

Thank you for visiting!

**Reduced! 2.78 Acres in Great Location- Build 21 Units**

485 Wright Drive, Redding, CA 96003  
Price: US ~~\$318,000~~ \$276,000

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! 17 Spectacular View Lots: Owner Financing Available with \$25000 Down**

Ponderosa Sky Ranch, Paynes Creek, CA 96075  
Price: US ~~\$200,000~~ \$178,000

Owner Financed with \$25000 down on these lots with incredible valley and mountain views, all 17 for 178,000. 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. All paved roads, community water to all, septic done on 2 lots, one lot with electric (poles to all other lots). 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 (see parcel map). For more information, please contact Jamie at 530-921-4849.

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

Price: US ~~\$124,000~~ \$87,000  
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! Near Downtown Red Bluff: 2 Lots - Owner Financed with \$2000 Down**

Price: From US ~~\$119,000~~ \$93,000  
Street address: Westridge Dr, Red Bluff, 96080

Two 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. A private, peaceful area with lots of oaks and no visible neighbors. 022-280-042 is the western lot, 044 is the eastern (middle 043 is sold). Directions: Walnut Av to Baker Rd, left on Plymire to the end, right on Deer Valley then left on Westridge; first gate on right on Westridge. For more information, call 530-921-4849.

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

Price: US ~~\$119,000~~ \$79,000

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

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

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! Only 5 minutes from Win River Casino. AP#205-470-004. Older mobile has been removed. 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 (1st fence white, 2nd fence 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 15 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: 10 Acres - Owner Financed with \$2000 Down**

Price: US ~~\$109,000~~ \$73,000

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

10 acres in Red Bluff (other 2 lots sold), only 1 mile from Walmart, in an area of very nice homes. Owner financed with \$2,000 down; After building permit is obtained, can put in well and septic with \$5000 added to down and price. Inquiries may be made to the county concerning possible rezoning for apartments. AP#24-320-81. Directions: Hwy 15N to Main Street exit, left to Luther, left to Paskenta, corner of Live Oak. 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: 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 archery board 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.

### **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; 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. 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. 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#013-231-013. 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 178,000; 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.

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