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SIouxLAND HOMES MAGAZINE

 Siouxland Homes Magazine

Oct. 1, 2022

SEARCH FOR YOUR DREAM HOME INSIDE!



Lisa's living room is perfect for fall.
BOB GREENSPAN



MARY CAROL GARRITY

The Midwest is perfect in the fall, says Mary Carol Garrity.

Mother Nature is very generous with us in the fall. Go on a hike and look for beautiful natural treasures you can display in your home, like wildflowers, fall leaves, nuts, berries, and empty bird's nests.

Have a picnic

What better thing to do on a fall weekend than to pack the picnic basket and head out to the country or a park to enjoy nature up close and personal? If you have the time and inclination, make your picnic something to remember, with a basket filled with china, crystal and silver. A bottle of bubbly, apples and pears, cheese and artisan bread, are all you need.

Give a cheery welcome

Even if I don't have the time to decorate my home's interior for the season, I always dress up the front porch. I think a lovely exterior display is a friendly wave to passersby, and a warm greeting for guests.

Enjoy fall, my friends!

This column was adapted from Mary Carol Garrity's blog at www.nellhills.com. She can be reached at marycarol@nellhills.com. ©2018 Tribune Content Agency, LLC Distributed by Tribune Content Agency, LLC.

LET'S EMBRACE FALL

SIX IDEAS TO INSPIRE

MARY CAROL GARRITY
Tribune News Service

No one moves to the Midwest for the weather. In the heartland, we have hot summers and cold winters. But in the fall, there are a few days so perfect, I swear I'd never live anywhere else. The trees are ablaze, the sky is azure blue, and the air is crisp and cool, sweetened with the smell of falling leaves and wood smoke. This year, I'm resolving to thoroughly enjoy autumn. I hope you will join me. Here are some ideas to inspire us...

Light the fire in the hearth

One of my favorite rituals every year is lighting the first fire

in the hearth. Dan and I like to relax in front of the fire on fall evenings, catching up on each other's days. My friend Lisa's living room, pictured above, is perfect for fall. I want to curl up on her sofa next to the crackling fire.

Cozy up your furniture

As the days grow shorter, I can't wait to cocoon at home during the quiet evenings. I get my cottage ready by switching out my summer pillow covers with those that feature the fabrics of fall. Menswear fabrics are my absolute favorite.

I don't think you can walk five

feet in my cottage without seeing a plaid throw. And, on fall mornings, you'll see me wrapped up in one as I sip my first cup of coffee and watch the sun rise over our little lake. It's one of my greatest pleasures.

Dine under the stars

October is a perfect month for an al fresco dinner party. The weather is still mild enough that you can linger outside, wrap up in a blanket. A few years ago, Dan and I had a small dinner party with a few friends, and decided the perfect venue would be our front patio.

We filled the patio with candles

and lanterns to give the outdoor dining room a romantic glow. My friends know I can't cook, so sometimes we divide dinner party duties. I set the scene, and they bring the food. My friend Tracy brought the most amazing pumpkin soup and apple tarts.

Treasure hunt for nature's bounty

Did you ever go to the pumpkin patch when you were a kid? Go again this year! Pick up pumpkins, gourds and other fall favorites to display around your home. I displayed mini gourds on this dessert server at my cottage.

The cause and effect of post-contract home inspections

RICHARD MONTGOMERY
Creators Syndicate Inc.

Dear Monty: We are first-time homebuyers. We asked the seller for a credit when the home inspection revealed several defects. They refused. Our agent thought we should let them handle it. The sellers agreed to make multiple repairs and remove mold. They also agreed to a new furnace and compressor. The sellers used handymen and unlicensed contractors to satisfy the contract and installed an off-brand furnace. It doesn't even have a name, and there is no operating manual. In speaking with a neighbor, I learned there was a fire they never disclosed. The city has a permit on file under the seller's name that states it was fire-related. We are fed up with the seller lying and using cheap solutions, and we want out of the deal. They scheduled the closing in about a week. Can we get out without losing our deposit?

Monty's Answer: The seller complied with the contract from your comments. The home inspector did not see any evidence of a fire. Sellers often have a mindset and behavior patterns consistent with their life experiences. Their experiences may be very different from your experiences. They might have made the repairs the same way if they were making these repairs for themselves. Another possibility is that the home's age, neighborhood, quality of construction and condition are such that they consistently maintained the house to match. But that may not have been



the right thing to do.

Your complaint regarding the condition issues is common when the buyer orders the home inspection after the purchase contract is in force. Post-contract inspections are a standard procedure in the real estate industry today. Most real estate agents believe pre-offer inspections are additional work and liability if the home doesn't sell, and they are fearful of potential seller backlash if an inspector discovers a problem.

Had the seller provided a home inspection, corrected the defects and shared the inspection with you before you reached an agreement, this situation having developed would be unlikely. You would have seen the new furnace and the repairs completed. Or the seller would have disclosed the inspection, so you knew of the defects before making an offer. The red flag was when they refused to give you a repair credit or a price reduction. It now appears that both parties are involved in an untenable situation. Here is an article on Dear Monty that elaborates on pre-sale inspections, <https://dearmonty.com/pre-offer-inspection/>.

The real estate industry's design and methods are over 100 years old, and their ancient practices are not in the best interest of their customers. Today's real estate agents are not at fault. The systems in which they are working are the cause. The post-inspection is the effect.

A legal opinion

You should seek a legal opinion from an attorney whose primary practice is real estate. Each state has different theories and statutes that would affect the answer. The amount of your deposit may also be a factor. Act quickly as the closing date is near. Here is an article on Dear Monty that offers a process for identifying a competent lawyer, <https://dearmonty.com/8-tips-find-good-real-estate-attorney/>.

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. COPYRIGHT 2022 CREATORS.COM

PLUMBER

Gooseneck bathroom faucets rise to the occasion

ED DEL GRANDE
Tribune News Service

Question: Ed: I'm installing a new bathroom sink/vanity top and want to go rogue by installing a taller-than-average faucet. I don't want the faucet spout so high, though, that it splashes on the top. What do you suggest for a workable faucet choice?

— Terry, Nebraska

Answer: Tall bathroom faucets are available, but those are usually for vessel sink applications. While vessel sink faucets are attractive, they may be a little too high for a standard vanity sink setup.

To gain some extra spout height while still being a



KOHLER/TNS

workable choice for a vanity sink, I recommend a low-gooseneck bathroom faucet. These faucets feature a mid-height gooseneck-style spout with a variety of handle styles and finishes to choose from.

Some low-gooseneck bathroom faucets feature laminar flowing spouts to conserve water and cut down on splashing. Laminar spouts deliver a soft bubble-free flow that

resembles the flow you may see in a dancing water fountain.

Bottom line: If you want to bend the faucet spout rules for your new vanity sink, check out a low-gooseneck bathroom faucet (and honk if you like this advice!).

(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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ABOUT THE PROPERTY - 4606 GRAYHAWK RIDGE DR.

This wonderful 4+ bed, 3.5 bath, walkout ranch style home in Singing Hills is ready for new owners! Walk into a nice foyer landing spot open to the living room with expansive ceilings that make this home feel very spacious. The eat-in kitchen area also has a door out to the deck, overlooking the beautiful view and private backyard with mature trees. The main floor also has a master bedroom/bathroom/walk in closet, a second bedroom, full bathroom, and laundry with a convenient half bath just off the mudroom. When you walk downstairs, you're greeted with a huge open space - Plenty of room for entertaining, a man or lady cave, or for kids to run and play. This space has a fireplace, French door to the backyard patio and lots of windows for natural light. It doesn't feel like a "basement" at all! There are 2 more spacious bedrooms & a 3/4 bath in the lower level, as well as an unfinished area that could be used as a workout room or be finished off for more space.

Rachel Carlson

Realtor, SD Broker, Carlson Group

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Match stainless steel appliances with a new sink

JAMES DULLEY
Creators Syndicate Inc.

Dear James: I have installed all-new stainless appliances in my kitchen. I may have to install the stainless-steel sink myself to stay in budget. What are some selection and installation tips? — Lisa T.

Dear Lisa: Many of today's kitchen appliances are stainless steel or just less expensive stainless-steel fronts for easy cleaning. Actually, the stainless-steel material is most important for the sink due to its rust resistance. Spend a bit extra for high-quality stainless for a longer life.

Stainless steel is a relatively easy material to form, so there are endless styles and shapes. For many families, a design with several smaller sink sections is more functional than just one large one.

Use the installation costs you are saving to get a thick sink. The metal thickness ranges from .028 inch to .05 inch. Although less expensive, a thinner unit is more likely to become dented and can even sound "cheaper" when something is dropped in it.

If you must go with a less expensive model, try spraying foam insulation under the sink after it is installed to help improve the rigidity. This may also provide some additional condensation control. If you are measuring in gauges, remember that the lower the number, the thicker the metal and the higher the quality.

After you have removed your old sink, measure the opening in the countertop. Take your measurements



from underneath the counter and be extremely accurate. The overall dimensions of the new sink should be at least one-half inch larger than the opening. This way you will have some overlap.

If you can't find a matching size to fit the old opening, buy the next largest sink and cut out the jigsaw. Don't worry if your cutting skills are not up to par. The countertop edge will be hidden under the new sink's flange.

After you have decided on a sink and are sure it will fit, apply a layer of plumber's putty around the sink's edge. Align the sink in the hole and press it firmly down so it seats into the putty and forms a watertight seal.

Install the tightening clips underneath the sink to secure it to the countertop. Be sure you bend the clips away from the outer edge of the sink. Using a damp cloth, wipe away any excess putty.

Now you are ready for a faucet and fixtures. Some sinks come ready for the

faucet while others still need some work done. Follow the manufacturer's instructions for your particular model.

To maintain the beauty and shine of your new sink, avoid getting any chlorine-based chemicals, such as bleach, on it for extended periods. Rinsing your sink after each use will help remove any residue. Stainless steel can retain its luster when it is cleaned with household cleanser and a soft towel. Avoid leaving a wet steel wool cleaning pad in the sink. Follow these tips and your sink is sure to be shining for years to come.

Tools and materials required: putty knife, adjustable wrench, grooved pliers, jigsaw, pipe wrench, tubing cutter, Phillips and flat-blade screwdrivers, hacksaw, ruler, drill, new sink and plumber's putty.

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

Why does gutter cleaning matter?

PAUL F. P. POGUE

Ask Angi

Your gutters do so much more than just direct water away from your house. They're an essential defensive measure that protects your yard, foundation, roof and basement from long-term water damage. It can be easy to forget to keep them clean, but gutter cleaning is a vital step in home maintenance.

When gutters get clogged, they overflow and back up the water instead of depositing it several feet away from the house. When this happens, water spills directly onto the yard, causing erosion of your soil and increasing pressure on the basement or foundation. If standing water remains in your basement or crawlspace, you might experience mold or other damage. It can also fall behind the gutters, causing fascia boards to rot. During cold weather, water overflow can freeze and cause foundation cracks or back up onto the roof, causing ice dams and eventual roof damage.

You can prevent this with regular gutter cleaning. How often you need it depends on numerous factors, including the region where you live and the number and type of trees near your home. In most cases, experts say you should clean your gutters twice a year — once in spring and the next time late in fall, once all the leaves have fallen. Gutter cleaners get very busy in the fall, so it's a good idea to get on the schedule as early as possible.



DREAMSTIME/TNS

Leaves, dirt, and other debris can cause serious problems if they block up your gutters.

Gutter cleaning costs between \$115 and \$225. Most jobs take an hour or two. The exact price will vary based on the size of your home and the number of stories the cleaners have to reach. If your gutters haven't been cleaned out in a while and require extra time to clear out the debris, the job might also cost more. In most cases, downspouts won't require much if any cleaning, but in cases where debris has clogged the downspout, expect to pay between \$50 and \$100 more.

Installing gutter guards means you may not have to hire gutter cleaners as often. However, when that job does take place, you might be charged extra because of the additional time they must take to remove and reinstall the guards.

It's possible to clean

gutters yourself, but if you do so, make sure you take all proper safety precautions, including wearing protective eyewear and work gloves and having a spotter to hold the ladder sturdy.

When hiring a pro, verify that your cleaner has liability and workers' comp insurance, which protects you in the event of damage to your home or injury to a worker. This is always a good idea when hiring any home service, but it is particularly vital in work that involves risky activities like climbing ladders or going on the roof.

Tweet your home care questions with #AskAngi and we'll try to answer them in a future column.

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DESIGN RECIPES



Hanging mirrors or artwork vertically can help low ceilings feel taller.

DESIGN RECIPES/TNS

CATHY HOBBS
Tribune News Service

With space at a premium, many people are looking to maximize their home environment as much as possible. Whether it's to accommodate a home office or in-home classroom space for children or just create extra space to relax and unwind, maximizing one's home footprint is more important than ever. The reality is, there are certain shapes that lend themselves better than others as far as saving space. Knowing how to make a space feel bigger as opposed to closed in and stuffed can also hinge on select-

ing pieces of the right shape and material. When looking to maximize space, here are some tips to help get you started.

1. Select glass as opposed to wood for surfaces. Glass and transparency automatically add a sense of airiness to a space.

2. Round shapes as opposed to those that are rectangular or square help to preserve space and make a room feel more spacious.

3. A single piece of furniture to "ground" a space can help to prevent a room that may feel cluttered or cramped.

4. Light colors as opposed to dark colors or dark tones will help to make as space feel more

open, spacious and fresh.

5. In a children's room, single nightstands or desks can serve as a space saving technique.

6. Mirrors can help to make ceilings feel taller and higher.

7. Artwork hung vertically can help to add height to a space.

8. Raising the location of where drapery is hung above a window can help add a sense of volume to a space.

A glass top dining table helps to add a light element to this dining area.

DESIGN RECIPES/TNS



9. Using furniture of a smaller scale can help to preserve space.

10. Experimenting with a unique shape can potentially help to preserve space in a room.

Cathy Hobbs, based in New York City, is an Emmy Award-winning television host and a nationally known interior design and home staging expert with offices in New York City, Boston and Washington, D.C. Contact her at info@cathyhobbs.com <mailto:info@cathyhobbs.com> or visit her website at www.cathyhobbs.com <http://www.cathyhobbs.com>. ©2020 Tribune Content Agency, LLC Distributed by Tribune Content Agency, LLC.

THE ART OF DESIGN

Is your home getting too smart for you?

JOSEPH PUBILLONES
Creators Syndicate Inc.

Sometimes I think we are living in the futuristic era of the Jetsons. At other times, it's George Orwell's "1984." A recent online search for an office coffee maker literally put me over the edge. I like all the fancy coffee concoctions made by hipster handlebar mustachioed baristas as much as anyone. Of course, I love the foamy cream with the heart-shaped caramel drizzle, but what that has done to the coffee makers is beyond my comprehension. Now there are capsules, large and small, of every flavor imaginable, machines that make coffee short or long and accompanying equipment to make milk frothy hot or cold. Oh, the possibilities!

Some newer homes are now considered "smart." These are homes often with automated doorbells with cameras. Their climate can be controlled with a tap of your phone. Coffee can be started so it is ready by the time you wake up, and music and information can be commanded out of thin air by speaking loudly so that a home-automating apparatus can execute online searches and get your favorite tunes playing at your whim. Rosie the robot has been replaced by a small round disc that vacuums on a regular basis without even being asked. But how much technology is too much?

Of course, our desire is to keep up with the latest innovations. Many of you who are of a certain age may remember the 1960s television cabinets that came with built-in speakers, a record player on one side and a bar cabinet on the other, the 1970s beds that had speakers on the headboards and a slot for your 8-track tapes or the massaging beds that made you feel like hurling — especially after dinner and a couple of cocktails.

Today's furniture makers have taken notice and have begun to incorporate technology in ways never before imaginable. Beds can be made softer or firmer according to your sleeping habits and try to adjust themselves to whether



you snore or not. The newest selections of sofas and comfortable chairs for family rooms are equipped with USB ports for recharging your tablets, laptops and phones. Recently, there are even wall-papers woven with LED lights in them and fiber-optic fabrics that can change colors at your desire.

I enjoy the novelty of these innovations as much as any consumer, but knowing how quickly technologies change nowadays, I'd think really hard before spending any significant amount of money on any of these trendy items. There are some innovations that work really well, such as those that turn lights on and off, as well as surveillance and security systems that allow you to see what is going on in and around your home for protection. But sometimes, your home may be getting too smart. As a matter of fact, the other day, I was just thinking out loud and the home-automating apparatus that sometimes goes by a single name answered me back. Talk about creepy.

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. COPY-RIGHT 2019 CREATORS.COM



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ELK CREEK, SC



4531 Whitetail Court • \$449,750

Enjoy this beautiful 1578 sq ft ranch with 2 bedrooms both with walk-in closets, 2 baths and 3 stall heated garage. LL has daylight windows for future finish. Enter this lovely ranch home to open floor plan with custom kitchen with island, quartz tops, walk-in pantry, \$4,500 appliance allowance, dining, and great room connectivity. Consistent LVT flooring throughout the space for versatile and flexible living. Primary suite includes tray ceiling, plush carpets, custom walk-in closet, and 3/4 bath with walk-in tile shower and double vanity. Upgrades in this spec home: 74" fireplace, heated garage, quartz tops in kitchen and baths, 85 gallon water heater, rock landscape beds. You will love this floor plan. HOA \$250 per month.

WHISPERING CREEK, SC



2655 Albatross • \$729,750

2132 sq ft ranch w/ walk-out lower level. Main floor: 3 bedrooms, 2 baths, laundry and 3 stall heated garage. From your first step into this front entry and you are stunned by the wall of windows, hardwood floors, wooden beam tray ceiling and contemporary design elements and gorgeous built-ins alongside the electric fireplace. This open concept is total function and luxury all in one. There is a covered concrete deck right off the dining area which is fabulous for entertaining or enjoying that quiet cup of morning coffee. Primary suite features large walk-in closet & the luxurious bath has dbl vanity, tile walk-in shower and soaking tub. 10 year tax abatement.

New "build-to-suit" lot listings:

2644 Albatross/Lot 25 Claret View - \$142,900
2682 Albatross/Lot 27 Claret View - \$162,900
17 Spanish Bay - Dakota Dunes - New Price - \$250,000

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DAKOTA DUNES, SD**NEW LISTING****814 Crooked Tree Lane • \$690,000**

Experience this brand new 1 1/2 story townhome floor plan, 2,231 sq ft, 3 brm, 2.5 bath, oversized 2 stall garage with golf cart garage door. Vaulted ceiling in living area with glass wall providing view of backyard, covered patio and landscaped berms. Luxurious main floor with 1457 sq ft, open LR and kitchen area, primary suite, with walk-in tile shower and closet, main floor laundry and amazing great room, open kitchen concept with island and walk-in pantry. 774 upper floor finished with (2) large bedrooms and walk-in closets and large fullbath. Willows HOA manages, yard care, mowing, irrigation and snow removal. Completion February 2023.

DAKOTA DUNES, SD**PENDING****241 Augusta Circle • \$529,950**

One owner 5 bedroom, 3,000 finished sq ft ranch on cul-de-sac, built by Tad Maxwell. .39 acre lot backing up to #2 tee box, mature trees, gorgeous lot, privacy and view. The 6x7 tile entry greets you and opens to great room w/ gas fireplace, 12 ft ceiling, and crown molding. The eat-in kitchen has 10' ceilings, granite tops, oak floors and birch cabinetry. Slider to 14x16 deck to enjoy that amazing view. 15x15 primary suite with vaulted ceiling, 5x11 walk-in closet and 10x9 full bath w/ jetted tub and double vanity.

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Store early pumpkins in cool location to preserve them

JEFF RUGG

Creators Syndicate Inc.

Question: We started seeing pumpkins for sale at the end of August. That is two months too early as far as I am concerned. I want to buy a couple so I can use them for pies and pumpkin bread at Thanksgiving. How long can these early pumpkins be stored? Is there a good way to process them?

Answer: You are seeing pumpkins and chrysanthemums being sold earlier in the fall than in the past because most people only buy one each year. Stores that have them for sale early get the sale while stores that sell them at the proper time don't. Halloween candy on the other hand is sold early because most people will start eating it and need to buy more later in the fall.

I have harvested and stored pumpkins from October to March using pumpkins not exposed to freezes. If they are kept in a cool location, they can last a long time. This is how old root cellars worked to keep people fed during the winter. Root vegetables like carrots, potatoes and turnips last longer than fruits like apples, pumpkins or squash. Cool storage is the way to go, but even at room temperature, they will last a few weeks. Being exposed to a frost or a freeze will cut the storage time a lot. Pumpkins for sale outdoors may need to be processed much sooner than ones sold indoors.

Place the pumpkins on an absorbent surface like newspapers on top of plastic, so if they do begin to rot, the liquid is absorbed and doesn't spread. You will notice a discolored spot or softening of the pumpkin before it gets really bad. Even if it does start to get a soft spot, the rest of the pumpkin may be still good if you cut it out and use the rest quickly.

Another way to store the pumpkin is to process it. One pound of raw pumpkin will yield about one cup of processed pumpkin. Cut it into slices or smaller cubes. Peel the slices and dispose of the "guts." Some people peel the pumpkin after cooking, which I think works well with the baking method. Keep any seeds if you want to roast or plant them. Bake or boil the pumpkin slices or cubes until they are soft. Boil for 20 minutes or until soft. Bake half a pumpkin on a cookie sheet cut side down at 350 degrees F for an hour or until tender. You can microwave slices until tender. Raw slices can be stored in the refrigerator for a few days until you are ready to process them.

Once the slices are soft, mash or blend

GARDEN Hints and Tips**Preserving Pumpkins**

Halloween pumpkins are usually harvested late September through October. Sometimes harvesting starts earlier, which requires good handling and storage.

SUCCESSFUL HARVESTING

Harvest pumpkins as soon as they are mature and prior to frost. They are ready to harvest if the last few inches of the stem next to the pumpkin have turned brown. When cutting stem, be sure to leave a long handle on the pumpkin. Never carry a pumpkin by its stem; it may break off.

INSPECT FOR HEALTH

- Inspect for bruises, soft spots or any indications of mold.
- Look around the bottom and the top around the stem.

STORING

- Prevent stored pumpkins from getting wet, which enables rot.
- If harvested early, store in a cool place such as a basement or a garage.
- Choose a location that is 50 to 55 degrees with about 50% to 70% humidity.
- Storage life is typically 2 to 3 months without significant loss in quality.

Creators.com Bob Kast



the pumpkin and let it cool. Mashed pumpkin is stringier, which gives texture to pumpkin bread. Drain off as much water as possible. Measure the processed pumpkin into one-cup portions and place into freezer bags. It can be frozen for a long time. I have used year-old frozen pumpkin and it was good. The pumpkin mash is very nutrient-rich and tastes good. It can be used in any pie, cake, bread or soup recipe that calls for canned pumpkin. It can also substitute for squash in recipes. If it appears to be slightly runny, just use a little less of whatever liquid is called for in the recipe.

If you want to grow your own pumpkins for pies, there are several varieties you can try. The Dickinson is a tan colored and oval shaped pumpkin that weighs between 20 and 40 pounds. The skin may be brown, but the flesh inside is bright orange. It is what Libby's uses in their canned pumpkin. The Connecticut Field pumpkin is an heirloom that dates back to colonial New England. It is orange, oval and weighs about 20 pounds. The Galeux D'Eysines is a French hybrid that has a flat wheel shape and is sometimes listed as a squash. It is a pinkish-orange color with a variety of brown warts covering the skin. It weighs 10 to 15 pounds and is excellent for baking and for soup.

Email questions to Jeff Rugg at info@greenerview.com. COPYRIGHT 2022 JEFF RUGG.DISTRIBUTED BY CREATORS