

McConnell Features 301 Sandy Creek Rd

Land: 43 +/- acres (21.560 acres + 22 acres) 3 springs and fenced

Residence: 2 bedroom 2 baths (Main Level 1 w/tub/sink/toilet & Upper level Full bath)

Home highlights:

Custom built Log Home in 1982, 2,542 sq ft (Main level 1767sq ft & upper level 775 sq ft)

Cathedral ceilings

Logs from Moose Creek, 45 ft long, 5 miles of chinking.

Floor boxes scribed and notched for electric/phone.

Concrete footings 24" X12"

Windows trimmed with cedar, logs are full length over windows

Wood flooring

Large formal living room with adjacent solarium

Large Family room with office built-ins.

Kitchen with custom hardwood cabinets by Dave McCambell and antique butcher-block island with sink. Hanging forged pot rack.

Antique Kalamazoo wood cook stove

Spacious Dining room adjacent to the kitchen and solarium.

Spacious Laundry room

Root cellar has water heater and sump pump w/ gravel floor

Napoleon wood heat stove with dramatic wall of stone cultivated from nearby fields

Roof - Shake (40 yr, 18 yr life span)

Wrap around Deck

Heat Sources:

Napoleon wood heat stove and Antique Kalamazoo wood cook stove in main house that usually heats the whole house.

Baseboard heat

Studio: 44'x 22' with 6' covered porch and 12'x12' lean to

8ft loft, tons of storage, wired 110, wood cook stove, construction board/bat, rough sawn, linoleum flooring, water and water heater can be reconnected

Shop/Garage: 60'x 22'

Insulated, large wood stove that will heat the entire building. Shop wired for 210v

General: Property is accessed by a county maintained road. House has never been snowbound. Wildlife abounds; deer and elk are common and antelope and predators have been spotted.

Wells (two) 1- depth - 58ft located near the studio (original pump) 20GPM

Septic - 1000 gal tank, was pumped & inspected in May 2022

Water (no water rights)

2 creeks year round, 3 springs year round

Wastewater from ditch low ground starts mid-May or early June runs through mid-July

Wastewater from ditch upper ground gets 1-2 weeks early to mid-June (used to be 1 week each June and July) unless severe drought like 2021, then nothing.

Water on lower ground supplements well throughout the growing season so able to run 3 sprinklers at once. Otherwise only one sprinkler prior to or after runoff.

301 Sandy Creek Road

Improvements:

- 2013 main power line buried under-ground
- 2013 main water supply line pump-to-house replaced, studio water cut off
- 2015 new perimeter jack fence, laundry room door installed
- 2016 exterior/interior fence metal gates installed or re-braced and hung
- 2016 exterior house trim, doors stained/refinished; garage/studio doors exterior painted
- 2017 more cellar shelves installed, sunroom exterior drainage installed, guest room closet installed
- 2018 new LED undercabinet lights in kitchen, new lights in sunroom
- 2018 exterior fence along road H-braces replaced
- 2018 sunroom brick removed, doors reframed/flushed, new stucco exterior wall, new flashing installed in roof and wall, glass caulked
- 2019 floor installed cellar crawl space storage, 2nd frost-free hydrant installed by well
- 2019 bedroom window replaced
- 2021 water pressure tank replaced
- 2022 H-braces (to be) installed exterior pasture fence near house
- 2022 W cellar wall re-sealed with waterproof tar, backfilled, sloped and seeded.

Included with Property:

1. Range, Refrigerator, Dish Washer, Freezer, Washer, Dryer in main house
2. Antique Butcher Block in main house
3. Antique Kalamazoo wood cook stove in main house
4. Napoleon wood heat stove in main house
5. Wood heat stove in garage/shop
6. Melamine shelving in studio
7. Remaining firewood, approx. 3-4 cords
8. 3 chimney brushes with extensions sizes 6" diameter, 8" diameter, and rectangular
9. Assorted nails, screws, hardware, lumber, dripline, etc. in outside shed used for maintenance
10. Porch swing chairs and tables
11. Hanging forged pot rack in kitchen
12. 2 dog houses, old hot tub doghouse in kennel

Available separately for a price or best offer, subject to prior sale/change:

- Antique wood cookstove in studio \$2000
- Antique Maytag wringer-washer in studio \$400
- Metal shelving units x2 in garage shop \$75ea
- 2017 Ranch Pony UTV side by side 4wd with plow blade \$8000
- 2019 Troy Built riding lawn mower \$1500
- 3 sets scaffolding with boards, cross braces, wheels, pallet brace \$250
- 24 ft extension ladder aluminum \$150
- 10 ft fiberglass folding step ladder \$150
- Antique grandfather clock in main house \$2000
- Electric wood splitter \$200

Not Included/Negotiable???

- Any personal items, arts, antiques, collectibles, furniture, supplies, foods, etc. on display, in use, in sight and/or packed.

Recent work on 301 Sandy Creek was required to improve flood irrigation flow and drainage.

A new irrigation ditch was installed to spread the incoming water flow across the field above the house.

The need arose when a previous neighbor who leased the field above cut a straight line ditch to facilitate irrigation water flow for this ground. That ditch directed water straight to the yard behind the studio and didn't allow for transport across the field. Water followed the previously replaced well's waterline to the house which resulted in frequent sump pumping in the root cellar. By digging a new irrigation ditch across the top of the property, the water has been redirected and disperses more evenly.

In addition, the west foundation cellar wall was dug out and exposed 5ft deep and sealed and/or resealed with tar to resist any possible water contact coming from the ditch. The previous seal coat was incomplete. Clay and topsoil were backfilled and is being reseeded with grass as it settles slowly.

We had a lot of water this spring, more than any in recent memory! Better prepared now.

301 Sandy Creek Road, aka Star Peak Ranch

If These Walls Could Talk:

The 20 x 42ft **Studio** above was the first building in 1980 constructed of traditional 2x4 framing with 1x12, 1x4 and 4x8 rough-hewn boards from a small log mill at the junction of Hwy 28 and 17 Mile Lane. The board and bats were green when first built, heavy and wet. The original windows were hand-made single panes, a money saving effort. The gray water drained under the front porch into a rock pile off the side of the hill. In 2001 this building was remodeled by Cheney Construction, the exterior batts were removed and installed inside. The end shed was enclosed with cement floor and lean-to shed built off back with retaining wall. The exterior was wrapped in vapor barrier and sided with steel. Windows were all replaced with double panes and exterior doors were replaced with commercial insulated doors. The central wood heat stove was removed, and propane heaters installed. In 2013 an exterior water pipe leak was discovered location undetermined though most likely a join near the studio. The main water lines to the house were replaced and the studio line was cut off. If water is desired the waterline will need to be replaced from the pump location due west.

The design for the **Main Log House** was inspired by a bombed cathedral in Nuremburg, Germany. All but the central nave was bombed and failed. The nave where vaulted ceilings intersected remained primarily intact. Similarly, this home's foundation is built on a cross for strength with two central intersecting masonry walls. The foundation is cinderblock, allowing the logs to be tied in as the walls progressed. Every third course of block is a solid bond beam with rebar, every four feet vertical chamber is poured solid with rebar. The logs are notched into the block and set with cement. The central masonry walls also function as a passive solar heat sink in theory, supplemented by wood heat. Electric baseboards provide backup heat.

These logs in the main house came from Moose Creek in 1980. This drainage is currently burning in the Moose wildfire of 2022. Diameters vary from 18 inches for the largest posts to 10 inches for the smallest wall logs. The longest are 46 feet in the rafters. They were collected and hauled on a 1947 flat-bed logging truck. The initial log raising in 1981 utilized the neighbor's John Deere tractor but was limited to 6 ft height. Quinton Snook family's Post and Pole business continued raising logs the following year, 1982, with their self-loading logging truck. Raising logs is quick and relatively easy, scribing everything in the finishing process took many years, 12 years to be exact.

All interior doors are hand-made using 2x6 tongue and groove, no two alike. The entry doors and laundry room doors are the commercial solid hemlock with glass exceptions.

The windows are made by Andersen and framed in cedar with hemlock quarter round trim and polyurethane finish.

The log gaps are stuffed with fiberglass insulation, hardware cloth strips and chinked with the following old recipe, per mortar mixer load:

- 3 shovels Sand
- 3 shovels White Cement
- 7 shovels Sawdust (from Quality Beams plant)
- 1x 1lb coffee can measure Fire Clay
- 3x 3lb coffee can measures Dual Purpose Plaster (white)
- There is 5 miles of chinking, it took a year to complete as a two person team.

The rocks were predominantly collected on Sandy Creek though not all. Early settlers gathered and piled them in these surrounding fields making them easier to sort and gather. Some of the "sparkly" mica rocks in the bathroom

were found along the Salmon River Road below North Fork. Each was handled and/or moved countless times! There are a few assorted mining ore samples, geodes and a Civil War black powder bullet as well, can you find them? There is no comparison to manufactured stone today. This is a puzzle where absolutely nothing really fits, each is unique. Much discussion, trial and error was required to choose and set each stone.

The wood flooring is Fir, there is extra for repairs in the garage shed overhead storage. There are also extra floor tiles and some countertop tiles for repairs stored in the studio shed.

The exterior brick came from a deconstructed building in Ravalli County, Montana. There is extra for repairs stored near the driveway.

The arrowheads in the stone wall were collected by the builder's father in NW Virginia, he could spot a point from the back of a cantering horse according to local legend. He also forged the hanging planter hooks. His instructor forged the hanging pot rack. The butcher block is from Montana, it weighs perhaps 200 pounds so stays here. The antique Kalamazoo wood cookstove came from Massachusetts.

The cabinets were custom crafted oak by MAC Products, Dave McCampbell of Salmon. The finish is eggshell lacquer, which is not as waterproof as desired, a coat of urethane will improve the finish.

The hand thrown pottery sinks were custom made by an artist in Victor, Montana.

The only part of this building contracted was the sunroom by 4 Seasons Solariums, a franchise that was in Idaho Falls in 1990. The glass failed within the 5 year warranty, notification was given but the business changed hands and the new owner in Pocatello neglected to honor the warranty. Replacement would mean more of the same glass. It is still functional. Alternative means of construction might be beneficial, consider framed roof with laminated beams and large insulated glass wall panels? The glass is tempered and includes a UV film with varying strengths, more in the roof, less in the walls. The sunroom floor and deck are redwood with a basic Deft oil finish.

The outside wrap around deck is 1000 square feet of redwood designed and built by the owners in 1992.

Clear *Waterseal* has been used to seal the entire wood and masonry exterior in the past.

The **5 Bay Shop**, 22 x 60ft was contracted and built by Cheney Construction in 2000. It has two 220v outlets for welders or whatever, one under the panel is not wired though a short pull. There is an additional 110 wire to the back for an attached greenhouse, chicken house or whatever might be desired. There used to be a hot tub installed on the cement pad in back, wiring is adaptable 220 and 110, waiting for another hot tub. There is a wire for overhead bench lights in the N wall, bring your own bench and lights. The hanging shelves inside the main 3 bay garage are not designed to hold excessive weight. The interior is fully insulated and easy to heat with wood. The southeast facing windows add warmth and light. A varied assortment of building hardware, drip lines, wiring, fencing wire, nails, lumber, etc. will be included in the sale and stored in the north shed.

The **trees** in the large yard are on drip lines. The yards are watered with hand sprinklers, the pump will handle three sprinklers at a time.

The **original idea** was to live off the land. There used to be two large gardens on either side of the driveway in the yards that grew enough produce to fill the root cellar beneath the house. This is excellent soil, supplemented with cow manure! The root cellar has a gravel floor and sump pump, as irrigation water might rise occasionally. Open air vents keep it cool year round and can be closed with inserts included in coldest weather.

This is truly a labor of love, blood, sweat and tears. An incredibly wonderful place to live where the views evolve constantly, close to nature and an abundance of wildlife, and all is remarkably peaceful.