

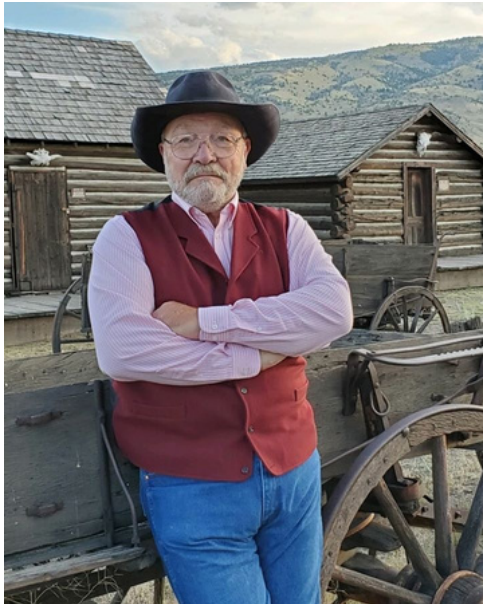
THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



MONTHLY AGENT HIGHLIGHT

Joe Desson



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Joe is the father of two boys, Joseph and Sgt. August Desson, Former USMC. Joe started his real estate career in the late 1970's just over the border from Reno, Nevada. In 1984, he obtained his real estate broker's license and in 1985 purchased his own ERA franchise with a branch office. In 1988, Joe agreed to merge his office with two other companies forming the largest real estate brokerage firm in the area. That same year he purchased his home in Cody and started to make plans to relocate. Joe has been with Coldwell Banker Antlers Realty, Inc. as an Associate/Broker since 1992. Mr. Desson has been active as a developer in Wyoming and has also represented clients in marketing their developments. He has consistently been in the top twenty five percent in sales in Wyoming in the last eight years. Joe continues to be active in the community as a 4-H Youth Leader, a volunteer and guest lecturer at the Buffalo Bill Center of the West. In addition, he is a Hunter Education Instructor for the Wyoming Game & Fish. Joe was on the board for the Stampede Committee and has held leadership positions on our local real estate board. Joe has maintained an excellent working relationship with the various local attorneys, lenders, state and local regulatory agencies. Joe's philosophy as it applies to his personal and business life is to treat customers and clients as potential neighbors. Joe works very hard to make sure that the details to every transaction are well disclosed. The numerous customers who remain a personal friend of Joe's after the transaction is finished is a tribute to the success of his philosophy.



8 Tips for Living a Semi-Normal Life While Your Home Is Being Shown

Written by Victoria Keichinger of CB Blue Matter

Selling your house? Those frequent showings can be a real hassle. You know it's worth it to do your best to accommodate them, but that doesn't make it any easier! Here are tips to make keeping your house ready to show to prospective buyers more doable.

1. Treat yourself to fresh flowers and other goodies.

A bouquet of flowers, a bowl of fresh fruit, the “fancy” soap: These things make your home look extra lovely for potential buyers, but (here's the secret) they make your daily life a bit better as well. So go ahead and splurge a little — you (and your house) deserve it.

Budget tip: Make a grocery store bouquet go further by snipping a few blooms short and plunking them in bud vases for the bathroom vanity and bedside tables. Or, for a longer-lasting alternative, consider setting out a few small potted succulents and a bowl of bright lemons.

2. Make a pre-showing checklist.

It's easy to forget things in the rush to get out the door before the real estate agents show your house. A checklist that you can reference each time will ensure that your home is putting its best face forward for potential buyers.

3. Make your bed as soon as you wake up.

If you're not in the habit of making your bed every morning, you may want to start now. If you have kids, be sure they make their beds in the morning too.

4. Hide laundry in a lidded hamper.

An open hamper filled with dirty laundry isn't the sort of thing you want prospective buyers to be greeted with in your bedroom, right? Get a hamper with a lid to conceal the whole rumpled mess instead.

5. Put nightstand drawers to work.

After making your bed, be sure to tuck out of sight any odds and ends that have accumulated around your nightstand. If your nightstand doesn't have drawers, keep a lidded box under the bed or atop the dresser, and stash your stuff in there before leaving for the day.

6. Simplify children's rooms.

It's too difficult or may take too long putting away toys in your child's room before showings, it will become a headache for all involved. Leave only ones out that fit easily within your current toy storage. This way, even if all those toys were strewn over the floor, it wouldn't take more than about 10 minutes to get the room looking presentable again.

7. Keep a spare stack of fresh towels on hand.

A neatly folded stack of fluffy white towels can make any bathroom look instantly fresher, cleaner and more spa-like. It sounds fussy, but it was actually less stressful than worrying about whether the towels were clean all the time.

8. When in doubt, add more baskets.

Honestly, it's so easy to scoop stray items into baskets and close the lids, you'll be glad to have a few extras. Big baskets are great for clothes, blankets and toys, while small baskets and lidded boxes work well for papers, magazines and random assorted clutter.





3108 E Ave. Cody

**FOR
SALE**

Hard to find in town 6 bedrooms, 3
baths! Located in a nice established
subdivision with common areas and
walking paths. This home features
vaulted ceilings, finished basement,
concrete patio, storage building,
landscaping and 2 off-street concrete
pads for toys and RV parking. Don't wait!
MLS #10017872



Listing Broker: Rick Brasher
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Cell #: (307) 272-5757



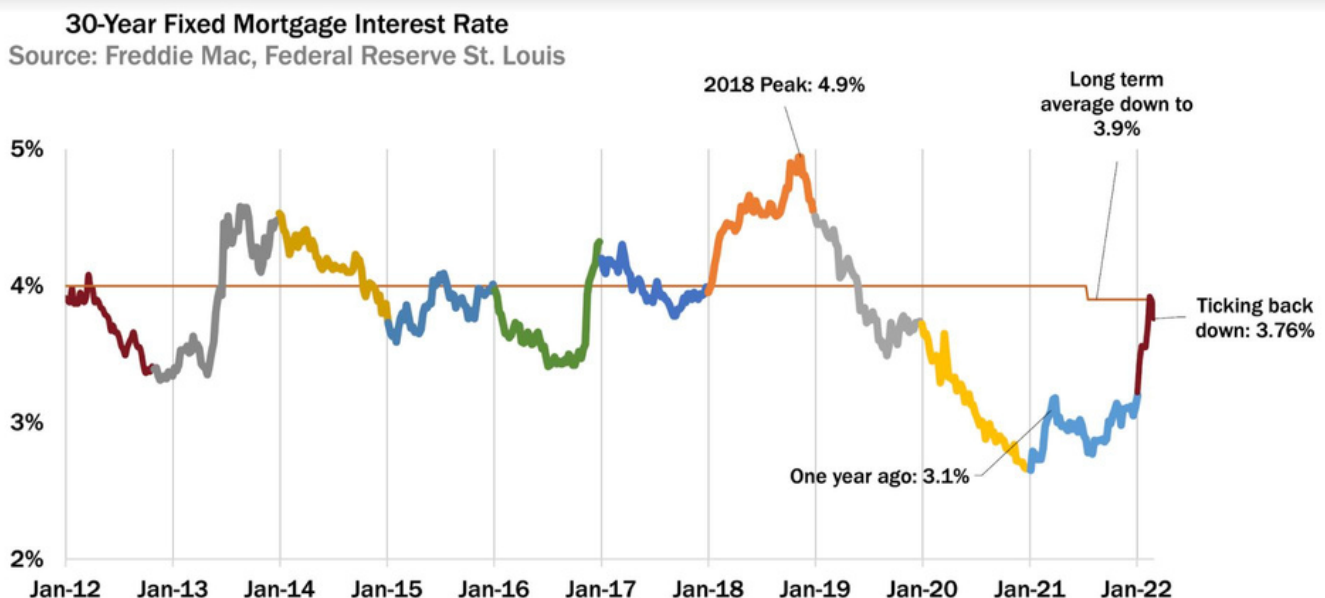
Industry Highlight

How Rising Interest Rates Impact the Housing Market

One of the biggest questions in real estate right now is how rising interest rates will impact the housing market. This used to be a pretty easy question to answer: when interest rates go up, it costs more to purchase a home, and demand drops. Price appreciation slows, and homes take longer to sell. More expensive money also meant fewer investors holding homes so inventory would climb too.

This year, the numbers aren't that straightforward. The market has been so hot, many worry that rising rates will finally be the catalyst to pop the bubble. Yet, even as rates have begun to climb, homes are still flying off the market nearly three times faster than before the pandemic. The price of new listings continues to rise, which is an indicator for sales prices in the coming months. Americans have been lined up to buy homes for so long that increased costs haven't deterred any demand... at least, not yet.

That being said, if interest rates continue to rise, we may see some small shifts in the market, and a short window of opportunity for eager buyers.



Beginner's Guide to Your Small Farm Flock



Raising chickens can be many things: therapeutic, rewarding, fun and for beginners maybe a bit nerve wracking! There is literally tons of information about raising chicks and chickens and it is hard to sort through it all to determine what is right. In this guide, we have put together everything you need to know to care for your birds – from chick to chicken to help you along the way.

Things to Consider Before Getting Chickens

- First, check local town ordinances to ensure that keeping chickens is even allowed in your neighborhood or if there is a limit to the number of chickens you can keep at once.
- Make sure you have the space for a henhouse or a full-size chicken coop. It has to hold a feeder and water containers, a roosting area, and a nest box for every three hens. A proper coop should be large enough that you can stand in it to gather eggs and shovel manure comfortably, but a simple henhouse can be quite a bit smaller. Plus, any housing must be sturdy enough to keep your chickens safe from all the predators out there!
- Chickens need food (and water) daily. Feed is about \$14 per 50-pound bag, but prices vary depending on your location and the quality of the feed. How long a bag lasts depends on the number of chickens that you have.
- Hens will lay eggs through spring and summer and into the fall, as long as they have 12 to 14 hours of daylight. Expect to collect eggs daily, or even twice a day.
- All year 'round, you'll have to shovel manure.

How Many Chickens Should I Keep?

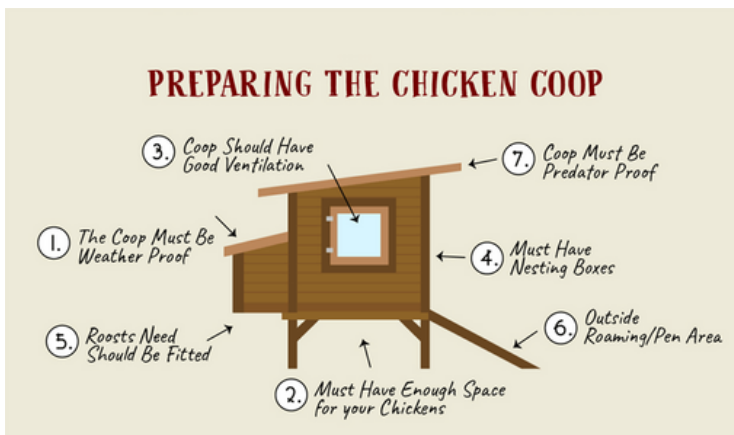
Chickens are sociable creatures, so plan to keep three to six birds. With this amount, you'll always have a steady supply of eggs, since an adult hen lays about two eggs every three days. Chickens are most productive in the first two years of their lives; after that, egg production will slow, so you'll need to think about replacing your flock with younger birds eventually.

How Much Space Do Chickens Need?

Ultimately, it depends on which breed of chicken you're raising. According to the University of Missouri Extension, one medium-sized chicken needs at least 3 square feet of floor space inside the coop and 8-10 square feet outdoors. The more space, the happier and healthier the chickens will be; overcrowding contributes to disease and feather picking. The birds will need a place to spread their wings, so to speak: a sizeable chicken run, for example, or a whole backyard. Either way, the space must be fenced in order to keep the chickens in and predators out. Add chicken-wire fencing to your list of equipment.

How Much Does Keeping Chickens Cost?

Overall, expect to spend between \$500 and \$700 when just getting started, depending on the size of your flock, coop, and run.



COMMUNITY CONNECTION

HASKELL FURNITURE & FLOORING

Haskell Furniture and Flooring has been serving the Big Horn Basin for over 75 years.

They have stores in Cody, Lovell, and Worland.

They pride ourselves in our guaranteed prices and unbeatable service.



Thales Edward Haskell started this business with his wife in the 40's... Thales was a mortician in Lovell and decided to start selling furniture from his car. Through the years things slowly started to increase then he passed the torch to his son Thales Albert Haskell and his wife Marilyn Haskell who helped the store continue to grow. Once they had been working in the store for over 25 years they had there son come home to run the family business. Bradley Thales Haskell and Tracey Maree Haskell were key to growing the stores to be what it is today.

Check them out below on Facebook, Instagram or at their website!



307-527-5990



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haskellfurnitureandflooring.com

BETTER THAN BILLINGS EVERYDAY!

DID YOU KNOW?

The creaks in your house have little to do with its age. The sounds are a result of temperature and humidity changes inside your house. If your home's relative humidity isn't between 35 and 55 percent, you're more likely to hear creaks.



HAPPY EARTH DAY!



"Welcome back, sir. Are you planning on being our guest for one night only, or will this be your usual extended stay?"



COLDWELL BANKER
ANTLERS
REALTY, INC.

802 Canyon Ave.
Cody, WY 82414
307-587-5533
codyproperty.com

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