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OPEN HOUSE SUNDAY, MARCH 6TH 12:00PM – 1:00PM

HOME OF THE WEEK

**1405 Mulberry Street
Dakota City, NE 68731**



\$365,000



Great features in a great location! This spacious 5 bedroom, 3.5 bathroom home in Dakota City, Nebraska is nestled in a quiet neighborhood and is move-in ready. It is located near parks and has easy access to recreational opportunities on the Missouri River. The home sits on a large lot with a fenced yard, providing a great space for pets, kids or that perfect garden you've always dreamed about. The kitchen area has been modified to create a large, open space that is great for entertaining. It features custom cabinets, granite counters and new appliances. The main floor laundry room is huge with fantastic storage and there are options to have a 2nd laundry space upstairs. The primary suite is roomy with a gorgeous bathroom and walk-in closet. Don't forget to check out the great lower-level entertainment space that is the perfect gathering spot on movie night. This home is less than 10 years old and every room has been updated and painted. Take the 3-D Virtual Tour online and then set up your private showing.

For more information about the Home of the Week, contact:

Jeff Nelson • United Real Estate Solutions • 712-490-4130 Mobile • JeffNelson@MyUnitedAgent.com

Licensed in IA & NE

These 5 pests can invade your home in the winter

What to watch for and how to stop them

EVAN MOORE

The Charlotte Observer

When the weather cools down, some pests can enter your home seeking warmth and food.

Data from the U.S. Census show that about 14 million of the 124 million occupied homeowners in America reported seeing roaches in their homes over the last year, and nearly 15 million reported seeing mice or rats.

The National Pest Management Association offers these tips on how to prevent an infestation of certain critters in your home during the winter months.

These are the pests that homeowners need to look out for:

Mice

House mice, the most commonly encountered rodents in the U.S., usually nest in dark areas like attics and basements. They can cause serious property damage by chewing through dry-wall and wires, and are known to spread diseases like salmonella and tapeworms.

Tips for keeping mice away:

- Seal cracks and holes on the outside of your home with caulk and steel wool.

- Keep areas clear and store boxes off the floor, since mice like to hide in clutter.

- Regularly inspect your home for signs of mice, like droppings, gnaw marks or compromised food.

Rats

Similar to mice, rats often hide in basements and piles of debris. They are known to eat through almost anything, including plastic or lead pipes, to get food and water. Rats are also a vector of many diseases like jaundice and rat-bite fever.

Tips for keeping rats away:

- Check the outside of your home for any gaps or cracks and fill them with caulk.

- Eliminate sources of moisture in crawl spaces and basements.



DREAMSTIME/TNS

A wood mouse in the house.

- Inspect the inside of your home signs of infestation, like greasy rub marks caused by a rat's oily fur.

Cockroaches

Cockroaches prefer to live in small areas close to food and moisture, making homes the perfect habitat for them. Commonly found in kitchens and bathrooms, they can contaminate food sources and spread bacteria. Their allergens are also known to trigger and exacerbate asthma symptoms, especially in

children.

Tips for keeping cockroaches away:

- Keep your counters and floors free of crumbs.

- Vacuum your home frequently and dispose of garbage properly.

- Monitor your kitchen and bathroom areas, especially under appliances and sinks.

Spiders

Spiders like to spin webs in undisturbed places such as closets, attics, crawl spaces and

basements. They can bite and inject venom if disturbed, making them dangerous to humans.

Tips for keeping spiders away:

- Keep trees and shrubs trimmed away from your home to reduce the chance of spiders finding a way inside.

- Store clothing and shoes inside plastic containers.

- Seek medical attention if you suspect you have a spider bite.

Raccoons

Raccoons are commonly found

in wooded areas in the eastern part of the country. They occasionally enter homes through attics or chimneys, and often carry rabies.

Tips for keeping them away:

- Store your trash cans and recycling bins in sealed areas. If they are stored outside, use animal-proof lids.

- Inspect the outside of your home for access points, like broken vent covers or loose shingles.

- Install a mesh cover or cap over chimneys and other exposed openings to prevent entry.

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NORTH SIOUX CITY ♦ \$285,000

**NEW LISTING
BY BARB**



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

**NEW LISTING
BY BARB**



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.

DAKOTA DUNES ♦ \$1,000,000



1036 PEBBLE BEACH DRIVE

INCREDIBLE VIEWS from the deck of this 6 bedroom, 2 story home.

NORTHSIDE ♦ \$599,000



4115 COUNTRY CLUB BLVD

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

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.

HOMER ♦ \$275,000



418 GEORGE STREET

One owner ranch home with 4 bedrooms, 3 bathrooms, and inground pool all on a cul de sac near baseball field and park.

NORTHSIDE ♦ \$275,000



3012 NORDIC COURT

Walkout ranch home with sunroom on main and additional basement space under garage all on a cul de sac street.

LAND ♦ \$230,000



3901 SMITH RIVER ROAD

Approximately 22 acres of fenced pasture land

WHISPERING CREEK ♦ \$850,000



3511 WANAMAKER WAY

Custom built, walkout ranch home with golf course views and 20 x 46 saltwater pool.

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.

NORTH SIOUX CITY ♦ \$375,000



181 NORTH CHURCHILL CIRCLE

Custom built ranch with .38 acre yard on cul de sac. Living areas have vaulted ceiling, four good sized bedrooms, and lower level is finished.

MORNINGSIDE ♦ \$225,000



2905 S CORNELIA ST

Ranch home with 3 bedrooms, some wood floors, 4 season room and newer 2 car detached garage.

MORNINGSIDE ♦ \$145,000



3812 GLENN AVENUE

Bungalow home with 2 bedrooms, 2 bathrooms, a 2 car detached garage with 15 x 16 workshop and a fenced in back 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

ASK ANGI



An effective closet organization system is a big part of keeping your home in good order.
DREAMSTIME/TNS

What can a pro organizer do for me?

The pre-spring doldrums can really take a toll on your house. The flurry of activity around the holidays is long in the past, but spring itself is still some weeks away. Put that time to good use: Before you do your

spring cleaning, you can set yourself on the path to household order.

Your best bet is to hire a professional organizer. Pros usually charge between \$55 and \$100 per hour. If you hire them on a per-project rate, the average fee is \$580. Consider looking for pros certified by the National Association of Productivity & Organizing Professionals (NAPO; formerly the National Associa-

tion of Professional Organizers.)

Before you hire, figure out what you want. Organizers often charge per project, per room, or per hour. Maybe you want them to take you through deep-organizing one room, so you learn the skills to handle the rest of the house yourself. Or you could hire them to take you through the process top to bottom and front to back!

When you select your organizer, make sure it's someone you feel excited about working with. You'll be spending at least a few hours, if not multiple days, with them as you go through most of your belongings.

Here are some tried-and-true tips from professional organizers to bring your space under control.

Ideas for kitchen organization

- Separate canned and dry goods into categories (soups, vegetables, baking goods, etc.) and keep items on assigned shelves.

- Use clear storage boxes to keep perishables in the fridge near eye level so you don't forget to use them. Don't forget to label them with dates. You can store canned drinks, leftovers, lunch meats and cheese in the crisper drawers to free up shelf space.

- Keep plastic lids on their bowls. It might take up more space, but consider the time and frustration saved by not having to hunt down a matching set.

- Use dividers in all the drawers to keep item piles from merg-

ing. This is especially important in the ubiquitous "junk drawer."

Hints for bedroom organization

- Use under-bed boxes for off-season clothing, extra pillows and spare sheets and blankets.

- Consider installing a closet organization system. These handy setups come in all sizes and price ranges, with many offering shelf and hanging space, coordinating doors, and drawers and accessories. They not only organize your closet, but free up extra storage space.

Tips to go paperless

- You can pay most bills online these days, which helps cut

down on paper mess.

- Sift through your mail as soon as it arrives and toss any junk mail.

- Have a specific place for reminders, such as school calendars. Corkboards or household calendars can keep important dates and paperwork on your daily radar so nothing falls between the cracks. Toss any paperwork if you no longer need it. Take a picture or scan kids' artwork from school instead of keeping the original (that is, if you're not too sentimental). If you can't part with a memento, designate a decorative keepsake box for each family member.

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

THE ART OF DESIGN



Treat your home like a new hot date

Who hasn't been there? After a while, things become routine and the things that you found cute and quirky aren't any more. Many of you will think I am talking about a relationship, but I'm not. I'm talking about your home. No matter how wonderful you thought it was when you first moved in, after time, it needs the equivalent of a new shirt or a new shade of lipstick — or a facelift. Play with the items you already own and find the time to spice it up.

Here are some tips to turn your old faithful into a new hot date:

— Change your throw pillows. A simple gesture can transform

your living room or bedroom. Choose fabrics from new collections or play up a color scheme — all in one color, or in various colors for a kaleidoscopic effect.

— Give your bathroom a spa makeover. Organize the clutter. Add the largest size towels you can find in a color that accentuates your decor. Strategically, add small votive candles to your bathroom for a glow that will make you want to luxuriate in a long bath or shower.

— Add a trim or tape to existing drapery at the leading edge to change the look. This will also make the room seem taller by accentuating the vertical lines and height.

— Control the lighting in your

room by adding dimmers to lamps and fixtures. This will allow you to orchestrate the amount of lighting and the mood of your room.

— Create a large art or photographic wall. Buy a dozen or so frames in varying sizes with the same color or finish. Place sketches, engravings or simply family pictures within the frames. The color and frame type will create a unifying element even with images that seemingly do not belong together.

— Add a biofuel fireplace to an empty corner of a room or candles to an existing fireplace to give the room the warmth and glow of a flickering fire.

— Organize small collectibles and collectibles on trays. These

can be placed atop your existing coffee table, and even on side tables with lamps and picture frames, etc.

— Buy one, two or three orchid plants and cluster them on a skirted table or console for a welcoming wow.

— Layer several oriental rugs, kilims and cotton rugs underneath your coffee table for a casual and well-traveled look.

— A new set of colorful sheets and blankets is sure to take the doldrums out of the bedroom.

— New lampshades will make your lighting seem new. Should you be using new fluorescent bulb, painting the inside of a paper shade in a peach or beige can mitigate the excessive bluish white light.

— Embellish your tabletops with a single item. For example, a shallow glass bowl filled with glass bead or flowers.

— Nothing beats moving furniture around the home for a fresh look. Don't limit yourself by thinking that nightstands can only be used in a bedroom, or a sideboard can't be used as a bedroom dresser. Furniture will adapt to the function you give it.

Follow these basic suggestions and your home will be a keeper. Guaranteed!

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.

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 Dixie Gors 712-490-7939

CENTURY 21 PROLINK

1:00-2:30 3421 Cheyenne Blvd \$398,000
 Shirley Patrick 712-490-2371

SIOUX CITY & SURROUNDING AREA, IA

CENTURY 21 PROLINK

12:30-2:00 201 Prairie Bluff Dr. Sergeant Bluff \$310,000
 Terri Bobian 712-899-5203

SO. SIOUX CITY & SURROUNDING AREA, NE

UNITED REAL ESTATE SOLUTIONS

12:00 – 2:00 224 St James St, Jackson, NE \$199,000
 Mick Morgan 712-389-4861

1:30 – 2:30 1405 S Mulberry St, Dakota City, NE ... \$369,950
 Dixie Gors 712-490-7939

WESTSIDE

UNITED REAL ESTATE SOLUTIONS

12:00–1:00 232 S Dorman St, Sioux City, IA \$138,000
 Sheryl Ford 712-212-4576

WHISPERING CREEK

CENTURY 21 PROLINK

12:30-2:00 6726 Timberline Cir \$274,500
 Nancy Sweeney 712-251-7088



DESIGN RECIPES



SCOTT GABRIEL MORRIS/TNS

A winter white sofa is paired with a pure white leather side chair in this living room space.

Winter whites

It is often a rule in fashion that the color white should not be worn beyond a certain month. But what about home decor? For those seeking a neutral foundation or love the look and feel of white, winter white may offer the best of both worlds.

CATHY HOBBS

Why white?

White is often overlooked as a “color.” But in home decor, it is one of the most versatile and popular upholstery choices next to gray. For those looking to be able to have versatility and a foundation for which to create a color story, white and especially winter white is a popular choice.

Durability versus aesthetics

Gone are the days where the white living room is seen but not

used. Today there are a myriad of fabric choices that will allow for winter white and white upholstery choices to be more forgiving. A long-kept designer secret is the use of commercial- or hospitality-grade fabrics in residential homes. These fabrics aren’t only meant to withstand heavy usage, they also repel liquids and in many cases are just as soft and luxurious as residential fabrics.

Where to place white?

Winter white and white selections can be placed in any room where you desire a crisp, lighter look and a neutral foundation.

How to create a color scheme

White can be dressed up or down and paired with either other neutral colors such as black, gray or brown. It can also be used as the perfect founda-



SCOTT GABRIEL MORRIS/TNS

A winter white sectional sofa is off set by toss pillows that add pops of color.

tion for “pops” of bright colors and even pastels. Love the look of tone on tone? Don’t be afraid to pair winter white with pure white to create a luxurious

monochromatic look and feel.

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 or visit her website at cathyhobbs.com.)

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STYLE AT HOME



HANDOUT

Greens are having a big year in 2022 from avocado to emerald and sage. (Handout/TNS)

Seeing green

Every year Pantone picks a color of the year for us all to enjoy. However, while I love periwinkle, this year is going to be all about green (for me, at least). I have been a big fan of green for years (and really, my whole life), but I am turning up the volume on my obsession. Greens are having a big year in 2022, from avocado to emerald and sage — and I love them all.

KATIE LAUGHRIDGE

Green is a wonderful year-round color that symbolizes rebirth, growth and life in general. While some people try to turn it into a negative hue of jealousy, I have always found it to be a relaxing color both in nature and in home decor. Using green in your home is a fantastic way to add an earthy and established essence to your spaces.

One of the best qualities of the color green is its versatility. So many shades of green work wonderfully in a home. For spaces with an earthy color palette of neutrals and browns, I tend to gravitate toward greens with the same undertones like sage and forest. If your home features bolder colors of navy or deep reds, a great pairing is jewel-toned greens like emerald and jade. Then of course, bright

and springy greens can be introduced to just about any color pairing for a burst of freshness.

Incorporating green into your home is easy, whether you want to go all in or ease into it. Don't be afraid to go bold! While it might seem a little far out to go all in and paint your room a shade of green, the payoff is worth it. While this color may be out of some people's comfort zones, it is not as scary as it may seem!

If wall color isn't the direction in which you want to go, start with the little things. One surefire way to introduce a new shade is through your throw pillows or art. Many of our fabrics contain shades of green that can slowly turn the volume up in your home. While a set of throw pillows or a new botanical print introduces the color to your room, it is important to establish your palette with the addition of a few strategic items. Lamps are a fantastic way to cement a new hue in your home and create a cohesive look throughout your space.

Adapted from nellhills.com. Katie Laughridge is the owner of Kansas City interior design destination Nell Hill's. For more information, contact Katie at info@nellhills.com.



HANDOUT/TNS

Using green in your home is a fantastic way to add an earthy and established essence to your spaces.

FEATURED HOMES



699 Cherry Hills Ln,
Dakota Dunes, SD
\$1,100,000 815108



6400 Golf View Pl,
Sioux City, IA
\$599,000 814294



198 N Canterbury Ct,
No Sioux City, SD
\$539,000 815916



405 N Royal Troon Dr,
Dakota Dunes, SD
\$530,000 816072



2510 Glen Ellen Rd,
Sioux City, IA
\$520,000 815922



2525 Glen Ellen Rd,
Sioux City, IA
\$510,000 815923



1206 197th St,
Hubbard, NE
\$499,000 814133



4568 Bison Ct,
Sioux City, IA
\$450,000 815925



4566 Bison Ct,
Sioux City, IA
\$450,000 815924



1402 Belmont Park Ave,
No Sioux City, SD
\$389,000 815921



1400 Belmont Park Ave,
No Sioux City, SD
\$389,000 815920



1398 Belmont Park Ave,
No Sioux City, SD
\$345,000 815918



1396 Belmont Park Ave,
No Sioux City, SD
\$345,000 815917



4583 Bison Ct,
Sioux City, IA
\$329,900 816260



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\$329,900 816259



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\$89,999 815375

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PLEASE WELCOME



SAMANTHA TUTON

We are proud to welcome Samantha Tuton to the United team! Samantha grew up in Sioux City watching her grandfather buy, sell and build homes for families in the area. After working in healthcare and the local schools, she kept coming back to her love of helping people navigate the real estate process. She looks forward to creating a great home buying and selling experience for her clients. Samantha is licensed in Iowa and can be reached at (712) 202-3514 or SamanthaTuton@myunitedagent.com

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4235 Fremar Dr, Sioux City, IA
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NEWLY LISTED PROPERTIES

1809 W 5th St, Sioux City, IA
4BR, 1BA, 2 Story currently
used as rental home w/ eat-in
kitchen, covered porch
& detached garage.
816269 \$67,000

1706 Missouri View Ln,
So Sioux City, NE
5BR, 2BA, Ranch on
Cul-De-Sac w/ eat-in kitchen,
finished basement, storage
space & appliances included.
816306 \$220,000

1324 W 4th St, Sioux City, IA
2BR, 1BA, Bungalow w/
newer cabinets, newer
flooring, walk out basement,
fenced yard & 2 car garage.
816275 \$85,000

1343 Champions Ct, Dakota
Dunes, SD
4BR, 3BA, Ranch on
Cul-De-Sac w/ hardwoods, fire-
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816309 \$550,000

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HERE'S HOW

A decorative and functional rail fence is easy to build

Dear James: I have a landscaped yard and the neighborhood children cut through it. I want a simple-to-build yet attractive fence that complements my yard. What do you recommend? — Don W.

Dear Don: If children are determined to get into and through your yard, you would require a fence that is very substantial

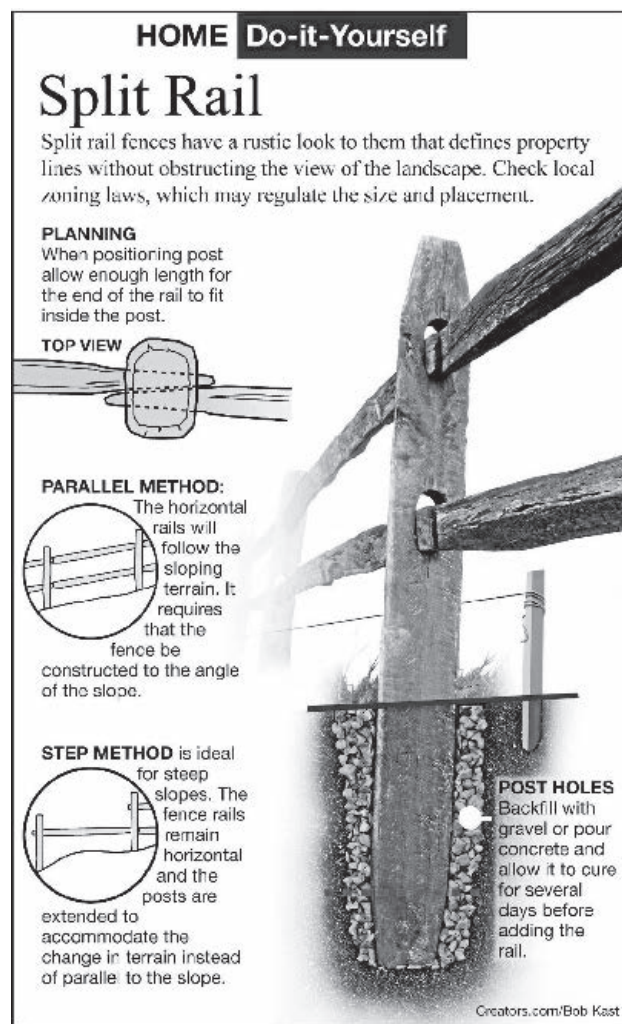
JAMES DULLEY

and likely unattractive. Your goal should be

to just create some type of simple barrier, even if the children can climb over or through it. A few reminders from you or a simple sign on the fence may do the trick.

If you really want something to stop trespassing, a tall panel fence is probably the least unattractive option. It will block your view past your lot lines and will require some maintenance. The simplest way to build one is with large preassembled modular interlocking panels. Most home center stores offer them.

A simple rail fence is the best do-it-yourself option for your specific situation. It is open enough for a good view and is strong



enough to handle children trying to climb over it. It is not as common as a chain-link fence, so your yard will have a unique char-

acter. Planting low shrubs along a rail fence could also make it more difficult for the children to cross.

There are various styles

and looks of rail fences, but they all have some basic design similarities. The basic parts are vertical posts, horizontal rails and a gate. A gate is not actually necessary but having one may come in handy when you are doing yardwork and you don't want to have to walk through the house to get from the backyard to the front yard.

Using identical construction methods, the appearance of a rail fence can vary significantly depending upon whether you select split, round or squared lumber. There are several methods for joining the pieces that also impact the fence's appearance. For simple construction, select lap joints where the ends are just overlapped and screwed or nailed together.

Once you have determined the style of rail fence, lay out the fence line around your yard. This can be done by driving stakes, with a nail in the top, into the ground. Locate the stakes on the outside edge of the post locations and then stretch a string between the nails.

Please see **DULLEY**, Page 13

A GREENER VIEW

It's time for annual flower bed planting

Question: We have several bare areas where we want to plant something. We might be moving this summer, but maybe not until next year, so we don't want to spend a lot.

JEFF RUGG

We have not had good luck with the packs of annual flowers in the past. How do we make annuals work?

Answer: Annual flowers are usually very easy to grow. They are, by definition, plants that need to be planted new each

year. There are thousands of species that are very ornamental. You can also use plants that are long-lived, but that do not tolerate a frost. Many of these tropical plants can be used as houseplants.

You said the areas are bare right now. Does that mean the soil is compacted and not even the weeds are growing? A temporary fix would be to dig a shovelful of soil, turn it over, throw on a half-shovel of compost and then use a tiller to mix it.

Please see **RUGG**, Page 13



Rugg

From Page 12

An even easier temporary fix would be to just use pots and containers, but that is not what you asked about so let's keep going.

First, you need to buy healthy plants that meet the sun and moisture conditions of the bare areas. If there are different conditions in each area, then different plants need to go there. If the bare areas are next to sidewalks or driveways that reflect the sun's heat, take that into consideration.

Before you buy them, gently take the plants out of the pot and check the roots. They should be white, not brown and mushy. They should cover all of the areas of soil in the pot. If there are only a few, the plant has not been in the pot long enough and if they are circling around and around, it has been in too long. The top of the plant should not have lots of dead leaves; one or two small bottom ones turning yellow is OK. The stem should not have soft brown spots or long gaps where there are no leaves.

Plants that are in larger pots do better than small pack plants. You will get a more immediate effect and you will need fewer plants. It may be that you will also spend less overall because

GARDEN Hints and Tips

Annual Flowers

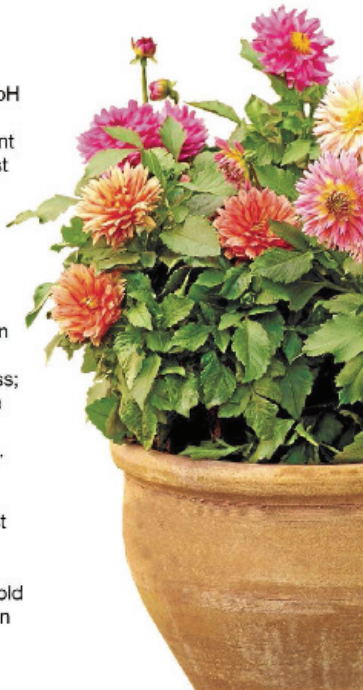
Many gardeners grow annuals for seasonal color alongside existing perennials, shrubs and trees. They come in all shapes, sizes and colors.

SOIL PREPARATION
Annuals prefer well-drained soil with a pH between 6.3 and 6.7. Digging in a good amount of peat moss or compost will help to build up the soil's organic matter and allow the plants' roots to spread quickly.

TRANSPLANTING
Before placing annuals in the planting hole, gently break apart the root mass; this also encourages the roots to spread quickly into the surrounding soil.

MAINTENANCE
Deadheading is the most important task to keep annuals flowering and looking good. Pinch off old flowers just as they begin to fade.

Creators.com Bob Kast



of this. Larger plants have more roots and so will not dry out as fast after planting.

Even if the soil is not too bad, adding a couple inches of composted organic matter will help the plants. A starter fertilizer of a slow-release type with a high middle number should be added according to the label directions. The bed should be damp when you plant into the soil. The

plants should have been watered the night before and planted in the morning. Water immediately after planting. The first few weeks are critical to the success of the annual bed. The roots of the plants must get out into the soil of the bed, but they can only do this if the soil is moist and not waterlogged or dry.

The plant must be set in the ground at the same

level as it was growing in the pot. In other words, the soil level in the pot must be flush with the soil in the ground. If it is planted too low, the roots may rot; if it is too high, they will dry out. A thin layer of mulch over the top of the planting will help.

Annuals do make the most visual impact, so if you are selling the house, they may be the best type of plant to use. If it is your landscape, you could use perennials that can be moved to other locations. Tropical trees, shrubs and houseplants all provide interesting color in flowers and leaves. Many of these plants can then be dug up and will do well in containers on the patio, taken indoors or moved with you.

Email questions to Jeff Rugg at info@greenerview.com.

Dulley

From Page 12

As a rule of thumb, when a fence starts at a house wall or at another fence, it looks best if it appears perpendicular. Also, when the fence runs down a slope, the rails can follow the slope, or they can be horizontal and stepped at each post. Having the rails follow the slope is easier to install and looks fine.

If you had a big bowl of Wheaties for breakfast, you could try using a clamshell-type post hole digger. It really is not as difficult as it looks un-

less you are trying to dig through clay. For clay or when installing a long fence, rent a power digger. Dig the holes to a depth of several inches below the frost line in your area.

Place the posts in the holes, making sure they are vertical, and fill around them with gravel or a stiff concrete mix. When they are set, attach the rails. All the metal hardware and fasteners should be hot-dip galvanized.

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

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STYLE AT HOME

Serving up spring tabletops

On the menu today is beautiful and bright tabletops sure to bring a sunny smile to your face. Although it hasn't been feeling like spring these last few weeks, it is on its way. Easter is only a little over a month away.

KATIE LAUGHRIDGE

This doesn't allow much prep time for a new season, so I love to get a head start on bringing

new displays to our dining areas. Here are a few easy additions to freshen up your tables this month and start spring off on the right foot.

Festive figurines

We love statue and figurines on a tabletop. From bunnies in all sizes to Easter eggs and colorful ceramic birdies, there is no limit to the fun you can have with figurines. We like to pair various sizes in the middle of a table to create a beautiful and easy to arrange centerpiece that can last through Easter. Another way to pump up volume and interest to a statue is by adding a little flair. We love to use faux florals, ribbons and Easter eggs tied in a bouquet bundle around our bunnies for extra "oomph." In the example shown here, we selected an oversized piece for visual impact. You can certainly scale down the components to create a more conversation-friendly centerpiece.

Color pop

What better way to add energy to your dining room than with a

burst of color? If one color is good, then a rainbow of colors is great, right? Our visual team is always playing with new hues. We aren't afraid to mix and match, and you shouldn't be either. Punchy greens, vibrant orange and pretty plum come together to mimic the beautiful shades you find in our centerpiece arrangement, creating a harmonious display that's just the right amount of busy. This festive floral display proves a well-balanced table doesn't have to be a boring one.

Complementary creation

Blue and orange is one of our favorite pairings, and we have already done it a few different ways this year. We love our classic blue and white year-round, and a splash of orange is a great way to incorporate a springy hue into the mix. This blue and orange tabletop was created with the playful chair textile in mind. We love to mix different complementary patterns and colors together to create an interesting and dynamic tablescape. Small decorative plates are a fantastic addition to formal dishes if you want to make a dressy table more approachable for day-to-day use or a more casual event.

Adapted from nellhills.com. Katie Laughridge is the owner of Kansas City interior design destination Nell Hill's. For more information, contact Katie at info@nellhills.com. ©2021 Tribune Content Agency, LLC.



Punchy greens, vibrant orange and pretty plum come together to create a harmonious display that's just the right amount of busy.



HANDOUT/TNS

Pairing figurines in various sizes in the middle of a table can create a beautiful and easy-to-arrange centerpiece.

newly listed directory

Saturday, March 5th, 2022



ADDRESS	BR's	BA's	DESCRIPTION	PRICE	LISTER	REALTOR	PHONE
1511 Ruby St, Sioux City	3	2	Property details and photos can be found at c21prolink.com	\$200,000	CENTURY 21 ProLink	Chon Plascencia	712-281-2521
3117 Pierce St, Sioux City	2	1	Solid Dutch Colonial home with beautiful hardwood floors, a fireplace, and character. Fenced yard and a garage.	\$169,950	CENTURY 21 ProLink	Christine Stultz	712-898-8230
3421 Cheyenne Blvd, Sioux City	3	3	Impeccable. On Trend. Spacious Gracious. Come See!	\$398,000	CENTURY 21 ProLink	Shirley Patrick	712-490-2371
4409 Wellington Ave, Sioux City	4	2.5	Clean, updated, and move in ready! Open and spacious!	\$275,000	CENTURY 21 ProLink	Brittini Fergen	712-490-3382
916 Wildflower Bend, North Sioux City	2	2	New construction ranch home with white kitchen cabinets, quartz counters and kitchen appliances included.	\$285,000	CENTURY 21 ProLink	Barb Maxon	712-253-3647
900 Wildflower Bend, North Sioux City	2	2	New construction ranch home with white kitchen cabinets, quartz counters and kitchen appliances included.	\$285,000	CENTURY 21 ProLink	Barb Maxon	712-253-3647
6726 Timberline Cir Whispering Cr	2	2	Whispering Creek culdesac. Easy living 2 br 2 bath Townhome. New carpet, fresh paint, all appliances	\$274,500	CENTURY 21 ProLink	Nancy Sweeney	712-251-7088
6101 Pine View Dr, Sioux City	3	3	Well maintained, newer HVAC, roof, gutters and guards, water heater. Great location in Morningside.	\$325,000	CENTURY 21 ProLink	Eric Banks	712-898-8605
1809 W 5th St, Sioux City, IA	4	1	2 Story currently used as rental home w/ eat-in kitchen, covered porch & detached garage. Search MLS #816269 at unitedrealestatesolutions.com	\$67,000	United Real Estate Solutions	Dave Pepin	712-635-5945
1324 W 4th St, Sioux City, IA	2	1	Bungalow w/ newer cabinets, newer flooring, walk out basement, fenced yard & 2 car garage. Search MLS #816275 at unitedrealestatesolutions.com	\$85,000	United Real Estate Solutions	Chris Zellmer-Zant	712-253-4694
224 St James St, Jackson, NE	4	1	1.5 Story on .43 acres w/ vaulted ceilings, hardwoods, updated electrical, fenced yard & patio. Search MLS #816317 at unitedrealestatesolutions.com	\$199,000	United Real Estate Solutions	Mick Morgan	712-389-4861
1706 Missouri View Ln, So Sioux City, NE	5	2	Ranch on Cul-De-Sac w/ eat-in kitchen, finished basement, storage space & appliances included. Search MLS #816306 at unitedrealestatesolutions.com	\$220,000	United Real Estate Solutions	Hank Baker	712-490-6621
343 Champions Ct, Dakota Dunes, SD	4	3	Ranch on Cul-De-Sac w/ hardwoods, fireplace, eat-in kitchen, main floor laundry, deck & private yard. Search MLS #816309 at unitedrealestatesolutions.com	\$550,000	United Real Estate Solutions	Adam Stokes	712-204-1414



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PLUMBER

Kitchen sink hole needs a cover-up

Question: I have a five-hole kitchen sink and recently read your article on sink holes and faucets. But here's my issue. I'm installing a pullout faucet that will use three holes and a soap dispenser in the fourth. What do I do with the fifth hole?

— Tom, Rhode Island

Answer: If no other faucet accessories or required plumbing controls are needed and you end up with an extra kitchen sink hole, a few options

are available. Here are three ideas to consider that range from inexpensive to higher end. You can choose the one that best fits your budget and needs.

First, you can keep it simple with a low-profile sink hole cover. Different finishes and textures are available to best match

your sink. Even though you'll see the cover, it does conceal the hole.

Next, for a more decorative look at a moderate price, you can install a second soap dispenser. With two soap dispensers, the second one can be filled with hand cream so it can also be useful at the sink.

Finally, for a higher-end option that can be very useful, installing a filtered water beverage faucet in the extra sink hole can be a very clear solution for your issue.

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.



For a higher-end option that can be useful, installing a filtered water beverage faucet in the extra sink hole can be a clear solution.

KOHLER/TNS

DEAR MONTY

How to make a competing offer on a home

Dear Monty: I am interested in buying a home. However, I just found out today that there is another offer on the house. I have not made an offer yet, but I don't want to

unless I know how much the other offer was. I want to know whether I should offer more. Are they (seller or seller's agent) allowed to tell me what the offer is to bid more?

Monty's Answer: The seller's agent cannot tell you what another buyer has offered because it is against the law. That law does not bind the seller because the seller is not an agent. It would be perilous to approach the seller directly under these

circumstances because the seller could see you as being underhanded. They may not want to deal with a dishonest person if they get that impression. There are other reasons it may turn them off, but in my opinion, this is the main reason.

There is a solution

Ask your agent to show you an escalation clause sample (or samples). Some areas of the country call it an accelerator clause. There are a variety of such clauses with different strategies. I searched for examples of escalation clauses, and this page was the result. There are several questions for you to consider. How much more than asking is the most you want to pay for the house or the most you can af-

ford to spend? Should you offer that price all at once or go up in increments of \$500 or \$1,000? How many times will you use the increments? If they accept your offer and you are financing the purchase, what if the appraisal comes in lower than what you offered? Will you be willing or able to pay the difference between the purchase price and the lower appraisal in cash? The escalation clause can be a complicated legal addendum to the standard real estate contract. Ask your attorney to review it before you sign it.

Should you use the escalation clause?

Do you have reason to believe the seller will wait for your offer?

Maybe the seller and buyer will not reach an agreement. Is there a risk in allowing the first offer to play out? Sometimes you may be better off not using the escalation clause. While the act of introducing the escalation is negotiating, in a sense, you are limiting your ability to negotiate. How long has the house been for sale? Have they had other offers? If it is a new listing and you are willing to go all in, you may still lose the house.

Will the seller accept an escalation clause?

Some home sellers state that they will not accept an offer with an escalation clause. They would prefer that every buyer submits the price they're willing to pay. On the other hand, many sellers will

try to get the most they can. It is worth asking your agent to ask the seller if they have a preference.

One last thing

When navigating these waters, it is beneficial to understand the market in the immediate neighborhood. Also, use comparable sales data to establish a value range based on facts, not emotions. Your efforts here will strengthen your convictions to guide you.

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

DESIGN RECIPES

Avoid these designer don'ts

Ready to decorate? Whether starting from scratch or swapping out the old and swapping in the new, there are some pitfalls to avoid. In other words, when it comes to decorating, what shouldn't you do? And more importantly, what are some better alternatives? Here are some suggestions that are near the top of the decorator don'ts list.

CATHY HOBBS

1. Artificial dried flowers

These instantly feel dated and old fashioned in a modern decor scheme. Instead, opt for artificial palm leaves, grasses or succulents.

2. Bookshelves crowded with books

Yes, they are called bookshelves for a reason, but they can also be used to showcase beautiful accessories. Leave some shelves empty for a more minimalist look.

3. Two-tone

This was a common trend in kitchen design for a while. If looking to achieve a modern, sleek look, instead mix in interesting materials.

4. The wall of tiny things

Instead of a wall of frames or mirrors of various sizes, go big and bold to better help anchor a space.

5. Wall-to-wall carpeting

Most homeowners simply prefer hardwood flooring.

6. The overworked workspace

Clear the clutter and opt for a workspace in which work can be tucked away.

7. Framed posters

Don't frame an inexpensive



HANDOUT PHOTOS/TNS

Decorative items fill bookshelves.

poster and use it for art. Don't think you can afford a canvas? Instead opt for an affordable wall hanging or framed photograph you print yourself.

8. Acrylic and plastic

Not only do these materials often crack, they also tend to look milky over time. Opt for an item that is considered "indoor/outdoor." Often these pieces are not only durable, but they also won't break the bank.

9. Blank walls in a long hallway

Elongate these spaces by creating a gallery feel using mirrors.

10. Bright colors for main furniture pieces

Instead of selecting furniture that may feel trendy, opt for those that will stand the test of time. Gray and cream are great foundational colors when selecting primary pieces such as sofas.

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@cathy-hobbs.com or visit her website at cathyhobbs.com.



Artificial palms create a modern look as an alternative to artificial flowers.

BEST OF TREASURES

Leal painting tells romantic tale

Dear Helaine and Joe: My grandmother purchased this painting by Manuel Leal when she was in Mexico. She attached a note to the back of the picture telling a little about the artist. She also stated that, since written permission had to be given to remove the painting from Mexico, she had to conceal the painting in order to travel with it back to the United States. What is the value today?

— Thank you, R. W.

Dear R. W.: The date on the note was 1952, and it is said the name of the work is “Kiss Street.”

HELAINE FENDELMAN AND JOE ROSSON We believe this is a simplification of the actual name, which is “Callejon del Beso,” or “Al-

ley of the Kiss.” With it goes a romantic but tragic tale.

Leal (1893-1975) was a painter, teacher, storyteller and novelist in the town of Guanajuato, Mexico, which is located in the center of the country and is now a community of about 170,000. Guanajuato means “hilly place of frogs.”

The Spanish came in the 1540s and began mining metals. It is said that at one time gold nuggets could be found on the ground. And during the 18th century, Guanajuato was the world’s leading producer of silver. The town is said to have been the richest in Mexico during much of the colonial period.

Guanajuato is hilly, and streets are often just alleyways (the main street even runs underground for 3 kilometers). Many streets are impassible for automobiles, and the Callejon de Beso is just 66 inches wide. Many of the streets have small piazzas, and balconies on the upper floors on either side of the street often almost touch each other.

There are steep steps on the Callejon de Beso, and tradition says if couples kiss on the third step, they will have seven years of happiness together. The other legend is of star-crossed lovers Dona Carmen and Don Luis, whose love was forbidden by Dona Carmen’s father. The couple met on two of the balconies, one on either side of the alley. And as they held hands across the “Alley of the Kiss,” Dona Carmen’s father caught them and stabbed her to death. She died with Don Luis still holding her hand.

Leal was Guanajuato’s most famous painter, and it should be noted he painted similar scenes of the Callejon de la Galarza. Leal does have a small international following, but that leaves the question of the painting’s worth. That is actually an interesting question because we do not know the size, and there is also conflicting information on pricing.

One source lists a similar painting that is approximately 29 by 23 inches as having sold for \$25,000, but we discovered in our research this was misreported, and the selling price was actually 25,000 pesos (\$1,962 at the time in 2014). That painting had a figure in it, and other Leal paintings without figures have sold for less. We feel the insurance replacement value for R. W.’s painting would be in the \$2,000 to \$3,000 range, with \$2,500 being about right.

Helaine Fendelman and Joe Rosson have written a number of books on antiques. Do you have an item you’d like to know more about? Contact them at Joe Rosson, 2504 Seymour Ave., Knoxville, TN 37917, or email them at treasures@knology.net. If you’d like your question to be considered for their column, please include a high-resolution photo of the subject, which must be in focus, with your inquiry.



A street scene in the Mexico city of Guanajuato by Manuel Leal.

HANDOUT/TNS

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NORTH SIOUX CITY, SD
\$285,000



NEW LISTING
NANCY SWEENEY
6726 TIMBERLINE CIR
SIOUX CITY, IA
\$274,500



NEW LISTING
ERIC BANKS
6101 PINE VIEW DR
SIOUX CITY, IA
\$325,000 -PENDING

OPEN HOUSES



OPEN SUN 3/6 12:30-2:00
TERRI BOBIAN
201 PRAIRIE BLUFF DR
SERGEANT BULFF, IA
\$310,000



OPEN SUN 3/6 12:30-2:00
NANCY SWEENEY
6726 TIMBERLINE CIR
SIOUX CITY, IA
\$274,500



OPEN SUN 3/6 1:00-2:30
SHIRLEY PATRICK
3421 CHEYENNE BLVD
SIOUX CITY, IA
\$398,000



GREAT LISTING
BOB DAVIS
408 MAUPIN LN
SERGEANT BLUFF, IA
\$238,000

CENTURY 21
ProLink

1114 4TH ST, SIOUX CITY, IA 51101 · 712.224.2300

41 CENTRAL AVE NW, LE MARS, IA 51031 · 712.546.6833

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