

REAL ESTATE SECTION



Property Feature **1150 Bauer Rd. Laytonville**

MLS: 21924576

Offered for sale at:
\$440,000

Welcome to serenity! This beautifully built 3-bedroom, 2-bathroom 3,000-square foot log cabin is the perfect place to enjoy year-round or escape to over the weekend. Offering river frontage on Tenmile Creek and Mud Springs Creek, your days can be spent relaxing in the private swimming hole, kayaking down the creeks, or exploring the riverbeds while savoring a front row seat to the yearly salmon migration from the 11.6-acre property.

There are many thoughtful site improvements that make it easy to revel in this little piece of paradise, like a new 33 gpm well installed earlier this year complemented by both spring and river-fed filtered water systems, a fire suppression system on the roof, and a private hydrant in front of the house.

Multiple water tanks, a detached workshop with electricity, backup generator, and an above-ground fuel tank along with two established planting areas present many possibilities.

Minutes to downtown Laytonville or a short drive north to discover the Standish-Hickey State Recreation Area. Come explore everything this bucolic setting has to offer.



Listed by:

Anna E Harris

(Lic: 02039513)

707-321-9021

Agent of:

**Coldwell Banker
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(Lic: 01908304)

707-321-9021



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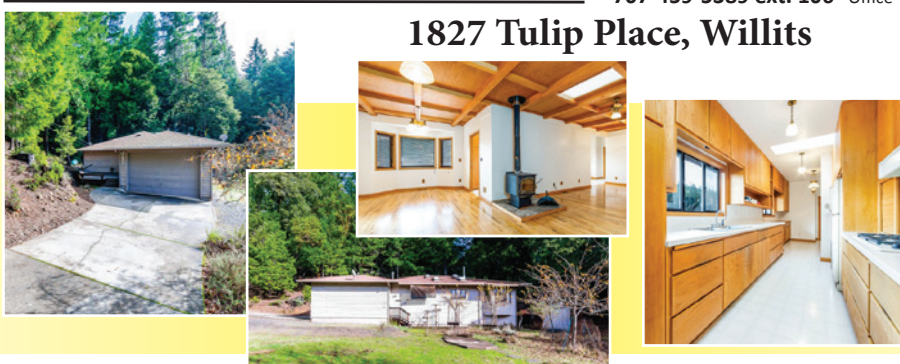
**Tara Moratti
Broker-Associate**

CalBRE #01420657

707-367-0389 - Cell

707-459-5389 ext. 106 - Office

1827 Tulip Place, Willits



Custom built single story home with 2x6 construction tucked at the end of a quiet Cul-De-Sac in the Brooktrails subdivision. Many custom features throughout including skylights, hardwood flooring, expansive solid surface counter tops, ample kitchen cabinets, separate pantry, lots of closets and storage throughout. Home sits in the middle of 3 lots that total .71 +/- gentle acres. First time this home has been on the market, come see it today!

OFFERED AT: \$330,000

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 - Large game room, new 30-year roof.
 - Pest clearance, deck, large fenced lot.
- \$373,000**



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Acres
Sky Rock
Ranch**



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For information or an appointment to view please call:

Randy and Ruth Weston

707-459-4961 • 707-489-3333

CalBRE: 00990817

ruthweston@pacific.net

557 South Main Street • Willits

Home is for learning

One of the great learning centers is, and always has been, the home. Learning is a lifelong process. My purpose with this column is not to represent myself as any kind of expert on this topic, but to, hopefully, interest you in looking further into how we learn and how the brain works. When you are buying or renting a house and creating a home, this topic is something that, you may not have realized, is intimately related.



Bill Barksdale
Columnist, GRI Realtor®

Humans have a very long period of brain development compared to most other animals. Some non-human animals are born with virtually all the knowledge they need to survive. Some require a period of parenting, protection and guidance – which includes teaching to learn needed skills. Humans have an extended period of immaturity requiring a nurturing environment.

The average human baby hears and sees at birth, but their brain must learn to incorporate these functions, creating neuropathways and synaptic connections. That's why an infant's environment is so important. Loving, nurturing attention sends a different signal for brain development than a traumatic or negligent environment. Of course, it's not just infants and young people that are effected by what goes on, adult brains are learning and adjusting too.

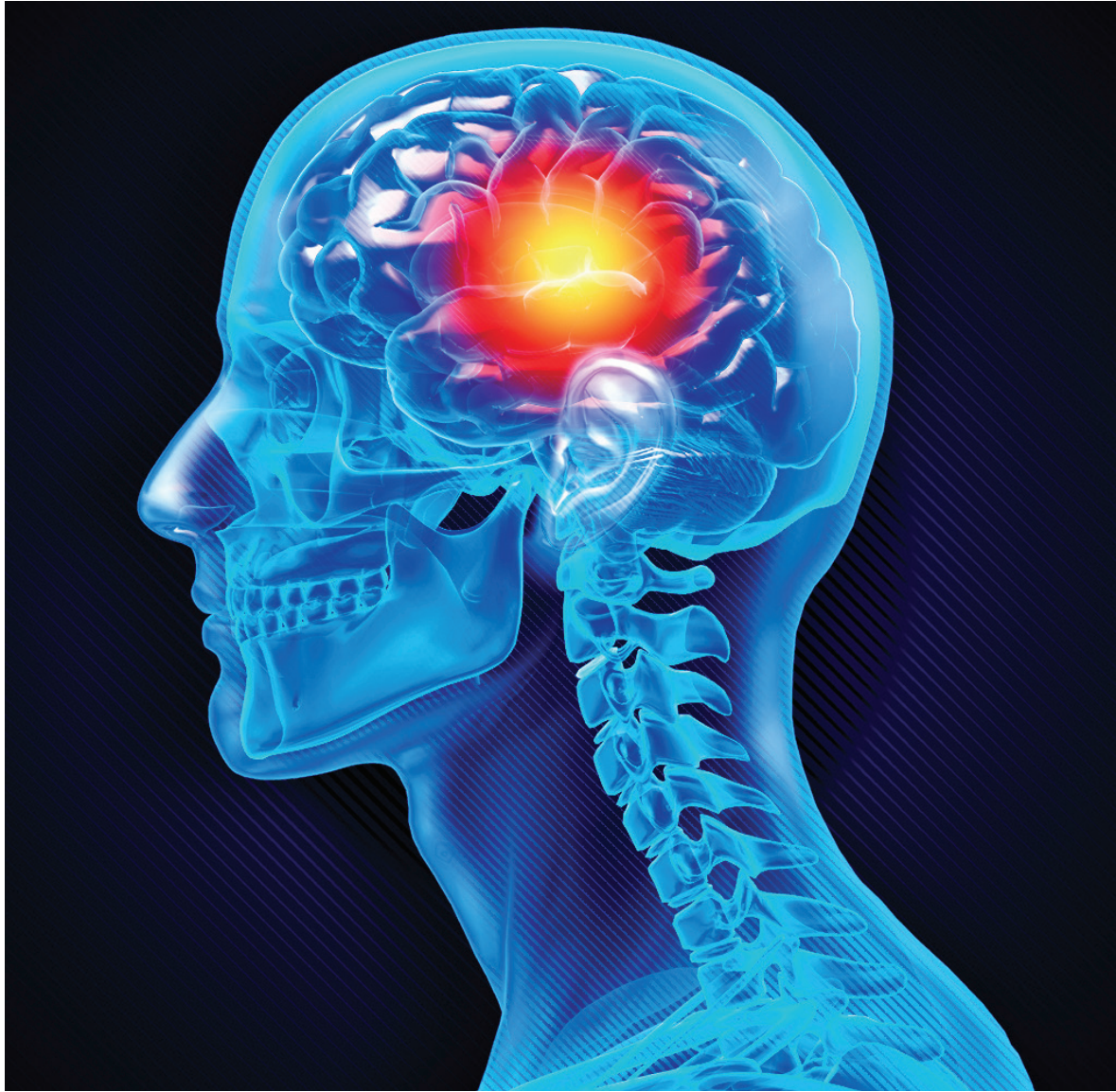
Literally, what you think about is what you become.

I'm far from an expert in any medical field so if you have questions or concerns about behavior, the brain or related topics – please consult a qualified professional. I am very interested in learning and the brain, so I've begun researching to see what I can find out.

I started by researching the vagus nerve, which is a large nerve pathway that connects to virtually all the major organs in the body. I was injured from a ladder fall. Alert – be careful on ladders. Falling off one is no joke. Our brains are soft and easily damaged. Head trauma can change your life. Our entire nervous systems are part of the brain. It's not just what's inside your skull. It's all a connected system.

One fascinating area I've come across is called "neuroplasticity." Put very simply, neuroplasticity could be defined as the brain's ability to change, adapt and learn. It appears to do this through a combination of physical, chemical and electrical processes, determined by what it, the brain, evaluates as most important and most used areas of focus of the organism – in this case, the individual human being.

Some brain functions do fall away over time, but the brain keeps learning and changing throughout life. Nim Tottenham, PhD, of Columbia University describes a "critical period" of brain learning from birth to about age 7, where learning is easier. That's why early education is so important, but older adults can still learn and change their brain function to some extent, even possibly redevelop neuropathways that had been previously eliminated as non-essential for lack of stimulation.



Your growing brain operates on the "use it or lose it" principle.

Modern research indicates that the brain can rewire and even repair itself with proper diet, care and habits. Forming new pathways in the brain requires repeated practice. For example, stroke victims have relearned physical and mental skills through often-repeated practice.

Habits, what you do over and over, appear to rewire brain neuropathways and synaptic connections. Repetition and concentration is a way the brain determines what's important to keep, and what gets pruned off and lost from that marvelous baby brain with all its possibilities. Habits and behaviors are powerful ways we learn. What you do repeatedly reshapes brain function. Choose wisely.

You can find fascinating information on YouTube or other internet sites by searching "neuroplasticity."

It's about how you choose to live. Sports that result in brain concussion can have lifelong harmful effects. Drugs and smoking – isn't it obvious? The couch potato with poor diet will likely have a shorter and less interesting life than people who purposefully challenge themselves and eat wisely. Love and protect your brain. Keep learning.

Bill Barksdale, GRI Realtor®, was a 2016 inductee into the Realtor® Hall of Fame. He is an agent at Coldwell Banker Mendo Realty Inc., CADRE# 01106662. Visit his blog to read an archive of articles: www.BBarksdale.com or www.BillBarksdaleRealEstateJournal.blogspot.com.

Bring the heat: Fireplaces, inserts, wood stoves, and pellet stoves

Winter in Willits can be chilly, especially in the mornings, so I thought I'd share a little information about fireplaces, inserts, wood stoves and other ways to warm up.

Since cavemen huddled around a fire, people have gathered together for the warmth and camaraderie a fire can foster. I love the crackling sound, the look, and the warmth a classic fireplace provides. Open hearths are my personal favorite, although they do come with some drawbacks.

When I pull out of the sentimental spot open hearths hold for me, fireplaces are hard to recommend. They are the highest maintenance, least efficient, and dirtiest option. You have to bring wood in from outside, clean the ashes out of the fireplace, and feel guilty about the pollutants you're releasing into the air.

If you actually want a source of heat, open hearths are not the way to go. Experts tell me that about 90 percent of the heat goes up the chimney. And, since the fire requires oxygen to burn, it actually pulls the hot air from the house and releases a good portion of that heat up the chimney.

You also have to contend with firewood: acquiring it, storing it, and hauling it in. Typically, a cord of wood will set you back a few hundred dollars and storing it requires space. In addition to being a bit of an eyesore, a woodpile can also bring unwanted critters like black widow spiders, rattlesnakes, and powder post beetles (beetles that can go from your wood pile into the siding of your home).

I know of one case in which a fox took up residence in a woodpile. As cute as foxes are, a mother protecting her babies turns a woodpile into a den to defend – not too safe for the 12-year-old who was supposed to bring the wood to the house. And carrying dirty, splintery wood into your house is no picnic either.

So, if you can live without the crackle and burn of a real wood fire, consider a fireplace insert. They are much more efficient and readily available to retrofit into your fireplace space.

The next best option is probably the wood stove. The wood stove was basically the market's response to the inefficiency of the open-hearth fireplace. Wood stoves still come with all the downsides of dealing with wood as the fuel source; however, they burn a little cleaner and provide more heat.

Pellet stoves are relatively new and the first

significant technological advancement in home heating with a stove. Pellets are a processed wood product that burn efficiently. The pellet stove can be automated to maintain a certain temperature, a major innovation. Just fill a hopper with pellets, set the thermostat, and you'll have a cozy home without the constant tending required by wood stoves and fireplaces.

If you want to go a step up on the easy-to-manage scale, choose a propane, natural gas, or electric artificial fireplace (stove). They are efficient, don't require messy fuel storage, and you don't have to worry about chimney fires.

These stoves offer piped-in gas or wired-in electricity, far easier than fighting with your teenager about bringing the firewood around. They also pull oxygen in from outside,

rather than pulling the warm air from the house, to feed the flame.

While we're on the subject of chimneys, be sure to have yours cleaned and inspected every two years if you're burning wood. Things happen. Bricks and mortar come lose. Critters build nests. And, if you don't have one, be sure to get a spark arrester. If you can't remember the last time your chimney was cleaned or inspected, you're due now.

If you have questions about real estate or property management, contact me at rselzer@selzerrealty.com or visit www.realtyworldselzer.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 Bakery!) If you'd like to read previous articles, visit my blog at www.realtyworldselzer.com/mendocino-county-real-estate-blog.

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



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Willits Weekly | January 16, 2020 Willits Weekly's Real Estate Section - Edition #42 - Publishes on the second Thursday of the month Pg. RE5

JANUARY CALENDAR

**EARN ENTRY
TICKETS DAILY
JAN 1 – MARCH 28
8AM – 10PM**
100 points = 1 entry ticket



WEEKEND DRAWINGS
Saturday & Sunday JAN 4 – 26 5PM – 10PM

2 names drawn each hour to win \$100 Free Play and a ticket into the Grand Prize drawing.

GRAND PRIZE DRAWING Saturday March 28 After 10PM

Barry found this car in one of his storage bins. It's a great find and he wants one lucky SVC Players Club member to win it!

Actual make, model and color may vary.

Winner is responsible for any taxes, fees and licensing. Non-transferable.
See Player's Club Booth for complete details.

GIFT OF THE MONTH

**EVERY SAT & SUN
JAN 4 – 26 10AM – 5PM**

Redeem 500 points on Saturdays or Sundays to receive **Bathroom Essentials**.* Get a different item each week, while supplies last.

*For guests who did not receive a Gift of the Month postcard.



TUESDAYS JAN 7, 14, 21, & 28

**BARRY'S
BONUS POINTS**

9AM – 9PM

Come play day or night to receive

5X POINTS!

With more points you get Free Play faster!

WEDNESDAYS JAN 8, 15, 22 & 29

**Winning
Wonderland**

10AM – 8PM

We will draw 2 hot seat winners each hour. Winners will spin the wheel for a chance to win **\$500 Free Play**. Must have 250 points earned that day to be eligible



THURSDAYS JAN 9, 16, 23 & 30

**Flurries
of Free Play**

9AM – 3PM & 5PM – 11 PM

Earn 200 points to get a Flurries of Free Play Scratch Card. If you participated in the morning session, then you can get a second scratch card during the night session by earning 100 points. Or you will need 300 points for the night session only. Every card is a winner and you could **win up to \$1,000 in Free Play!**



UFC 246

SATURDAY JAN 18 7PM

Join us at SVC with special guest Tim Sylvia to view UFC 246 on the big screen **plus CASH drawings**.

FRIDAYS JAN 10, 17, 24 & 31

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HOT SEATS**

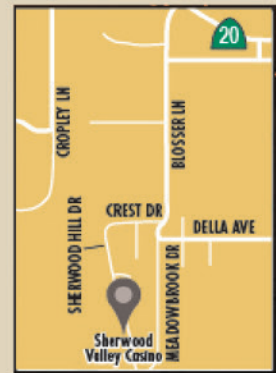
5PM – 10PM

Every 10 minutes, 2 guests will win **\$50 Free Play**. Must be playing with your card in any machine. If we call your name, you'll have 1 minute to claim your prize, or that prize will be forfeited.

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