

Price Reduction! Centrally Located Motel in the Heart of the Shasta Cascade

99 Main Street, Red Bluff, CA 96080

Price: ~~\$850,000~~ \$750,000

Great opportunity to own a centrally located, well established motel in the heart of the Shasta Cascade! 30 beautifully furnished rooms, plus 2 apartments with back yards, across the street from a huge park alongside the Sacramento River. Reeds Creek runs alongside the motel and a variety of eating establishments are within walking distance, as well as bowling, miniature golf and the historic Downtown District. Red Bluff is the perfect launch point for an adventure vacation, almost halfway between Mt Shasta and Mt Lassen, with plenty of fishing, hunting, hiking, rockclimbing, bicycling, skiing and water activities nearby! This is a highly marketable property: online reviews at traveladvisor.com, superpages.com and Google have praised the pillowtop mattresses and coffee makers, (all rooms), fridges and microwaves (most rooms), as well as the experienced and friendly management. New bedspreads, remote TV's, phones, heat/AC, wireless internet (one of only three downtown), ample parking and a large, well-maintained pool make this an ideal investment. This is NOT on leased property and is easy to operate. Call today for more information! Directions: I5 to Antelope exit, west to Main Street, turn left, motel is about a half mile on right, across from Chamber of Commerce and the beautiful River Park. For more information, please call 530-921-4849.

Reduced! Rare 24 Unit Building Site on the River: Owner Financing Available

Rupert Road, Anderson, CA 96007

Price: US ~~\$468,000~~ \$421,000

Prime building site! 24 residential units approved and zoned on this site, or can be subdivided into 4 half acre parcels for homes. Next to Anderson River Park with tennis courts and trails bordering property. Owner will carry with 10% down. Next to soccer and baseball fields, boat launch and extra parking. All utilities available; sold as is. Directions: I5 south to North St, east to Stingy Lane, right to Rupert, parcel is on left next to river, boat launch and parking. For more information, please call 530-921-4849.

2.78 Acres in Great Location- Build 21 Units

485 Wright Drive, Redding, CA 96003

Price: US \$318,000

Beautiful property in Redding on 2.78 acres - zoned for up to 21 Units. Property has a country feel with lots of oaks and pines, yet only 3 blocks to grocery and department stores, dining and fast food restaurants. Condos sell for \$150K in the area. Quiet, secluded street. 2/1 house on property currently rents for \$650. Directions: From Hilltop Drive, west on Lake Blvd, right on Clay St, right on Alder St, left on Wright Drive; 2nd house on right. For more information, call 530-921-4849.

Reduced! Have Approved Tentative Map for 14 Lots

3632 Locust Street, Cottonwood, CA 96022

Price: US ~~\$268,000~~ \$210,000

MLS ID #10-3932 AP# 088-450-026

5 Acres in a rapidly growing area... ready for developer! Rural subdivision land located just minutes from I-5. Have approved tentative map for fourteen lots, can qualify for low income subdivisions. Quiet neighborhood of very nice homes; water, sewer and electric at street and 2 street access. Directions: From Main St, east on 4th St, left on Locust St; property is on the left. For more information, please call 530-921-4849.

Two Nice Homes on 3 Wooded Acres: Owner Financed with \$15,000 Down

Street address: 29640 Hwy 36E, Red Bluff (Paynes Creek), 96080

Price: US ~~\$265,000~~ \$235,000

Two nice large homes on 3 acres in the pines, 15 minutes from downtown Red Bluff. Attractive features, in a 4/2 (built 1995; rents for \$1000/Mo) and a 3/1 (remodeled in 2007; rents for \$885/Mo), include big porches (1 screened), wood stoves, nice tile work and laundry rooms. Grounds also has a 3 car garage, horse fencing, outbuildings, big yard areas and plenty of big beautiful trees! Your privacy is assured, yet close to shopping and services. Cooler in the summer, this land has a beautiful wooded mountain backdrop with big fishing streams, creeks and lakes nearby; winter brings light snow (no driveway mess to shovel). Visit the snow country - Lassen Park is only 20 miles away! Owner will carry with \$15,000 down (very short term preferred - lease option available), amortized over 30 years at 7%, making the payments \$1683.22. Directions: Take Antelope/99S exit, east 2.2 miles to Hwy 36E, left 17 miles - on left across from the CalFire station, close to the store, restaurant and school. For more information about the Red Bluff area, please call 530-921-4849.

160 Acres in Anderson - Can be Subdivided into 4 Parcels

Dersch Rd & Deschutes Rd, Anderson, 96007

Price: US \$248,000

A private, peaceful area with lots of oaks, pines, beautiful mountain views, Lack Creek (runs through property), and luxury homes, yet only 15 minutes to I-5, Walmart Supercenter, Shasta Outlets and more! Big square lot can be subdivided to 40 acres minimum. Owner will carry for \$15,000 down; well & septic can be installed for an additional \$8,000 added to price. AP#093-120-024. Rocks on property sell for \$100-180 per truckload! Directions: From Deschutes Rd, go 7.1 miles east on Dersch Rd, property on left; there is a second gate to property another 0.1 miles. For more information, please call 530-921-4849.

Los Molinos: Income Property in a Great Location

Street address: 25204-6 Reeves Rd, Los Molinos, 96055

Price: US \$145,000

Two rentals on a big lot in a very quiet neighborhood on dead end street. 2/1 and 1/1 manufactured homes have like new interiors, yards, fencing, garages and nice trees. Very well maintained units are both rented to very good tenants, bring in \$1100 per month. Only a few blocks to stores and restaurants, 15 minutes to Red Bluff and 30 minutes to Chico. Owner will carry with \$5,000 down... for address and information, please call 530-921-4849.