

VIEW FROM THE MILL

By Levi Hochstetler

The last couple weeks, in between work, I have been plowing with three Belgium draft horses and a single bottom plow. As most of you know, we have a few acres that we grow some hay for our own use and then sell a little to help cover some of the cost. It gives the boys an opportunity to take care of and drive a team of horses. Who ever heard of an Amish man that doesn't know how to drive a team?

But for me it also acts as a tonic on the everyday stresses that come with leading a business. I say, "Get-up." And the three brawny Belgians flex their muscles and lean into their collars; the traces go taut, the plow trembles and then lurches ahead, turning over the sod as it goes. As we glide along, all is quiet except the soft jangling of the horses traces, the heavy trampling of the team, a soothing clanking of stones sliding across the mold-board and finally the unique tug and pop of the roots as they snap and give way to horse power and steel. As my brain absorbs this along with the pleasant aroma of freshly turned earth my mind can be cleared and rejuvenated. It's God, and nature all to myself! How refreshing! "Whoa," I say, and the plow comes to an abrupt stop. The horses enjoy a short break as we get interrupted by an eagle soaring high overhead!

Before we know it, it's time for another Log Cabin Days! The planned date is September, 13 & 14th. As always, we like to improve and change things up a little. This year we would like to add a Homesteader tent. We hope to have a few experts willing to share their homesteading experience with us. Any volunteers? At any rate, all are welcome!

– Levi

Come Visit Us!

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Your Home, a Good Investment

– by Levi E. Hochstetler

A personal home is often the largest investment most of us ever make.

Traditionally, your home real-estate investment has proven to be a very sound investment with expected gains of around 5% annually. But recently the gains have been through the ceiling. And what's more, the investment grows tax-free income until sold.

One example; Tom and Julia Spreng (not their real name) bought 20 acres in the fall of 2017 for \$80,000. The following year they approached the Hochstetler Log Home design team to help establish a plan that would supplement their property. A customized 2200-square-foot, Cape Cod-style McKay with a small garage was the end result.

Initially the Sprengs had a serious bout of sticker shock. The combined numbers from Hochstetler for their package and the builder for the construction was around \$440,000. Like many clients they did not realize how much homes were costing to build those days. This was \$150,000 more than what they were hoping to invest. Their dream was to be debt free going into retirement.

continued on page 11



PENNSYLVANIA OPEN HOUSE See page 5 for details

Savvy Spending on Your New Log Home

– by Log & Timber Home Living

THERE IS A CERTAIN THRILL that comes with landing a good deal. From saving a few cents at the pump to thousands on a bigger purchase, knowing your hard-earned money is well spent produces a rush of satisfaction. The same goes for building a log home.

Whether it's a cozy cabin in the woods or a sprawling lake-side lodge, creating your dream log home is an exercise in savvy spending. Get it right, and you'll get to reap the gratification that comes with it.

We've put together a roadmap to guide you on your log home building journey. Though we can't speak to exact numbers due to the variables involved in every building project, these five tried-and-true principles are guardrails to keep you on the right path towards smart spending and away from common budget pitfalls.

1 PLAN AHEAD

For most, building a log home is a realization of years of dreaming.

continued on page 2

Black Fork

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The Black Fork is the perfect getaway for the weekend or vacation. The extensive glass entry offers an unobstructed view of the lake or landscape — either from inside or outside on the covered front porch. This very popular cabin features the impressive open-concept great room with exposed timbers and fireplace, first-floor laundry area, convenient mud room, bath and generous size loft. For an upfront and personal view, come visit this model.

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2 • Call 800.368.1015 to order back issues

Savvy Spending on Your New Log Home

(continued from page 1)

Thankfully, planning ahead will not only help you create a home you'll love, but it will also help you become a savvy spender too. Taking ample time to gather inspiration, collect ideas and research your options is the first step toward smart spending.

2 FOCUS ON WHAT MATTERS

Between social media, TV, magazines and more, it's easy to become inundated with intriguing ideas that can quickly bulldoze your budget. One of the best ways to keep your plan grounded in reality is to remember "the why" behind your log cabin or home.


3 DON'T BE AFRAID TO SHOW OFF — SELECTIVELY

While this tip may seem counterintuitive, stick with us for a moment. In the end, the goal when building your dream home isn't to spend as little as possible but rather to spend well. As you plan out the details of your log home during the design phase, one of the best ways to make the most of your building budget is to focus your funds towards the areas you and your guests will enjoy the most.

4 MAKE IT YOURS

Focusing architectural features in common spaces is a general guideline, but ultimately special details should be placed where they matter to you. Maybe no one else will see the beams in your primary suite but you dream of lying in bed (or soaking in a tub) surrounded by special log details — by all means, carve out room in your budget for these elements! After all, your home reflects what is important to you.

5 EXPECT THE UNEXPECTED

Finally, even with the best-laid budget plans, when building a home from the ground up, you can all but guarantee there will be bumps in the road and an occasional detour or two. The good news is that you are in the driver's seat. Staying on the road to financial success doesn't mean you won't veer off on occasion, it just means you continue heading towards your destination — a beautiful, quality log home you can enjoy for years to come. And, while you're at it, don't forget to enjoy the journey! 

This is only a portion of the article.

To view the full article, scan here.

<https://www.loghome.com/articles/your-roadmap-to-savvy-spending-on-your-new-log-home>



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THE LIFE OF A LOG HOME OWNER

Are you considering building a log home but getting bombarded by family and friends with all the reasons you shouldn't? Listen to folks that experienced log home living!

Fischers, OH

We are writing to express to Hochstetler Log Homes our great appreciation for the most beautifully built log home you have given us. Every detail was done masterfully and with care. From the moment we wake up in the morning to the moment driving in from work at the end of the day, this home brings our family such happiness.

The quality of the log, doors, windows, deck, roof and detailing are wonderful. We would highly recommend Hochstetler Log Homes to any prospective home builders.

Roy and Ruthanne Godfrey

After nine years of living in their log home, Roy and Ruthanne Godfrey still get that special feeling of warmth, whether it's sitting in front of the stone fireplace in the family room or enjoying wildlife from the wooden swinging bench on their front porch.

The Godfreys have discovered an added benefit to their peaceful country home. It has become a vacation retreat for their children and grandkids. Ruthanne happily exclaimed, "Our family just loves to stay here with us."



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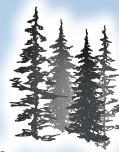
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Open House

Harrisburg Area



Hochstetler Log Homes invites you to the **Pennsylvania Open House**, giving you the opportunity to tour a **Log Home** and gather ideas.

Make an appointment or stop by to go over your building plans.

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Open House will be held at:

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Open House Days June 28th-29th

Hours: Friday 9:00 AM-7:00 PM, Saturday 9:00 AM-5:00 PM

Home With a View



Photography by Style Life Photography

– by Janice Weiser

For 11 years, John and Corinna Patak carried a vision of a log home in their hearts. “It was always the plan,” Corinna says. When the opportunity popped up to buy two and a half acres of rolling land in West Middlesex, Pennsylvania, next door to her father, they knew that vision could finally become a reality.

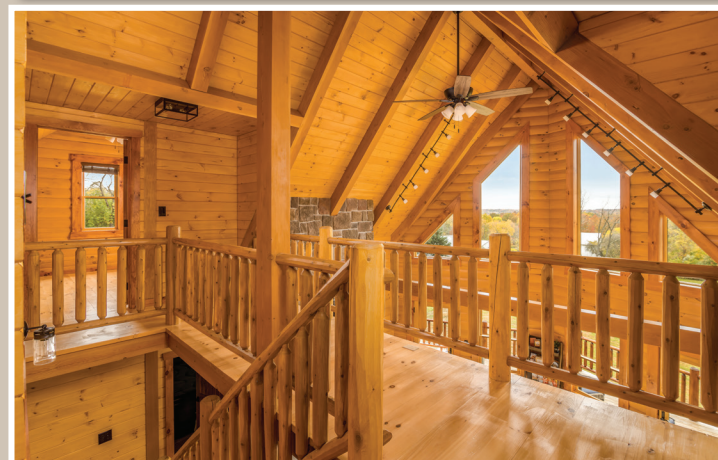
Choosing a log home company to create their dream home started with a chance encounter. Corinna found another log home in the area and decided to reach out to its owners. “I knocked on their door and ended up spending seven hours talking to them,” she recalls. During the discussion, she learned that Hochstetler Log Homes had supplied the log package for the house.

After the visit, she and John reached out to Hochstetler and were impressed by the company’s hospitality and patience in helping customers through the process of designing and building a custom home. “Anytime I called they were so kind and easy to talk to. It felt like we got to know them,” she says. For the couple, choosing Hochstetler was a “no brainer.” They also decided to use the same local builder who had worked on the other home in their area.

With their team lined up, the Pataks were ready to get the ball rolling on design. They were initially drawn to a design based on Hochstetler’s three-bedroom, open-concept Sweetwater plan. The prow-front plan is popular, says company salesperson Doug Coen, in part because of its impressive curb appeal. “It looks like a very large house, but it’s under 2,000 square feet,” he says, “and it has really great living space and a lot of windows.”

That description lined up beautifully with the Pataks’ list of “must haves” for their home. “I wanted as many windows as I could get,” Corinna said. They also wanted a finished walk-out lower level to suit their sloped lot, a large garage and a cozy stone fireplace. The home also needed to be open enough to host large gatherings for the couple’s annual July 4th party, and for family holiday gatherings. “We wanted people to feel welcome,” Corinna says.

To create that cozy cabin feeling, the couple chose logs with a curved profile on both the interior and exterior. Warm wood tones now fill the house – even in the primary bath, where John and Corinna created the vanity countertop from a live-edge wood slab.



The Pataks' completed home is exactly what they envisioned. The prow front allows for views in all directions of the open land that surrounds them. A deck that spans the width of the home looks out over a patio with an outdoor fireplace. The finished lower level is a perfect spot for their home theater and their 1-year-old son's playroom. Upstairs, on the main level, a stone fireplace reaches to the peak of the vaulted great room. Corrina says it's her favorite spot in their new home.

John enjoys hunting and fishing, and the home design works well for his outdoorsy hobbies. The large garage provides plenty of storage and a breezeway creates a transition space from outdoors to indoors.

Recently, a North Carolina couple who are planning to build with logs reached out to Corinna and John for advice. Looking back on the friendly guidance they received at the start of their log home journey, the Pataks see it as a beautiful full-circle moment and are thrilled to be part of the enthusiastic community of log home owners. 🏠



For additional information about this home, please contact Hochstetler Log Homes at 800-368-1015.

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Tech Section

Educational and Interesting Facts.

Question:

How often do I need to refinish my log home?

Answer:

Generally every 3 to 5 years, providing the initial prepping was done right and a good quality finish such as PPG's ProLuxe Cetol Log & Siding was applied. Sometimes clients will do the south side every 2 or 3 years and the balance every 4 to 6. The key to a good-looking home is to not neglect it. Check the deck railing, it takes a heavy beating from the sun and rain. Power washing annually helps to prolong your finish's service life.

Levi Hochstetler

Proprietor of Hochstetler Log Homes

Question:

What is the trendy colors for cabinets, islands and accent walls etc. in a log home?

Answer:

Answer: A current color trend I'm seeing with log homes is varying shades of green being used. Even beige tones, a nice easy neutral with slight green undertones.

Jara Thomas

*Interior designer of log homes
interiordesignbyjt.com*

Question:

We currently own a home and want to build a log home. But we don't want to sell until it is completed. Any options so I can use the equity I have in my current home towards the loan?

Answer:

Yes, there are banks that offer a bridge loan with \$0 due to get started, and you can stay in your current home during the construction of your new home. This option allows you to use the current home equity as your down payment; instead of having to bring actual funds to the closing. Once you have moved into your new home and sold your current home, you can then use the proceeds from your sale as your down payment. First Federal Community Bank does offer this service and we're happy to walk you through all your financing options, step by step. Call 614-657-7358.

Tim Adams

*Log Home Financer at 1st. Federal
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Nathan Hochstetler
*Marketing at Hochstetler
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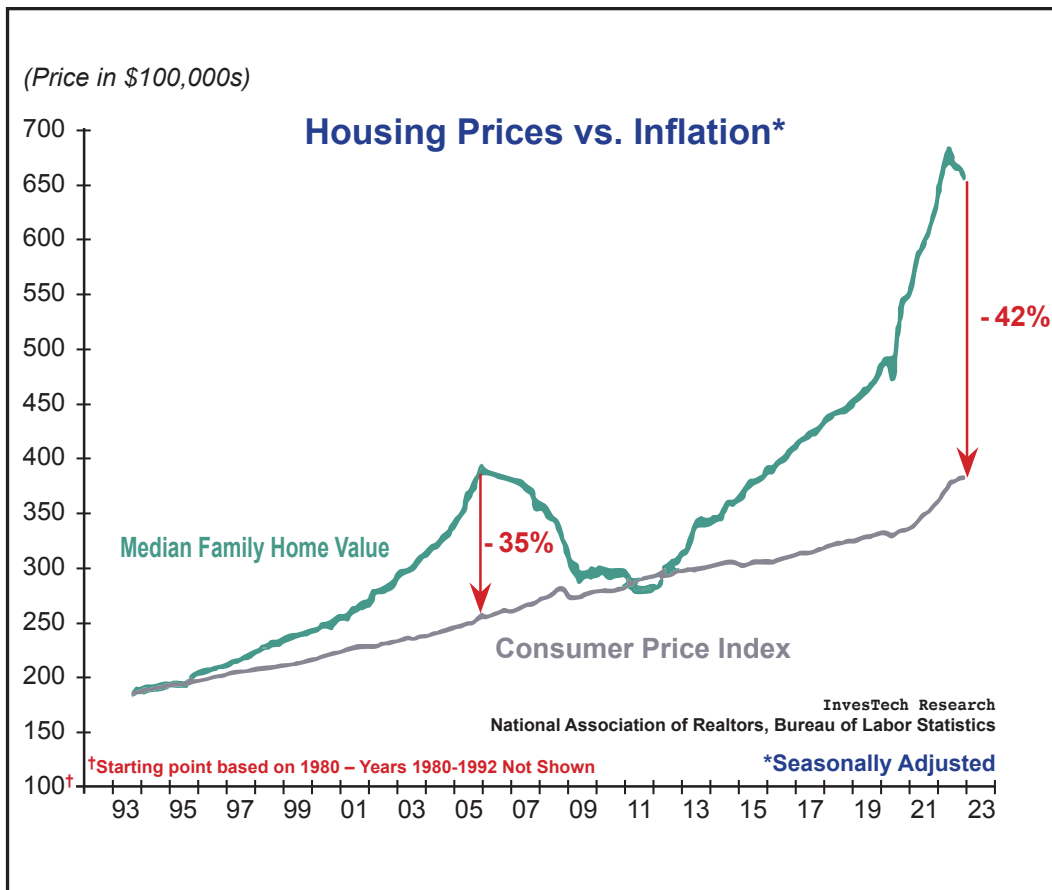
Your Home, a Good Investment *(continued from page 1)*

They had invested less than \$90,000 for their current 3000-square-foot home! It didn't seem logical to now invest over \$440,000 in downsizing to a 2200-square-foot retirement home. What didn't help were the well-meaning but stinging remarks from all the naysayers including Julia's brother, an accomplished ex-builder. "It can't cost that much," "you're crazy," "you'll never be able to retire," "why not buy a double wide?" Even their financial adviser counseled them against investing in a new log home. After much agonizing and with serious apprehension they finally went ahead and stayed the course.

Their break came when they talked with their real estate friend who assured them they should be able to realize around \$400,000 free and clear in their existing home, 33% more than the \$300,000 they had thought. The \$100,000 windfall was good news and helped make up the difference. The rest they compensated by cashing out on some mutual funds that had done well in the past but weren't doing so good recently.

After a long wait they finally got to experience the log home lifestyle starting in the fall of 2019. They didn't think twice when they were recently offered \$980,000 for their home only two years after they were moved in. But just the same, it put a smile on their face. Particularly when they considered how close they came to not building. That's an annual gain of nearly 40%! Not bad! Even their financial adviser was embarrassed.

Like they all say, "past gains doesn't guarantee future returns," and you may not hit the jackpot as the Sprengs did. Nevertheless, every investment portfolio should include a personal home. Whether it's log and timber or stick framed, a new home has turned out to be a good place to put your money, come what may; Bull or Bear, up or down. With the housing shortage as it is, you will most likely see an upward trend in prices over the next several years. And even if it doesn't, it does give you peace of mind having your very own place to come home to. 🏠



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CABIN FEVER

Cave Man

– by *Bill Dinkins*

Richard Rowe was an early settler in the Hocking Hills region of southern Ohio, near Logan. He and his brother, David, came to the region in 1796 and established a trading post, after the death of their mother in eastern Tennessee. Richard stayed in the business until 1810. After the war of 1812, Richard became a loner and basically lived off the land, along with his two dogs. He lived for several years in a cave, now known as Old Man's Cave. The area was quite suitable for his solitary existence, since it was prime territory for trapping small game and selling their pelts. In addition, he could hunt deer and gather berries for food.

On a trip back to Tennessee (over 700 miles by walking) to visit his brother David, he found out David had died and left his widow behind. Richard promised to help her out and returned to his cave "home" where he had stashed his meager savings. Unfortunately, he never made it back to her. One day, while getting a supply of water in the stream below, he had to break through the ice with the butt of his musket. Sadly, the gun discharged, hitting him below the chin and killing him. Trappers found his body a few days later and created a makeshift coffin, using oak bark, to bury him in the gorge.

Richard lived to be 74 years old, a fairly long life in those days. The exact location of his body has never been determined, and some insist



he is buried in the cave. But since he was not given a proper burial it is unlikely it will ever be known.

Today, Old Man's Cave is a popular tourist attraction, and especially popular with hikers. The breathtaking gorge is about 6 miles long and is up to 150' deep at its deepest point. Visitors marvel at the beautiful landscape — rocky ledges, caves and waterfalls — unlike any other area in Ohio. Archaeologists believe Shawnee, Wyandot, and Delaware tribes inhabited the region as early as the 1700s. So, Richard was probably not the first homeowner! 🏠

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