

### **REDUCED! 3.5 Acres on Pond by Cottonwood Creek -Owner Financed with \$5000 Down**

Price: US ~~\$86,000~~ \$73,000

Street address: 18675 Wilderness Dr, Cottonwood, 96022

Very nice Cottonwood building site with scenic views, pines, oaks and a pond. Owner Financed for \$5000 down! AP#006-280-001. Needs well, septic (permits paid, perc done). Trailers have no value; can be removed. Maps show as Wilderness Trail. Directions: Hwy I5 north to Bowman Rd exit (go west), right on Evergreen, left on Farquhar, left on Tehama Dam Rd (not marked 40.3327336,-122.4206296), left on first street, right at fork, on left (knoll above pond) after first house (40.3355172,-122.4233252). For more information, please call 530-921-4849.

### **REDUCED! 7 Acres in West Anderson - OWC with \$5000 Down**

Price: US ~~\$118,000~~ \$75,000

Street Address: See Directions Below

Pretty and private, mountain views, big oak trees and seasonal creek. Owner financed for \$5000 down. There's a great spot up on a knoll, surrounded by big beautiful old oaks, to build a house and have your deck looking out over the land and nice views! Well and septic needed. 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. When Erma curves to the left, it starts at the mountaintop road and ends at the fence line all the property on the left hand side, marked by pink flags at the corners. After you see the trees along the road and then can go left, in there is a good spot for a house and the property goes all the way back to the back fence. 40°26'19.0"N 122°20'24.7"W For more information, please contact Jamie at 530-921-4849.

### **REDUCED! 10 Acres in Anderson - Near Win River Casino- OWC with \$5000 Down**

Price: US ~~\$118,000~~ \$89,000

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 \$5,000 down! Only 5 minutes from Win River Casino. AP#205-470-004. After building permit is obtained, septic and well can be financed. 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. 40.460763, -122.478120 For more information, please call 530-921-4849.

### **Great Vacation or Retirement Property in Paynes Creek - Owner Financed with \$2000 Down**

Price: US \$28,000

Street address: 33530 Cessna Av, Paynes Creek, 96075

Owner Financed with \$2000 down on this lot (less than an acre) with incredible valley and mountain views. Has water, electric. Private yet only 8 miles to Paynes 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#013-231-013. Directions: I-5 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 Paynes Creek - Owner Financed with \$1000 Down**

Price: US \$11,000 each - Please see parcel map for quantity discounts

Street address: Cessna Av, Paynes Creek, 96075

Owner Financed with \$1000 down on these lots with incredible valley and mountain views, priced from \$11,000. Only 8 miles to Paynes 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. Directions: I-5 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.

## **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

[Click here for parcel map](#)

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. [Please click here for septic and well information.](#) Power at property line. Quiet neighborhood with lots of trees, land in back for riding and abundant walking trails. AP#114-160-009 / 40°38'02.4"N 122°23'40.5"W. Directions: I-5 North of Redding get off on the Oasis exit go left South and on the right about a mile and a half down Scott Road (sign taken down and a homemade street sign with the name gadberry is marking the road); go to the end and in between the two last houses is one of the easements to get back to the property go between those two homes fences past the large board (with Mount Shasta on it) 30 feet and the property begins and it's all three sides are fenced except on the front, so if you walk to the left or the right or all the way back to the end of the property you'll run into the fence lines. 40°38'02.4"N 122°23'40.5"W For more information, please contact Jamie at 530-921-4849.