

NORTHERN CALIFORNIA Homes and Properties

November 2021



Located across from Bidwell Park!! Look out your front window from your lovely sitting area to the views of the foliage of the park!! There are many upgrades that this home has to offer, that you will notice the minute you pull up to this property: the custom stamped concrete driveway, and double wood fence leading to the RV area. Then step into the home and feel right at home and be very impressed with the upgrades that this custom kitchen has to offer. Stunning one of a kind solid redwood counter/ eating bar, soft close drawers/ cabinets. pantry space, pot filler over the gas range, split farm house sink, and granite counter tops. The dining/ living room is made comfy with the brick hearth/ gas fireplace. One of the bedrooms is oversized which could be used as a hobby room, office or bedroom. the master has custom closet insert and built-in cabinets. Hardwood flooring throughout the living/ dining, hall, and front room sitting areas, gorgeous water fountain, numerous fruit trees, and approx. 97 sq foot detached building with wall AC unit! 3 bed, 2 bath, 1,686 sq ft home for.....**\$550,000**

- ❖ Awarded Sales Record
- ❖ Chico Native
- ❖ References
- ❖ Consistent sales Production
- ❖ Professional
- ❖ Personable
- ❖ Respected
- ❖ Honest

CENTURY 21
Select Real Estate, Inc.

Let me show you Chico!

Teresa Larson
514-5925

chiconativ@aol.com
www.chicolistings.com
DRE #01177950



Inside:

The Forecast

By Doug Love.....**4**

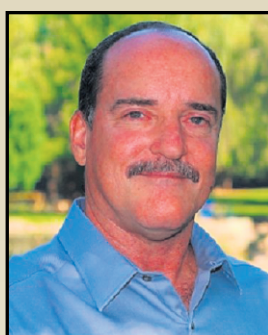
Salesmanship

By Dan Bosch.....**7**

NCHP Questions?
mmanera@chicoer.com

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Congratulations to our**Top Listers & Top Producers for the month of September, 2021!****Top Producer**
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CalDRE #01177950**Top Lister**
Chico**Alice Zeissler**
530-518-1872
CalDRE #013123541101 El Monte Ave. - Chico
(530) 345-6618
www.c21selectgroup.com**Top Producer**
Commercial**Frank Ross**
530-624-6375
CalDRE #01014400**Top Lister**
Commercial**Austin Barron**
530-588-4538
CalDRE #020827211101 El Monte Ave. - Chico
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CalDRE #013635261495 CA-99, Ste. A - Gridley
(530) 846-2121
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Paradise**Sue Mawer**
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CalDRE #01155605**Top Listers**
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CalDRE #00907540**Ashley Brys**
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(530) 712-2070
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you Chico!

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DRE #01177950



RESIDENTIAL LISTINGS:



Located across from Bidwell Park!! Look out your front window from your lovely sitting area to the views of the foliage of the park!! There are many upgrades that this home has to offer, that you will notice the minute you pull up to this property: the custom stamped concrete driveway, and double wood fence leading to the RV area. Then step into the home and feel right at home and be very impressed with the upgrades that this custom kitchen has to offer. Stunning one of a kind solid redwood counter/ eating bar, soft close drawers/ cabinets, pantry space, pot filler over the gas range, split farm house sink, and granite counter tops. Approx. 97 sq foot detached building with wall AC unit that could be used as a studio or office! 3 bed, 2 bath, 1,686 sq ft home for.....**\$550,000**

Little Chico Creek subdivision across from the newly designed Meriam Park, which offers many places to enjoy! Tucked at the back of the neighborhood, this one-owner home has been loved for years. The special touches of crown molding, gas starter fireplace in the family room, kitchen island, ceiling fans, tile roof, and lovely backyard to enjoy are just a few mentions of things that give this home a special feeling. The floor plan offers a nice size living/dining room combo, open floor plan with the kitchen open to the nook and family room. Lovely 3 bedroom, 2 bath, 1,888 sq ft home.....**\$485,000**

For More Pictures &
Listings Visit Me On
The Web At:

www.ChicoListings.com

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254 E. 8th Street
Chico, CA 95928

(530) 680-8884

15511 Nobel Avenue
Forest Ranch, CA 95942

www.JimCraneRealty.com

CalBRE#00640752



Stunning almost 7 acre property located in the secluded and private Forest Ranch foothills. The property features a 3 bd / 2 ba, 1,716 square foot home built in 2018 with a 36 ft x 36 ft barn, 1,100 sq. ft storage loft, raised garden beds, fruit trees, chicken coops, enclosed dog run, and multiple fenced areas ready for all of your four-legged friends! You'll be in awe as soon as you enter the home from the wood beamed covered front porch to the large living room with vinyl plank flooring, vaulted ceilings, open to the beautiful kitchen with granite countertops, stainless steel appliances, crush granite farmhouse sink, and absolutely stunning cabinets. Home also has attached 2 car garage, large back deck, and 3,000 gallon holding tank. **\$495,000**



This beautiful 3bd/2ba home is situated on 1 acre featuring central heating & air, garage or large shop, raised garden beds, fruit trees and much more! Spend your evenings relaxing on the large wrap-around porch overlooking the backyard that's been cleared and ready for you to turn into your personal oasis. **\$349,000**

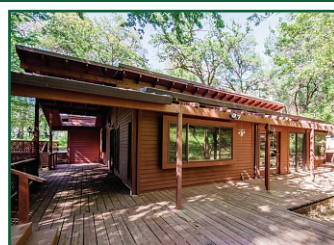


This home boasts large windows that overlook the spectacular canyon, over your 15 acres and full horse set-up! Breathtaking views await you from the living room, family room, master bedroom, and guest bedroom. This property is ready for you and your large furry friends to come and make memories. **\$480,000**

Amazing development potential! Located near schools, ball parks, Thermalito Forebay, Butte County administrative offices, Superior Court, and less than 25 minutes from Chico, this property is prime for development. **\$700,000**

Build your dream home here! Vegetation has been selectively cleared to showcase the beauty and potential of this gently sloping 5.22 acre property in nice neighborhood. On private, graveled road with rights to a shared 580 ft "Earl Watson" well. **\$120,000**

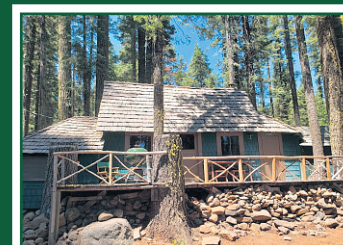
Serene views abound on this 18.55 acre property, privately situated off private, gated road. About 13 mile drive / 25 minutes from Chico. Property currently has no improvements / utilities - a blank slate for development. Approximately 1500 foot elevation. **\$65,000**



Beautiful 3bd/2ba home on almost 10 acres with a separate 1bd/1ba cottage plus an amazing 6-car garage! Both homes have lovely vaulted ceilings and tons of natural light. Both homes also have central heat and air plus a wood stove. This is truly a special property you won't want to miss! **\$525,000**



This beautiful 5 acre property is situated off a paved and maintained road. There is a 20x28 agriculture building on the property, an existing septic system, and 1/4 share interest in an existing well. The structure has partially completed improvements, but is not permitted as residential use. **\$145,000**



This quaint, 430 sf cabin plus 262 sf deck is the perfect location to escape the hustle and bustle of everyday life. The large main room includes kitchen, living and dining space with rustic beamed ceiling, fireplace, and original "wavy glass" windows overlooking the fire pit, creek and meadow beyond. **\$75,000**



Concow oasis - 2bd/2ba home, built in 2009, on 7.39 acres and turn-key ready! Open concept plan, huge kitchen, vaulted ceilings, OWNED solar, whole-house generator, two-car garage, and much more. Property features panoramic views of the Foothills, beautiful garden, private well, defensible-space, and tons of serenity. **\$350,000**

The Forecast

The California Association of Realtors released their latest Real Estate Market forecast. Here’s the scoop:

California housing market to remain solid if pandemic is kept under control, but structural challenges will persist.

- Existing, single-family home sales are forecast to total 416,800 units in 2022, a decline of 5.2 percent from 2021’s projected pace of 439,800.
- California’s median home price is forecast to rise 5.2 percent to \$834,400 in 2022, following a projected 20.3 percent increase to \$793,100 in 2021.
- Housing affordability is expected to drop to 23 percent next year from a projected 26 percent in 2021.

Supply constraints and higher home prices will bring California home sales down slightly in 2022, but transactions will still post their second highest level in the past five years.

The baseline scenario of C.A.R.’s “2022 California Housing Market Forecast” sees a decline in existing single-family home sales of 5.2 percent next year to reach 416,800 units, down from the projected 2021 sales figure of 439,800. The 2021 figure is 6.8 percent higher compared with the pace of 411,900 homes sold in 2020.

The California median home price is forecast to rise 5.2 percent to \$834,400 in 2022, following a projected 20.3 percent increase to \$793,100 in 2021 from \$659,400 in 2020. An imbalance in demand and supply will continue to put upward pressure on prices, but higher interest rates and partial normalization of the mix of sales will likely curb median price growth. Additionally, a shift in housing demand to more affordable areas, as the trend of remote working continues, will also keep prices in check and prevent the statewide median price from rising too fast in 2022.

“A slight decline next year from the torrid sales pace of the past year-and-a-half will be a welcome relief to potential homebuyers who have been pushed out of the market due to high market competition and an extremely low level of homes available for sale,” said C.A.R. President Dave Walsh. “Homeownership aspirations remain strong and motivated buyers will have more inventory to choose from.

They will also benefit from a favorable lending environment, with the average 30-year fixed rate mortgage remaining below 3.5 percent for most of next year.”

C.A.R.’s 2022 forecast projects growth in the U.S. gross domestic product of 4.1 percent in 2022, after a projected gain of 6.0 percent in 2021. With California’s 2022 nonfarm job growth rate at 4.6 percent, up from a projected increase of 2.0 percent in 2021, the state’s unemployment rate will decrease to 5.8 percent in 2022 from 2021’s projected rate of 7.8 percent.

Growing global economic concerns will keep the average for 30-year, fixed mortgage interest rates low at 3.5 percent in 2022, up from 3.0 percent in 2021 and from 3.1 percent in 2020 but will still remain low by historical standards.

“Assuming the pandemic situation can be kept under control next year, the cyclical effects from the latest economic downturn will wane, and a strong recovery will follow,” said C.A.R. Vice President and Chief Economist Jordan Levine. “However, structural challenges will reassert themselves as the normalization of the market continues. Demand for homes will continue to outstrip available supply as the economy improves, resulting in higher home prices and slightly lower sales in 2022,” Levine continued.

Here’s a 7-year comparison of sales, prices, and interest rates.

	2015	2016	2017	2018	2019	2020	2021p	2022f
SFH Resales (000s)	409.4	417.7	424.9	402.6	398.0	411.9	439.8	416.8
% Change	7.00%	2.00%	1.70%	-5.20%	-1.20%	3.50%	6.80%	-5.20%
Median Price (\$000s)	\$476.3	\$502.3	\$537.9	\$569.5	\$592.4	\$659.4	\$793.1	\$834.4
% Change	6.60%	5.40%	7.10%	5.90%	4.00%	11.30%	20.30%	5.20%
Housing Affordability Index*	31%	31%	29%	28%	31%	32%	26%	23%
30-Yr FRM	3.90%	3.60%	4.00%	4.50%	3.90%	3.10%	3.00%	3.50%

(p = projected f = forecast) Stay tuned.



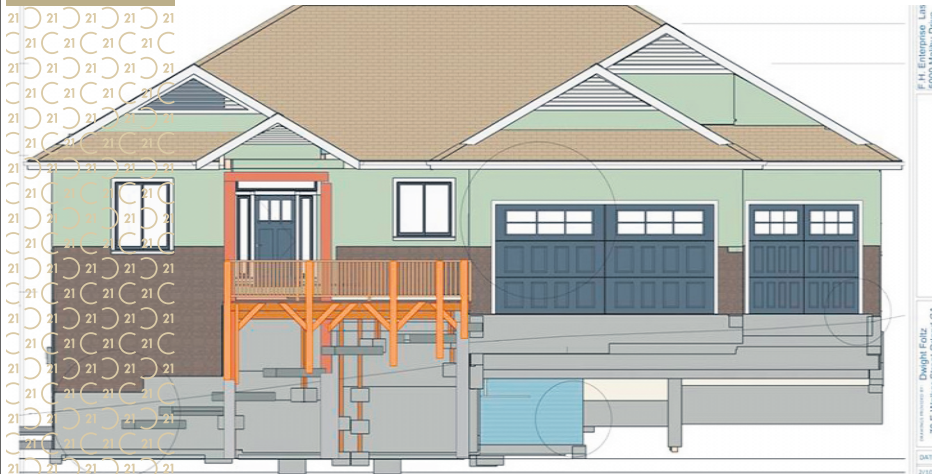
By Doug Love
Doug Love is Sales Manager at Century 21 in Chico.
Email dougwlove@gmail.com. Call or text 530-680-0817.



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for \$75K off the list price!
Call for more info!

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5000 Malibu Drive Paradise CA 95969
4 Bed | 3 Bath | Offered at \$825000



CONTACT ME FOR ALL YOUR REAL ESTATE NEEDS!



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ASHLEY BRYs
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Laura Willman
CalBRE #01931088

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SMARTER, BOLDER, FASTER



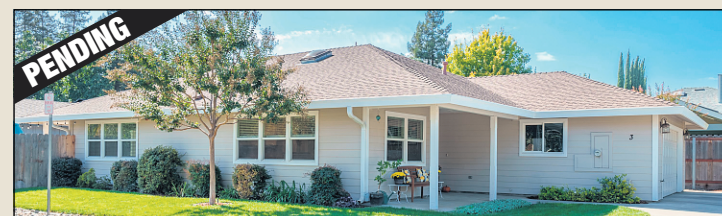
Paul Champlin
CalBRE #0436522



4216 Shorthorn Dr • \$499,000

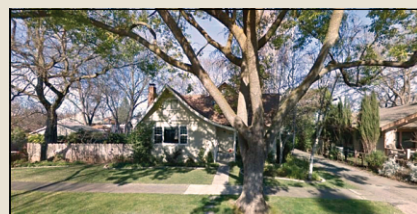
This wonderful north Chico home is 3 bedroom/2 bath and has had only one owner. It is set on one acre and is ready for someone new, like you to call it home. Opportunities like this do not come up often! Call Laura Willman at 530.680.8962 today to make an appointment for a private showing.

Call Laura Willman at (530) 899-5969 or email lwillmanchico@gmail.com



3 Buttercup Ct • \$469,900

This warm and inviting home features beautiful tile floors, spaciouly wide hallways and gorgeous details such as tray ceilings in the living and master bedrooms. The kitchen, which opens to the living room, has been refreshed with stainless steel appliances and painted cabinets and has a walk-in pantry. The bedrooms are roomy and there's plenty of closet space for all your storage needs. Top all this off with a finished 2 car garage, a low maintenance yard and OWNED SOLAR. This is a delightful place to call HOME!



3/2 on over 5 acres for \$369,000
With adjoining 5+ acres for \$179,000

Buy both today...make an offer.



22 Via Verona Cir., 4/3 with Large bonus
Room beautifully updated
\$499,950



15316 Forest Ranch Way 3 bd 3 ba
Home split floor plan only \$375,00
Call Today

Call Paul Champlin at 530.571.7714 champhomes@sbcglobal.net

BUTTE COUNTY PROPERTY SALES

The following houses were sold in Butte County during the week of
Oct. 11 - Oct. 15. The housing prices are based on the stated document
transfer tax of the parcel and may not necessarily reflect the actual price of the property.
Sponsored in part by the businesses, individuals and companies featured on this page.



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STREET ADDRESS	CITY	ZIP CODE	# OF BEDS	# OF BATHS	LOT AREA	SALE PRICE
1671 10TH ST	OROVILLE	95965	3	3	12632	\$340,000
555 VALLOMBROSA AVE #88	CHICO	95926	1	1	871	\$185,000
1874 10TH ST	OROVILLE	95965	6	4	6969	\$325,000
1170 SANTANA CT	CHICO	95926	3	2	7840	\$540,000
515 MISSION SANTA FE CIR	CHICO	95926	3	2	5662	\$470,000
13676 SAWGRASS CT	CHICO	95973	3	3	37897	\$900,000
1151 PLUMAS AVE	OROVILLE	95965	3	2	14810	\$161,000
3026 SANDI DR	CHICO	95973	3	2	12196	\$465,000
4745 SEACREST DR	OROVILLE	95966	3	2	18730	\$321,000
2181 WILCOX AVE	OROVILLE	95966	4	2	4791	\$379,000
750 NILES CANYON LN	CHICO	95973	3	2	5662	\$465,000
11 OAKRIDGE CT	OROVILLE	95966	3	2	13068	\$440,000
3605 STAUSS AVE	OROVILLE	95966	3	2	6098	\$379,000
2225 DANBURY WAY	CHICO	95926	3	2	6098	\$467,000
2 MINDY CT	CHICO	95928	4	2	10018	\$500,000
420 SCARLET OAK DR	GRIDLEY	95948	3	2	11761	\$315,000
225 WAKEFIELD DR	OROVILLE	95966	2	1	118483	\$265,000
1005 ARCADIAN AVE	CHICO	95926	2	2	8276	\$375,000
930 MONTGOMERY ST	OROVILLE	95965	2	1	5662	\$206,000
2871 GAWTHORNE AVE	OROVILLE	95966	2	2	10018	\$270,000
1251 GLENSHIRE LN	CHICO	95973	3	2	6534	\$406,000
276 CONNORS AVE	CHICO	95926	2	1	8276	\$352,000
2 SIR ANDREW CT	CHICO	95928	3	2	5227	\$360,000
7 CASA DEL LAGO	CHICO	95928	2	2	871	\$345,000
1672 ALBION CT	CHICO	95973	3	2	5662	\$429,000
86 MILLET LN	OROVILLE	95966	3	3	237837	\$475,000
1453 LAZY TRAIL DR	CHICO	95926	3	2	12196	\$699,000
4702 HARTLEY DR	FOREST RANCH	95942	3	2	27007	\$330,000
214 LEMON HILL DR	OROVILLE	95966	3	3	26571	\$160,500
1272 BIGGS AVE	OROVILLE	95965	3	2	15681	\$324,000
706 CHESTNUT ST	CHICO	95928	4	1	4791	\$320,000
3745 FALLBROOK AVE	OROVILLE	95966	3	1	8276	\$255,000
1480 PEACH ST	GRIDLEY	95948	3	1	6969	\$318,000
2 WESTERDAHL CT	CHICO	95973			8712	\$605,000
340 NEWPORT DR	CHICO	95973	3	3	7840	\$516,500
835 EL DORADO ST	CHICO	95928	4	2	5227	\$380,000
2596 EL PASO WAY	CHICO	95973	2	1	10454	\$345,000
1174 GRAND AVE	OROVILLE	95965	2	1	23086	\$152,000
15021 JACK PINE WAY	MAGALIA	95954	3	2	29620	\$290,000
6218 WOODMAN DR	OROVILLE	95966	3	3	6969	\$505,000
1275 VALLEY FORGE DR	CHICO	95973	3	2	13503	\$100,000
8 SAN RAMON DR	CHICO	95973	3	2	8712	\$417,500
3741 DULCINEA DR	OROVILLE	95965	3	3	196891	\$550,000
1620 LANCE TER	CHICO	95973	3	2	5227	\$481,000
1059 VICEROY DR	CHICO	95973	3	2	4356	\$162,500
335 PARK ST	GRIDLEY	95948	2	1	6534	\$327,000
3219 MYSTERY RUN	CHICO	95973	4	3	6534	\$725,000

Salesmanship...

Sales as a vocation is many-times looked upon with disdain... Stories and experiences of unethical, financially driven and morally questionable salespeople have become part of the fabric of society. I must admit that I have had many of these experiences myself. From door-to-door salespeople, to car dealerships and everything in between, there is no denying that they are a common occurrence in many environments. The real estate industry is not at all immune to these issues. To the contrary, when hundreds-of-thousands of dollars are involved, the potential of encountering a problem of some sort will always be present... Unfortunately, narrowing the focus to negative experiences creates a situation where all of the good that is associated with sales professionals can often be completely overlooked. I cannot speak to other industries, but when it comes to the business of real estate, the truth is that a customer is just as likely to have a positive interaction as one that they would deem negative.

When listening to, or reviewing feedback, I believe that it is always important to first consider the source. The ability of anyone and everyone to post online comments or reviews has definitely changed the way in which information is disseminated. This therefore changes the way in which opinions are formed. It is imperative to keep this reality in mind when creating our own personal view of the world.

I have heard it said that a customer who simply has their expectations met, will tell nobody and that one who's expectations are exceeded will tell few, but that the individual who has a bad experience will tell everyone.

Yes, the number of Realtors seems to be growing exponentially and with this growth comes definite challenges. The difficulties of inexperience, pressure and even desperation are real and they can significantly and negatively affect a client's experience. However, keep in mind that in any profession there are always going to be numerous well-respected and experienced individuals that will provide the kind of service that exceeds expectations. Sometimes you just have to look a bit further to locate them...

What differentiates the true professionals and how can you find them? It's easy really... Just look for those that have made it through the tough times in the industry. A salesperson who has successfully weathered these storms and has remained in the business is one that is typically best-suited to provide the kind of service you deserve. They take tremendous pride in what they do. They study patterns and understand changing markets. They have "been there, done that" and perhaps most importantly, they have the confidence to advise you to make a decision that is in your best interest – not theirs.



Dan Bosch is a Realtor Associate with RE/MAX of Chico and the team leader for the Premier Professionals Real Estate Team... Dan specializes in residential and investment properties. He can be reached at (530) 896-9330 or via email at danbosch@sbcglobal.net. You can visit his website www.premierteamchico.com and follow him at www.facebook.com/premierteamchico or on Instagram @dan_bosch

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Kim Miller, REALTOR®

530-840-0733

DRE# 010709155



NEW TO THE MARKET Mellicious 3 bedroom, 2 bath home! Beautiful granite counter tops in the kitchen and bathrooms. The kitchen has a large island, stainless appliances and a spacious pantry. The living room features a gas fireplace and crown moulding. This home is beautifully landscaped and shows pride of ownership! There is a newer shed with shelving in the backyard for gardening or storage. The home features a large three car garage for your work projects, cars or boats. Convenient location for shopping or access to the freeway. A must see! **\$385,000**



WESTGATE ESTATES! 8.94 acres that includes a 2 bedroom, 1 bath single wide mobile home w/pop-out. Property is rolling with a detached oversized single car garage, storage shed and trees. Rural but close to town. Cash only offers. **\$199,000**



GREAT COUNTRY PROPERTY One owner home located on 4.64 acres just minutes to town. Lovely country setting for this 3 bedroom, 2 bath home, open kitchen w/eating bar, dining area, & lg laundry room. Has a detached garage/shop, a barn and the property is fence and cross fenced for your animals. House sits back off the road and has nicely landscaped yards. Partially covered patio in the back to sit, relax and BBQ on & a garden area. Located on the south end of Red Bluff. Quick access to Interstate 5 for commuters. **\$475,000**



10 ACRES CLOSE TO TOWN. Spacious 3 bedroom, 2 bath home. Large picture windows are encased in solid knotty pine & cabinets throughout. Extra large living area could serve as a living room and family room if furnished as such. It has a wood stove which nicely heats the inside & central heat and air. Whole house vacuum system is built into the house for easy clean up. Covered porch, large deck & hot tub. Deep detached 3 car garage w/a working potbelly wood stove, deep sink, work bench, shop, office, and bonus room, & the other a large barn w/loft, tack room and 1/2 bath and a wood shed. 42 solar panels adorn the roof of the garage & the solar is owned, so you will have much lower energy bills. Property is zoned AG, has a fenced & gated corral w/covered pen & acres of pasture for grazing. Price reduced to **\$629,000**



PRICE REDUCED! 1,600+ sq ft split-level home in the country that has 3 bedrooms, 2 baths and a 2 car attached garage. Features a large living room, dining area and has some newer flooring and paint. Located on 1 treed acre with room for the kids or pets to run. **\$339,000**



WESTSIDE COTTONWOOD. Newer clean and spacious 2 bedroom, 2 bathroom manufactured home that has a 3rd room that has a closet. Detached garage, outbuilding, pond and oak trees. Live off the grid (No PG&E) with solar, batteries, propane and generator. Lots of privacy on this 19+ acre parcel. **\$347,000**



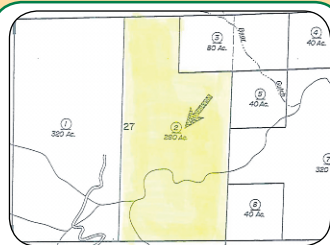
WELLS CREEK RANCHES. 1.60 acres of recreational property with an off-the-grid cabin, a seasonal pond and lots of trees. Possibility of seeing deer, bears, turkeys, quail & more. Located behind a locked gated area off Vestal Road. Asking **\$275,000.**



.29 of an acre Nice cul-de-sac lot in Mineral, trees, community water and sewer available. **\$35,000**



39.76 acs in the foothills of Manton, east of Red Bluff. Occasional snow and wildlife. Outdoor activities close by. **\$125,000**



280 ACRES of remote property for hunting, camping or just getting away from it all. Approx. 2 miles of road on the property. Elevation is approx. 3,400 to 4,400 feet. Wells Creek runs through property for approx. 3/4 mile, Horse Creek for approx. 1/4 mile & according to seller there are 3 waterfalls. **\$149,000**



3.3 acs Amazing mountain views, west of Red Bluff. Home pad is already been cut **\$45,000**



.44 acs Double lot in Mineral, community water and sewer available, trees and backs up to meadow. **\$57,500**



.23 of an acre Commercial zoned in city limits, high traffic, close to I-5 access. **\$89,500**



2.3 acs Zoned commercial, flat, paved frontage, close to town. **\$165,000**



71.5 acs Tomhead Mtn area, rolling/steep parcel with a creek/spring. **\$125,000**



City lot on Oak street in Red Bluff, trees and paved frontage & alley access **\$39,000**



640 acs recreational property w/Maple Creek going across it, wildlife and approx. 2,000 foot elevation. **\$269,500**



14.47 acs property Zoned M1, close access to I-5. Many possibilities. **\$1,350,000**