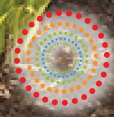


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Tips to Add Farmhouse-Style Elements to Your Home Design

(StatePoint) When it comes to home design, farmhouse style represents a total intersection of beauty and practicality, making it no surprise that many are embracing this traditional look today. Whatever architectural style your home is, adding key design elements can help you get in on best aspects of the farmhouse trend. Here are a few renovations to consider:

- **An updated porch:** Adding a front porch or expanding an existing porch will not only add charming farmhouse-style curb appeal, but extend your outdoor living area as well. Be sure to take as much care decorating your porch as you would any other room of your home. Include comfy furniture, like rocking chairs and a porch swing, complete with cushions. Add potted plants for a touch of vibrant greenery, lantern wall sconces for illumination, and outdoor rugs for coziness. Don't forget the entryway. Make it more inviting with seasonal wreaths and a cheerful welcome mat.

- **Board 'n batten siding:** Imparting a rustic, handmade quality to any home, even those built-in contemporary styles, "board 'n batten" is a centuries-old siding design that encapsulates the appeal of farmhouse-style homes. The term "batten" refers to the strip of molding placed across the joint between boards. The resulting look boasts an attractive geometry of strong vertical lines balanced by a sense of texture across the horizontal face. While the look is traditional, you can pair it with the very latest in siding



technology. For example, CedarMAX Insulated Siding from ProVia comes in many styles, including board 'n batten. This complete thermal

cladding system offers continuous insulation for maximum energy savings. With five times greater impact resistance than regular siding and

a weather barrier shield, this is not just a charming aesthetic upgrade, but one that will improve the comfort of your home for years to come.

- **Metal roofing:** There's a reason metal roofing plays prominently into the design of authentic farmhouses -- they are built to last. That's truer than ever today, thanks to advances in metal roofing technology. Offering superior color retention, long-term reliability, energy efficiency and environmental friendliness, architectural-grade metal shingle roofing is an upgrade that can add both beauty and value to your home. In the case of ProVia's Metal Slate Roofing, which is designed to look like classic quarried slate shingles, you can draw on the beauty of nature in shades of gray and brown, while enjoying proven protection from hail, wind, rain, and corrosion.

- **Interior touches:** Restyle your home's interior to be farmhouse-inspired with a few renovations. Classic looks include neutral walls, such as matte shades of beige, grays and creams, shabby chic furniture -- think wicker, distressed wood and reclaimed lumber -- and hardwood flooring. Consider dusting off a few hand-me-downs or visiting antique shops and estate sales for one-of-a-kind finds. Above all, be sure to prioritize comfort, warmth, and practicality.

To embrace everything that a home should be -- an inviting place to gather with friends and family -- add farmhouse-style touches to your home, indoors and out.

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How to cut costs on home renovations

Do you still have an avocado green kitchen? Is your living room dank and dark? Perhaps there is only one bathroom for a family of six? Answering yes to any of these questions could serve as the catalyst for a home renovation project.

Home improvement projects come in all shapes and sizes — some with huge budgets and others that are more cost-conscious. Regardless of what homeowners hope to achieve with their renovations, a common goal across any price point is a desire to save as much money as possible. Home renovations can be expensive, but there are ways to cut costs.

- Assess the merit of the project. Remodeling magazine annually publishes a "Cost vs. Value Report" that lists the average cost and return on investment homeowners can expect of various types of projects. If you're planning to sell your home soon, it may be best to focus on repairs and renovations that will generate the most substantial ROI.
- Hire a contractor. Even avid do-it-yourselfers can sometimes benefit



from a contractor's expertise, particularly for complex tasks. Don't waste money by trying tough jobs yourself; rely on an experienced contractor who can get supplies for less money and will do the job right the first time. Compare bids from several different contractors and figure out the best value.

- Refurbish existing features. Rather than a complete gut and rebuild, figure out where you can revitalize existing fixtures and more. For example, refinishing existing

cabinets can save you up to 50 percent compared with the cost of new cabinetry, according to Angi (formerly Angie's List), a cost comparison and business review resource.

- Choose midgrade materials. Certain materials may be all the rage but they come with a higher price tag. Angi reports that granite counters could be \$60 to \$100 per square foot. However, a composite or laminate that looks like granite and wears well may be \$10 to 40 per square foot. Figure out where

you can choose middle-of-the-road materials for maximum value.

- Avoid peak seasons. You'll pay more to install a deck or a pool right before the outdoor entertaining season. There also may be a premium to get work done right before a major holiday. Therefore, consult the calendar to find an off time for a renovation and book it then to save.

- Do some prep work. You might be able to save by doing some of the demolition and preparatory work yourself. For example, you can tear up old carpeting before the installation of new tile floors. Perhaps you can mend and patch up walls before a paint job.

- Buy a display item. Former showroom kitchens and baths often are sourced at a fraction of their recommended retail prices, according to Real Homes, a home remodel guide based in the United Kingdom. Retailers often update their displays and you may score existing showroom items at a discount.

Renovations can be expensive, but there are many different ways to cut costs.

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7 things to consider when buying a shed

Backyard sheds can be useful assets. Sheds can create storage space in the garage, basement or other areas of the house that have become gathering spots for gear typically used outdoors. Sheds are ideal for housing mowers, tools and even pool-care equipment. But they can be put to other uses as well, such as being key spots to engage in hobbies or even as a child's clubhouse.

Various factors should be considered before building or buying a shed. A storage shed can be a significant investment. Once placed, sheds may remain in their dedicated spots for years to come. That means careful thought should go into the planning process.

1

Check your local building codes first. Before you accumulate building materials or order a shed, be sure to know the ins and outs of shed codes. The codes may impact the shed's placement, construction, the materials used, size, and numerous other factors. It's much easier to amend plans beforehand than to face the hassle and expense after learning you did things incorrectly.

2

Choose placement wisely. Spend several days assessing the yard and thinking about the uses for the shed. If you plan to store pool floats and chemicals inside of the shed, it should be

located close enough to the pool to be convenient. Look at the lay of the land. If there is a soggy patch of land that can turn swampy under the shed's foundation, that is a poor location choice.

If you need access to electricity, placing it far away from the house could necessitate running expensive wiring.

3

Consider the design. Just because a shed is for storage doesn't mean aesthetics should be overlooked. Choose a shed style that complements your home. You may also want to match certain architectural features, like arched doorways or dormers. Design also may relate to practicality. For instance, storing a riding mower inside may necessitate dual doors that open widely.

4

Invest in quality materials. Spending a little more and using quality materials can ensure it lasts long enough to be cost-effective. The right materials will be resistant to splitting, cracking, decay, and insect damage.

5

Prepare the site well. A proper foundation for the shed is almost as important as the shed itself. You cannot just drop the shed on the lawn and leave it, as the shed can sink or structural issues may arise if it is placed on a weak base.

6

Blend into the environment. Surround the shed with shrubs or plants so that it blends into the yard and complements the space.

7

Deck out the interior. Use every storage tool at your disposal to maximize floor, wall and even rafter space for storage. Plan where items will be kept and customize the storage options around those locations.



Simple, inexpensive staging strategies

Staging has long been part of selling a home, and for good reason. When selling a home, it makes sense for sellers to make their homes as appealing as possible, even if a recent study indicates that staging may not compel buyers to offer more money.

Researchers at Old Dominion University and Johns Hopkins University found that staging did not have a significant effect on the actual revealed market value of a property. However, homeowners should not interpret that as a reason to skip staging. In fact, the study's authors note that staging gave buyers more favorable impressions of a property, which might accelerate the selling process.

Staging a home need not be difficult. In fact, homeowners can employ several simple and inexpensive staging strategies to entice buyers to make offers on their homes.

- Clear out the clutter, especially in bathrooms and closets. Clear out the clutter in each room in the house before hosting an open house. Note that it's not just

bedrooms and living rooms that should be made to look open, spacious and clutter-free. A luxurious, hotel-quality bathroom that's open and airy can impress buyers, as can organized closets that are not jam packed with clothing, shoes and other wardrobe items that have a tendency to take over closets the longer someone lives in a home.



- Let the sun shine in. A home that's bright and airy tends to appear more spacious and livable than one in which the windows and blinds are closed. Before hosting an open house, open the blinds and crack some windows if the weather permits.

- Start right inside the front door. A welcoming, clutter-free foyer or

primary entryway makes a strong first impression, immediately giving buyers an idea of what it will be like to welcome their own friends and family into a home should they buy it. If you hang your coats on a coat rack in a foyer or entryway that does not have a closet, remove the coat rack before hosting an open house. Coat racks can make the space feel cramped. If there's room, place a small table and bench just inside the door.

- Take care of the yard. You only get one chance to make a first impression, and the first thing buyers will see when they pull up outside your house is the exterior of your home. Landscaping is important, and a well-maintained yard suggests to buyers that owners have taken pride in their homes, and that may extend inside the home. Make sure the grass is freshly cut, shrubs and trees have been trimmed, bald spots in the lawn have been addressed, and exterior living spaces have been cleaned and cleared of clutter.

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5 outdoor projects that add value

Exterior renovations can enhance the appearance of a property and make it more enjoyable for homeowners. Certain renovations have the potential to add value to a home, while others may do the opposite. Learning which one have the largest return on investment can help homeowners select features that will have the most positive impact.

Curb appeal goes a long way toward attracting potential buyers. According to the National Association of Realtors, first impressions of a property have a strong influence on buyers. Landscaping and external features can do much to influence such impressions.

1

- **Lawn care program:** Investing in a lawn care program that consists of fertilizer and weed control application and can be transferred over to a subsequent home owner is an attractive feature. NAR says such a care program can recover \$1,000 in value of the \$330 average cost, or a 303 percent ROI.



2

- **Low-maintenance lifestyle:** When choosing materials for projects, those that offer low-maintenance benefits can be preferential. These include low-maintenance patio materials, composite decking, vinyl fencing, and inorganic mulched beds.

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3

- **Fire pit:** A fire pit can be used for much of the year. In the spring and summer, the firepit is a great place to congregate to roast marshmallows or sip wine and gaze into the fire. In the fall, the fire pit can make for a cozy retreat. A fire pit that has a gas burner is low-maintenance, and the National Association of Landscape Professionals says that most can recoup about \$4,000 of their \$6,000 average price tag.

4

- **Softscaping:** Hardscaping refers to structures like outdoor kitchens or decks. Softscaping involves the living elements of the landscape. Hiring a landscape designer to install trees, shrubs, natural edging, and rock elements can do wonders toward improving the look and value of a home.

5

- **Pool or water feature:** In certain markets, particularly hot climates, a pool or another water feature is a must-have. However, in other areas where outdoor time is limited, a pool or water feature can actually lower the value of a home. Speaking with a real estate professional can give homeowners an idea of how a pool will fare in a given neighborhood. Outdoor improvements can improve the marketability of a home, as well as enhance its appearance and function.



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3 Spring Hacks to Prep the Inside of Your Home for Warm Weather

(StatePoint) With warmer weather on the way, it's time to deal with the associated household hassles of the season. Here are three hacks that will help you create a healthy, comfortable home during the months ahead:

Beat the Heat

Beyond having your HVAC unit serviced and changing your air filter regularly, you can beat the heat at home with a few smart strategies. One change you can make today that will also reduce your carbon footprint is to swap out your heat-emitting incandescent light bulbs for cool LEDs. Likewise, appliances that are not in use but plugged in could be generating unnecessary warmth, so unplug when you can. Finally, use shades and blinds strategically to block out the sun and prevent a greenhouse effect indoors.



Banish Flying Bugs

Fruit flies, gnats and flies tend to proliferate indoors in the warmer months. Not only do these creatures come with a serious ick factor, they can harm your houseplants and even put your family's health at risk by carrying germs from dirty surfaces to clean ones.

A safe and easy way to defend

against buzzing invaders is to plug Zevo Bug Traps into outlets around your home, especially in areas where these bugs enter your home and gather, like garages, entryways, covered porches, trash cans, drain pipes and kitchens. Rather than relying on chemical insecticides, they use multi-spectrum light technology that bugs find irresistible. Once attracted, flying insects are trapped in a super-sticky adhesive backing. Each trap cartridge offers continuous defense for up to 45 days or until it's full. When you're done with a cartridge, simply throw it in the trash and slide a new one in, without ever having to touch the dead bugs. Pair these traps with Zevo home bug sprays, which are powered by essential oils, for whole home protection. To learn more about defending your home against insects, and for trapping tips, visit zevoinsect.com.

Master Mold

Thriving in warm wet environments, mold is something to watch out for at home, especially during spring and summer. Much more than an eyesore, mold is bad for your home's infrastructure and bad for you. Mold can cause a number of allergic reactions and can sometimes even be toxic. However, you can reduce the risk of mold forming by managing your home's humidity. Use fans and other ventilation in bathrooms and the kitchen when showering, running the dishwasher and doing other tasks that invite humidity. Test the humidity of various rooms in your home with a hygrometer and use a dehumidifier where needed. According to the EPA, the ideal indoor humidity is between 30 and 50%.

Employing warm weather hacks at home can help you maintain clean, comfortable spaces, all season long.

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THE SPRING MARKET IS IN FULL BLOOM!



185183 SPORTSMAN DRIVE, ANIWA

This beautiful wooded property includes 4 parcels. Approximately 155 acres in total - including 3 bedroom home, detached garage, out building and a hunters/romantic getaway cabin. As you head up the scenic drive, watch for deer, turkey, birds and other wildlife that roams the property. Imagine the gorgeous sunsets while relaxing on the deck overlooking the pond. **\$799,000**



302 E. WOOD AVENUE, WITTENBERG

Attention all businesses! Here is your chance to build your business on this 1.75 acre parcel. Fantastic location just off of STH 29 in Wittenberg. All utilities are at the road! There is also the option of obtaining an additional 0.25 acre of land with a 45x60 foot shed/pole building on it. The shed has two high entrance doors and one regular oversized door. The inside gives you 2,700 square feet of space. Call for details and price of extra land and building. **\$215,000**



407 HOWARD STREET, WITTENBERG

You ever thought of owning your own bowling alley? Well, look no further! Resch Bowling Lanes in downtown Wittenberg is waiting for you. The business is doing fantastic with full leagues continuously, tournaments and special events. Also know that the lanes are cleaned and checked yearly. You have a complete full bar and restaurant. The building is in great shape. You will not be disappointed! Call today for your personal tour. Sellers are looking to retire. So come on in and take a look today! Do not miss out on this opportunity. Sellers are also possibly willing to do a Land Contract! Call for details! There is also a funding opportunity up to 90% loan of the appraised business value. There are also lenders out there to help with first time business owner buyers. Call for details on this. This could be very helpful for you in being able to buy the business and property. There is also a very nice home next door that you might be interested in. Buy the bowling alley, live next door. The home is in great shape and could prove to be very beneficial with the purchase of the bowling alley. Call for details on the home as a package deal. **\$449,900**



N10103 STATE HIGHWAY, 49 IOLA

Great business opportunity: Bar/Restaurant with living quarters. The property is turn key ready and well established in a great location on State Highway 49, Northland (between Iola and Rosholt). This property is ready to walk in and take over. Owners have many events and music well established. **\$360,000**



W19069 1ST STREET, ANIWA

If you ever wanted to own your very own bar; now is the time! This amazing bar/restaurant has it all including a 24x28 smoking room which has pool tables, tables and chairs and dart board to relax with. This spacious bar has an updated kitchen area in 2021. There are several pool tables and gambling machines. Everything you want to have is right here at your finger tips. There is also an additional 1 acre of land behind the bar for volley ball and whatever you choose. It is a full bar and their menu is amazing. There is a camera system and an alarm system. The electric water heater is only 1 year old. The bar owns the water softener and it already has a nitrate system in place. The roof is a newer metal roof. There are two basements. Each basement does get a little seepage but nothing that is bad. There is a sump pump. The actual building was built in the 1920's but has been completely remodeled and added on to. There are two back storage rooms for plenty of storage along with a large walk-in cooler. **\$329,900**



111 INDUSTRIAL DRIVE, MARION

A must see. Multi-use commercial property. 7.76 Acres with so many possibilities. You have a 2,400 square foot building to open your business with a serving area and with a 4 compartment sink, men's and women's restrooms, office area and much more. Beautiful woodwork throughout. A lot of pride was taken in the construction of this building. Handicap accessible as well. The outside consists of a 30 car parking lot with room to grow. There is a 28X32' pavilion with multiple overhead doors for entertaining. There also is a 8X12' mini golf building and 18 hole mini golf course waiting to be used. Lots of room for storage buildings to be constructed for that extra income. Call for a private showing. There is endless possibilities and well worth a look. Make an offer they cannot refuse! You will not be disappointed! There are two parcels that make up the 7.76 acres. Seller is willing to negotiate the price. Do not miss out on this! Seller is willing to remove the 18 hole miniature golf course if buyer would prefer! **\$264,000**



N10023 COUNTY ROAD J, IOLA

This well-established tavern in northern Waupaca County could be your next turn-key business. It's located on almost five acres and includes a ball diamond and horseshoe pits. In addition, a local snowmobile trail crosses the property with the seller's permission. Seller installed a new septic system, central air unit, and updated the bar area's seating in 2021. A commercial-grade kitchen is included. **\$149,000**



408 MAIN STREET, OGDENSBURG

Absolutely Great Investment! Everything is set to go! Just walk in and take over. This well established business is right downtown Ogdensburg. It features a spacious room for pool and darts and parties. There is a new compressor/condensor for the cooler which you can access from inside or outside. There is a full kitchen. The inside is in great condition. There is a basement for storage. There is a security camera in place. Beautiful back bar area. Sellers wants to sell and will look at all reasonable offers. Sellers also possibly willing to do a Land Contract. Call for details! Price reduced \$10,000! **\$115,000**



8890 LOVERS LANE, HILES

Looking for that get away cabin in the woods? Look no further. Take a peek at this unique home on almost a half acre. Nice and private! One block away from Pine Lake and the boat landing. Pine Lake is also the Headwaters for the Wolf River. Use the property as your get away or use it as your home. There is no laundry facility. But you sure can relax on the deck out back with your favorite book and beverage. Your home is heated with a pellet stove which heats the whole area. There is 100 Amp electric service. Furnishings could stay with home if so desired. **\$109,900**



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