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33 new and remodeled properties inside



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HARLAN - Ridgeway Drive.



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HARLAN - Hwy 44 East.

Shelby County, Iowa

FOR THOSE WITH VISION, THIS IS
NOTHING SHORT OF BEAUTIFUL

WORK WITH PEOPLE WHO CARE ABOUT YOU AND YOUR BUSINESS

There's a collective "how can we help?" mindset that runs to the core of everyone you meet here. From county supervisors to city council members, politicians to street shopkeepers, school principals to museum curators, those who live and work in Shelby County share the kind of optimism and "arm-linking" that seems of another time. Here, however, that kind of mindset is the makeup of our DNA. The idea of "can-do" is still fresh in our minds, not something obsolete.

IS THIS RIGHT FOR YOU?

It's a simple yet critical question to consider: are the people and communities of Shelby County right for you and your business? Is it the right place to find those that will help you prosper and keep your dreams alive? Ultimately, that'll come down to a first-hand visit, but for starters we'd like to share some of what you can come to expect:

- Abundant and Varied Energy Resources
- Over 250 miles (to every corner of the county) Fiber Optics
- Strong Education and a Trained Workforce
- Community College Access and Support for Training
- A Robust Infrastructure • Trained Workforce

... and SPACE ...

plenty of wide open space for work and play.



©Kenneth West Photography

PUT DOWN ROOTS. GROW YOUR BUSINESS.

Shelby County is very attractive to industries that recognize the combination of wide-open spaces and wide-open minds are ideal ingredients for wide-open possibilities.

Shelby County offers solutions and opportunities for the Clean Energy Industry, Agriculture Industry, Tourism Industry, Manufacturing Industry, Transportation and Logistics Industry, and many, many more. Over the last 20 years, there have been 62 business expansions and 61 new business openings in Shelby County.

Shouldn't you be next?

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*Congrats
contractors
on another
great year
of home
building &
remodeling!*





AVOCA - (above and at right) A new 12-unit housing development, Sunny Ridge Subdivision, is going up adjacent to East Jaycee St. The development is a block south of the Avoca Country Club. All utilities and streets are being installed by the Avoca Utility Board.



AVOCA - East Jaycee Street.



AVOCA - East Baker Street.



AVOCA - East Wood Street.



AVOCA - East Wood Street.

Top 10 best return on your investment projects

1. **Clean / de-clutter** - Remove clutter by storing items in basement, attic or friend's home. Rent a storage space or sell excess items, if needed.

2. **Lighten and brighten** - Replace any burnt-out bulbs and use higher wattage bulbs, if possible. Have defective electrical components repaired or replaced.


3. **Yard** - Store away personal effects from front yard. Hire gardener or landscaper to trim back the overgrowth and maintain yard.
4. **Plumbing and electrical** - 260% Average Return on Investment: Consider repairing/replacing any defective plumbing or electrical items.

5. **Staging** - Buy fresh flowers and plants to liven up the home.

6. **Update kitchen and bath** - Update kitchen and baths by resurfacing cabinets or painting with neutral color. Replace toilet seats, dated fixtures and drawer/cabinet handles.

7. **Paint interior** - Repair or re-paint any damaged interior walls by patching all chips, holes and cracks.
8. **Carpeting** - Shampoo and/or spot removal should suffice.

9. **Flooring** - Repair and refinish damaged floors, or cover with neutral-colored wall to wall carpet.

10. **Paint exterior** - Repaint or resurface the outside walls of house. Patch and repair any damaged areas.
- 



SHELBY - The Hawthorne Hills housing development.

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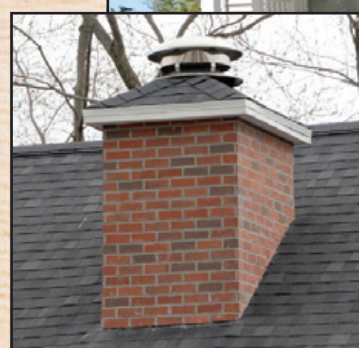


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RURAL WESTPHALIA - located on F32, east of Westphalia.



RURAL WESTPHALIA WORKSHOP - Located on F32, east of Westphalia, it adjoins the home at left.



HARLAN - Ridgeway Drive



Harlan - Country Club Parkway.



HARLAN - 12th & Durant, extensive remodel.



HARLAN - Broadway St.



HARLAN - Willow Street.

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Avoca construction continues to blossom



AVOCA - East Wood Street.



AVOCA - East Wood Street.



AVOCA - East Wood Street.



AVOCA - East Wood Street.

Geothermal heat pumps offer solution to volatile heating prices

There's nothing like a crisis to increase awareness, especially when that crisis is COLD. This winter has unleashed brutally frigid temperatures on citizens around the country, teaching all of us some hard lessons about reliable and affordable heat for our homes.

For those suffering cold and shortages of high-priced fuels under the brunt of the Polar Vortex, there is an alternative—geothermal heat pumps.

Avoid price volatility

As nasty winter weather escalates the volatility of gas and propane prices, it also cries for a cost-effective alternative.

One that people everywhere can rely on to keep their homes snug and warm, and one that will tame soaring monthly energy costs. "That alternative is geo-

thermal energy, stored by Nature in the earth beneath your yard," says Dougherty.

The U.S. Dept. of Energy says that homeowners pay 70% of their energy bills for heating, cooling and hot water. Cutting heating and cooling costs by 50% or more with geothermal heat pumps puts more disposable income into homeowners' pockets, insulates them from fuel price shocks, and spares them the fear of "running out" of fuel.

Calculations from a major geothermal heat pump manufacturer show that at average prices during this year's blizzards, thermal energy from the earth saves 426% compared to fuel oil, 81% compared to natural gas, and an astounding 615% compared to propane!

The federal government, states and some electric utilities offer financial in-

centives for residential and commercial geothermal heat pump installations. "But we can do more," says Dougherty.

"Responsible long-term public policies to promote the technology will help guarantee widespread adoption of the technology, providing growing margins of safety during future hard winters."

As a consumer, you can take action now to ensure your family's comfort and safety by considering a geothermal heat pump for your home.

Want to learn more ?

Start at the Geothermal Exchange Organization website, www.geoexchange.org.

Local contact

Or see Camblin Mechanical's page three ad on the WaterFurnace geothermal

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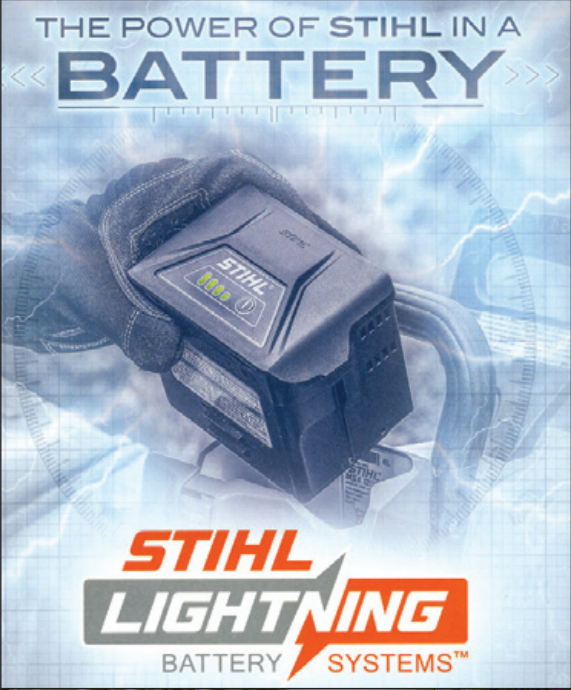


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Once you make an offer to purchase you can expect the City Council to act on your offer in at least two City Council meetings which may take 30-45 days. This is part of a normal process to sell and dispose of publicly owned property.

Learn more by visiting: <http://www.cityofharlan.com> and clicking on the G. H. Christiansen Subdivision link on the main splash page.



CHRISTIANSSEN SUBDIVISION -
New home construction #1 is underway. Buyers took advantage of the \$1,000 lot pricing

CHRISTIANSSEN SUBDIVISION -
New home construction #2 is underway. Buyers took advantage of the \$1,000 lot pricing



HARLAN - The scope of the City of Harlan's new Dye Street housing development created the potential for 79 single and multi-family housing lots to the northern edge of the Harlan city limits. Grading, installation of gas, water, electric, phone, fiber optics and sewer lines began at the development site on May 30, 2008.

Foutch Brothers, West Des Moines, received tax credit approval and built 25 units in the Christiansen sub-division – 15 single-family homes and 10 duplexes at an estimated total cost of more than \$4.2 million. All of the units are currently occupied and also in the development are several private homes not associated with the Foutch project.

The Harlan City Council approved the purchase of approximately 40 plus acres of land near Seventh and Dye Streets from Gale Vandenberg, for \$175,000 and \$300,000 to Randy Brandon in 2008. The purchase is part of an overall \$2.5 million project that will see the 40-acre tract developed into housing lots.



HARLAN - Kingwood Lane.



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Top 10 Tips

to put
your home
on an

Energy Diet

1 Seal leaks in your ducts
\$200 per year can be saved by sealing leaks
20% of all air is lost due to leaks in forced-air duct systems

2 Check that your insulation is correctly installed
Insulation only works as a thermal barrier when in complete contact with your building's air barrier (often drywall) with no gaps, voids or compression

3 Replace old, inefficient HVAC units
The short-term cost of upgrading your heating and cooling system to an Energy Star rated unit will pay for itself in lower energy costs in as little as a year.

4 Replace incandescent light bulbs with more efficient CFLs or LEDs
75% less energy
10x longer life;
\$30 saved over its life

5 Use energy-efficient variable speed pool pumps
up to **\$400** per year can be saved by upgrading your pool pump, depending on size of motor, operating hours, and utility rate schedule.

6 Reduce air pressure
Duct leakage and door closure can cause significant air pressure within a building which greatly increases heating and cooling costs

7 Install shade screens
80% of solar heat gain can be blocked by shade screens; use on east, west and south facing windows

8 Recycle your old refrigerator or freezer in the garage
\$100 per year can be saved by turning off an old refrigerator or freezer

9 Reduce Vampire power
Disconnect appliances that drain electricity, such as your TV and computer by unplugging them or plugging them into a power strip and switching the power strip off.

10 Set thermostat based on occupancy schedule
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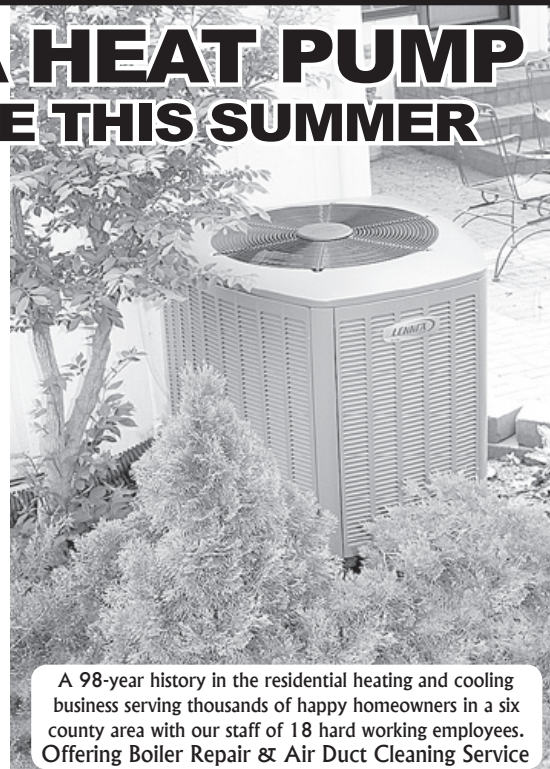
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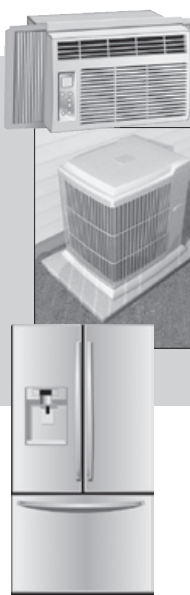
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16 S.E.E.R.....\$400 - add'l full ton \$150		FREEZER- Must be Energy Star*	\$25
Window Air Conditioner Must be Energy Star*	\$50	DEHUMIDIFIER- Must be Energy Star*	\$10
GROUND SOURCE HEAT PUMP- Prior approval required for rebate	\$2,000	PROGRAMMABLE THERMOSTAT	Half of the purchase price up to \$25
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SHELBY -The former Shelby-Tennant School was converted into loft apartments. Information and rentals contact Cardinal Lofts.



AVOCA - Near AHSTW.



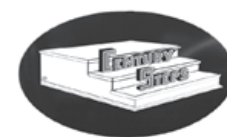
AVOCA - East Jaycee Street.



AVOCA - One of two new housing units in the Sunny Ridge Subdivision, is going up adjacent to East Jaycee St. The development is a block south of the Avoca Country Club. All utilities and streets are being installed by the Avoca Utility Board.

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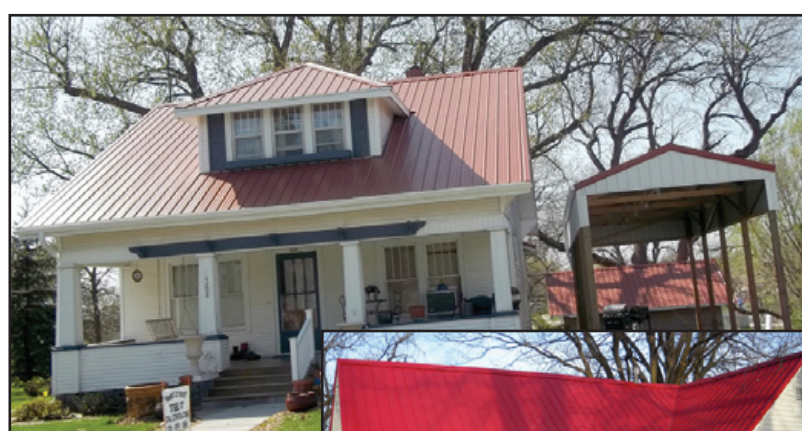
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