

# MARTHA THUEMMEL REALTY THUMB NAIL VIEW

DEC. 2005 HURON COUNTY REAL ESTATE NEWS

## New Bad-Axe Mall

Work is nearing completion on the new shopping mall at the north end of Bad-Axe. The Dollar Tree Store is a new addition to the area.



## Sugar Beet Harvest

The cooler temperatures are welcomed by the sugar beet farmers as they work on this year's harvest.



## Bird Creek Fishing Piers

Tourists and locals look forward to fishing off the new Port Austin Bird Creek Fishing piers.



MARTHA THUEMMEL REALTY

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2 miles East of Port Austin traffic light, 1/2 mile South

Martha Thuemmelm Realty

8778 Thuemmelm Road

Port Austin, MI 48467

Return Service Requested

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## 20 Low-Cost Ways to Spruce Up Your Home

1. Trim bushes so they don't block windows.
2. Buy a new doormat.
3. Put a pot of bright flowers (or a small evergreen in winter) on your porch.
4. Put new doorknobs on your doors.
5. Put a fresh coating on your driveway.
6. Edge the grass around walks and trees.
7. Keep your garden tools out of site.
8. Be sure kids put away their toys.
9. Buy a new mailbox.
10. Upgrade the outside lighting.
11. Use warm, incandescent light bulbs for a homey feel.
12. Polish or replace your house numbers.
13. Clean your gutters.
14. Put out potpourri or burn scented candles.
15. Buy new pillows for the sofa.
16. Buy a flowering plant and put it in a window you pass by frequently.
17. Make a centerpiece for your table with fruit or artificial flowers.
18. Replace heavy curtains with sheer ones that let in more light.
19. Buy new towels.
20. Put a seasonal wreath on your door.

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*Call Martha Thuemmel Realty for a free market evaluation of your property. Toll Free: 877-418-8667*

## 10 Tips for First-Time Homebuyers

1. Be picky, but be realistic. There is no perfect home.
2. Do your homework before you start looking. Decide specifically what features you want in a home and which are most important to you.
3. Get your finances in order. Review your credit report and be sure you have enough money to cover your downpayment and your closing costs.
4. Don't wait to get a loan. Talk to a lender and get pre-qualified for a mortgage before you start looking.
5. Don't ask too many people for opinions. It will drive you crazy. Select one or two people to turn to if you feel you need a second opinion.
6. Decide when you could move. When is your lease up? Are you allowed to sublet? How tight is the rental market?
7. Think long-term. Are you looking for a starter house with the idea of moving up in a few years or do you hope to stay in this home longer? This decision may dictate what type of home you'll buy as well as the type of mortgage terms that suit you best.
8. Don't let yourself be "house poor". If you max yourself out to buy the biggest home you can afford, you'll have no money left for maintenance or for other financial goals.
9. Don't be naïve. Insist on a home inspection and, get a warranty from the seller to cover defects the first year.
10. Get help. Consider hiring a REALTOR as a buyer's representative. Unlike a listing agent, whose first duty is to the seller, a buyer's representative is working only for you.

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## Coming Events in Huron County

### December

- 12/3/2005 Caseville Lunch with Santa Downtown Caseville
- 12/3/2005 Harbor Beach Cookie Walk United Methodist Church
- 12/3/2005 Port Austin Santa Clause Party/Cookie Walk Civic Center
- 12/4/2005 Port Hope Village Tree Lighting & Sing-A-Long Downtown
- 12/4/2005 Caseville Holiday Home Tour Caseville & Surrounding Area
- 12/10/2005 Port Austin Candlelight Walk Huron County Nature Center
- 12/11/2005 Harbor Beach Community Christmas Sing
- 12/13/2005 Harbor Beach Victorian Christmas Tea Murphy Museum

### PORT AUSTIN COMMUNITY PLAYERS PRESENT

MIRACLE  
ON

34TH STREET

Dec 2, 3, 4, 9, 10, & 11

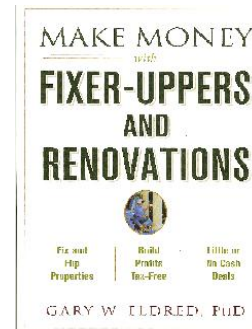
FRI.-SAT.: 8 P.M. SUN.: 2 P.M.

For reservations call 989-738-5217



### Water Slide Coming to Downtown Kinde

Work is progressing on the Wiley Coyote's Waterjet Slide in beautiful downtown Kinde. This attraction is sure to be one of the exciting destinations for Huron County locals and tourists next summer.



*This book is available in the library at The Real Estate Resource Center of Martha Thuemmel*

### Book Review

"Make Money with Fixer-Uppers and Renovations" shows homebuyers and investors how to make money by purchasing properties at low prices, using creative improvements to add thousands to their value, and selling or renting them for profit. There's almost no limit to the number of ways you can increase the value of a property, from quick and low-cost improvements like a fresh coat of paint to more extensive renovations such as multi-unit conversions or kitchen remodeling. This step-by-step guide includes the knowledge you need with proven market analysis techniques.

### Web Page Links

[www.marthathuemmel.com](http://www.marthathuemmel.com) is under major reconstruction this month. One of the new links being added is [www.hes.lbl.gov](http://www.hes.lbl.gov). Fill out the form on the site with your zip code and answer a list of questions about your house. The site will estimate your energy bill and make suggestions to upgrade your home for energy savings. Here are the suggestions for my home:

- Upgrade ceiling insulation to at least R-19
- Upgrade walls insulation to at least R-11
- Insulate basement walls to R-11
- When replacing windows choose low-E glass
- Choose an ENERGY STAR furnace when it needs to be replaced
- Seal duct joints, insulate ducts
- Install a programmable thermostat
- Wrap your water heater to reduce water heating costs.
- Replace TVs and VCRs with ENERGY STAR labeled models
- Replace high use lights with fluorescent or compact florescent fixtures

## Martha Thuemmel Starts New Real Estate Agency

There is a new real estate agency in Huron County with a familiar name. Martha Thuemmel has established Martha Thuemmel Realty. The Real Estate Office is at 8778 Thuemmel Road, Port Austin, located two miles East of the Port Austin traffic light and one-half mile South. Martha Thuemmel Realty will cover Huron County Real Estate.

Martha Thuemmel Realty provides Real Estate Seller's services that includes "Martha's Ten Week Market Plan" which is an aggressive weekly target marketing and weekly reporting program with an evaluation and redesign at the end of 10 weeks. "Seller's do not want their property to sit stagnate in the market and they want to know what's going on", said Martha.

Martha Thuemmel Realty also offers Buyer's services. Martha recently completed the REALTORS course Accredited Buyer's Representatives. "The advantage to having buyer's representation in buying real estate is to get the market research, knowledge, and negotiation skills of a real estate professional", said Martha.

"I'm calling my office a Real Estate Resource Center, because it offers so many different services", Martha said. Services include a Library with books, magazines, videos and DVDs. The library includes selections on decorating and redesign as well as the expected buy, sell, invest, real estate how-tos. Free information is available such as brochures, flyers, subdivision maps, printed articles, and garage sale signs. Resources for sale include the County Plat Book, County Road Atlas and Thumb Area Maps. The Real Estate Resource Center is a "hot spot" where the public is welcome to work on their laptop with a complementary cup of coffee. "If someone needs to send a fax or email, or make a copy, I will be happy to assist them on our equipment", said Martha. "This is a service agency."

*Martha Thuemmel Realty is located 2 miles East of the Port Austin traffic light and one-half mile South.*



## Hunting Land for Sale in Huron County

- 80 acres on Thomas Road, Ubly, \$280,000
- 48.75 acres, M25 and Parisville Road, Port Hope, \$159,900
- 10 acres, Loosemore Road, Port Austin, \$84,500
- 80 acres on Etzler Road, Kinde, \$285,000
- 10 acres on Learman Road, Bad-Axe, \$59,999
- 13.94 acres on M 142, Bad-Axe, \$67,000
- 20 acres on Learman Road Bad-Axe, \$95,555
- 30 acres on Learman Road, Bad-Axe, \$147,777
- 20 acres on Dobson Road, Port Hope, \$80,000
- 60 acres on Finkle Road, Port Hope, \$240,000
- 230 acres on Crescent Beach Road, Caseville, \$908,500
- 40 acres on Kilmanagh Road, Elkton, \$127,500
- 37.8 acres on Filion Road, Filion, \$133,333
- 90 acres on Purdy Road, Harbor Beach, \$342,000

*Call Martha Thuemmel Realty for more information about any of these properties, or for a complete package of Hunting Properties for sale in Huron County.*

989-738-8667 or Cell 989-550-1586

### Free Information

The following is a partial list of booklets that are free at The Real Estate Resource Center, Martha Thuemmel Realty. We will be glad to mail a complementary copy of any of them to you. Please call 989-738-8667 or Toll Free: 877-418-8667 to request your copy.

— **"Creating Curb Appeal"**, How to make potential buyers want to purchase your home before they even get in the door.

— **"Staging Your Home to Sell"**, What the pros know about setting the scene for a fast home purchase.

— **"Expired, How to Sell A Home That Didn't Sell"**

— **"Estate Sales"**, 15 tested tips to sell inherited property.