

160 Acres in Anderson - Can be Subdivided into 4 Parcels – OWC with \$15000 Down

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.

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

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

Location: 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.

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.

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.

REDUCED! Half Acre Lot: Close to DT 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.