

Spectacular View Lots in Paynes Creek - Owner Financed with \$500 Down

Price: From US \$9,000

Street address: Cessna Av area, Paynes Creek, 96075

Owner Financed with \$500 down on these lots with incredible valley and mountain views, priced from \$9,000 (or all 16 excluding improved lot for 154,000; please call for down amount). 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.

Great Vacation or Retirement Property in Paynes Creek - Owner Financed with \$1000 Down

Price: US \$23,000

Street address: Cessna Av, Paynes 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 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.

Two Acres in Paynes 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. Private yet only 20 miles to Red Bluff. AP# 011-220-031. 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! 17 Spectacular View Lots: Owner Financing Available with \$10-25000 Down

Ponderosa Sky Ranch, Paynes Creek, CA 96075

Price: US ~~\$200,000~~ \$178,000

Owner Financed with \$10-25000 down on these lots with incredible valley and mountain views, all 17 for 178,000. 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. All paved roads, community water to all, septic done on 2 lots, one lot with electric (poles to all other lots). 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 (see parcel map). For more information, please contact Jamie at 530-921-4849.

REDUCED! Lakehead - 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. 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.

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. Directions: Hwy I-5 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! Near Downtown Red Bluff: Owner Financed with \$2000 Down

Price: US ~~\$119,000~~ \$93,000

Street address: Westridge Dr, Red Bluff, 96080

Parcel available (10 acres) in Red Bluff, one mile from high school with good building sites and gorgeous 360 degree views of all the mountains. Owner financed with \$2,000 down. A private, peaceful area with lots of oaks, a pond view and no visible neighbors. AP# 022-280-042. Directions: Walnut Av to Baker Rd, left on Plymire to the end, right on Deer Valley, then right on Westridge; first gate on right on Westridge. Please bring parcel map to find corners, marked with pink ribbons. For more information, call 530-921-4849.

Five Beautiful Acres - OWC with \$30,000 Down

Price: US \$148,000

Street Address: 17040 Davis Garden Dr, 96022 - See Directions Below

2 parcels sold together in a wooded, private, parklike setting with a creek going through a corner of the property. Allowances to build 2 homes plus 2 in-law units (up to 1200 sf); Tehama County has easier building codes and lower costs than Shasta County! Well and septic; well is 157' deep and 50 gpm. Electricity is to the property. AP# 006-290-006. Directions: I-5 south from Redding 15 miles to Cottonwood Bowman Road exit, go west for 7.6 miles, left on Rory Ln, go half mile to Davis Garden Rd, go right 0.5 miles, driveway on left. For more information, please call 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. 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 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.

Reduced! 2.78 Acres in Great Location- Build 21 Units

485 Wright Drive, Redding, CA 96003

Price: US ~~\$354,000~~ \$310,000

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! Rare 24 Unit Building Site on the River: Owner Financing Available

Rupert Road, Anderson, CA 96007

Price: US ~~\$468,000~~ \$420,000

Prime building site! 24 residential units approved and zoned on this site, or can be subdivided into 4 half acre parcels for homes. Next to Anderson River Park with tennis courts and trails bordering property. Owner will carry with 20% down. Next to soccer and baseball fields, boat launch and extra parking. All utilities available; sold as is. Directions: I-5 south to North St, east to Stingy Lane, right to Rupert, parcel is on left next to river, boat launch and parking. For more information, please call 530-921-4849.

NEW LISTING! Beautiful Riverfront Building Site in Red Bluff

360 Agua Verde Dr, Red Bluff, CA 96080

Price: US \$136,000

0.49 acres lot

360 Agua Verde Dr is one of the very few waterfront lots left on this quiet, double-dead-ended street. 0.45 acre, level, one house for sale in the high 600's. Parcel number 039-390-017-000... please call or text for more info... thanks! Directions: CA-36 E/Antelope Blvd, Turn left onto Sale Ln, Turn right onto Belle Mill Rd, Turn left onto Rio Ranch Rd, Turn right onto Agua Verde Dr, Destination will be the last vacant lot on the left.