

**Lake California: Great Community, Lots of Extras - Owner Will Carry with Low Down**

Price: US \$167,000

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

1550 square feet 3 bd 2 ba. 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, central heat/air, central vacume 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, room for pool, private fenced yard on a nice corner lot. Directions: Please contact Jamie Hess (owner) at 530-528-9275 to arrange a viewing.

**Red Bluff: Lovely 4/2 With a Pool, Steps to Shopping - Owner Will Carry with \$5000 Down**

Price: US \$158,000.00

Street address: 640 Armstrong Ct, Red Bluff, 96080

This spacious 1600 sq ft home on a cul-de-sac has 4 bedrooms and 2 baths; there is plumbing under the house for a 3rd bath. Open floor plan with fireplace and step-down living room features lovely new paint colors and neutral carpeting. Large laundry room, central air/heat; sunroom has a view of the inground pool with modern ceramic tile and a new pool system. Legal conversion of garage created a nice split floor plan with the other 3 bedrooms on other side of the house. Fully fenced, nice deck by house and around pool, public water and sewer, nice yard with easy maintenance. Walk to Walmart, Raley's, Blockbuster and more! Directions from Downtown Red Bluff: South on Main Street , right on Luther Rd, right on S Jackson St, right on Reeds Av, left on Armstrong. For more information, please call Jamie Hess (owner) at 530-921-4849.

**Reduced in Red Bluff: 3 Lots For Sale - Owner Will Carry with \$5000 Down!**

Price: US \$137,000.00

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 will carry for \$5,000 down; well & septic have been installed. Manufactured homes can be placed on each parcel with no additional down; please let us know how we can help you in this area! All 3 properties can be purchased for \$382,000, for a savings of \$29,000. 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 Jamie Hess (owner) at 530-921-4849.

**Reduced: 25 Min from Red Bluff with a Country View – OWC with \$5000 Down!**

Price: US \$128,000.00

Street Address: 17060 Hillcrest Dr, Rancho Tehama, 96021

All new 3/2 home (approx 1200 sf) with separate 1/1 unit on 1 acre with a country view. Split level plan, all new interior with marble tile, central heat/air , private office off the separate master bedroom. Studio house/shop with bath (could be made into a 1/1 unit) and fenced yard with a dog run. I love this house & setting... you will too! Directions from Red Bluff: I5S 6 miles to Gyle Rd exit (636), right on Gyle Rd, right at Paskenta Rd, left (and keep left) at Rancho Tehama Rd, left on Hillcrest Dr, house is on right. For more information, please contact Jamie Hess (owner) at 530-921-4849.

**Lakehead: 3.24 Acres in Gregory Creek Acres - OWC with \$5000 Down!**

Price: US \$124,000.00

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 \$5,000 down; manufactured home can be placed on parcel with no additional down; please let us know how we can help you in this area! AP#006-28-11. Well, septic can be added for an additional charge. Directions: Hwy 15 north to Gilman exit 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 contact Jamie Hess (owner) at 530-921-4849.

**REDUCED! 40 Acre Haven in the Forest - OWC with \$5000 Down**

Price: US \$119,000.00

Street address: Merry Mountain Rd & Hwy299W, Whiskeytown

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 year-round creek on the property. One Mile From Whiskeytown Lake and Clear Creek. Owner will carry for \$5,000 down; well & septic can be installed for an additional \$13,000 added to price. Manufactured home can be placed on parcel with no additional down; please let us know how we can help you in this area! One building pad with a shed already there, room for many more. AP#046-190-029. Directions: Hwy 299W, right on Merry Mountain Road (dirt road 50 ft after French Gulch sign), go up to the end (after bend to the left). For more information, please contact Jamie Hess (owner) at 530-921-4849.

**REDUCED! Beautiful Views in Shingletown - Owner Will Carry with \$5000 Down**

Price: US \$118,000.00

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 \$5,000 down; manufactured home can be placed on parcel with no additional down; please let us know how we can help you in this area! Lots of trees, only 40 minutes from Red Bluff and Redding. AP#703-130-006. Well, septic can be added for an additional \$13,000 added to price. 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 Hess (owner) at 530-921-4849.

**REDUCED! 10 Acres Near Win River Casino- Owner Will Carry with \$5000 Down**

Price: US \$118,000.00

Beautiful views, great riding, lots of pines and oaks, pond on property and nearby lake. Owner will carry for \$5,000 down; manufactured home can be placed on parcel with no additional down; please let us know how we can help you in this area! Only 5 minutes from Win River Casino. AP#205-470-004. Well, septic (perk test done) can be added for an additional \$13,000 added to price. 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 first white fence on the right. For more information, please contact Jamie Hess (owner) at 530-921-4849.

**7 Acres in West Anderson - Fenced Flat Land - OWC with \$5000 Down!**

Price: US \$117,000.00

Pretty and private, mountain views, lots of big oaks. Owner will carry for \$5,000 down; manufactured home can be placed on parcel with no additional down; please let us know how we can help you in this area! Well, septic (perk test done) can be added for an additional \$13,000 added to price. 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, to left, property starts at pole, ends at fence. For more information, please contact Jamie Hess (owner) at 530-921-4849.

**REDUCED! 3.5 Acres on pond by Cottonwood Creek – OWC with \$5000 Down**

Price: US \$99,000.00

Street address: Tehama Dam Rd, Cottonwood, 96022

Very nice Cottonwood building site with scenic views, pines, oaks and a pond. Owner will carry for \$5,000 down; manufactured home can be placed on parcel with no additional down; please let us know how we can help you in this area! AP#006-28-11. Well, septic (permits paid, perk done) can be added for an additional charge. 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 contact Jamie Hess (owner) at 530-921-4849.

**REDUCED! Half Acre Lot: Close to Downtown Redding - OWC with \$5000 Down**

Price: US \$59,000.00

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 will carry for \$5,000 down; well & septic can be installed for an additional \$13,000 added to price. Manufactured home can be placed on parcel with no additional down; please let us know how we can help you in this area! Quiet neighborhood with lots of trees and land in back for riding. AP#114-190-004. 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 Jamie Hess (owner) at 530-921-4849.

**Lakehead Parcel can be Split - Lots of Pines - Owner Will Carry with \$5000 Down!**

Price: US \$46,000.00

Street Address: Black Blvd, Lakehead, CA 96051

Nice, quiet neighborhood with lots of trees; aproximately 0.5 acres. Would make a great vacation place for the Mount Shasta Ski Park season! Owner will carry for \$5,000 down; manufactured home can be placed on parcel with no additional down; please let us know how we can help you in this area! if split, the other parcel can face Coleman. Well, septic can be added for an additional \$13,000 added to 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 contact Jamie Hess (owner) at 530-921-4849.

## **Spectacular View Lots in Payne's Creek - Owner Will Carry with \$1000 Down!**

Price: From US \$9,000.00

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

Owner will carry 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 for \$3000 added to price, not down. 1300 sf manufactured home delivered and setup for \$48,000 (less for smaller home)! Directions: I5 to Antelope Blvd (Hwy 99), right to Hwy 36E, 29 miles to Ponderosa Way, right then left to Cessna Av, turn right, property is on the left. For more information, please contact Jamie Hess (owner) at 530-921-4849.