

REAL ESTATE SECTION



At left: Water Witcher Doug Brown is proud to say that he's gained a reputation for his wisdom and honesty, just like his dad had done.

At left, below: When the rod makes wide circles, Brown counts the rotations to get the depth of the water vein – wide and fast circles also indicate a strong flow of water.

Photos by Ree Slocum

Water Witcher

Doug Brown has over 30 years' experience finding water using nothing but a metal rod and his intuition

Ree Slocum
Features Writer
ree@willitsweekly.com

Willits resident Doug Brown began learning the craft of water witching or dowsing – a method used to find water – as a youngster from his dad. "I would go all over with my dad. He was better than I was. He could look at the land, point to a spot and say, 'There's water here.' And he was right."

While controversial, there's plenty of evidence that water witching can work and has been in existence for thousands of years.

Read the rest of
Witcher

Over on Page RE2



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1816 Buckeye Road Willits \$249,000

Nestled in Redwoods and mixed trees of Brooktrails sits this updated 1144 +/- sq ft, 3 bedroom, 2 bathrooms home. Manufactured in 2003, the home featured freshly painted rooms, new carpet and linoleum with hardwood flooring in the living room (vaulted ceilings), an open concept living area with spacious kitchen including refrigerator and gas stove, central heating, detached roomy 2 car garage, Master suite with separate laundry room (washer/dryer included). Previous occupant used the excellent internet for online college classes with success! Located on a quiet street less than 15 minutes to town in the picturesque Brooktrails Subdivision which has its own community center, golf course, airport, and fire department.

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Tara Moratti
Broker-Associate
CalBRE #01420657
707-367-0389 - Cell

Looking to escape to the great outdoors?

Look no further, this stunning 418 +/- acres will astound you with it's perfect mix of valley, hills, creeks, and 20 min. to downtown location. The nature and wildlife are abundant. Picture your very own hiking trails, swimming holes, mushroom hunting, gardening, and being entertained by the expansive night sky. Located in the coveted Rock Tree Valley you will find your own personal retreat. Property features 2 residences that include a 3376 +/- sq ft main house and a 2nd residence that is 660 sq ft, in addition to a barn, several outbuildings and detached garage with a lower level covered RV storage. Rocktree Creek gently snakes through the property converging into Tomki Creek on the SE corner. These are two of many tributaries that feed the main branch of the Eel River. Property borders Little Darby Nature Trail (BLM Land) on SW corner. Come explore a more enriched life in the Country while being less than a 3 hour proximity to the North Bay!



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Custom 3 Bedroom, 2.5 Bath Home in Brooktrails

Quality built home with 2,200 sq.ft. living area. Large brick fireplace, cedar paneling, vaulted ceilings, upstairs game room with a half bath. New roof, recent pest clearance. Close to town. **\$368,000**



203+/- Acres Gorgeous Branscomb Property

166 +/- acres zoned TP. 37 +/- acres zoned RR5. There are approximately 96 acres of level land with close to 3/4's of a mile of the Eel River running through the middle of the property. Gorgeous property with many building sites. There is paved road access, power and phone on the parcel. Lots of redwood timber and an active harvest plan. There is an old large timbered barn on the property with PG&E. **\$1,495,000**

SUMMIT REALTY



61.62+/- Acres Just North of Fort Bragg

There is a level meadow with the remainder of property wooded and very gentle, offering good building sites. Redwood, Fir and Madrone trees. Zoned 20 acre minimums. **\$785,000**



20 +/- Acres Two Story Ranch Home, Laytonville

2,300 sq. living area, 4 beds 3 baths. There is city water, a 2 car garage and is located within walking distance to downtown Laytonville. The property is wooded with some open areas. There is city water. It is zoned UR20. **\$435,000**

For information or an appointment to view please call:

Randy and Ruth Weston
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557 South Main Street • Willits

According to the Farmer's Almanac there is an 8,000-year-old cave painting in Africa depicting a man using a forked stick. It looks like he's searching for water. The article continues by saying that there are many historical images that appear to look like humans using devices to look for water. Also found on the internet are drawings of such in books from the Middle Ages to the present.

In those drawings, men are depicted using the forked branch or other simple devices as their divining tool for finding water or other things buried in the earth. Dowisers have been known to also locate money, precious metals, oil, and grave sites. How this is done is still a mystery. Some speculate that it's a paranormal phenomenon, others that it's an ability to intuit or feel energetic vibrations of what they're looking for. Others believe it's a hoax.

A study was done in 1998 by the German government and published in the peer-reviewed Journal of Scientific Exploration at Stanford University. For the study, prominent dowisers were asked to visit arid countries like Sri Lanka, Zaire and Kenya to dowse for water. Out of 691 holes drilled in Sri Lanka alone, the study reported an astounding 96 percent rate of success.

Yet other studies, like ones where dowisers were asked to find water pipes buried in walls, show different results. So, the controversy continues.

Despite the controversy, Brown has had many successes in his search for water over the years. He has many stories about accompanying his father to sights near and far, witching for water and a variety of other things. He told a story that the father-son team once witched a vein of gold that ran from the Oregon border to Lake Almanor in California. He remembers that the vein was 4 miles wide and 60 feet deep. Some of it ran along Highway 395.

Brown also told of a time when his dad witched for water off of 101 out of Willits, "He used a steel bar one time by where the old scales were and the bar fell out of his hand and stuck in the ground. That's where the water was."

There are many different tools used to dowse for water. Some dowisers still use the forked stick. Brown uses a metal car antenna. He gets the message from the wand as to where the water vein is, how deep it is, how wide and the volume of water.

"As I'm walking on the land, the rod pulls me and it'll bend and [that] tells me, 'It's right here.' It tells



Above left: In his backyard, Doug Brown demonstrates that when the rod stops rotating, it tells Brown that the water is right there.

Above, right: Brown shows how the rod rotates in a small circular motion to tell him which way the water is flowing.

Photos by Ree Slocum

me which way it goes. When the rod has a circular motion, I count the revolutions and that tells me how deep it is. If it's [revolving] fast, then the water is super strong," he revealed.

He continued to explain how he works with his clients, "I go the full swath. I put you in the middle of it, so if there's a big rock or something, you can [tell the driller to] move over two or three feet." Then he leaves the client with details of what he's found so the driller has a good idea where to drill. Sometimes drillers miss the vein by a few feet or inches because the water vein is in a crack or there's some other barrier.

Once in a while Brown gets called back to reassess his findings or he is called back to find other sources of water because of his successes. Often, he leaves the client and doesn't find out what happened with the drilling.

A lot of Brown's business comes from word-of-mouth stories like the following: Brown's neighbor and friend, Carly Stewart, once lost her dog and Brown took it upon himself to help her find him. He got something with her pet's scent on it and began dowsing around town. "He witched all around town until he located a sign of her and told us where to look, and we found her," Stewart said.

"It's a lost art," laments the aging witcher, "I'm probably the last of the Brown family that can do it. Both of my sons can't. My two grandsons just laugh and they can't do it. My daughter might be able to do it but I never had her try."

If you're interested in using a dowser or want more information, call Doug Brown, Water Witcher, at 707-354-0386 or 459-2877. To find out more about water witching or dowsing, visit www.dowisers.org.

Update your home without breaking the bank

If you're a do-it-yourselfer on a budget, finding ways to get the most from your home is a fun, but constant challenge. Here are some tips, thanks to the folks at www.ThisOldHouse.com and Blog.RealEstateBook.com.



Richard Selzer
Columnist

1. Turn a closet into a home office

Simply remove the closet door, take out the closet's hanging rods, and replace them with shelves. Use a deep shelf for the desktop and add two shallow shelves above for storage. Grab a chair and voila!

2. Magically increase your window size

By hanging drapes from the ceiling to the floor on either side of your window (rather than from the top of the window to the bottom of the window), it gives the impression that your windows are bigger than they are.

3. Make your bathroom more elegant

Either replace an existing window with stained glass, or if you can't find a window to fit perfectly, simply hang a stained-glass window from chains in front of the existing window. Stained glass provides privacy and beauty, as well as a touch of elegance.

4. Wall-mount bedside table

Don't have bedside tables? Install a wall-mount end table in your bedroom by using wood corbels with a slate roof shingle on top.

5. Add a chair rail and some paint to brighten things up

Paint is one of the least expensive and most dramatic ways to update your home. Rather than painting your wall a single color from floor to ceiling, install a chair rail (a piece of crown molding in the middle of the wall) and paint the wall above and below complementary colors. And this is one of those times you want to use the absolute best quality paint you can find. A chair rail protects the wall but can take some beating from chairs.

6. Replace laminate countertops with modern cement

While marble, granite, and other countertop materials are beautiful, they are also expensive. One creative do-it-yourselfer cleaned and roughed up her existing laminate and applied three thin layers of Ardex Feather Finish, a cement-based product typically used as a flooring underlayment.

Read the rest of
Update Over on Page RE4

2020 is in our rearview... Onward, people and pets!

During COVID, animal shelters and rescue organizations stepped up *big time* during an international pandemic and found new families for 900,000++++ stray, abandoned dogs and cats. There are still all sorts of animals in need of homes as the shelters and rescue organizations took in 1.9M animals. (Source animal numbers: Adopt A Pet.com/ beChewy.com October 2020).

Zoom introductions and screenings replaced meet and greets. Time-crunched commuters suddenly had time to foster – a critical role in the adoption process. Shelter and rescue teams have never been busier and happier, as so many families are thrilled with their new family member.

I've written before so thought I'd remind people – strongly consider some sort of pet insurance – it is, literally, a lifesaver.

Just like us – our dear pets need some regular maintenance ... and have the occasional unexpected health issue. Maintenance and health issues can add up – having pet insurance help us manage these costs, especially helpful when accidents occur or serious illness.

How pet insurance works

Plans vary – In general, you are reimbursed a *percent of the total cost* for certain medical expenses, from surprise accidents, regular vaccinations and check ups, or an unexpected illness.

- So it's important to read through the competing policies to understand what is covered and what is not covered ... and determine the best policy for you.

- Plans vary re: *timing of reimbursement* – generally – you pay upfront and submit receipts, and there is a window of reimbursement.

- Like human policies, it's good to make contact with your insurer when something has

come up and you are at the vet. Generally the vet staff is accustomed to working with the various pet insurance companies.

- There are *accident-only* policies that tend to be a bit less expensive versus an all-coverage policy covering maintenance and illness as well as accidents.

Premiums and deductibles/ co-pays – Again, these vary from one pet insurance company to another. Here are some considerations:

- *Insuring a puppy versus an older pup* – Some companies increase the monthly premium as your pet ages; others do not. A puppy likely does not have a *pre-existing condition* where an old pet might, and that could be an issue when looking for a policy for a middle-aged or older pet.

- *Monthly premium versus deductible for treatment* – Some companies have deductibles, others do not. Just like human health or car insurance plans, a higher deductible can often lower your monthly premium. Use the insurer's online quote calculators found on their websites.

Please strongly consider pet insurance. Because unexpected health issues can add up, some families have to make the excruciating decision to surrender their pet to rescue or even worse, put their family member to sleep.

I have three older pups ... and recently have been dealing with a variety of issues from dental cleaning to ear infections, mass cell tumors as well as wobbly hind legs. My pet insurance has been essential in helping me manage these conditions and treatments. Woof!

Nicholas Casagrande, EA, is an accountant and a financial advisor. His firm, NC Financial Group, is a wealth management firm serving individual clients as well as small-to-medium-sized businesses. Client work includes personal and corporate taxes, investment planning, insurance, and real estate.

NC Financial Group's Willits office is located at 675 South Main Street; contact 855-240-6606 or nicholas@ncfinancialgroup.com (taxes) or Nicholas.Casagrande@Ceterafs.com (investments) for more information.

ESTATE PLAN WORD SEARCH

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Find the words hidden vertically, horizontally, diagonally, and backwards.

ADMINISTRATOR	EXCLUSION
ANCILLARY	FIDUCIARY
ANNUAL	FUNDS
BENEFICIARY	GRANTOR
CHILDREN	HEIR
CODICIL	INHERITANCE
CONSERVATOR	PROBATE
CONTEST	PROPERTY
CREDITOR	PROXY
DEED	TAXES
DISCLAIM	TRUST
ESTATE	WILL

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3 bedroom 1 bath home in the Mill Creek Subdivision. Fenced garden beds, deck with covered patio, shed, fresh paint and new roof. Remodeled kitchen with stainless appliances, updated bathroom and cozy living room with a wood stove.
Presented at \$355,000

Downtown Willits storefront. Front office space, high ceilings with a full bath and kitchen. Large windows facing the street and plenty of downtown parking surrounds this property. Second unit in the back is currently rented as a Salon.
Presented at \$250,000

Charming Westside 2 bedroom 1 bath cottage with just over 1100 square feet of living space. The front door has a stained glass pane overlooking a covered front porch. Interior features mini splits and custom wood touches which make this home feel warm and cozy.
Presented at \$299,000

Property features 2 homes — 3376/-sqft main house and a 2nd residence that is 660 sq ft, 418+- Acres 20 min to downtown Willits, in addition to a barn, several outbuildings and a detached garage with covered RV storage. Must see!
Presented at \$1,250,000

3 bedroom 2 bath home with many custom upgrades. Custom cabinetry and tile floors. Newly remodeled master suite with a walk in shower, soaking tub and double sink vanity. The detached 1 car garage also includes a detached office with storage.
Presented at \$445,000

2 bedroom 2 bath home on 1.9 acres bordering on Ten Mile Creek. Large deck off of the living room and a large rear deck for outdoor entertaining. The home is partially furnished with a large garage and many extra amenities.
Presented at \$325,000

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Out with the old

She spread on the mix in a fashion similar to frosting a cake, sanding after each layer, and finished with two coats of clear concrete sealer to repel water. The whole project cost less than \$100 and she never had to look at her crummy old laminate again. Before you do this though, check out the price of granite, prices have come way down in recent years.

7. Go sideways

If wooden paneling seems outdated, go diagonal. Install paneling at a 45-degree angle and paint it. It provides your walls with texture and interest.

8. In the kitchen

Swap out lighting with pendant lamps. Replace the pulls and knobs on your cabinets. (Repaint the cabinets if they are outdated or in need of a fresh coat of paint.) Add storage with simple wall-mounted shelves. Remove upper cabinet doors – it'll make things feel more spacious. Update your avocado-green fridge by covering it with chalkboard paint. Then you can write your shopping list right on the refrigerator door. If you have young children, encourage them to indulge their creativity with chalk.

9. Framed art

Art magazines and vintage books can be great sources of art. Grab some matching frames with mats already in them and let your imagination run away. You can pick images based on theme, color, or just choose an eclectic mix that makes you happy.

10. Glass tile in the bathroom

Guarantee that no one will forget your home's small bath by installing bright glass mosaic tile. If a whole accent wall is too extreme, go for just a colorful band in the shower for a fun surprise.

If you have questions about real estate or property management, contact me at rselzer@selzerrealty.com. If you have ideas for this column, let me know. (If I use your suggestion in a column, I'll send you a \$25 gift card to Roland's Bistro!) If you'd like to read previous articles, visit <https://selzerrealty.com/> and click on "How's the Market?"

Dick Selzer is a real estate broker who has been in the business for more than 40 years.

As humans we create symbolic milestones for ourselves. The beginning of the new year is one of the most universal. It's an opportunity each year to begin again in some respects. There's a tradition that we make "resolutions," positive goals for personal change.

I just finished reading a book that I picked up at our local bookstore, The Book Juggler. Greta Kanne recommended it to me. It has the, at first, off-putting title of "The Gentle Art of Swedish Death Cleaning, How to Free Yourself and Your Family from a Lifetime of Clutter." My mother, who will be 100 this year, is Swedish and was always an obsessive house cleaner. Maybe that's cultural. The author, Margareta Magnusson, dedicated the book "To my five children." Now I know why. My sister and I had to sort through our mother's house when she and her husband moved into a small apartment.

The first chapter is called "Death Cleaning is Not Sad." In fact, this book is a joy to read and a perfect way to begin a new year. Much like my own mother, Mrs. Magnusson is a pragmatic gal who describes herself as "between 80 and 100." She says her delightful book is about how to "remove unnecessary things and make your home nice and orderly when you think the time is coming closer for you to leave the planet." The message is to not leave the accumulation of a lifetime for someone else to clean up.

The added benefit is that while you are living, you also make your own life easier. After all, "stuff" needs to be cleaned, dusted, vacuumed, repaired, stored (which often costs money), and moved. In this society we are referred to as "consumers" by government and business. That's something unsettling to think about. It's almost unpatriotic not buy more stuff. I bought a lot of exotic cookware some years ago after watching the initial episodes of The Great British Bake Off on TV. As my collection grew and took over our kitchen, most of it unused, that stuff went to the Senior Thrift Shop still in the original packaging.

I sometimes think fondly of the tiny 20 foot x 13 foot cabin we lived in many years ago. It had a second story accessed by a ladder, which served as the bedroom, office and closet. Our agile MacNab dog could go up and down the ladder. When he got too old for that, a stairway was built for him. It never occurred to us to build stairs for

ourselves. Our lives were simple then. There wasn't room for a lot of clutter, just the necessities.

Now, many years later, we live in a larger house. Comfortable, but in need of a good "death cleaning." If for no other reason than to make life simpler and get all those unused things into the hands of others who can use them. When I think of it as "passing them along," it's easier to let go.

Mrs. Magnusson said she starts her decluttering with clothes. As I went through my closets and drawers, I realized there were garments I will never fit into again. There are more "collections" to tackle. I have a

friend who started in her kitchen, getting rid of old spices and cookware. Margareta took a year to methodically downsize her large family home, room by room, after the death of her husband in order to move into a comfortable and affordable two-room apartment.

Part of death cleaning is organizing the things you find essential so you can find them when you need them. As I am going through my stuff, I'm finding many duplicates. What a waste of money. Sometimes you find that collections can be reduced to one or two items. The rest, and often all of it, can go. Many a time collections of pictures include duplicates. Keep one and dump the rest. A shredder can become a best friend when sorting and downsizing. Almost no one needs old bills, invoices or boxes of tax returns that are over three years old. Shred it!

There's an old song that goes "Tis the gift to be simple, 'Tis the gift to be free." The Desiderata begins "Go placidly amid the noise and haste, and remember what peace there may be in silence." Both are good advice in these challenging times. One of the gifts of COVID is it's giving us the opportunity to reevaluate our lives and how we live. Take a deep breath and let go. 'Tis the gift.

Bill Barksdale was a 2016 inductee into the Realtor® Hall of Fame. He is a referral agent for Coldwell Banker Mendo Realty Inc. CADRE# 01106662.

Read more of his articles at his blog at BBarksdale.com



Bill Barksdale
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