

Beautiful 4/3 in Quiet Neighborhood - Owner Financed with \$30000 Down

Price: US \$298,000.00

Street Address: 22891 Oak View Dr, Red Bluff, 96080

Beautiful custom 4/3 home in excellent Red Bluff neighborhood (Antelope School District) on cul de sac, new interior, big fenced back yard with waterfall, gazebo and jacuzzi, beautiful kitchen with all new appliances, granite countertops, cherrywood cabinets and nice tile floor, storage building. Please call 530-921-4849 with any questions.

REDUCED! Five Beautiful Acres - OWC with \$5000 Down

Price: US ~~\$126,000.00~~ \$98,000.00

Street Address: 17040 Davis Garden Dr - See Directions Below

2 parcels sold together in a wooded, private, parklike setting with a creek going through a corner of the property. Allowances to build 2 homes plus 2 in-law units (up to 1200 sf); Tehama County has easier building codes and lower costs than Shasta County! Well and septic; well is 157' deep and 50 gpm. Electricity is to the property. AP# 006-290-006-000. Directions: I5 south from Redding 15 miles to Cottonwood Bowman Road exit, go west for 7.6 miles, left on Rory Ln, go half mile to Davis Garden Rd, go right 0.5 miles, driveway on left. For more information, please call Jamie at 530-921-4849.

REDUCED! Lakehead: 2 Acres in Shasta National Forest - Owner Financing with \$2000 Down

Price: US ~~\$124,000~~ \$63,000

Street Address: See Directions Below

15 Minutes from Redding, this beautiful wooded two acres has views of mountains and valleys, close proximity to Lake Shasta, and a level place for a home in a great neighborhood of 6 expensive homes. Very private, two parcels from Gilman Rd on Tawny Way. After building permit is obtained, septic and well can be added with \$5000 added down and price. AP#083-100-004. Exit I5 North at Gilman Rd, go right about 4.5 miles, right on Tawny Way, property 100 ft on left. For more information, please call 530-921-4849.

REDUCED! 40 Acre Forest Haven near Whiskeytown Lake - OWC with \$5000 Down

Price: US ~~\$119,000~~ \$84,000

Street address: Merry Mountain Rd off Hwy299W, Whiskeytown, 96095 CALL FOR KEY

Check out this very rare buy in the middle of a National Forest with sensational mountain views, fishing and riding! One mile up hill, no neighbors or noise, deed access road, and a seasonal creek on the property. One Mile From Whiskeytown Lake and Clear Creek. Owner will carry with \$5000 down; additional down paid (up to \$10,000 not including septic down) will be subtracted from price! Has well, septic can be installed for \$3500 added to down and price. Two building pads already there, room for more on this mountainous property. AP#046-190-029. Directions: Hwy 299W, right on Merry Mountain Road (dirt road 50 ft after French Gulch sign), Go up Merry Mountain Rd exactly 1 mile and take the right at the Y; the property starts about 20 feet before the Y and the flat spot there and then there's another flat spot as you go up and to the left at the next Y. The property is at the end of that flat spot. The flat spots have wattles on them, which are for the erosion (long tubes like straw). For more information, please contact Jamie at 530-921-4849.

REDUCED! Near Downtown Red Bluff: 3 Lots - Owner Financed with \$2000 Down

Price: From US ~~\$119,000~~ \$93,000

Street address: Westridge Dr, Red Bluff, 96080

Three parcels available (10 acres each) in Red Bluff, one mile from high school with good building sites and gorgeous 360 degree views of all the mountains, power at property line. Owner financed with \$2,000 down on two of the lots (per lot). After building permit is obtained, septic and well can be added with \$5000 added down and price. One parcel, priced at \$133,000, has well, septic, power, R.V. Pads & hook ups(could rent for \$800.00/month); down for this lot is \$10,000. A private, peaceful area with lots of oaks and no visible neighbors. Directions: Walnut Av to Baker Rd, left on Plymire (becomes Deer Valley); first gate on right on Westridge. For more information, call 530-921-4849.

REDUCED! 10 Acres in Anderson - Near Win River Casino- OWC with \$2000 Down

Price: US ~~\$118,000~~ \$98,000

Street Address: See Directions Below

Beautiful views, great riding, lots of pines and oaks, partial fencing, pond on property and nearby lake. Owner Financed for \$2,000 down; additional down paid (up to \$20,000 not including septic down) will be subtracted from price! Only 5 minutes from Win River Casino. AP#205-470-004. Mobile on property, please call for details. Older mobile can be removed upon request. After building permit is obtained, septic and well can be added with \$5000 added down and price. Big flat area overlooks property's hill of trees. Directions: From Hwy 273, turn on Happy Valley Rd, right on Hawthorne Av, left on Oak St, right on Cloverdale Rd, left on Dale Ln, left on Panther Rd; property is just after the second fence (white and metal) on the right. For more information, please call 530-921-4849.

REDUCED! Lakehead: 3.24 Acres in Gregory Creek Acres - OWC with \$2000 Down

Price: US ~~\$112,000~~ \$63,000

Street Address: See Directions Below

Beautiful level building site with power adjacent, scenic views of mountains, valleys and forest. Nice quiet country setting on cul du sac, great for horse lovers! 15 minutes from Redding, less than an hour to Mt Shasta Ski Park, short drive to launch your boat (filter view of lake). Owner will carry for \$2000 down. AP#083-380-013. After building permit is obtained, septic and well can be added with \$5000 added down and price. Directions: Hwy I5 north to Gilman exit, left over hwy, right at T, 2 miles on Gregory Creek Rd, right on Zola Dr, left on Cordes Ct, on left at V in road. For more information, please call 530-921-4849.

Two Acres in Payne's Creek - Owner Financed with \$2000 Down

Price: US ~~\$48,000~~ \$41,000

Street address: Please Call to View

Owner Financed with \$2000 down on this 2 acre lot off Plum Creek Rd with incredible valley and mountain views, lots of pines, 2 nice building spots, close to store but very private. Electric at road, will put in well and septic with \$5000 added to down and price. Private yet only 20 miles to Red Bluff. AP# 011-220-051. Directions: Hwy 36 E past the Paynes Creek store, turn right at Plum Creek, over the bridge you'll pass a school on the left, driveway on the right past the curve just before the transfer station; the property starts at the driveway and goes back in about 300 feet and 350 feet on either side of driveway. For more information, please contact Jamie at 530-921-4849.

REDUCED! Half Acre Lot: Close to Downtown Redding - Owner Financed with \$1000 Down

Price: US ~~\$39,000~~ \$29,000

Street address: Scott Rd & Oasis Rd, Redding, 96003

Half acre lot at the end of Scott Road, behind the last houses, in an area of very nice homes; private country feel but close to downtown Redding. Owner Financed for \$1000 down. After building permit is obtained, septic and well can be added with \$5000 added down and price. Power at property line. Quiet neighborhood with lots of trees, land in back for riding and abundant walking trails. AP#114-160-009. Directions: Hwy I5N to Oasis Road Exit, left to Scott Road (approx 2 miles), right to end of the street, between the two houses, property on left, look for orange bands in the trees (if you're at the RR tracks, you turned the wrong way). For more information, please call 530-921-4849.

CHANGES TO DIRECTIONS: Scott Road sign has been taken down, turn right at gad berry house, property entrance is blocked by an archery board, property lines are marked by fences on the sides and back.

REDUCED!Lakehead Parcel can be Split - Lots of Pines - Owner Financed with \$1000 Down

Price: US ~~\$36,000~~ \$24,000

Street Address: Black Blvd, Lakehead, CA 96051

Nice, quiet neighborhood with lots of trees; aproximately 0.5 acres. Would make a great vacation place for the Mount Shasta Ski Park season! Owner Financed for \$1000 down. If split, the other parcel can face Coleman. After building permit is obtained, septic and well can be added with \$5000 added down and price. AP# 082-260-029. Directions: 15 minutes north of Redding to Riverside exit, turn right, then right again on Main St, right on either Black Blvd (property between Coleman & Black); second to last parcel. For more information, please call 530-921-4849.

Great Vacation or Retirement Property in Payne's Creek - Owner Financed with \$1000 Down

Price: US \$23,000

Street address: Cessna Av, Payne's Creek, 96075

Owner Financed with \$1000 down on this lot (less than an acre) with incredible valley and mountain views, priced from \$9,000. Has utilities. Private yet only 8 miles to Payne's Creek, 9 miles to Mineral, 12 miles to Lassen National Park, 25 minutes from Manton wineries. Great hunting and fishing with lakes, rivers and streams all around. AP#013-380-015. Directions: I5 to Antelope Blvd (Hwy 99), right to Hwy 36E, 29 miles to Ponderosa Way, right then left to Cessna Av. For more information, please contact Jamie at 530-921-4849.

Spectacular View Lots in Payne's Creek - Owner Financed with \$500 Down

Price: From US \$9,000

Street address: Cessna Av area, Payne's Creek, 96075

Owner Financed with \$500 down on these lots with incredible valley and mountain views, priced from \$9,000 (or all 17 for 143,000; please call for down amount). Only 8 miles to Payne's Creek, 9 miles to Mineral, 12 miles to Lassen National Park, 25 minutes from Manton wineries. Great hunting and fishing with lakes, rivers and streams all around. Values can increase quickly with the growth in this area. Community water; after building permit is obtained, septic can be added with \$3500 added down and price. Directions: I5 to Antelope Blvd (Hwy 99), right to Hwy 36E, 29 miles to Ponderosa Way, right then left to Cessna Av, turn right , properties on both sides. For more information, please contact Jamie at 530-921-4849.