

maybe the
midwest is calling
your name?



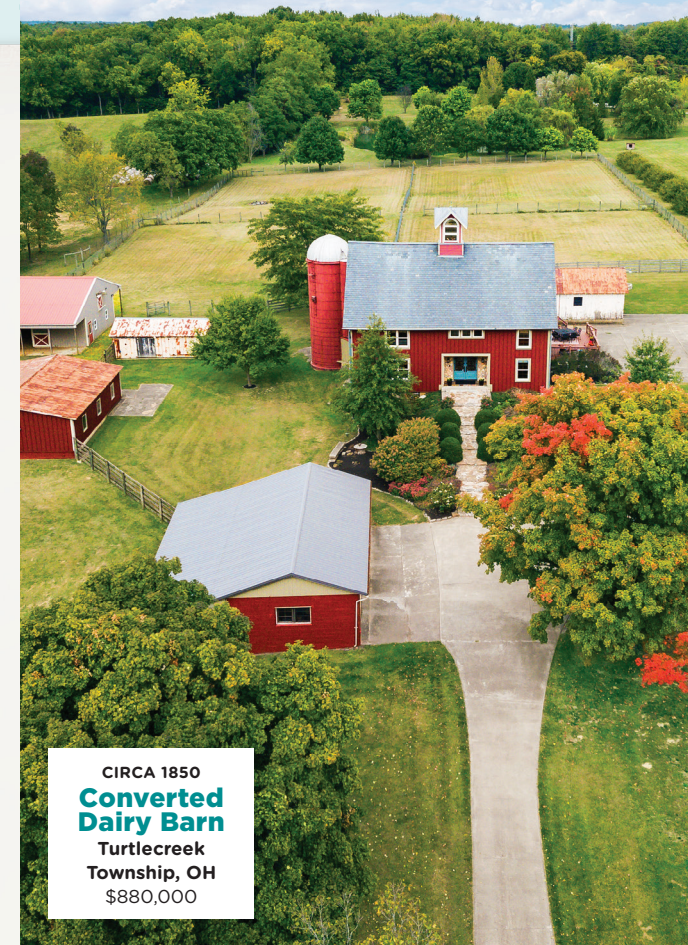
CIRCA 1824
Dreamy Georgian
Terre Haute, IN
\$350,000

then again, imagine
dinners on this
wraparound porch...

oh, wait! how
about a whole
farm?



CIRCA 1850
Stately Greek Revival
Burkeville, VA
\$374,900



CIRCA 1850
Converted Dairy Barn
Turtlecreek
Township, OH
\$880,000



CIRCA 1955
Victorian Charm
Bryson City, NC
\$385,000

or you've always
dreamed of
double porches?



CIRCA 1790
Charming Dutch
Modena, NY
\$399,000

talk about a room
with a view!



CIRCA 1834
Restored Greek Revival
Barnesville, GA
\$485,000

haven't you always
wanted to own
a pecan grove?



Start Your Search

"Many Americans are choosing to leave high-cost urban areas," says Matt Frankel, the senior analyst for Millionacres (a real estate investing service by The Motley Fool). He also notes that the massive millennial generation is reaching its family-formation years, and the pandemic has accelerated the desire for more space. For those looking to make the leap, here are the sites to obsessively refresh.

CIRCAOLDHOUSES.COM

CL's real estate columnist Elizabeth Finkelstein runs this treasure trove of cross-country listings. (The site is also the official host of listings from the National Trust for Historic Preservation.) Circa's kid sister, cheapoldhouses.com, highlights properties less than \$100K.

AUCTIONZIP.COM

In many rural areas, auctions are the preferred choice for a quick sale. You likely won't find many of these gems on the big real estate sites.

UNITEDCOUNTRY.COM

Search the best of both conventional real estate listings and upcoming auctions.

LOCAL CLASSIFIEDS

It may come as no surprise that some old-house owners are skeptical of the internet. If you're targeting a specific town, subscribe to the local newspaper or make regular stops by the bulletin board at the cafe.



gone country

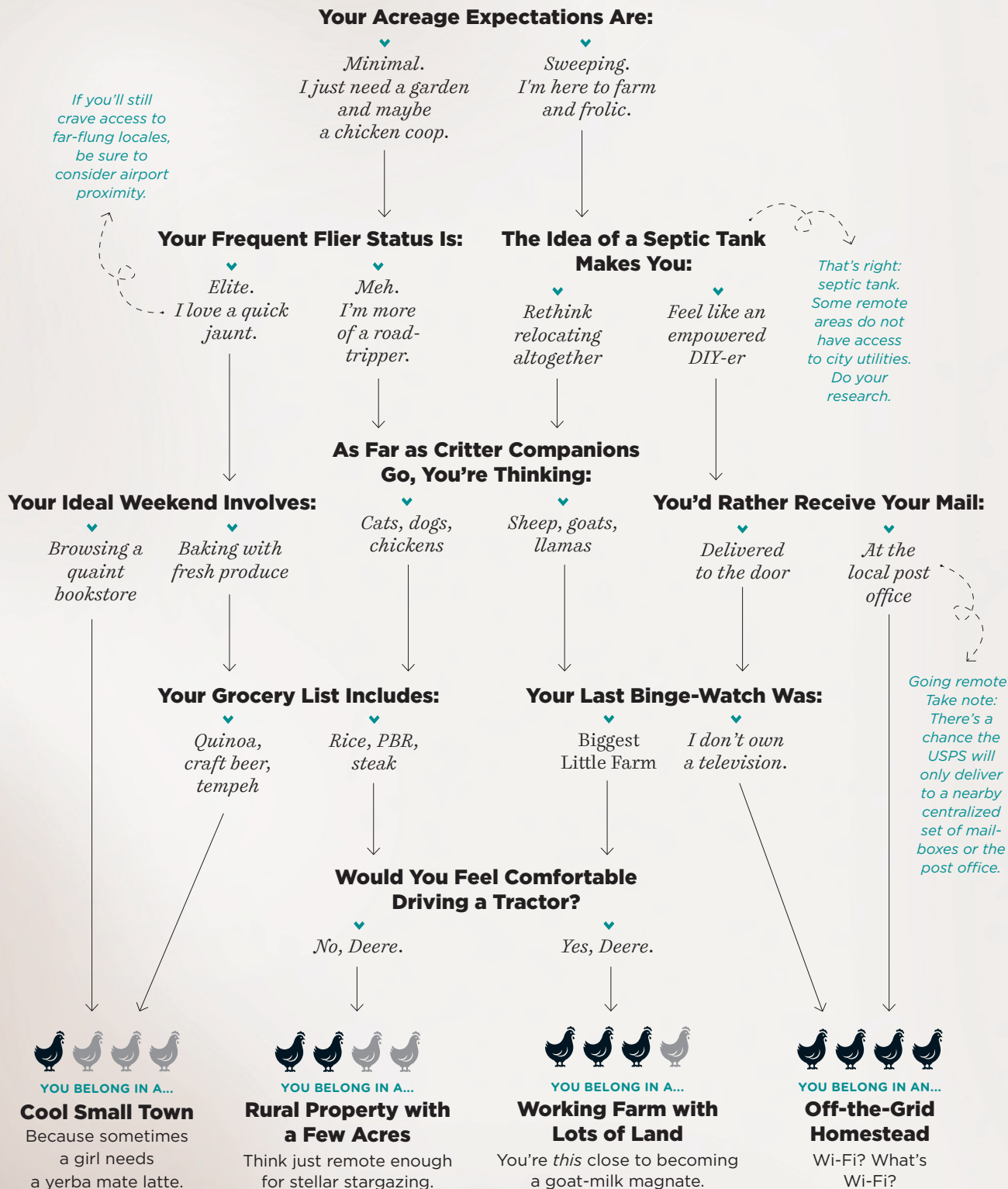
The Newbie's Guide to Rural Life

In a recent Harris poll, 40 percent of city dwellers said they were seriously considering leaving the city. If you're contemplating greener pastures, consider this your starter kit.

produced by **LEIGH CRANDALL**

How Country Do You Want to Go?

Rural or remote? A few considerations before you mosey off the grid

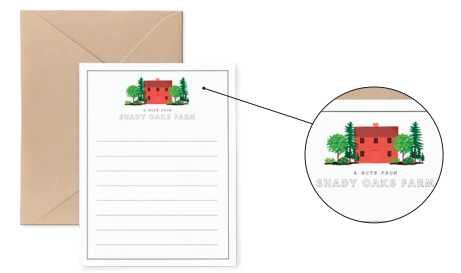


CL's Unofficial Home Name Generator

Try these combos to design your perfect moniker.

Pick a Dreamy Adjective	+	Choose a Flora or Fauna	+	Add Your House Style
Happy		Oak		Ranch
Shady		Lavender		Farm
Winding		Hills		Mill
Wild		Mountain		Manor
Bright		Meadow		Lodge
Cozy		Orchard		Gables

Make It Official!
Spread the "we've moved" word with custom stationery featuring your new home.
from \$35; nestnotes.etsy.com



learn to speak "barn"

"Nice gambrel, dude." Here are some common barn-style names to help you sound like you were raised in (or near) one.



Gothic
Aka "rainbow roof," it's framed with curved rafters and wrapped with an extended roof.



Gambrel
The roof's sloped sides maximize internal space and help keep snow from collecting.



Monitor
Ideal for farm equipment, the raised center area also scores high for conversion potential.



Gable
Thanks to its simple, versatile design, this is the most common and affordable barn style.



FOLKS WHO'VE DONE IT
Alissa Hessler
How a move east inspired a new business

Five months after falling for her future husband at a party, Alissa Hessler left her corporate job in Seattle to move into a farmhouse with him in Camden, Maine. "There weren't any decent-paying job prospects, so I knew I'd have to start my own business," she says. Unable to find "truthful, accessible stories about others who had made the switch from city to country," Alissa created Urban Exodus (@theurbanexodus), a collection of interviews, photography, and invaluable advice from rural small-business owners. A book by the same name followed, as well as a new Urban Exodus podcast. "It's a resource for people who want to make the move, and I hope it will inspire them to do it. It's hard work, but so fulfilling."

"If you're new to vegetable gardening, start small, with a single four-by-eight-foot raised bed, until you have a season or two under your belt. Bush beans, lettuce, potatoes, cucumbers, and zucchini are easy-to-grow crops ideal for beginners."

—NIKI JABBOUR,
author of *Growing Under Cover*
(Halifax, Nova Scotia)

*"If a long, cold winter starts to get you down,
remember that spring in the country will be glorious.
You'll notice and appreciate every warm
breeze, every shoot and blossom, each a tiny act
of transformation."*

—SOPHIE BLACKALL,
illustrator and founder of Milkwood Farm artists and writers retreat
(Kortright, NY)

"Even when the farmers' market closes for the season, many vendors will still have produce for sale (for example, we let local folks come to the farm and purchase veggies with an honor system). Check your town's newspaper or call the market manager for contact info."

—ANDREA BEMIS,
farmer and author of cookbook *Local Dirt*
(Parkdale, OR)

"Rural internet access is more like the weather forecast: sporadic afternoon connections with a 40 percent chance of downloads. Also, never nurse a grudge against your neighbors—remember, it's a volunteer fire department."

—JOSH KILMER-PURCELL,
cofounder of *Beekman 1802*
(Sharon Springs, NY)

"My go-to farmhouse paint color is Benjamin Moore's Decorator's White. It's timeless and pairs well with patterns and finds from the local antiques mall."

—HOLLY WILLIAMS,
founder of *White's Mercantile* and CL Contributor
(Cornersville, TN)



Invest in a Chest Freezer...

...and 16 more snippets of rural word-of-mouth wisdom from designers, farmers, makers, and more folks who have been there, dug that.

"You'll find your people, and then caravanning two hours to treat your kids to Chuck E. Cheese can feel like a mini vacation with friends."

—MARGARET SHUTZE,
co-owner of *Flat Mountain Farm*
(Highlands, NC)

"If you're moving from a city apartment to a country house, develop a SOLID relationship with the local hardware store employees. They'll help you figure out maintenance and how to take care of things so they'll last."

—ANNEMARIE AHEARN,
founder of *Salt Water Farm Cooking School*
(Lincolnton, ME)

"Get comfortable giving out-of-town visitors a list of things they should bring you from Trader Joe's."

—MOLLY YEH,
Food Network personality, cookbook author, and blogger
(East Grand Forks, MN)

"Invest in a chest freezer, then find a farmer who raises beef, chicken, or pork, and purchase a portion before they take their animals to the butcher. Buying in bulk saves you money and supports local farmers, and you'll eat well all winter."

—CARLY DOUGHERTY,
cofounder of *Food and Ferments*
(Cortland, NY)

"Apple cider vinegar is a magical elixir that will fix damn near every ailment."

—HILARIE BURTON MORGAN,
actress and author of *The Rural Diaries*
(Rhinebeck, NY)

"Whether it's a fixer-upper or a turn-key property, set aside 10 percent of the sales price to cover small surprises that come with buying a house. Be sure to budget out annual costs like landscaping, maintenance, and occasional fixes, too."

—RAFE CHURCHILL,
architect at *Hendricks Churchill*
(Sharon, CT)

"Pet owners should find a local vet first thing. New allergies are common, as are run-ins with wild critters."

—DRs. VERNARD HODGES & TERRENCE FERGUSON,
veterinarians and stars of *Critter Fixers: Country Vets*
(Bonaire, GA)

"Bake something, then go introduce yourself. Locals always know when someone new has arrived, and if you don't share your story, they'll make one up for you."

—ALISSA HESSLER,
founder of *Urban Exodus*
(Camden, ME)

"Expect your small town to become your family. The level of involvement in each others' lives can take some getting used to, but instead of surface-level caring, you'll get 'I will take a week off of work if you need me' caring."

—TASIA MALAKASIS,
founder of *Belle Chevre cheese company*
(Huntsville, AL)

"Perfect your wave. Whether you're out on a stroll or driving by, everyone acknowledges each other with that quick gesture that means, 'Hello, we're out here together.'"

—MAT ZUCKER,
host of the *Cidiot* podcast
(Red Hook, NY)

"Look up organizations in your new community that need volunteers. Whether it's packing bags at a food pantry, doing story time at the library, helping at an animal shelter, or gleaning at a local farm, volunteering is an easy way to weave yourself into the fabric of a new place and do some good, too."

—JULIA TURSHEN,
author of *Simply Julia: 110 Easy Recipes for Healthy Comfort Food*
(Accord, NY)

"The notion that the country is quiet isn't really true. You'll hear birds calling early in the morning and crickets chirping late at night. And depending on the year, the cicadas can be louder than a fire engine."

—JAY WILLIAMS,
beekeeper and founder of *Williams Honey Farm*
(Franklin, TN)



FOLKS WHO'VE DONE IT

Margaret & Chris Shutze

A dream of creating a country retreat led to the hills of North Carolina.

After hosting small events and Airbnb guests on their three-acre “farm-ette” near Boulder, Colorado, Margaret and Chris Shutze were ready for the next step, country wise. “We wanted a place we could live, host weddings and workshops, and have rooms for guests—oh, and waterfalls and ponds, too,” says Margaret. “I didn’t think we’d find it!” But after Googling things like “cutest towns,” the couple traveled to Highlands, NC. There they discovered a rolling 28.5-acre property and transformed it into their newly opened retreat, Flat Mountain Farm (@flatmountainfarm). “We so enjoy farm life and can’t wait to share it.”



Find Your Farm Truck

Zach Bowman of the newly relaunched *Road & Track* magazine picks out his top pickups.

Toyota Tundra

It's true that the smaller Toyota Tacoma will do most light-duty jobs just fine, but their popularity and longevity mean you'll pay a premium for the baby pickup. The larger Tundra offers more power, a larger bed, all the reliability Toyota is known for, and no significant fuel-economy penalty. A clean 2005–2006 or any second-generation model will do the trick. Just keep an eye out for rust, especially on the frame.

Nissan Frontier

The Frontier is the best budget option for small tasks. If you're only moving potting soil and a few bags of trash around, there's no better pickup. And because the current generation has been in production for 15 years, there are plenty of inexpensive options out there. Older models with an automatic transmission had problems with failing radiators, so I suggest going old-school with a reliable five speed.

Dodge Ram

Want to dabble in horses or cattle? You'll need a truck with towing abilities, and the torque of the Cummins-diesel-powered Ram is a strong, stalwart option. Its inline-six engine is known for routinely achieving an excess of 500,000 miles. Third-generation trucks from 2003 through 2007 are favored by enthusiasts for their 5.9-liter engines, though later models are still sought-after.

Chevrolet C10

Vintage style more your thing? Nothing looks better parked along a fence line than a Chevrolet C10 pickup. The C10s produced from 1967 through 1972 are bare-bones by modern standards but still handle light duty and quick trips to town. An ample aftermarket means parts are cheap and the machines are simple, so any mechanic will be able to keep it running for many years to come.

expand your country airwaves

You're gonna spend more time in the car getting from here to there, so cue up the podcasts. Here are four fascinating shows for the road.

1 FROM THE FRONT PORCH

Annie Jones, owner of Thomasville, GA, bookstore The Bookshelf, discusses small-business ownership, books, and life in the South. fromthefrontporchpodcast.com

2 GRAVY

This biweekly podcast from the Southern Foodways Alliance dives into the rich culinary traditions of the South and explores how they're evolving. southernfoodways.org/gravypodcast

3 FOLLOWING HARRIET

Learn about the extraordinary life of Harriet Tubman in this four-episode podcast, which also examines the 19th-century African American experience, especially in Virginia. virginia.org/harriet

4 DOLLY PARTON'S AMERICA

This Peabody Award-winning, nine-part podcast goes deep into the Dollyverse, from her childhood in Tennessee to the creation of Dollywood. wnycstudios.org/podcasts

ILLUSTRATIONS BY MELINDA JOSIE; PORTRAIT, JULIA WADE.

A Designer Walks into a Farm Supply Store...

Sure, you can find feed and seed at your friendly neighborhood shop, but there's plenty of style inspiration to be found in the aisles, too.



Designer

Mikel Welch
walks into
Talmage Farm
Agway
in Riverhead, NY

Hoop Log Holder

I'm dying to use this log holder (talmagefarm.com) next to a beautiful fireplace. It looks like a piece of art!



Wire Egg Basket

This matte black basket by Miller Mfg. is just a moment on her own. Instead of its intended purpose, I would use it as a decorative object on a bookshelf. As a city dweller, I'm always striving for things that have rustic farm-house appeal.



Burlap by the Yard

As a designer, I need my roll of burlap! It's one of those simple go-tos that can be used for a variety of things: as a tablecloth runner, to upholster chairs, and as a filler inside baskets. The natural quality of it also makes it evergreen, so you can use it year-round.



Designer

Page Mullins
walks into
Chamberi Farm &
Feed Supply
in Natchez, MS



Sisal Rope by the Foot

Everything looks better wrapped in rope. Upgrade an unassuming floor lamp by wrapping it around the base, or use it around a coffee can to make a textured vase.

Navy-and-White Bandanas

I buy these by the stack to make sure I always have one to tie around my neck. Plus, they make great dinner napkins in a pinch. Cheap chic!



Galvanized Stock Tank

For those of us not ambitious enough to rig up a stock tank pool, these metal all-arounders make pretty planters for corralling your herbs by the back door. Or fill it up with ice and beer and throw a ripper of a party.



Designer

Max Humphrey
walks into
Wilco Co-Op
in Lake Oswego, OR

Barn Paint

The perfect barn-red color is always hard to find for interior paint, so why not go right to the source and use actual red barn-and-fence paint from a company like Painter's Select (farmstore.com)? It's a bold choice for making over a vintage piece of furniture, such as a dresser.



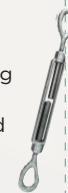
Casters

I always want to put everything on wheels, and these blue casters (they also come in red) are so much better than just stainless steel and black. I'd add them to the bottom of a vintage trunk to make a moveable storage chest or to desk legs for a flexible office space.



Turnbuckles

These are so cool-looking. Rather than using brackets underneath to secure a floating shelf, I'd use a pair of these industrial turnbuckles from above.



Designer

Leanne Ford
walks into
Tractor Supply
in Cranberry Township, PA

Saddle Strings

The equestrian department is a great source for all types of cool leather items. Instead of twine, I love to use leather laces and saddle strings like these by Weaver Leather to tie up dried flowers to hang around the house. It makes them feel a bit more special.



Woodburning Stove

I love the charm and warmth a woodburning stove brings to a room. You wouldn't think it, but farm supply stores often have a great selection, including my favorite, the Forester by U.S. Stove.



Canvas Tarps

I'm always looking for ideas for fun, inexpensive art. I love the look of Weather-master's oversize, heavy canvas tarps (tractorsupply.com) and would draw (or get a talented artistic friend to draw) a design on one as if it was an actual art canvas.

Yes, You'll Probably Get Really into....

Heed this expert advice before exploring these popular pastoral pursuits.



beekeeping

THE EXPERT

Hilary Kearney,
author of *The Little Book of Bees*

Research. A lot.

Read up on how colonies operate and take intro classes. The American Beekeeping Federation (abfnet.org) has info on local organizations. I offer classes on my site, too.

Select a Hive.

While there's no "best" hive type, Langstroth hives are the most common and are easy to find resources for. You'll need one hive setup per bee colony, and I suggest starting with two colonies.

Get Your Bees.

Purchase a starter colony (aka a "nuc" colony) from a local beekeeper. Or catch or lure a swarm of bees (with planning and a bit of luck, it's a great way to get going). Beekeeping is seasonal (spring and summer) and requires one to two hours per month.

FOR MORE, FOLLOW
[@girlnextdoorhoney](https://www.instagram.com/girlnextdoorhoney)



cut flowers

THE EXPERT

Niki Irving, author of *Growing Flowers*

You Need a Soil Test...

Good soil is essential, so have yours tested by your local Cooperative Extension Office before you begin. When laying a new garden, pick an area with ample drainage, sunlight, and airflow.

...and Also a Rototiller.

Invest in a rototiller for flower-bed prep, plus sharp clippers, a butter knife (my favorite tool for transplanting seedlings), netting and T-posts for support, irrigation, and water-tight buckets for harvesting.

Begin with Zinnias.

Begin with summer annuals like zinnias and cosmos. They're inexpensive and easy to start from seed. A small garden of less than one-fourth an acre needs two to four hours of tending per day from May to September.

FOR MORE, FOLLOW
[@flourishflowerfarm](https://www.instagram.com/flourishflowerfarm)



chickens

THE EXPERT

Lisa Steele, author of *Fresh Eggs Daily*

Secure Your Coop.

Your coop doesn't have to be big, but it does have to be very secure to prevent predators—or even the family dog—from breaking in.

Pick Your Chicks.

Choose a few different breeds for a variety of egg colors. Catalogues from hatcheries like Meyer Hatchery in Ohio are great resources for breed info, and chicks usually cost around \$5 each.

Keep in mind: Chickens only lay eggs for three to four years but can live to be 10, so consider starting with three and then adding new chicks each year.

Respect the Routine.

Chickens are simple but do need daily care. You'll let them out of the coop each morning, feed them, check for eggs, and lock them up at dusk.

FOR MORE, FOLLOW
[@fresheggdaily](https://www.instagram.com/fresheggdaily)



preserving

THE EXPERT

Ann Accetta-Scott, author of *The Farm Girl's Guide to Preserving the Harvest*

Start with Steam.

Aluminum steam canners (I like the Roots & Branches brand) are inexpensive and simple to use. High-acidic foods like jams and fruit butters are best for beginners because they don't require a pressure canner (which is a bit trickier) to make them shelf-stable.

Know Your Crowd.

While it's fun to experiment, focus on foods your family will eat, otherwise they'll just sit on the shelf (like the 30 jars of plum jam I canned when I first started). Fruit juices and salsas are safe bets.

Label Everything!

Include ingredients, the month, and year. Rotate jars, with new cans placed behind older ones on shelves.

FOR MORE, FOLLOW
[@afarmgirlinthemaking](https://www.instagram.com/afarmgirlinthemaking)

ILLUSTRATIONS BY MELINDA JOSIE.

How to Turn Your City Dog into a Country Dog

CL's contributing country vet Dr. Tricia Earley's advice to make the transition a paw-sitive one

Set New Boundaries.

While some dogs will naturally stay close to home even with a move to open land, others will run to the next county within the first hour. When fencing is impractical, I recommend a professionally installed Invisible Fence. A bit of training using visual barriers to establish a perimeter is essential, and most dogs will learn their boundaries fairly quickly.

Watch Their Weight.

Your pet is bound to burn more calories in their much-enlarged country playground (imagine getting off the couch and suddenly running a 5K every day), so be sure to monitor their weight after you move. If they start to shed pounds, gradually increase their daily food intake until they're back within a healthy range.

Establish an "Outhouse."

Even when you have more space around you, it's nice to have a designated potty area for your pets. Establishing one is simpler than you think. Simply scoop their eliminations and place them in the designated spot. It's not the most pleasant job, but it will pay off. Lead them to this location regularly, and soon it'll become the place where they routinely do their business.

Introduce Them to the Cows.

When your dog inevitably spots a cow or a coyote, it's essential that they know the command "come" very well while off leash for safety reasons. Practice before and after you move so that it's ingrained. "Leave it" is also an important command, especially if your dog will be exposed to livestock waste, as it will help them avoid many an upset tummy.

know your late-night visitors

Test your country critter IQ. Which animal do these winter tracks belong to?



1. Raccoon. 2. Rabbit. 3. Deer. 4. Squirrel. 5. Fox.



FOLKS WHO'VE DONE IT

Sally Watkinson & Doug Posey

Left their corporate jobs to run a B&B upstate

Sally Watkinson and Doug Posey were devoted Brooklynites, but when they were expecting their first child, they started thinking about leaving. "The question was, what would we do for work?" says Doug. The answer came in a listing for Audrey's Farmhouse (@audreysfarmhouse), a dog-friendly B&B in Wallkill, NY. The couple packed up their pooches and jumped in. "Luckily we loved it. Interactions with city visitors eased the transition, and several guests have now become friends." They've since opened a second B&B, The Greenhouses. "I never thought we'd be in the country full time," Sally says. "Now I can't imagine living anywhere else."