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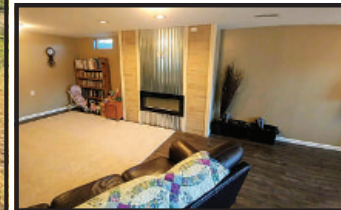
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OPEN HOUSE
SUNDAY,
12:00 - 1:00



HOME OF THE WEEK

**6965 Morningside Ave
Sioux City, IA**



\$389,000



Don't miss out on a rare property with lots of opportunity! If you are looking for an acreage that is close to restaurants and retail, but still offers a ton of privacy, make sure you check out this 1 ½ story home on 13.2 acres on the eastern edge of Sioux City. It features four bedrooms and three bathrooms and has lots of updates including a finished dormer. There is a fantastic three season room that is perfect for relaxing with a cup of coffee or for entertaining guests. The spacious surround deck is a great location to take in a summer sunrise or sunset. The private setting includes a small creek, fruit trees and would be a great location for horses. Your country oasis next the city awaits!

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

Eric Hoak • United Real Estate Solutions • 712-251-4886 Mobile • EricHoak@MyUnitedAgent.com

Licensed in IA, NE & SD

STYLE AT HOME

After the holidays, declutter (then re-clutter)

Another magical holiday season has come to a close. The holidays may still not feel quite like “normal” yet, but I still enjoyed bringing out my favorite decorations from Halloween to Thanksgiving to the Christmas finale. Having holiday decor around the house brings in an extra dose of cheer, and I think that was especially called for this year.

Now, however, it is time to pack all that glitter and glitz back into the basement until next year. I always feel a bit melancholy seeing the holiday bits and bobs leave my rooms. The house never seems quite as vibrant as I remembered it from a rose-colored September. I always think I am going to be thrilled — finally, a clean house! — but somehow it feels a tad empty after all the pageantry of the last few months. This dilemma is what drives me to refresh my spaces to start a new year off full of good vibes and happy feelings. I gravitate toward a few tried-and-true ways to revamp my space. I call this system (in jest) the “declutter, then re-clutter.”

The first step to an overhaul is the declutter phase. I pack up my seasonal goodies (sorting by tree or vignette and room if possible), remove holiday shams from pillow inserts and dust off the glitter from the mantel. Next, I take a look around the room with a fresh set of eyes. Perhaps you find your color palette to be stagnant; maybe the walls aren’t popping as much as you would like. There’s even the possibility that the greenery was hiding a chip on your second favorite ginger jar. Now is the time to remove anything that seems unnecessary or that doesn’t match your vision for 2022. While you are at it, move that sofa to the other side of the room — you know you’ve been wondering if that would open up the space. Once your room is ready, it is

KATIE LAUGHRIDGE leave my rooms. The house never seems quite as



PROVIDED PHOTOS/TNS

A new wall color can take textiles that are feeling flat and bring new life to them by pulling out new and exciting hues.

time to refresh and “re-clutter,” which is just my cheeky way of saying add in some new additions to your space.

For a home that is feeling stale, sometimes a crisp coat of paint is all that is missing. A new wall color can take textiles that are feeling flat and bring new life to them by pulling out new and exciting hues. Or, if that requires too much moving around, bring in fresh fabrics for a boost of energy. I love switching up my pillow shams and tossing in a new throw to brighten my spaces and switch up my aesthetic.

New art and accessories can create a brand-new room. As we all spend more time in our homes during the cold (and COVID)

season ahead, it is always fun to bring in new items for the eyes to enjoy. Create a visual wonderland of fabulous art to fill the void of holiday displays and take your room from dreary to cheery. Or rearrange your shelf displays for a refreshed #shelfie that adds a new dynamic to your room.

As the winter chill descends upon us, we will be spending a lot more time inside at home (it is hibernation season, after all). What better time for a home makeover than when we are stuck in it?

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.



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NORTHSIDE ♦ \$285,000

NEW LISTING
by BARB



3012 NORDIC COURT

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

NORTHSIDE ♦ \$165,000

NEW LISTING
by KELSEY



2617 JACKSON STREET

2 bedroom, 2 1/2 bathroom condo with 1 car attached garage, off street parking and private, fenced in yard.

DAKOTA DUNES ♦ \$1,000,000

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



1036 PEBBLE BEACH DRIVE

DAKOTA DUNES ♦ \$445,000

CUSTOMIZED
3BR/3BA town home with open floor plan on main with vaulted ceiling in living room with expansive windows.



945 WILLOW DRIVE

NORTHSIDE ♦ \$169,900

3 bedroom, 2 bathroom bungalow with additional parcel located in the back of the home.



3436 JENNINGS STREET

MORNINGSIDE ♦ \$157,500

2 bedroom, 1 bathroom bungalow on fenced level lot with detached garage off paved alley.



718 S WESTCOTT ST

DAKOTA DUNES ♦ \$675,000

2 STORY HOME
with 6 bedrooms, 5 bathrooms and a heated 3 car garage all on the #11 fairway.



236 FIRETHORN TRAIL

ACREAGE ♦ \$465,000

LINCOLN
log home with wrap around covered porch and fabulous views all on 11.82 acres on in town acreage setting.



4707 STONE PARK BLVD

MORNINGSIDE ♦ \$450,000

CUSTOM built ranch with open floor plan and vaulted ceilings in main living areas. Finished lower level. Four car garage. On culdesac.



2874 S ST AUBIN ST

ACREAGE ♦ \$400,000

RANCH HOME
with open living areas, 2 car attached and 2 car detached garages, 36x54 steel outbuilding on 8.6 acres.



33505 HICKORY AVENUE

DAKOTA DUNES ♦ \$345,000

1 1/2 STORY
townhome with updated kitchen and bathrooms, master bedroom on the main and finished lower level.



905 WILLOW CIRCLE

SOUTH SIOUX CITY ♦ \$300,000

RANCH
home with 4 car garage on level lot across the street from Cardinal Park.



604 CARDINAL DRIVE

DAKOTA DUNES ♦ \$290,000

3 bedroom, 3 bathroom home in the Prairie with finished lower level and fenced back yard.



257 BISON TRAIL

LEEDS ♦ \$156,000

2 bedroom, 1 bathroom bungalow with 1 car detached garage



4052 ADAMS STREET

LAND FOR SALE

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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

Project planning for a new year

In 2022, home improvement contractors are expecting to be busier than ever. With the U.S. labor shortage and supply chain issues still in play as we enter the new year, planning ahead and preparing for your big projects is wise. The further

PAUL F.P. POGUE

ahead you can get on a contractor's schedule, the smoother your

project is likely to go. Booking early gives you additional time for planning and design and more room for contractors to line up materials and labor. Here's a rundown of some major home projects and their costs, so you can start planning, budgeting and hiring right now.

Winter: Kitchen remodeling

National average: \$13,000-\$38,000

Remodeling your kitchen, the heart and hearth of your home, is one of the most rewarding projects a homeowner can take on. It can also be among the most costly and intimidating, so connecting with a reliable kitchen designer and contractor early on is a good idea. As a bonus, it has an excellent return on investment for your resale value.

The kitchen is often the home's social center, so think about how you want it to interact with the rest of the home when you're entertaining.

Spring: Adding an in-ground pool

National average: \$36,000-\$66,500

Installing a swimming pool can add luxury like no other addition to your house. Pools offer many years of enjoyment, and an in-ground model can enhance your home's value.

When hiring a swimming pool installer, take great care to research them and solicit mul-



DREAMSTIME/TNS

Kitchen remodeling is an excellent job to start planning for in winter.

multiple bids. A pool is a significant investment that may take several weeks to install, but if you start in the spring, you'll be splashing by summer. It's worth it to take extra time to get the right professional.

Summer: Roofing

National average: \$5,500-\$11,600

Early summer is an ideal time to do a roofing job in most climates, since spring rain has stopped and late summer's heat and humidity haven't set in. A new roof is one of the most

visible and expensive home improvements you can make. You'll want to carefully select your material choices and contractor, because you'll be living with this change for decades. Protect your investment by verifying licensing, bonding and insurance, and only hiring vetted local pros.

Material cost is the biggest impact on your final price. Slate is the most expensive option, followed by copper, aluminum, and steel. Slate and steel are some of the most robust materials you can buy, while copper

and aluminum are long-lasting but easily dented.

Fall: Basement remodeling

National average: \$12,000-\$33,000

In real estate, you can't technically factor a basement into a home's square footage. But a good basement renovation can make your home more attractive to buyers and increase resale value. Follow this rule when making your basement remodel-

ing decisions: Finish the basement to fit your hobbies or lifestyle if you expect to live in your home for a long time. Kicking off a basement remodel in the fall will give you a comfortable place to hunker down with your hobbies come winter. If you're planning on selling your house soon, go with products and finishes that appeal to the broadest range of buyers.

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

PLUMBER



KOHLER/TNS

Tub fillers are available to fit different deck layouts

Question: I'm installing a soaking bath with a two-handle tub filler mounted on the tub deck. But, I just realized a two-handle filler with a spout will take up too much deck space for my layout. I like the three-component faucet look, what do I do now?

— Joe, New York

Answer: Standard two-handle tub fillers are a popular choice, but they do take up deck space with a three-hole installation. If the soaking bath deck area is tight, single-handle tub fillers are available and use up less deck space. But with a one-hole filler installation, the single-handle control valve and the tub spout are combined into one component. This may not be good news if you like a multicomponent look.

The good news is a compromise is available if the deck area can fit a two-hole installation. In this case, the two-component tub filler takes up less space than a standard filler, while retaining a multicomponent look. It does this by mounting a single-handle control in one hole and a tub spout in the other hole.

I know this is a lot of information to soak in, so just remember: A single-handle, single-spout filler can give you the best of both worlds.

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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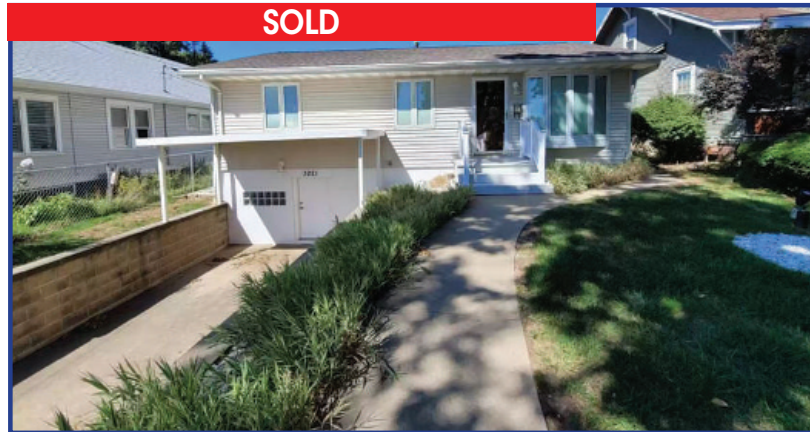
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SOLD



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3624 NEBRASKA STREET, SIOUX CITY • \$249,900

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AND SUNDAY, JANUARY 9TH, 2022

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- 11:00-1:00 327 Jones St, Merville \$94,000
Shirley Patrick 712-490-2371

SUNDAY, JANUARY 9TH, 2022

MORNINGSIDE

CENTURY 21 PROLINK

- 1:00-2:30 1316 Main St..... \$99,500
Shirley Patrick 712-490-2371
12:30-1:30 2310 S Henry..... \$139,000
Rob Valdovinos 712-259-0038

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Paula Brown 712-223-1016
12:00-1:00 6965 Morningside Ave. \$389,000
Dixie Gors 712-490-7939

MIDTOWN/DOWNTOWN

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- 1:30-2:30 302 Jones St. #501 \$223,000
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NORTHSIDE

CENTURY 21 PROLINK

- 12:00-1:00 3436 Jennings St. \$169,900
Kelsey Howard 712-898-4606
11-12:00 514 39th St. PL Sioux City \$335,000
Rob Valdovinos 712-259-0038

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Dixie Gors 712-490-7939

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CENTURY 21 PROLINK

- 1:00-2:00 895 Springbrook Dr. Hinton \$375,000
Amber Raak 712-790-6434

SO. SIOUX CITY & SURROUNDING AREA, NE

UNITED REAL ESTATE SOLUTIONS

- 12:00-1:00 1405 S. Mulberry, Dakota City, \$375,000
Jeff Nelson 712-490-4130

WEST SIDE

UNITED REAL ESTATE SOLUTIONS

- 12:00-1:00 1422 Isabella St. \$129,999
Joe Krage 712-251-4030

ART OF DESIGN



PHOTO BY RICHARD SOLANO FROM PEXELS

Design Destination: Atlanta

A yearly pilgrimage is almost a necessity for designers and homeowners looking for the latest trends in home furnishings. Each spring, the Southeastern Designer Show House in Atlanta, Georgia, never fails at bringing to the forefront a great mix of its best local designers and nationally recognized designers. With all the southern charm one can possibly absorb, designers play with rooms so that all of them are juxtaposed with elegance and a nod to humor. This year's Buckhead beauty was designed in the tradition of English cottage of Sir Edward Lutyens by the well-known Atlanta firm of Harrison Design.

**JOSEPH
PUBILLONES**

As with many Atlanta homes, this show house is entrenched in classic interior design, but leaning more and more toward transitional to even eclectic interiors with a global appeal. Serious rooms are seemingly a thing of the past. Playful color combinations such as lavender and chartreuse play counterpoint to tradition furniture.

PPG paints sponsored most of the wall paint. Gray still resonates in this designer showhouse as the go-to neutral, from Master bathroom walls in "Elephant Gray" to kitchen cabinets and soothing pale shades of gray for the hallways. Another color that stood out for its boldness and versatility was black. Of particular note was "Zombie" used in

the upstairs study for its black with insinuations of blue.

Other trends for backgrounds included the use of color on ceilings, from pale rose to mint green and, of course, black. To keep your eyes glued on the ceilings, they were wallpapered in textured coverings from raffia, grass cloth and shagreen-like materials trimmed with fabric tapes and decorative nail heads for added layers of detail and va-va-voom!

All the bathrooms of this mansion were peculiarly fitted with curb-less roll-in showers. A detail that was once reserved for hospitals and nursing homes is growing in popularity in high-end residences, because their seamless look is appealing, but also in anticipation of aging

family members. Downstairs master suites are another indicator of aging-in-place construction, which is appealing to the ever-increasing retired boomers generation.

Another keenly spotted fashion in the bathroom was dark stainless steel or oil-rubbed bronze plumbing fixtures. I believe it is a nod toward a more urban sophistication, and yet another luxury-type finish that doesn't look store-bought.

Finally, I would be remiss if I didn't tell you where to get the best shrimp and grits in Atlanta. The honors go to The Sweet Auburn Seafood located in the downtown Auburn District of Atlanta. The restaurant/bar has a great urban hip vibe with red-flocked

wallpaper and exposed brick wall, live entertainment daily and a "you can't help but dance in your chair" DJ spinning music at lunch during the weekends.

Atlanta has tons to do: from a walk through the botanical gardens, a visit to the world-class Aquarium or just a leisurely drive through its many neighborhoods. Who cares if every street is named after a tree, take any one and get lost to find the magic and southern charm of one of the greatest American cities.

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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DESIGN RECIPES



SCOTT GABRIEL MORRIS, PROVIDED PHOTOS/TNS

A scalloped iron headboard adds a feminine touch in this bedroom.

Making the most of headboards

Headboards are sometimes viewed as inexpensive alternatives to a bed ensemble that includes side rails and footboards, but these days they can also provide an opportunity for creativity and even saving space. Why not consider a headboard to grace the head of your bed? Here are some top tips to keep in mind.

CATHY HOBBS

1. Add a bed skirt. Typically a headboard is placed against a metal or wood frame in which seeing the frame may be undesirable. A bed skirt will allow you to conceal the bed frame. A bed

skirt with a 16- to 18-inch drop typically works best.

2. Consider a headboard that involves stain-resistant fabrics. To help preserve an upholstered headboard, consider having it covered in a stain-resistant or treated fabric. This will help considerably preserve the appearance of your headboard.

3. Opt for batting. A plump and well-wrapped headboard will last longer than one in which the foundation is more thinly wrapped.

4. Consider an alternative to a traditional headboard such as iron. Once considered old fashioned, they are now used in

interior settings in which people are looking for a midcentury modern or art deco feel.

5. Consider an architectural feature or design element to act as a headboard such as a long wood panel, wall of mirror or upholstered panels that can even be affixed to the wall.

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.



Matching twin tufted headboards help to create a harmonious look in this children's bedroom.

FEATURED HOMES



501 S Padley Ave., Ute, IA
\$79,900 815672



206 Thomas St.,
Danbury, IA
\$79,950 814486



1010 10th St.
\$99,500 815375



811 20th St.
\$125,000 815182



1126 Paquette Ave.
\$168,500 815467



302 Jones St. Unit 501
\$223,000 814974



4233 Fremar Dr.
\$319,950 814987



1405 S Mulberry St.,
Dakota City, NE
\$375,000 815533



6965 Morningside Ave.
\$389,000 815678



1206 197th St., Hubbard, NE
\$549,000 814133



6400 Golf View Pl.
\$599,000 814294

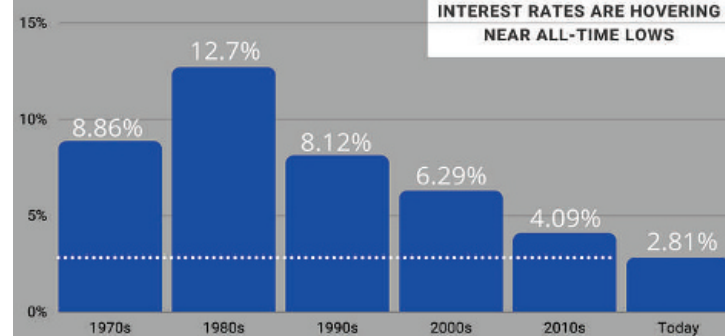
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BY DECADE

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\$1,200,000

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Saturday 12:00-1:00
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\$375,000
Sunday 12:00-1:00
Jeff Nelson 712-490-4130



3500 Nebraska St.
\$179,900
Sunday 3:00-4:00
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Rachel Raak-Law 712-454-4227



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Jeff Nelson 712-490-4130



2519 S. Newton St.
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Sunday 1:30-2:30
Paula Brown 712-223-1016



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NEWLY LISTED PROPERTIES

1302-04 Jones St.	2209 S Royce St.	624 6th Ave. SSC, NE	2727 S Cypress St.
- BR, - BA, Up down duplex. Recent updates include roof and AC. 815757 \$130,000	3 BR, 1 BA, Morningside bungalow with lots of new. Convenient main floor laundry. 815732 \$144,500	1 BR, 2 BA, Neat and clean bungalow with large kitchen and a Master bedroom with two closets. 815759 \$159,000	2 BR, 2 BA, Beautiful ranch with hardwood floors, a fireplace and spacious bedrooms. 815774 \$168,500

2609 S. Cypress St.	2005 S Maple St.	2529 S Olive St.	2519 S Newton St.
3 BR, 1.5 BA, Freshly updated 2 story home with updated kitchen, oversized living room and 3 bedrooms. 815726 \$174,950	3 BR, 1 BA, Morningside ranch featuring 3 bedrooms on the main, eat-in kitchen with plenty of storage. 815724 \$188,500	2 BR, 3 BA, Well maintained Morningside ranch with numerous updates. Main floor laundry and a 3 season porch. 8158777 \$215,500	3 BR, 2.75 BA, This lovingly maintained raised ranch features a living room open to dining and generous sized bedrooms and updated baths. 815802 \$249,500



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HERE'S HOW

Connect 2 rooms with a new door

Dear James: My living room is adjacent to the children's bedroom. I would like to add a door between the two rooms. How can I open and frame the new door opening?

— Carla T.

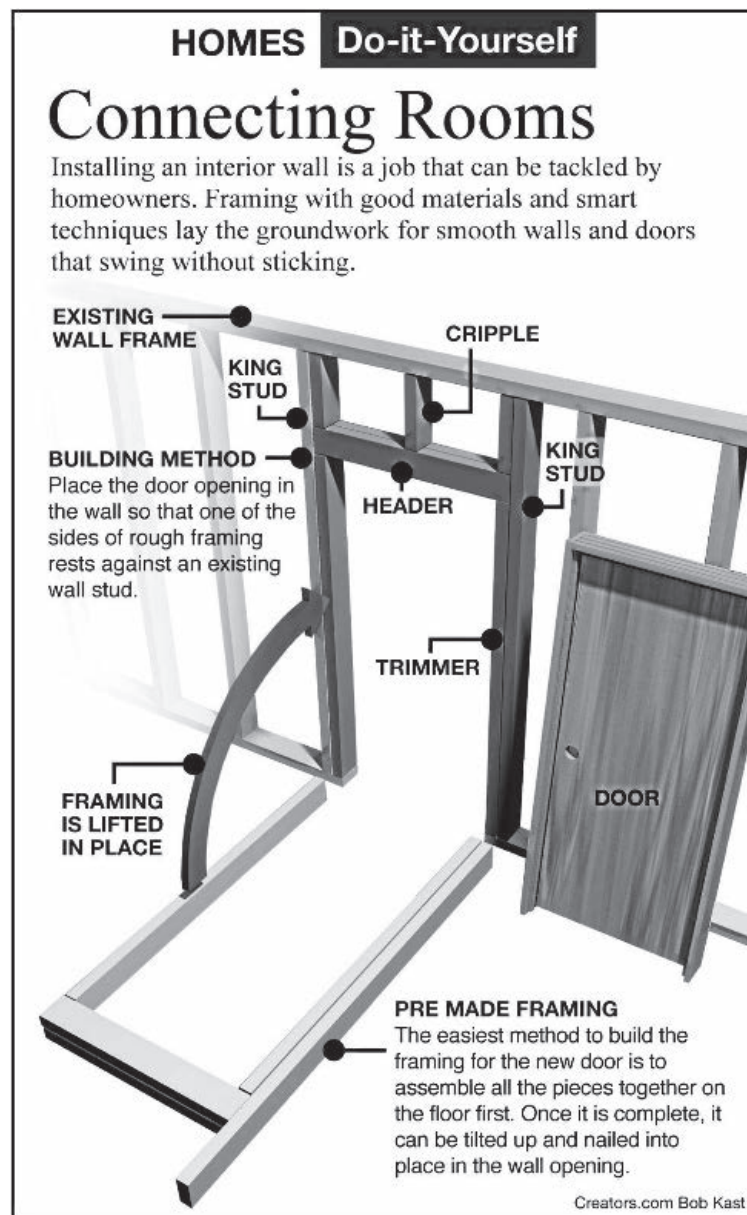
Dear Carla: Adding an additional opening between rooms is a relatively easy and popular project. By installing the proper type of door, the new

opening can be almost as sound-proof as the existing wall. The convenience of being able to check on a young child without having to walk all around the house is an advantage.

There are several common size options for an interior door. Most interior doors are 6 feet, 8 inches tall. Thirty inches wide is very common, but wider ones are available, making it easier to move furniture through the doorway. A solid wood door is more expensive than a hollow fiberglass one, but the mass of solid wood will block more sound transmission, especially low-frequency sounds.

The wall should not be a load-bearing wall. Make certain of this before you start cutting the hole in the wall. If you still have the building plans for your house, this may be indicated on the plans. If you are not absolutely certain, have a builder inspect it to determine if it is load bearing. Load-bearing walls require stronger lumber for the rough opening.

Locate the hole in the wall so that one of the sides of rough framing rests against an existing wall stud. The king studs are the



outermost studs of the framing. One king stud will rest against the existing wall stud and the other one will be located in between existing studs. A good target distance between the king

studs is the width of the new door plus 5 inches. Shorter trimmer studs are nailed inside of the king studs.

Please see **DULLEY**, Page H13

GREENER VIEW



Here's how to make gardening better in 2022

Aren't you glad 2021 is over? Hopefully 2022 will be better. Gardening makes everything better, so let's talk about how to make gardening better.

JEFF RUGG

Make a New Year's resolution to learn more about gardening. Resolve to take a gardening class with your local extension office,

which is part of your state university. All year long they offer local classes on many gardening subjects. Another aspect of the learning process is to see what others are doing. If you can't plan your vacation around a garden show, at least visit arboretums and gardens near your destination.

Please see **RUGG**, Page H13

Dulley

From H12

The easiest method to build the framing for the new door is to assemble all the pieces together on the floor first. Once it is complete, it can be tilted up and nailed into place in the wall opening. Building it this way minimizes the need for toenailing, which creates a weaker joint than regular through-nailing.

The header, which is the top of the opening, can be made with just a two-by-four on its side for non-load-bearing walls. For load-bearing walls, double 2-by-8-inch-lumber on edge should provide plenty of strength to support a room above it. Small 2-by-4 cripples will be nailed in place between the top plate and the header. These can be spaced closer together than standard wall stud spacing. The header will rest on the tops of the trimmer studs.

It is critical to keep all the ends flush and the framing square. If the opening is not square, it will be difficult to get the door installed squarely. A carpenter's square can be very helpful with keeping all the parts lined up properly.

In order to minimize having to toenail, first nail the trimmers to the king studs. Follow standard code nailing patterns for adequate strength. Next through-nail the header to the king studs and trimmers. Nail the cripples to the header. Tilt up the framing and nail it in place in the wall opening.

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

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Rugg

From H12

With the start of a new year, we get to reflect on the changes we want to make in our lives. Many gardeners enjoy the seasonal changes in the landscape and enjoy making changes to our gardens. Even in the middle of winter we are thinking about gardening and planning on making changes as we get each new garden catalog in the mail.

To help your garden and landscape grow better and healthier this year, I have a few more suggested resolutions. Repeat after me.

I resolve to add more mulch to my flower beds where it will decrease weeds, saving me money on weed killers and protecting the environment from useless weed killer applications.

I resolve to take the money-wasting mulch off the trunks of my trees, so they stop looking like the mountain of mulch is holding the tree up. Mulch piled on tree trunks kills trees — it doesn't help them.

I resolve to save time and money by pruning my trees and shrubs in their natural shapes, not goofy squares and balls.

I resolve to find out what disease or insect is affecting my plant before I pollute my yard with poisons that are used for treating something else. Saying "It can't hurt" isn't really true.

I resolve to mow my grass at a higher height. The longer leaves will support a better root system, so it will need less water and fight off weeds better.

I resolve to start a compost pile and add to it regularly, so that I don't have to waste money buying compost to add to my garden.

I resolve to take my power tools and lawnmower for servicing and sharpening. Properly adjusted tools pollute less and sharp tools work better, making them safer.

I resolve to order more catalogs from www.mailordergardening.com as it is the source of the most comprehensive list of gardening catalogs available anywhere.

And lastly, I resolve to enjoy my garden more by eating outside more often, strolling through the yard to smell the flowers without pulling any weeds and having at least one party with family and friends over to enjoy the garden too.

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

GARDEN Hints and Tips

Garden Resolutions

In the new year, gardeners start to think about ways to improve upon last year with garden resolutions. Avoid creating a resolution that demands more time and maintenance than you can keep up and enjoy.



PRUNING TOOLS
Use well-sharpened pruning shears to prune. Sterilize tools with bleach mixed at a ratio of 1 part bleach to 5 to 10 parts water. Soak the tools' blades in the solution for 30 minutes, then rinse and hang to dry. Bleach may damage the metal, rubber and plastic of some tools over time.



LAWN MAINTENANCE
Regularly mowing the grass helps to create a healthy lawn. Cutting grass too short exposes the soil and causes it to dry out faster, reducing aeration. As a general rule, don't cut off more than one-third of the grass.



MULCHING
Mulching your garden beds will insulate the soil from the hot summer sun, protect it from drying winds and help prevent weed growth. Besides topsoil protection, mulching helps increase organic matter, such as earthworms and beneficial microorganisms.



PESTS AND PROBLEMS
Record any problems with pests and diseases along with the treatments used to treat them.
■ Record the fertilizers used, application rates and results.
■ Record the pesticides used, application rates and results.

Creators.com Bob Kaci

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DEAR MONTY

Should we offer over list price and by how much?

Dear Monty: We live in an area where it has become common to hear of bidding wars. We are ready to start looking to buy in the next couple of months.

RICHARD MONTGOMERY

The very idea of paying more than the seller is asking grates my intuition. But we also want to buy. Is it a good idea to pay more than the list price? And if we do, how much over the list price should we pay?

Monty's Answer: You are not alone in resisting the bidding wars. While no one can predict the future, the market will be changing. The Federal Reserve controls the interest rates that mortgage lenders charge on mortgage loans. It recently sig-

naled it would soon begin modifying its rules to allow interest rates to rise. Some country areas are reporting that the bidding wars have faded considerably. And finally, as COVID-19 fears disappear, more listing inventory will be coming on the market. The question in the unstable markets is: When?

Keep a constant eye on your neighborhoods

Watch the market by digging into the data. You will need a real estate agent with your best interest at heart. They must furnish you with specific, up-to-date data that indicates how the hyperlocal market is performing. The hyperlocal market is the

neighborhood or neighborhoods where you want to live. Most statistics in the media and the multiple listing service are very general. While comparable sales are essential, the data you need to monitor changes by neighborhood and price range almost daily. How many new properties are coming up for sale? How many are selling? How long are they on the market? Is the inventory trending higher? If your agent provides this unfiltered data for four weeks in a row, you will see for yourself what is happening. Unfiltered data means the agent has not excluded data that skews the results. While most real estate agents are honest, unfortunately, some agents will skew data.

If you cannot wait

There is no set formula to guide you on how much over the list price you should pay. There are many intangibles that only you can evaluate for your circumstances. What can you afford? How close does the home come to meeting all your requirements? Will you have to make costly improvements, or is it in move-in condition? How does it compare to other homes you have seen?

You also have to be prepared, as these circumstances will be presented with speedy deadlines. A seller may give you until noon tomorrow to submit. You need to have a written pre-approved mortgage of a certain amount. Make your lender a part of the plan. A prequalification letter will not do.

Suppose your offer is accepted, and you need a loan. In that case, the seller will likely condition an acceptance on your agreement to pay the difference between the sale price and the appraisal in cash, should the appraisal be lower.

You want the offer as clean as possible but not so clean that you waive the home inspection. While some agents will recommend waiving the inspection, do not succumb to that suggestion.

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

ART OF DESIGN

Designing for small spaces can be challenging

Micro-apartments are the next trend in city living. In larger cities such as New York or San Francisco, people have been used to living in cramped quarters for decades.

JOSEPH PUBILLONES

Now, emerging cities from Seattle to West Palm Beach are claiming small apartments as the new housing prototype.

You would think designing small spaces is easy because there is less to design, but nothing could be further from the truth. Small spaces are challenging to design and give designers a run for their money to be creative and inventive in their search for the right pint-size solution. Design-

ing small spaces that are livable takes the kind of ingenuity required by naval architects when designing boats. Everything must serve more than one purpose and must feel natural.

In small spaces such as a one or two room apartment, a bedroom can double as a library when you flank a bed on the long side with a pair of bookcases and fill the bed with a dozen decorative pillows. Add a couple of wall mounted lamps...and — voila — instant bedroom and library. This same arrangement with a table on casters and a pair of chairs can suddenly give you a bohemian dining room.

Opening spaces makes uncomfortable spaces usable. In

smaller apartments, kitchens are often galley-type and enclosed. Keeping in sync with newer home requirements, open kitchens — even in small, tight spaces — make a difference. Knock down a wall into the kitchen and gain visual space. Also, using open cupboards in place of enclosed cabinets makes items easy to reach, even if it means being more rigorous with organization.

Mirrors work wonders to add virtual space. While we have all seen the mirrored walls popular during the 1970s and '80s, try using mirrors more effectively with restraint. A wall hung with various style and sized mirrors makes for an interesting feature wall; alternatively mirroring

the back panel of a wall unit or bookcase bounces light and implies space beyond the surface.

When square footage is limited, look up to the ceiling. Hanging drapes as close to the ceiling as possible always helps to give the impression of a grander and taller space. Use the lightest drapery hardware possible to accentuate the sense of verticality. Forego swags and jabots in favor of a tailored valance, if at all.

Seating is always at a shortage in small spaces. Using a sectional or L-shaped sofa will add more seating and will use the corner space that is often left empty in a room. Additional seating can be accomplished with foldaway chairs and ottomans. Ottomans

are favored, as they can function as seating and as a coffee table when topped with a tray.

Finally, when it comes to lighting, small spaces should use recessed lighting wherever possible. Refrain from the use of any pendant type fixture, which will tend to make your space cluttered. Concentrate light on any surface or area, which needs light for a specific task. This will refocus your attention from the tight space onto a dramatic focal point.

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.

newly listed directory

Saturday, January 8th, 2022



ADDRESS	BR's BA's		DESCRIPTION	PRICE	LISTER	REALTOR	PHONE
3012 Nordic Court, Sioux City	3	3	Walkout ranch home with sunroom and additional space under garage all on a cul de sac street.	\$285,000	CENTURY 21 ProLink	Barb Maxon	712-253-3647
2917 Garretson Ave, Sioux City	3	1.75	Property details and photos can be found at c21prolink.com	\$192,500	CENTURY 21 ProLink	Jesse Derrick	712-899-6813
895 Springbrook Dr, Hinton	4	4	Property details and photos can be found at c21prolink.com	\$395,000	CENTURY 21 ProLink	Kyle Kovarna	712-251-1722
233 S Dorman St Sioux City	3	1	Totally updated 3 bedroom home. New kitchen with SS appliances; new bathroom with oversized tub and tile surround. Very large lot.	\$182,700	CENTURY 21 ProLink	Jesse Derrick	712-899-6813
1239 Blackhawk Ct Hinton	2	2	Quality construction from Wegher Residential. Open floor plan with plenty of space for entertaining.Private backyard with rear patio.	\$445,000	CENTURY 21 ProLink	Lisa Croston	712-251-5214
6706 Kingswood Ct, Sioux City	6	5	Property details and photos can be found at c21prolink.com	\$555,000	CENTURY 21 ProLink	Mallori Hoffer	712-251-4359
15 Central Ave SW, Le Mars			Property details and photos can be found at c21prolink.com	\$185,000	CENTURY 21 ProLink	Jim Gergeni	712-253-2007
1316 Main St, Sioux City	3	1.5	NICE! Adorable starter home on quiet cul-de-sac.	\$99,500	CENTURY 21 ProLink	Shirley Patrick	712-490-2371
327 Jones St, Merville	2	1	Great small town living!	\$94,000	CENTURY 21 ProLink	Shirley Patrick	712-490-2371
2617 Jackson St.	2	3	Northside two story condo with 1 car attached garage. Tons of space inside, must see!!	\$165,000	CENTURY 21 ProLink	Kelsey Howard	712-898-4606
1302-04 Jones St.	-	-	Up down duplex. Recent updates include roof and AC. Search MLS # 815757 at unitedrealestatesolutions.com	\$130,000	United Real Estate Solutions	Adam Stokes	712-204-1414
2209 S Royce St.	3	1	Morningside bungalow with lots of new. Convenient main floor laundry. Search MLS #815732 at unitedrealestatesolutions.com	\$144,500	United Real Estate Solutions	Sheryl Ford	712-212-4576
624 6th Ave. So Sioux City, NE	1	2	Neat and clean bungalow with large kitchen and a Master bedroom with two closets.Search MLS #815759 at unitedrealestatesolutions.com	\$159,000	United Real Estate Solutions	Judy Clayton	712-251-6271
2727 S Cypress St.	2	2	Beautiful ranch with hardwood floors, a fireplace and spacious bedrooms. Search MLS #815774 at unitedrealestatesolutions.com	\$168,500	United Real Estate Solutions	Jeff Nelson	712-490-4130
2609 S. Cypress St.	3	1.5	Freshly updated 2 story home with updated kitchen, oversized living room and 3 bedrooms. Search MLS #815726 at unitedrealestatesolutions.com	\$174,950	United Real Estate Solutions	Rick Arnold	712-251-8877
2005 S Maple St.	3	1	Morningside ranch featuring 3 bedrooms on the main, eat-in kitchen with plenty of storage. Search MLS #815724 at unitedrealestatesolutions.com	\$188,500	United Real Estate Solutions	Rachel Raak-Law	712-454-4227
2529 S Olive St.	2	3	Well maintained Morningside ranch with numerous updates. Main floor laundry and a 3 season porch. Search MLS #8158777 at unitedrealestatesolutions.com	\$215,500	United Real Estate Solutions	Peggy Christensen	712-251-2308
2519 S Newton St.	3	2.75	This lovingly maintained raised ranch features a living room open to dining and generous sized bedrooms and updated baths. Search MLS #815802 at unitedrealestatesolutions.com	\$249,500	United Real Estate Solutions	Paula Brown	712-223-1016



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DESIGN RECIPES

Consider making these decor resolutions in 2022

Many people have resolutions for themselves, so why not for the home? As a new year settles in, now is a good time to implement some resolutions.

1. Out with the old, in with the new. Now is the perfect time to toss items you no longer need or use.

CATHY HOBBS

2. Finish outstanding projects. While many people set goals and lists for tasks, often many remain unfinished.

3. Start a home decor fund, whether it's just a few dollars a week or a bit more. Use this as a way to save for home decor items you may want to splurge on later.

4. Host a swap. These have become the modern versions of a garage sale, in which friends or neighbors empty their homes of unwanted items and swap decor, furniture and accessories. You never know what may turn up!

5. Create a relaxation zone. Having at least one area of your home dedicated to calm and quiet helps create a more balanced environment.

6. Purge! Editing and reevaluate on an ongoing basis.

7. Take inventory. Have you ever purchased something only to realize you already own it? Having a method to take inventory of your belongings will help reduce waste.

8. Organize. Organization is the key to a tidier home.

9. Rotate your home decor. Now is an ideal time to refresh and renew.

10. Shop your house. Go into attics and closets to see what you may have hidden away that could be of use.

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.



ABOVE: Red outdoor pillows reinvigorate the look of a kitchen banquette.

LEFT: A master bedroom is updated by artwork and accessories.

DESIGN RECIPES/TNS

Air power tools need correct hose type

Dear James: I bought an air compressor because I think pneumatic tools are better than electric tools. Now I need a long hose. What type of pneumatic hose is good for tools? — Juan K.

Dear Juan: For many home projects, pneumatic tools are better than electric or battery-powered ones. Electric tools and particularly battery-powered tools are generally heavier than pneumatic tools. If you plan to use an electric tool from a standard 110-volt outlet, its maximum power is limited to 15 or 20 am-

JAMES DULLEY

peres.

In contrast, an air compressor stores energy in the pressurized air in the tank. This allows you to run the compressor from a 110-volt outlet but get up to twice as much power from the pneumatic tool. The only drawback is you may have to take breaks to allow time to build up the pressure in the tank again.

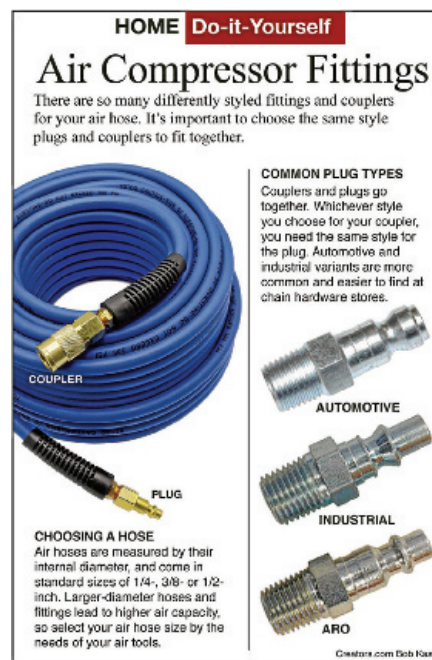
Air hoses do wear out over time, and the typical air hose included with

many home-use compressors is not the highest quality to start with. There are various grades of rubber air hoses available, but it can be difficult to distinguish the quality. Generally, the price is a good indicator.

You should probably consider some of the newer air hose materials instead of just settling for rubber. Rubber tends to crack around metal fittings over time and, because the exterior surface is porous, it can be difficult to keep clean. This can be a problem if you are working indoors and have the hose on carpet or over furniture.

Before selecting the type of air hose, consider the type of pneumatic tools you plan to use and the length of hose you need. These factors can determine how well the air tool operates. Air hose size is designated by the inside diameter of the hose, even though the outside may look the same. The most common sizes are 1/4- and 3/8-inch diameters.

A tool that uses a lot of compressed air volume will need a 3/8-inch hose. The label on the tool should list its



air flow requirement. In order to save weight and cost, some people use a combination of hose materials. A typical setup is 25 feet of heavy 3/8-inch rubber hose with another 10 feet of lightweight plastic hose between it and the tool.

PVC is one of the newest hose materials that's less expensive than good-quality rubber. It is lighter than rubber, which can be a significant advantage if you are working off the ground. The exterior is smooth, so it will not damage wood trim and it can easily be cleaned. A 50-foot 3/8-inch hose should cost from \$10 to \$20.

Another new material for air hoses is polyurethane. Its cost, from \$30 to \$65 for 50 feet, is significantly higher than other hose materials, but it is the favorite choice of many professionals. It weighs less than half as much as rubber and two-thirds as much as PVC. It is durable, but you should handle it with care because it tends to kink or twist.

For indoor jobs near the compressor, inexpensive nylon tubing is a good option. It is usually sold in 1/4-inch diameter and coiled. This makes it easy to store by the compressor, and it is also lightweight and easy to keep clean.

Send your questions to Here's How, 6906 Royalgreen Dr., Cincinnati, OH 45244 or visit www.dulley.com. COPYRIGHT 2021 CREATORS.COM

Remove dead wood from storm damaged trees

The release date for this article is just a few days before Christmas, and some of you are still hunting for a gift for a gardener in your family. One of the best sources for garden seeds and plants is Renee's Garden. Not only does Renee Shepherd have her own test gar-

JEFF RUGG

dens, but she also has her own test kitchens. She has several cookbooks of recipes for a true garden-to-table experience.

There are many things on her website you could get, but at this late date, they probably won't arrive in time for Christmas. The solution to that is an E-Gift Card. There are no processing fees, and the card arrives via an email that you can print or forward. So, you see, by waiting until the last minute you saved money and got a great present. Even if you realize after Christmas that you forgot to get someone a present, you still save money. Find out more at reneesgarden.com.

Question: The recent storm winds blew lots of small dead branches off my soft maple. Should the tree be pruned? I did not think the tree was dying, but now I am wondering how healthy it is.

Answer: Silver maples, honey locusts and many other trees will lose a lot of small branches during a storm. Mostly these are the small interior branches that stopped getting enough sunlight over the years and the tree cut them off from access to the sap. Their death is a normal part of the life of a tree. Many stay on the tree for several years until a storm blows them off.

If any of the branches were bigger than an inch or so in diameter, it would be good to have the stubs that were left on the tree trimmed so that they do not allow water into the trunk. Large branches can leave large wounds that cause the trunk to rot and then the tree falls over in such high winds.

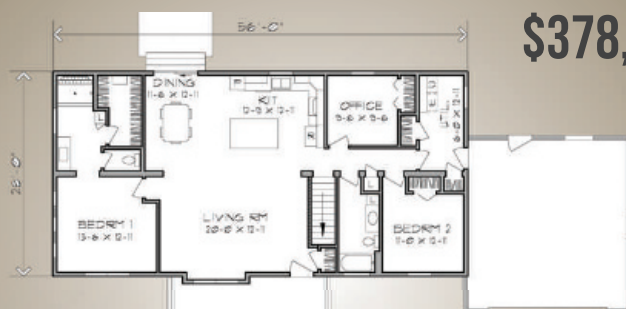
If only small branches fell, then next spring look at the tree and you will see more small dead branches. Any time of the year is a good time to remove dead

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DEAR MONTY

Family concerned real estate agent undersold mom's home to a relative

Dear Monty: If I wanted to check to find out if a real estate agent sold a house to a relative, which is illegal in Connecticut, how would I go about checking to find out? In my opinion, she sold my mom's house too cheap at \$196,000. The house had a 4-acre lot with a remodeled Cape Cod on a dead-end road in the country.

Monty's Answer: Checking to find out who a person's relatives are is complicated. Suppose the individual you are seeking to learn about is an "average" person, and most of us are. In that case, blood relatives and familial relationships are a bit easier to trace. But with non-blood relatives, it may take interviews with several family members to get a sense of where to start.

If I were curious about a person's lineage, I would start by asking the person I want to know more about. Tracing relatives becomes much more difficult when the person is named John Smith and when they may not want their family researched.

Some genealogists will research family histories for a fee. According to their Standards of Practice, they will seek permission from family members before accepting assignments. <https://bit.ly/3J6UDtQ>

I am unaware of any state that prevents a real estate agent from selling property to a relative. Still, I am aware that most states require written disclosure and written client acceptance "before" that event.

Have you spoken to your mother about your concern? Can she show you the comparable sales the real estate agent chose to share with her as being truly comparable when they were discussing the value of the home? Does your mother feel as though

she accepted less than she should have? How long was the property on the market — two days or two years? Time on the market leaves tracks that are much easier to follow than researching for potential relatives.

You did not reveal what "too cheap" meant. Were there price reductions along the way? Were there other offers? How many? How often? What did people who looked at the home and passed state as the reason? What is the condition of the house? Many data points about the property could affect what a willing buyer, fully informed and not acting under duress, would be prepared to pay depending on those answers.

Here is a Dear Monty article about challenging a home appraisal. <http://bit.ly/KNr9N3>. You are challenging a sale price, which is a very similar event. It may, or may not, provide information that will confirm your intuition that the house was worth more. My experience is that country homes are more difficult to evaluate than property within municipal boundaries because there are fewer comparable sales against the subject property. Some appraisers will decline rural assignments for that reason.

Consider seeking to understand the homes' range of value at the time of the sale. Was \$196,000 at the low end of the range of value? If you ordered a dozen appraisals today, you would get a dozen different answers and they would vary over 25% in that price range for a country property.

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 2021 CREATORS.COM

Rugg

From H18

spring look at the tree and you will see more small dead branches. Any time of the year is a good time to remove dead wood from a tree. A large number of branches falling from one tree may mean it is overdue to be thinned out so that more light makes it through to the inside.

Large branch pruning should be done this winter. Any large stubs and any branches that are not fully broken, but are hanging on, should be removed.

Hire a licensed arborist to clean up storm-damaged trees. I have seen trees being topped by ignorant tree pruning companies. Cutting off the ends of every branch on the top of a tree results in more maintenance and less safety. It creates the weakest possible branch at attachment, the exact kind that breaks apart in storms.

Question: One of the three large trunks of our Bradford pear split off during the storm. How do we fix the remainder of the trunk?

Answer: It may not be possible to save the tree. Some trees have very narrow branch angles, and they are very hard to save when a large piece splits off from the main trunk.

The first thing to do is clean up the wound to see how much trunk is left in good condition. Use a knife or saw to trim the ragged edges of the wound. Remove as little as possible of the good wood. Do not coat the wound with any black stuff or paint; research shows that all these coverings slow the heal-

GARDEN Hints and Tips

Tree Pruning

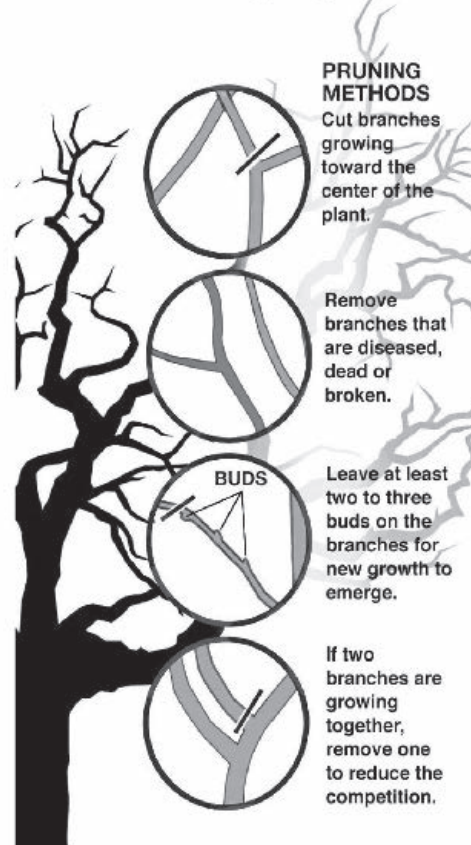
To function well in landscapes, trees must be protected from injury and may benefit from the consulting of a professional arborist.

REASONS TO PRUNE

- To direct or control growth
- To compensate for transplant injury
- To offset and repair damage
- To encourage flower and fruit production and size
- To promote plant health

WHAT TO PRUNE

- The three D's: dead, diseased, and damaged
- Watersprouts (vertical shoots from branches)
- Suckers (shoots from the base of a tree or shrub)
- Crossing or rubbing branches
- Broken branches
- Insect-infested wood
- Excess growth



PRUNING METHODS

- Cut branches growing toward the center of the plant.
- Remove branches that are diseased, dead or broken.
- Leave at least two to three buds on the branches for new growth to emerge.
- If two branches are growing together, remove one to reduce the competition.

BUDS

Creators.com Bob Kast

ing process.

The remaining trunks may need to be bolted together for support. This will require drilling a hole through the trunks. A threaded rod is run through the holes. Nuts and washers at each end hold the trunks together. Cables higher up that have adjustable nuts also offer support for narrow trunks.

The bolts and cables are very useful to prevent trunks from splitting. An arborist should be hired to install these devices. Putting them in the wrong location could split the trunks.

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