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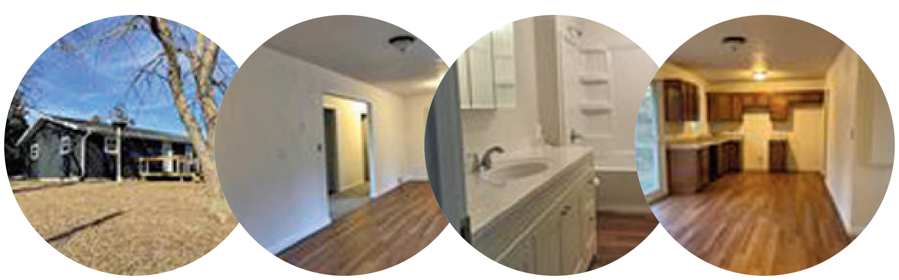
SIOUXLAND HOMES MAGAZINE

Siouxland Homes Magazine

HOME OF THE WEEK

18546 140th Street
Akron, IA
$330,000

Summers are Best in the country!!! Check out this ranch with 2 car attached, main floor laundry. Looking to raise a few horses or other livestock. Completely NEW remodel on the entire main level, New Kitchen. New Carpet. New Flooring. Fresh paint. Basement has framing done already to make another bedroom easily with an egress window - also existing plumbing in bathroom also framed out in basement also. Utility room framed up also. Heat pump is 2-3 yrs old. Newer AC. Newer roof. New siding. New windows. Deck out front and deck out back. Easily you could make the west side of house a walk out basement too. A large workshop on the property to boost. A huge barn on the property as well. A couple other outbuildings. Grain bins will be removed. New Septic system. Selling As-Is (inspections for buyer knowledge only) Seller offering up to $3000 in seller concessions closing costs with an accepted offer.



NextHome TRISTATE REALTY

For more information about the Home of the Week, contact:
Janel Pearson
712.552.7102 • Licensed in IA & SD

DEAR MONTY

Eight reasons to have a pre-sale home inspection

RICHARD MONTGOMERY

Dear Monty: We are going to sell our home soon. In preparing the house, we are interviewing real estate agents to learn more about them and how they work. We want to have a home inspection before putting the house on the market.

All three agents we interviewed discouraged us. The reasons differed, but one reason in common was that if a buyer is interested, they will not trust your inspection and will want their inspector. We think it is a good idea because a close friend who is selling just lost a buyer over a home inspection. That buyer ordered the inspection. We are confused. What would you tell a seller?

Monty's Answer: While it is common for real estate agents to take that position, some real estate agents would encourage you to have the home inspected. Others would not discourage it. There are many reasons why having the inspection upfront is a good idea. Here is why a seller should have the pre-sale inspection:

- No. 1: It demonstrates to a buyer that you are serious about selling your home.
- No. 2: It suggests preparedness on your part.
- No. 3: It says that you have nothing to hide.
- No. 4: You want to disclose issues an inspection uncovers.
- No. 5: It also allows you to fix or repair them.
- No. 6: It also shows the house is in good condition.
- No. 7: It shows consideration toward the buyer by saving them the expense of an inspection.
- No. 8: It prevents surprises in inspections done days before closing after the buyer incurred other costs.

Facts that support pre-sale inspections

For many years homebuyers complained that sellers misrepresented homes. Those misrepresentations caused high extra costs for the buyer. That was true years ago and still happens today. It happens far less frequently today because of home inspections. It is also true that the home's condition is a significant concern for many homebuyers.

Who orders the inspection is not important

The most critical factor in a home inspection is that it is accurate. The inspection is visual. There is no testing. A buyer can obtain specific tests with the seller's permission, and in some circumstances these are necessary. If two inspectors inspect a home, the chances of the second inspector finding a defect that the first inspector missed are slim.

The inspection industry is flawed

What has happened in the industry is intense competition to gain business. Some home inspectors tend to embellish the value of their service to gain business. Another way inspectors can take advantage is how they conduct the inspection. For example, an inspector blocks a drain to raise the water level in a shower to cause a leak. That action makes the inspector look good in the eyes of the buyer. It costs the seller money to repair. Nothing in the Industry Standards of Practice requires an inspector to block a drain to cause a leak. The result is that buyer expectations have grown exponentially. Some inspectors have characterized homebuyers as expecting the used home to be like new.

An article on the Dear Monty website may be helpful in your search for a home inspector. I highly recommend the pre-sale home inspection.

Richard Montgomery is the author of "House Money: An Insider's Secrets to Saving Thousands When You Buy or Sell a Home." He advocates industry reform and offers readers unbiased real estate advice. Follow him on Twitter at @dearmonty, or at DearMonty.com https://bit.ly/3MthFf7.

PLUMBER

Spray away with new kitchen faucet technology

ED DEL GRANDE

Question: I plan to surprise my family with a new kitchen faucet. I want to get a pull-out faucet with spray options that are useful for everyone in the house. I enjoy your plumbing recommendations, so what spray head features do you like?

— *Brent, Washington state*

Answer: Ever since pullout and pull-down-style kitchen faucets became popular, spray head technology has really taken off. The spray component on many new kitchen faucets takes task management to another level. With that said, here's a basic rundown of some spray features and options now available.

KOHLER/TNS

First, the standard spray pattern for most pull-out/pull-down kitchen faucets is a "ring" spray and you can upgrade from there with setting options. One is a pause feature. This quickly turns the flow of water on and off for greater spray control. For additional spray pattern options, a sweep spray for sink washdowns and a soft spray for delicate items like produce are handy as well.

For a final forceful feature, a power boost button can increase spray flow rate in short bursts whenever you need an extra blast for the task!

Master Contractor/Plumber Ed Del Grande is known internationally as the author of the book "Ed Del Grande's House Call," the host of TV and Internet shows, and a LEED green associate. Visit eddelgrande.com or write eadelg@cs.com. Always consult local contractors and codes.

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tiffany@c21prolink.com
Licensed in IA, SD, & NE

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khoward@c21prolink.com
Licensed in IA

THIS SPOT IS RESERVED FOR YOUR HOME

Call for a FREE marketing analysis today!

DAKOTA DUNES • $330,000

570 PRAIRIE BOULEVARD

NEW LISTING BY TIFFANY Move in ready 4 bedroom, 2 bathroom ranch home with great landscaping and outside patio area.

ACREAGE • $750,000

33240 GLEN DRIVE #11

Lots of formal and casual living and entertaining spaces with this ranch home plus a 6 car garage and shop.

DAKOTA DUNES • $650,000

132 TETON PINES

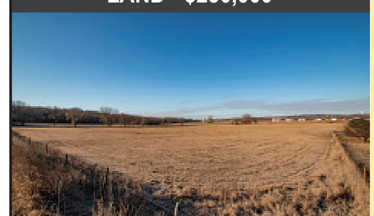
This custom built ranch home has lots of upgrades, is located on a cul de sac and has a view of the pond.

NORTHSIDE • $599,000

4115 COUNTRY CLUB BLVD

5 bedroom, 5 bathroom, 5 car garage, Colonial style home on 2.15 acres in Country Club.

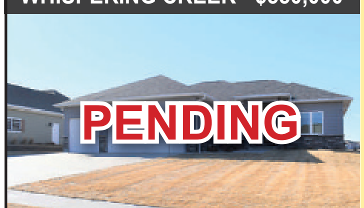
LAND • $230,000



3901 SMITH RIVER ROAD

Appoximately 22 acres of fenced pasture land

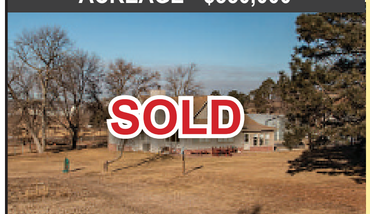
WHISPERING CREEK • $550,000



6726 KINGSWOOD COURT

4 bedroom, walkout ranch home with theatre room in lower level and great views of pond and sunsets all on a cul de sac.

ACREAGE • $550,000



3804 SMITH RIVER ROAD

Updated 3 bedroom farmhouse on 6.92 acres, large detached 2 car garage, 2 barns, Quonset building, & chicken coop.

DAKOTA DUNES • $399,000

441 BLUESTEM TRAIL

Highly desirable 5 bedroom, 3.5 bathroom, 3 car garage home in the Meadows near walking trail and park.

MORNINGSIDE • $385,000

4850 MEADOW LARK LANE

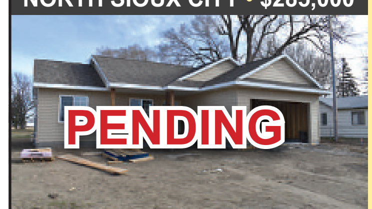
Fun floor plan in this ranch home that has received excellent care and sits on a corner lot.

NORTH SIOUX CITY • $285,000

916 WILDFLOWER BEND

New construction home with 2 bedrooms, 2 bathrooms, and 2 car garage. White cabinets in kitchen and appliances included. Unfinished lower level.

NORTH SIOUX CITY • $285,000



900 WILDFLOWER BEND

New construction home with 2 bedrooms, 2 bathrooms, and 2 car garage. White cabinets in kitchen and appliances included. Unfinished lower level.

NORTHSIDE • $170,000

2836 SUMMIT STREET

Pride of ownership shows in this home with lots of updates, wood floors, and finished lower level.

MORNINGSIDE • $162,500

2914 S GLASS ST

Wood floors in the living room and the 3 bedrooms at this ranch home on a fenced, flat yard.

LAND FOR SALE

COMMERCIAL LOTS: 1800 BLK OF HWY 20 LAWTON, IA

East of Midwest Equipment. • **22.27 acres**

1/2 miles east of Charles north side of road • **29.04 acres**

1/4-1/2 mile, east of Midwest Equipment N'side of road. GC zoning • **34.5 acres**

Property surrounds Hobart sales. S'side of Hwy 20. GC land • **approx. 70 acres**

FARM LAND FOR SALE

1700 HWY 20, LAWTON: 43.25 acres

Currently cash rent, approved for commercial sites.

1800 HWY 20, LAWTON: Approx. **86 acres,** most tillable except windbreak

KITZCORNER

How to avoid common homebuying mistakes

It's easy to become enthralled with an available property, in a real-estate version of love at first sight.

Maybe you've always dreamed of a colonial, or can't wait to spend afternoons at the nearby beach. But some very real issues can lurk just below the surface of your so-called dream home, turning that impulse purchase into a nightmare scenario. Here are a few home-buying mistakes to avoid.

Pay attention to the commute

The best bargains are typically far away from downtown, where home buyers get more bang for their buck. Don't let the allure of more land and square footage obscure a difficult every-day issue associated with suburban or exurban living: the long commute. Make sure you're not spending more time and money (in the form of increased fuel costs, or public transit fare) than you want trying to get back to work, leisure and retail options. Map out personal routes, or study train or bus schedules. Also be aware of area traffic patterns, since you're probably not the only one who decided to maximize their buying power by leaving the city center.

Take a look around

Your purchase option might be priced wrong due to the community that surrounds it.

Perhaps the property is too expensive, because you're looking at the nicest house in an otherwise middle-of-the-road neighborhood. There's also the danger of never getting the equity you'd otherwise earn through things like upgrades or remodeling simply because your home is the smallest among much bigger nearby options.

Maybe the house is only available because of out-migration to another, more preferable area for potential homebuyers. Even every-day decisions like dining, retail and entertainment can be more costly in particularly affluent areas. Take all of that into consideration before you buy.

Choosing a mortgage

Different mortgages favor different buying options. Adjustable rate loans are geared for more transient buyers who know they'll be moving soon. They may be right for you if this is just a starter home, or if you are working on a shorter-term employment contract. Just be aware that these loans are market driven, so your payments will fluctuate as the interest rate changes. For those looking to settle into a home, fixed-rate mortgages offer both predictability and stability for the long haul. Your payment stays the same as you build a lifetime of memories.

Fixing your credit

Your credit score plays a determining role in how much you'll pay for a home over the lifetime of your mortgage.

A better score means lower interest rates, and that saved income stays in your bank account. That's why it may be smart to fix your credit before beginning your new home search. Here's a step-by-step guide.

Check your report

Begin by finding out how you're doing through the three main reporting agencies, Equifax, Experian and TransUnion. Each of them will issue one free report per year, after a written request. Some banks and credit-card companies will also offer more regular access to your scores. Pay close attention to your number, since these are the same credit bureaus that lenders will be contacting. You'll earn more attractive loan options with better scores, including an opportunity to make a lower down payment. You'll potentially get a more favorable interest rate, too.

Raise your score

If you find that you can't secure the best loan because of a lower score, don't worry: There are options to raise it before you purchase a property. Consider opening a low-interest credit card account, which you can use to charge select essentials. It's important, however, that you pay off the card on time, every month, for your score to improve. If you let a balance carry forward — or worse, miss a payment — your numbers could be negatively impacted. Disciplined charging and regular payments can lead directly to better mortgage options. Just make sure the card is reporting your activity to the three main credit agencies.

F—STOCK.ADOBE.COM

Pre-qualification

If you're worried about living within your means, avoid creating a mountain of debt — or halting the sale process entirely — by prequalifying for a loan. You'll understand in advance which home fits your specific budget. This document from your loan officer actually does more than outline the limit of your loan; it also helps you buy with confidence because you have a better sense of what your payment structure and interest rate will be. A pre-qualification letter aids in negotiations with a seller too, since they know you're in a healthy position to buy.

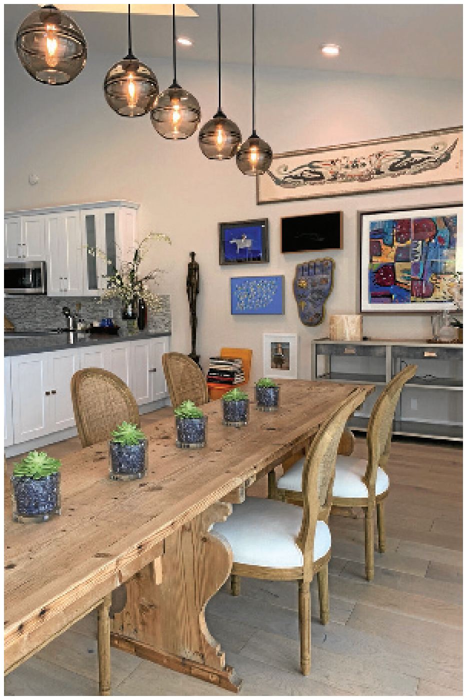
THE ART OF DESIGN

Understanding the beauty of the imperfect

There are occasions when everything indicates that something should get worse, but it gets better. Just like an aged bomber jacket or a worn pair of blue jeans with strategic holes, in interior decoration, you have a worn leather sofa, an oft-scrubbed table or a seemingly gray teak bench that could have been left outside to weather. This is strategic design at play. Like the Tuscan look of years past, today's fascination with all things vintage is amazing and deceiving.

Certain furniture and accessories gain more and more beauty after use and years. As you may have noticed, this only happens with well-built pieces that can withstand the test of time. These pieces were never intended to go through intense use; they call our attention for their simplicity and authenticity and have gained vintage status. Otherwise, they're just old pieces.

JOSEPH PUBILLONES



I say this because I am seeing in stores and many housewares catalogs that a lot of furniture and objects don a worn and crackled look. Generally, I like that faded beauty is valued. Rust and patina are just some of the finishes. These furnishings don't shine, but they speak of experience. Many of these decorative items play on nostalgia, seeking to pull our heartstrings and look to bring an emotional ingredient into our home by design, not accumulated by time.

After some thought, I have also realized it is not easy for everyone to understand the distinction between authentic and reproduction — or how to decorate with them. Sometimes, a vintage furnishing can be an easy piece to use as an accessory, as it has soul. But a reproduction is very difficult to integrate into a decoration without it looking very cosmetic or even a bit kitsch.

An entrance hall with an old lamp or lantern that has a peeling enamel finish can evoke either a sensation of comfort and delight, or an internal howl that makes you wonder how quickly the piece should be restored. These reactions are just a few degrees of neuroticism apart, whether you just bought furnishings that are reproductions or you grew up with them at home. Now, you know you can fall in love with the scratches and chunks that certain furniture has. Your good judgment lets you understand the difference between an item that's vintage and one that is not. If you are decorating with aged pieces, don't feel obliged to decorate with all old items; it usually doesn't work.

Mix the new with the old freely. More importantly, search for ways to integrate vintage pieces discreetly and let the years of use continue to contribute to their beauty. Your house will win soul and feel welcoming, like the embrace of an old friend.

Joseph Pubillones is the owner of Joseph Pubillones Interiors, an award-winning interior design firm based in Palm Beach, Florida. His website is www.josephpubillones.com.

HERE'S HOW

Add more living space by remodeling basement or garage

Dear James: Our kids could use a rec room. We could use part of a large garage or the basement. What design aspects should we consider when converting these into living space? — *Michael J.*

JAMES DULLEY

Dear Michael: Converting either a basement or garage into additional living space is one of the most common remodeling projects and can greatly increase the resale value of a house. Either is ideal for a rec room because they are usually over a stable concrete floor as a base.

Where you live and your climate will have some impact on your decision of the basement or garage. A basement, being below ground, stays at a more constant temperature in climates with either severe summer or winter weather. In some parts of the country, particularly the South and West, basements are not common in homes, and most are built on slabs.

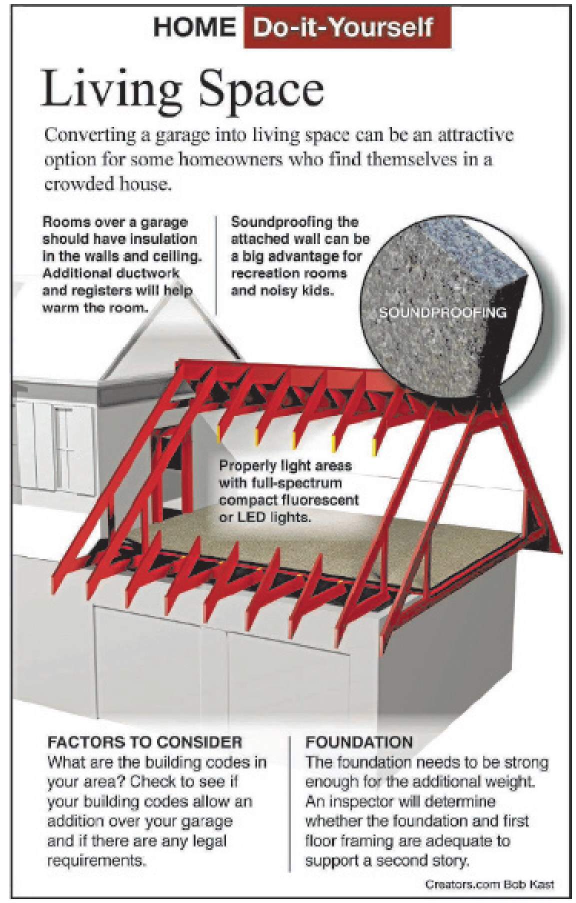
No matter which area you select for the new recreation room, there are some common design concepts to make it more functional and appealing. For example, walking down a walled stairway to a basement room or through a door into a dark corner of a former garage may not be very inviting. Proper lighting once in the room is also important. Full-spectrum compact fluorescent or LED lights are good choices.

To make it more inviting, try to create an open space when you first enter the new room. For basements, open the side walls of the stairs as far up as possible. Add adequate lighting at the bottom of the stairs with some interesting object or wall treatment. This will be the first image you see when you start down the stairs.

For a garage, attempt the same interesting concept in front of the door. It is much easier to add a window in an aboveground garage wall than it is in a basement foundation wall.

For the garage, you probably had planned to finish and add drywall on the walls. For the wall common with the house, pack it with insulation, place resilient strips over the wall studs and attach two layers of drywall to block much of the lower frequency noise. For the basement, the same techniques can be used.

Send your questions to Here's How, 6906 Royalgreen Dr., Cincinnati, OH 45244 or visit www.dulley.com.



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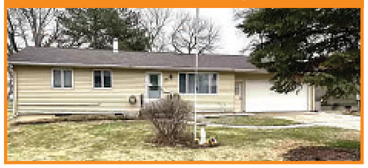
TRISTATE REALTY

PENDING

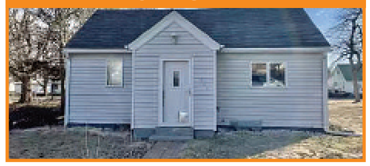


911 S Main Ida Grove
3BD / 2BA
$155,000
Victoria Kollbaum

NEW LISTING

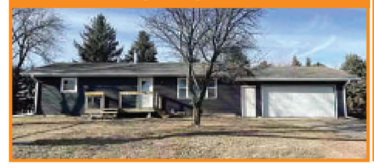
520 Hardy Unit St, Akron, IA
3BD / 1BA
$160,000
Janel Pearson

FOR SALE



304 N 5th St. Anthon, IA
2BD / 1BA
$87,000
Victoria Kollbaum

FOR SALE

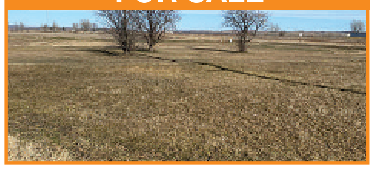


18546 140th St. Akron IA
2BD / 1.5BA
$330,000
Janel Pearson

FOR SALE

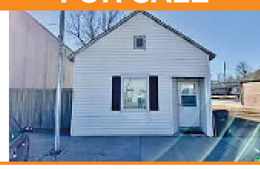
31937 477th Ave, Elk Point, SD
2BR / 2BA, Acreage
$550,000
Janel Pearson

FOR SALE



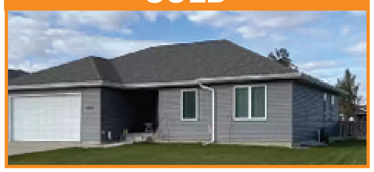
48390 Hwy 105 SD, Jefferson, SD
3 Acres Commercial Land
$175,000
Duster Hoffman

FOR SALE



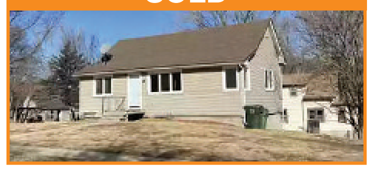
312 Tipton St., Salix, IA
1BR / 1BA
$75,000
Victoria Kollbaum

SOLD



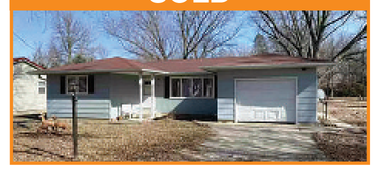
513 SW Prospect, Le Mars, IA
3BD / 2BA
$294,000
Duster Hoffman

SOLD



2829 W 4th, Sioux City
2BR / 2BA
$139,000
Duster Hoffman

SOLD

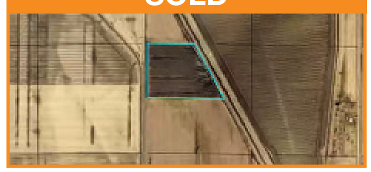


417 West St., Whiting, IA
3BR / 1BA
$80,000
Duster Hoffman

SOLD

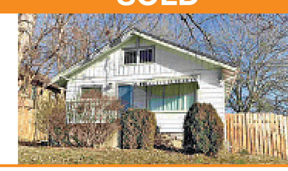
31214 454 Ave., Meckling, SD
18BD / 19BA
$350,000
Randy Kittler

SOLD



12325 Cedar Ave., Whiting
LAND
$150,000
Victoria Kollbaum

SOLD



2418 S St. Aubin, Sioux City, IA
2BD / 1BA
$139,000
Vicki Kollbaum

REALTOR SPOTLIGHT

Janel Pearson is a lifelong resident of Akron and has been selling real estate there and throughout NW Iowa and SE South Dakota since 2016. Anyone that knows Janel, knows that she is a workaholic, so when she is representingyou, you know you are in good hands. Each year for the past three years,Janel has won the Master's Club Award from NextHome, Inc making her one of the highest producing NextHome agents in the country. In Janel's sparetime (whenever that is), she loves to help her family on their farm, golf, and relax by the pool. Janel's advice to someone thinking of selling their home is"Hold your memories in your heart as this is an opportunity for the next owners to make their own memories". Give Janel a call for all of your real estate needs.

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