

LOG HOME, 29901 439TH Ave, Utica SD, 57067

Design concept: Using durable, natural materials to create a home that is comfortable and homey but grand in layout to host a large family or cooperate gathering comfortably. Home is situated to maximize the view of the James River valley with river/water views spanning northwest to the southeast, situated on an isolated and private bluff to fit in with the unique, natural, rural setting and capturing the beauty of the surroundings. Eight to 14" diameter lodgepole pine, hand hewn logs, stout construction in all aspects of the home assembly has resulted in a very quiet, solid home that feels secure in all seasons and conditions. The surrounding 180 acres of James River valley bluffs, with 40 acres of cropland atop the bluff, 80 acres of wooded hillsides, and 60 acres of river bottom (with variable farming capacity depending on river conditions) is a naturalist or hunter's dream. With minimal light pollution, (because your neighbors are all a mile or more away) the stars and Milky Way on clear nights is breathtaking.

Total square feet: 8320.

Main level: 3302 sq. ft., including entry and entry closet, great room with fireplace, formal dining (shared fireplace with great room), kitchen, pantry, informal dining, utility room, off entry full bathroom, ½ bathroom, master bedroom with master bath and walk in closet, single bedroom, office, 3 season room.

Garden level: 3302 sq. ft., including bedrooms x 2, full bathroom, sitting/TV room with wet bar and gas fireplace, rec room with wood burning enclosed fireplace, storage room, mechanical room with tool room, 3 car/+ tuck under garage.

Loft level: 1716 sq. ft., including 4 bedrooms each with full bath (Roosevelt Room with full bath and deck, small overhead loft space (unfinished); Washington room with sitting area, Jacuzzi whirlpool tub, overhead loft space (unfinished); Jefferson room with full bath; Lincoln room with full bath, overhead loft space (unfinished). Loft sitting space with gas fireplace.

Professional Kitchen features:

- Bertazzoni 48" double oven gas range (new in 2022)
- Bertazzoni 48" double vented exhaust hood
- Subzero 501 Series built-in refrigerator and freezer (with ice maker)
- Kenmore dishwasher
- Large walk-in pantry
- Cross cut oak cabinetry
- Granite countertop with white country style sink, subway tile backsplash.

Interior features:

- Open design feature tying entry with great room and loft.
- Tile flooring in entry, kitchen and utility for enhanced durability
- Walnut solid plank flooring in formal dining and great room.
- Carpet in balance of space

- Convenient access to kitchen from entry, garage, and 3 season porch
- Skylights and Large windows for natural light and wide view of nature and surrounding countryside
- Stone work on staircase and fireplace

Unseen features:

- passive hot water circulation (for hot water almost immediately in faucets and tub/shower including in loft space).
- Ground source heat pump heating and cooling. High efficiency 5 Ton unit for main and loft, 4 Ton unit for garden level. Total monthly electricity bill for winter 2022/23: Nov \$209, Dec \$338, Jan \$461, Feb \$389, Mar \$363. Summer 2022 cooling cost: June \$184, July \$180, Aug \$205, Sept \$193
- Whole house air circulator
- Two 80-gallon electric hot water heaters.
- Deep (> 400 foot) well with submersible pump (Koranda Well Drilling)
- Water conditioning system including softener and iron filter.
- 220 Amp service x 2
- Triple pane, high efficiency, Lowen Windows and patio doors
- Ample storage space understairs and in loft areas
- Covered storage space below back deck (approximately 240 square feet)

General features:

- Construction start, 1996, move in 2000. Log contractor: Jorgenson Log Homes, Custer SD, 605-673-2720, log type lodgepole pine, handcrafted/saddle notch corners.
- New stain, fall of 2022, Sashco Transformation oil-based stain, hand brushed (stain life 4 – 5 years).
- Standing seam ABC metal roof, 5/8" plywood underlayment. (With thick underlayment, you never hear rain or even hail landing on the roof).
- Walkup and garden patio surface: Borgert Strassen Cracovia Tumbled Pavers, North Shore color
- Lawn irrigation system
- Pink crush rock on circle drive (eliminating mud getting up to the house). Constructed road, approximately ¾ mile long, with graded gravel surface in excellent condition. Newly reconditioned road down bluff to river bottom.
- Septic system with large capacity tank and septic field off northeast bluff, three runs approximately 150 feet long.
- Moderately productive farmland with eligibility for USDA farm program enrollment.

Outdoor features:

1.5 mile trail established on bluffs

Game regularly seen and harvested from property: whitetail deer, turkey, pheasant, squirrel, rabbit, raccoon, bobcat, dove, coyote. Wildlife viewed from deck or window of the home – bald eagle and other raptors, buzzards, song birds of many species, turkey, deer, coyote, bobcat, red fox, rabbits, squirrels, mice, and reptiles. Other species seen on the property include muskrat, beaver, opossum, badger, skunk, ground hog, weasel, and migratory birds. Have purposely left milk weed patches to encourage Monarch butterfly habitat and breeding.

James River abuts property on SE corner with approximately ¼ mile access. Bank fishing regularly yields walleye, catfish, bullhead, carp, Northern Pike, and sunfish.

Gradual bank to the river around the SE corner of property allows for easy access to the water for kayaking (when there are normal river flows).

Development potential for camping or enhanced conservation programs is large.