and make more efficient use of public services as compared to nationally owned stores entering the community.
9. Buy what you want, not what someone wants you to buy: A marketplace of tens of thousands of small businesses is the best way to ensure innovation and low prices over the long-term. A multitude of small businesses, each selecting products based not on a national sales plan but on their own interests and the needs of their local customers, guarantees a much broader range of product choices.
10. Encourage local prosperity: A growing body of economic research shows that in an increasingly homogenized world, entrepreneurs and skilled workers are more likely to invest and settle in communities that preserve their one-of-a-kind businesses and distinctive character.

Think local first + Buy local when you can = Being a local!

ADVERTISING WORKS!



308 Young, Hedrick \$24,900
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Jim Clingman

"Throughout the years, HOMES Etc. monthly magazine has helped sell my clients' homes and acquire new listings for my agents. All my clients want their properties listed in the Courier's HOMES Etc. publication. It has helped to build my business by bringing sellers and buyers together."

"Additionally, advertising in the Courier's Classified Section has been tremendously beneficial as well. Utilizing display ads for open houses and individual properties, as well as placing our listings online, has increased our business exponentially!"



Steve Campbell

"The updated Homes Etc. publication is a new look for a proven product that has helped my business for years. My buyers and sellers rely on us to get them the best price for their homes. The audience of the Ottumwa Courier is a great way to accomplish everyone's goals. Julian Campbell is proud to support the local efforts in our community."



Ottumwa \$32,500-\$19,900



326 Fairview - What a beautiful setting for this two-bedroom home, located at 326 Fairview. The property has four total lots, and the home has an eat-in kitchen, updated bath with whirlpool tub, and a main floor laundry. In the backyard you'll find additional storage, a wonderful covered deck and a detached two car garage. Offered in its "as is" condition, give Marlene a call to schedule an appointment, 641-799-0184 \$32,500

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Ottumwa IA 52501
641-684-7253 BridgeCityRealty.com



220 W Sixth - Your own private hideaway right in the heart of town! Take a look at this two bedroom HUD-owned property located at 220 West Sixth. You enter into an enclosed front porch, then to an entry foyer with open staircase. There's a formal living room and large dining space with hardwood flooring. The kitchen has had some updates, too. Both bedrooms and the bath are upstairs. Full walk-out basement, fenced yard, raised deck. Contact the listing agent, Jim Clingman for information, 641-777-3468 \$20,300

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1031 N Jefferson - Here's a 2-3 bedroom HUD-owned home located at 1031 N Jefferson. The home has great potential with its hardwood flooring, decent basement, detached garage, and finished half story. Upstairs might be a great place to make a master suite - there's a half bath already on the second floor. Needs a little TLC but the home seems solid and is a great buy; priced to sell! Contact the listing agent Jim Clingman at 641-777-346 \$23,000

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208 N McLean - Cute and cozy bungalow, located at 208 McLean. With a little TLC, this home could be a fantastic place to live or ideal to use as a rental. Off street parking, newer furnace and central air. All the appliances are included here, which includes the washer & dryer set! Shown by appointment, call Marlene Hunt at 641-799-0184 \$19,900

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Other Towns \$155,500-\$145,000



614 W Monroe, Fairfield - Garage lovers will flip over this incredible 3-4 bedroom property located at 614 W Monroe in Fairfield. Built onto this historic home in 1999, the heated garage has room for 3 or 4 vehicles plus great workshop space as well! Inside this beautiful home you'll find two full baths, a formal dining room with gorgeous coffered ceilings & window seat, an open staircase, and a main floor family rec room complete with built-in bar and hot tub! Appliances are negotiable. Office, enclosed porch. Contact the listing agent, Jim Clingman at 641-777-3468 for an appointment to see this incredible home. \$155,500

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2819 Hwy 23 Cedar - This immaculate property is on the market for the first time in over three decades! The home has 3-4 bedrooms, an office, and main floor laundry. Very nice kitchen with a large screened porch off the dining area. The crown jewel of the home is the large 4+ car garage and workshop which will house multiple vehicles and provide lots of room for woodworking or projects. Totally move-in condition; fenced yard. Contact the listing agent, Marlene Hunt for details and appointment to see this lovely home, 641-799-0184 \$145,000

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Other Towns \$135,000-\$17,600



230 W. Main, Agency - Outstanding home in Agency. Very good condition and move-in ready. Special features are a very comfortable 3 season enclosed porch. Lots of finished space for more bedrooms and family rec room in basement along with a 3/4 bath. Appliances included as well as a nice garden shed. Extra large 2 car attached garage allows for extra storage and workspace. Call for a showing as this wonderfully well kept home won't stay on the market long. MLS # 15737 \$135,000.



641-209-2226



105 East Walnut St., Eldon - Move in and relax in this well cared for home. This home features an open concept living and dining room, complete with beautiful hardwood floors. The 3 seasons porch is the perfect place to relax while enjoying the benefits of small town living. Large kitchen with new flooring and windows, updated bath and new carpet in the bedrooms. Gorgeous landscaping surrounds the property, with plenty of room in the backyard for gatherings, gardening or little ones. Call Charity Richardson for a tour of this great home 641-919-3776. \$69,900.

Miller Realty, LLC

113 E. Broadway, Suite 2, Fairfield



1002 S 4th St., Fairfield - Totally updated Kurka built home. Not only Kurka built but Kurka inhabited since 1946!! Nice 3 bedroom home with spacious Master bedroom on the upper floor!! Every key item has been updated including windows, siding, new furnace and AC. 2 car attached heated garage added in 2009 and includes a half bath along with extra space for storage or hobbies. Old garage in rear makes a great shop, fenced in backyard for garden or kids play yard. Nice hardwood floors throughout highlight this well appointed home. New foundation with egress window added in 2008. Basement has potential for an extra bedroom or family rec room. Close to middle school and Pence elementary dont miss out on this gem of a home!!!



641-209-2226



622 N Eleventh St., Oskaloosa - You'll definitely want to see this remodeled two bedroom, two bath home located in Oskaloosa near the hospital. The home has been fully renovated on the main floor with a nice open plan kitchen and dining area, and a large living room with corner fireplace. There's lots of potential in the basement here also, where you'll also find another full bath and laundry room. Raised deck, detached garage, corner lot. And priced at only \$61,600.00. Call the listing agent today, Jim Clingman at Bridge City Realty, 641-777-3468



205 W Main, Pulaski - Gorgeous two-story traditional now available in Davis County. This gorgeous four bedroom HUD-owned home features fully renovated kitchen, main floor laundry room, living room, dining room & parlor. Upstairs you'll find four large bedrooms. The home has over 2200 sq ft of beautiful living space; open porches; fireplace; natural woodwork; plus a detached garage. Over a half-acre lot and located right on Main Street in Pulaski. Contact the listing agent, Jim Clingman, 641-777-3468



308 Young, Hedrick - 2 bedroom home with single bath. Formal dining room. Appliances included. Has newer metal roof & furnace, recently insulated, has permanent siding & situated on a corner lot. MLS #30537 \$24,900

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253 S Walnut, Fremont - 2-bedroom, ranch style home with single bath. Cute, clean and ready to move into! Adorable home with many newer features inc. windows, electrical, roof, furnace. Has beautiful original hardwood floors. Lots of cabinets & closet space. Appliances negotiable. Great for 1st time home buyers. \$76,000

RE/MAX® At The Depot
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529 W Van Buren, Centerville - Such great potential in this 3 bedroom HUD-owned home with nearly 1500 square feet of living space, located in Centerville. The 1.5 story property has an open floor plan with a large living room, dining area and sliders to the backyard deck. There's a full basement, one main floor bedroom, and an oversized two car garage. With some TLC this could again be an incredible and spacious home. For an appointment contact Bridge City Realty at 641-684-7253 \$17,600



Acreages \$359,000-\$220,000



4278 Us Hwy 63 - Breathtaking 50-acre property located just minutes from Ottumwa on Highway 63S. This large 3-bedroom, 2.5 bath rancher has a wood burning fireplace as well as a wood stove, two master suites, and a four seasons sun room on the west side of the home that can serve as formal dining and family room. The walk-out lower level has a beautiful family room, a non-conforming bedroom and great storage. Heated shop; additional studio on site. Listed by Jim Clingman at Bridge City Realty; shown by appointment only, 641-777-3468 \$359,000



8496 194th Ave. - Top of the line NEW horse barn recently added to this property. 22 acres of great hunting, pond & could be tillable, hay or pasture in parts of this great acreage. The Bucks are big and the turkeys abundant in the timbered areas of this property. The meadows west of the house are full of wildlife or could be pastured or tilled. Great place for horse people or hunters!! Main floor has been recently recarpeted with new drywall and paint throughout the living and dining room walls and ceiling! \$220,000



641-209-2226

Acresages \$209,000-\$185,000



5944 US Hwy 63 - An acreage in the ideal location - just minutes south of town on Highway 63. This four-bedroom, 2.5 bath home is less than ten years old and is situated on a gorgeous two-acre hillside lot. The home features an updated kitchen, main floor laundry, private deck and a gorgeous view. There's a main floor master with master bath and walk-in closet. Lower level family room; attached double garage. Contact the listing agent Jim Clingman for an appointment, 641-777-3468 \$209,000



10656 90th St - Lots of natural light pours into this unique home located just minutes east of Ottumwa near the hospital and freeway. The home has been custom designed and built with a flexible floor plan allowing for up to three bedrooms. There is a full bath on each floor, laundry on the bedroom level, and a private covered deck off the upstairs bedroom. Jetted tub; central vac; attached double garage; additional detached garage & workshop; and all situated on just over an acre with a gorgeous wooded valley view. Contact Jim Clingman at Bridge City Realty for the details, 641-777-3468 \$185,000



Commercial \$299,000-\$42,000



The Burning Oak - Exceptional Opportunity \$299,000 Newly Created Bar and Restaurant in Downtown Fairfield. The building alone speaks volumes of upgrades. There are 3 levels which include 2 full bar areas one on the top level for the fine dining, the second which is tailored designed for a Future Sports Bar or Brew Pub on lower level with separate entrance. The business is in its infancy stage at less than one year old. Currently, it is open 4 nights a week. The hard work is done with all the renovations that took years in the making. Now is the time to have a Great Business on the Square!! Owner has applied for the Tax Abatement Program and is in process. (No Property Taxes for 3 Years!) Come take a look!! Presented by Jefferson County Realty MLS#15426



14540 FIRST AVE (Building 32) Ottumwa Airport, 1.61 acres m/l, approx 9,600 sq.ft. floor space, loading dock, overhead doors, 3 phase electric, ideal shop. For sale or lease. \$92,500. MLS# 29740.



501 N. Weller - Lots of possibilities! Corner lot nearly 36,000 sq. ft., all paved parking, ideally located close to south business district. Add on to the existing building or tear it down and custom build for your needs. \$115,000 MLS# 30386



222 S Main, Sigourney - Commercial lot & building located just off the Sigourney square. Highly visible & high traffic area. Numerous possibilities. 2 overhead doors, cement flooring, 2 baths, newer steel roof, partial basement. IA- MLS #30389 - \$42,000



**SPECIAL
HOLIDAY
GREETING
FROM
THE
OTTUMWA
COURIER**



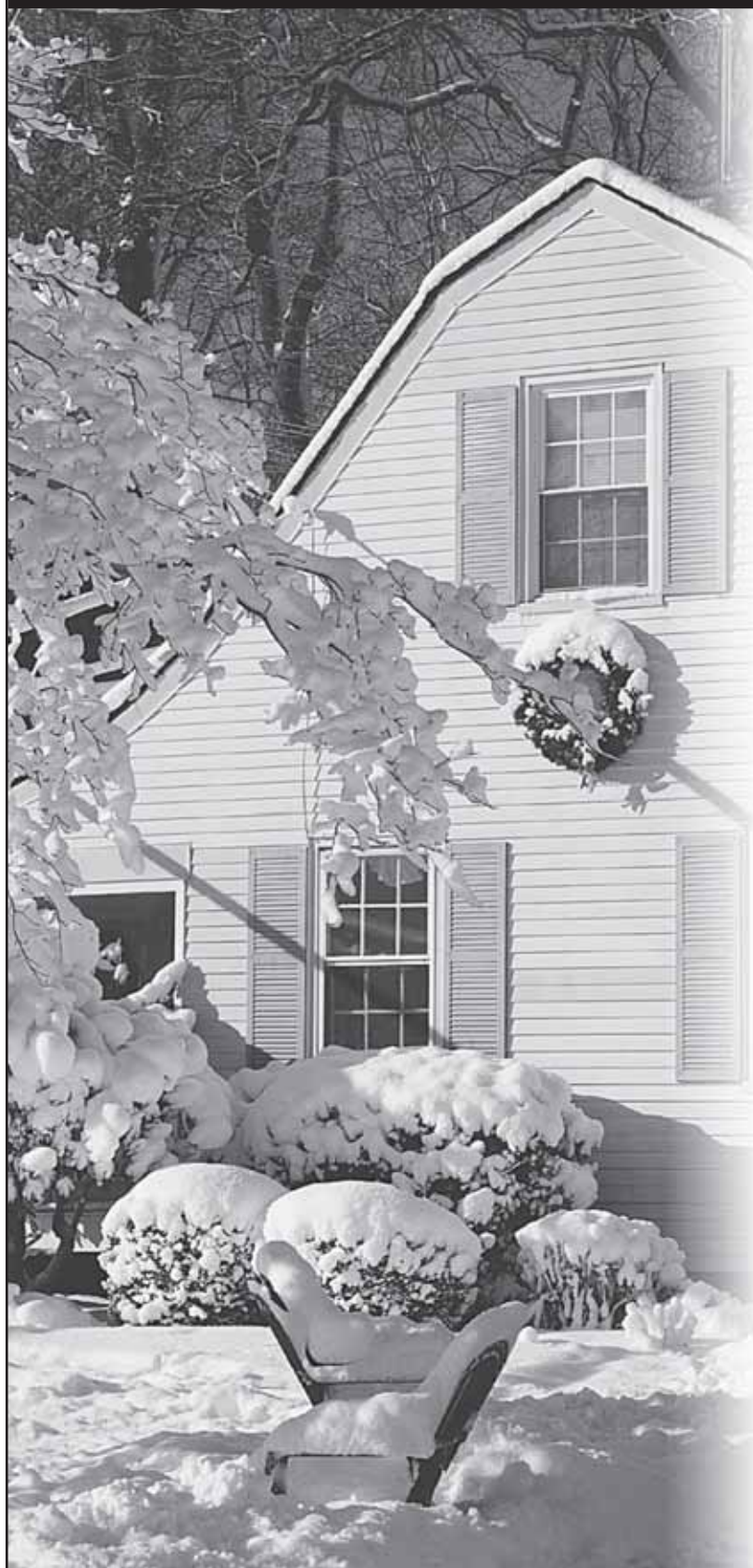
**We wish for you a holiday
That's better than your dreams,
Filled with peace, good will and hope
And firelight that gleams,**

**Overflowing with holiday spirit
Good food and holiday laughter;
And when it's done, We hope that you
Live happily ever after!**

Ottumwa Courier

213 E Second Street, Ottumwa, IA 52501 641-684-4611

DON'T LET THE COLD WEATHER FREEZE YOU OUT! PREPARE YOUR HOME WITH THESE HELPFUL HINTS!



Windows and Doors

- Check all the weatherstripping around windows and door frames for leaks to prevent heat loss.
- Replace weatherstripping, if necessary.
- Replace all screen doors with storm doors.
- Replace all window screens with storm windows.
- Check for drafts around windows and doors. Caulk inside and out, where necessary, to keep heat from escaping.
- Inspect windows for cracks, broken glass, or gaps. Repair or replace, if needed.

Lawn, Garden, and Deck

- Trim overgrown branches back from the house and electrical wires to prevent iced-over or wind-swept branches from causing property damage or a power problem.
- Remove any attached hoses and store them away for the winter to prevent cracks, preserve their shapes, and prolong their life. Wrap outside faucets with covers to prevent water damage.
- Shut off exterior faucets. Drain water from outdoor pipes, valves, and sprinkler heads to protect against pipe bursts.
- Inspect outdoor lighting around the property. Good illumination will help minimize the chance of accidents on icy walkways at night.
- Check handrails on exterior stairs to make sure they're well secured.

Tools and Machinery

- Bring all seasonal tools inside and spray them with a coating of lightweight oil to prevent rust.
- Move your snow blower and shovels to the front of the garage or shed for easy access.
- Prepare the snow blower for the first snowfall by changing the oil and replacing the spark plug.
- Make sure you have an ample supply of ice melt or sand on hand for steps, walkways, and the driveway.

Heating, Ventilating, and Air Conditioning

- Inspect the firebox and flue system to ensure that they're clean of any soot or creosote and that there aren't any cracks or voids that could cause a fire hazard.
- Clean or replace the air filter in your furnace for maximum efficiency and improved indoor air quality.
- Clean your whole house humidifier and replace the evaporator pad.
- Check that smoke alarms and carbon monoxide detectors are in working order.
- Remove air conditioners from windows or cover them with insulated liners, to prevent drafts.
- Install foam-insulating sheets behind outlets and switch plates on exterior walls to reduce outside airflow.

Gutters, Roof, and Drains

- Check for missing, damaged or warped shingles and replace, as necessary before you get stuck with a leak.
- Check for deteriorated flashing at the chimney, walls, and skylights and around vent pipes. Seal joints where water could penetrate, using roofing cement and a caulking gun.
- Check the gutters and downspouts for proper fastening, and re-secure if loose or sagging. The weight of snow and ice can pull gutters off the house.
- Clean gutters of any debris. Make sure downspouts extend away from the house by at least 5 feet to prevent flooding of the foundation and water damage from snowmelt.
- Ensure all vents and openings are covered to prevent insects, birds, and rodents from getting inside to nest in a warm place.

Done? Congratulations! You're officially ready for winter.

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