

## **160 Acres in Anderson - Can be Subdivided into 4 Parcels**

Price: US \$248,000

Street Address: See Directions Below

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. 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.

## **Beautiful Home in the Country, 25 Min from Red Bluff - OWC with \$5000 Down**

Price: US ~~\$168,000~~ \$157,000

Street Address: 15875 N Mendocino Dr, Rancho Tehama, 96021

Huge new 3/2 home (approx 2500 sf) on 1.48 acres with a beautiful country view. owner financed with \$5000 down; this house cost \$300K to build, sacrificing for only \$168,000! Two car garage, outbuilding and plenty of mature trees, well and septic. Granite countertops, new stove and refrigerator, designer paint colors inside and out, beamed ceilings, tile and hardwood flooring, nice plush carpeting, pantry and laundry room, spacious master bedroom with walk-in closet and new modern light fixtures throughout, second dining room could be made into another bedroom. River access and fishing across the street. I love this house & setting... you will too! One year warantee. Payments of \$1200 per month includes taxes and insurance. Directions from Red Bluff: I5S 5 miles to Flores Av exit (642), right on Flores Av, left on Rawson Rd, left on Dusty Way, left at Paskenta Rd, right at Rancho Tehama Rd, left to stay on Rancho Tehama Rd, right on Humboldt Dr, pass the first Mendocino then turn left at the second, house is the first driveway on the left. For more information, please contact Jamie at 530-921- 4849.

## **Reduced! Great Community, Lots of Extras - Owner Financed with \$5000 Down**

Price: US ~~\$167,000~~ \$146,000

Street Address: 22140 River View Dr, Cottonwood, CA 96022

3/2, 1550 square feet, nice big kitchen with very nice cabinets, pretty counter tops, new paint inside/out, new carpet, huge dining area between kitchen and living room, covered patio, pellet stove insert in lovely brick hearth, new central heat/air, central vacuum system, community amenities include tennis court, swimming pool, club house, equestrian center, private air strip, private lake with great fishing, convenience store. Home also offers 2 car garage with automatic opener, nice brick and wood exterior. Storage shed, doughboy pool, private fenced yard on a nice corner lot. 1 year warantee. Directions: Please contact Jamie Hess (owner) at 530-921-4849 to arrange a viewing.

## **REDUCED! 46.89 Acres - Prime Land in Anderson - OWC with \$2000 Down**

Price: US ~~\$128,000~~ \$98,000

Street Address: See Directions below

Very beautiful parcel, one of the best in the area, with lots of pines and oaks. Owner will carry with \$2000 down. Seasonal creek marks the center of the property with 2 ponds across the street. Well, septic can be added with \$5,000 down and price. AP# 704-040-001. Directions: From Deschutes Rd, go 7.7 miles east on Dersch Rd, turn right on Buffalo Rd and stay to the left for 3 miles; turn left at "T", about 1000' on the left across from pond. For more information, please call 530-921-4849.

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

Price: US ~~\$124,000~~ \$79,000

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. Well and septic can be added for \$5000 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! Near Downtown Red Bluff: 3 Lots - Owner Financed with \$2000 Down**

Price: From US ~~\$119,000~~ \$98,000

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. Owner financed with \$2,000 down (per lot); well & septic installed with \$5000 down and price. One parcel, priced at \$148,000, has power, R.V. Pad & hook ups (rented for \$750.00/month). A private, peaceful area with lots of oaks, a pond and no visible neighbors. AP# 22-28-36. Directions: Walnut Av to Baker Rd, left on Plymire; sign on property on Westridge. For more information, call 530-921-4849.

## **REDUCED! Beautiful Views in Shingletown - Owner Financed with \$2000 Down**

Price: US ~~\$118,000~~ \$88,000

Street Address: See Directions Below

8.47 acres, 180 degree views of the Sierra Mountains and the Sacramento Valley, power at road, permitted driveway and building pad. Owner will carry for \$2000 down. Lots of trees, only 40 minutes from Red Bluff and Redding. AP#703-130-006. Well, septic can be added with \$5000 down. Directions: Hwy 44E to Wilson Hill Rd, go 2.8 miles just past Shorthill Rd; road on the left with sign. For more information, please contact Jamie at 530-921-4849.

## **NEW LISTING! South Red Bluff Deal: Owner Financed with \$5000 Down**

Price: US \$118,000

Street Address: Please call to view

2/2 on 1 acre on a creek in nice neighborhood, sturdy engineered steel construction, 4 storage units and huge decks. Open floor plan with large DR/kitchen combo, nice hardwood floors, central heat/air PLUS swamp cooler, laundry on enclosed porch off kitchen. Sprinklers, well, septic (no water or sewer bills!) and covered motor home parking; RV hookups installed for \$2000 extra. Near downtown, 1/4 mile out on Reeds Creek Rd on left. This is the price if we clean, \$98,000 as is. Please call 530-921-4849 for more information and to arrange a viewing.

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

Price: US ~~\$112,000~~ \$79,000

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#006-28-11. Well, septic can be added with \$5000 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.

### **Reduced in Red Bluff: 3 Lots For Sale - Owner Financed with \$2000 Down**

Price: US ~~\$109,000~~ \$98,000

Street address: Paskenta Rd & Live Oak Rd, Red Bluff, 96080

3 parcels available (10 acres each) in Red Bluff, only 1 mile from Walmart, in an area of very nice homes. Owner financed with \$2,000 down; well & septic installed with \$5000 down and price. All 3 properties can be purchased for \$269,000, for a savings of \$25,000. Inquiries may be made to the county concerning possible rezoning for apartments. AP#24-320-81. Directions: Hwy I5N to Main Street exit, left to Luther, left to Paskenta, corner of Live Oak. For more information, please call 530-921-4849.

### **REDUCED! 7 Acres in West Anderson - Fenced Flat Land - OWC with \$2000 Down**

Price: US ~~\$107,000~~ \$76,000

Street Address: See Directions Below

Pretty and private, mountain views, big oak trees and seasonal creek. Owner financed for \$2000 down! Well, septic (perk test done) added with \$5000 down and price. AP# 207-200-018. Directions: Exit I5 at Balls Ferry Rd, west at South St (first light), turns into Olinda Rd after pass through Hwy 273, 1.75 miles to Erma Ln, on left side; go down curve on dirt road, on left, property starts at stake, ends at fence. For more information, please call 530-921-4849.

### **3/2 MFH on Nice Sized View Lot- Owner Financing with \$3000 Down**

Price: US \$97,500

Street Address: 8918 Explorer Rd, Paynes Creek, 96019

Built 2005, approx 1300 SF, split floor plan with master on one side, 2 nice big porches, under home storage, on permanent foundation, 195x110 lot (actually [3] 65x110 lots). Beautiful, quiet setting. Paynes Creek's elevation means cooler summers but not too much snow in winter. Hunting, fishing, swimming, waterfalls and Lassen Park are close. One year warantee. Directions: Hwy 36E from Red Bluff 30 miles, right on Ponderosa Way, left a 'T', right on Cessna, right on Explorer, house on right. For more information and to arrange a viewing, please call 530-921-4849.

### **REDUCED! 3.5 Acres on pond by Cottonwood Creek - Owner Financed with \$2000 Down**

Price: US ~~\$88,000~~ \$55,000

Street address: Tehama Dam Rd, Cottonwood, 96022

Very nice Cottonwood building site with scenic views, pines, oaks and a pond. Owner Financed for \$2000 down! AP#006-28-11. Well, septic (permits paid, perk done) can be added with \$5000 down and price. Directions: Hwy I5 north to Bowman Rd exit, left to Evergreen (5.5 miles), right to Farquhar (2.5 miles), left to Tehama Dam Rd (not marked), left on first street, right at fork, on left on knoll after first house (the way is marked with "For Sale By Owner" signs). For more information, please call 530-921-4849.

### **Country Home, 30 Minutes from Red Bluff: Owner Financed with \$3000 Down**

Price: US ~~\$86,000~~ \$79,000

Street Address: 33627 Ponderosa Way, Paynes Creek, CA 96075

2/2 MFH, wood siding, comp roof, Stenwall perimeter foundation, all new interior, 30 min from Red Bluff off Hwy 36E in the beautiful Paynes Creek area; small, quiet neighborhood with country views all around and great fishing! Large living room, den, big porch, washer and dryer, 2 storage units, no garage. Lot size approx 122x75. Payments \$750 per month, includes taxes and insurance. Directions: Exit Antelope Blvd/36 East in Red Bluff, east to 36 East, 28 miles on 36 East to Ponderosa Way, right on Ponderosa, 1 mile on left. Please call 530-921-4849 for more information and to arrange a viewing.

### **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; well & septic can be installed with \$5000 down and price. 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. For more information, please call 530-921-4849.

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

Price: US ~~\$36,000~~ \$29,000

Street Address: Black Blvd, Lakehead, CA 96051

Nice, quiet neighborhood with lots of trees; approximately 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. Well, septic can be added with \$5000 down and price. 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 - OWC 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. Directions: 15 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 \$1000 Down**

Price: From US \$9,000

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

Owner Financed with \$1000 down on these lots with incredible valley and mountain views, priced from \$9,000. 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; septic installed with \$5000 down and price. Directions: 15 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.