

REAL ESTATE SECTION



Noyo Theatre

is back on the market

If you have ever dreamed of running a small-town movie theater, here's your chance! The historic three-screen Noyo Theatre located at 57 East Commercial Street in downtown Willits is now available for sale. The asking price for the property is \$895,000, and it can be viewed by contacting a licensed real estate agent, who can also provide additional information on the listing. Keep the movie magic alive, and enjoy being a local business owner!

— Maureen Jennison



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The Noyo Theatre in Willits, a beautiful Streamline Moderne architectural treasure, has been lovingly restored and updated over the last 11 years. A First-Run cinema, the 7164 sq ft building has 3 theaters, one with luxury recliners (and beer/wine service). Sellers will be available to train new owners in the daily operations, from bookkeeping, and scheduling to maintenance of digital projectors. All equipment and furnishings are included in the sale price. Inventory and supplies sold separately.

\$895,000

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Perhaps the garden

The plum trees across the street are in full, dazzling bloom. Delicate pink blossoms that made it through the frosty mornings and all the days of intermittent snow we've had. There is a mystery to Life. A kind of gentle, fierce beauty. Nature's rhythm.

The median strip of ground between our sidewalk and the street is crowded with the brilliant yellow of blooming daffodils, one of nature's hardy, delicate beauties. For most of the year this neglected strip is an embarrassing weed patch that I keep meaning to do some sort of drought-tolerant landscaping to, but never seem to get around to, but in the spring it's the showplace of the neighborhood, thanks to these tenacious daffys that care nothing about me or my neglect.

The only other plant I know of that is as enduring is the evil ivy. My advice, never plant it!!!! It smothers every other plant, climbs trees and strangles them, breaks up foundations and sidewalks, destroys house siding and fences. If it climbs up a tree, the only solution I know of is to cut the stems off near the ground, then again up two or three feet and let it die. In a couple of years you may be able to yank its dead tangles down – never while standing on a ladder!

I learned about ladder use outdoors the hard way. A typical four-footed ladder is extremely dangerous outside. One leg will often sink into the ground and you will fall. This happened to me and I have the lasting battle scars and injuries as a reminder. A friend died after falling backward just three feet to the ground. If you must use a ladder outside, invest in an orchard ladder – one of those three-footed things with curved legs and a pole, resembling the Eiffel Tower. This is the only ladder to use on ground. And NEVER yank anything while standing on any kind of ladder. It can be literally deadly to do so.

Richard Jeske comes to our house each year to prune our fruit trees so that one never need stand on a ladder to pick the fruit. Richard refuses to stand on a ladder. A very wise man.

We live in a time when it's easy to get lost in other people's thoughts – one of the traps of media of all types, particularly social media and television. For me,

my quiet mornings – sitting and writing a few pages while I sip my cup of tea – helps me to examine the thoughts going through my own mind – sometimes disturbing. At other times I am able to quiet my mind and appreciate another part of consciousness that is at peace.

I'm rereading a book I love, for the fifth time, called "From the Ground Up: The Story of a First Garden" by Amy Stewart. Every year or two this poetic book seems to come to mind just when I need to be reminded of the wisdom it shares.

One thing it reminds me of is what a wonderful place we are fortunate enough to live in. A place of natural beauty, of life literally springing out of the ground.

Of course we don't know what nature has in store for us much of the time. We do know that the seasons will change, and here in the Pacific Northwest, we will actually experience those seasons. In nature there are sunny warm times and rain, snow and cold. Our long, often hot, summers sometimes bring fire, nature's way of clearing out the old dead stuff to make way for new life, regeneration.

Nature's way is not always to human's liking. We sometimes forget that we are, in the big scheme of things, no more than part of nature. We can arrogantly forget or ignore that truth, and then nature reminds us. Yes, lately especially – once again – we sometimes think that through clear-cutting and poisons or war and violence we are somehow in control, but that's only an illusion. As the old bumper sticker said "Nature Bats Last." Always important to remember.

I've just finished Peter Zeihan's book "The End of the World is Just the Beginning: Mapping the Collapse of Globalization." A disturbing title, but fascinating book. Zeihan is a geopolitical strategist and researcher who consults with institutions all over the world. He's made a detailed study of the planet, locating the places with the best, and worst, food-growing conditions – also where often-scarce minerals and other resources are located.

In general, his hypothesis is that this very interconnected world humans have created that depends on safe and affordable shipping of goods and products, and of resources that only exist often in very limited locations on the planet, and depends on international cooperation – is winding down. Much of this super-safe shipping is largely only possible because the U.S. military keeps the seas safe for shipping. No other nation has that capacity. I have to add here that I admire long-haul truck drivers, which are part of this system. Without them, we'd be out of food in our little town within days.

The U.S., with its two large coast lines, lots of reasonably flat land suitable for growing food, plus a large fuel supply – and reasonably good relations with our sister nations of Canada and Mexico – all combine to help this part of the world be in a good position to survive the collapse of globalization, should it occur.

Many other nations are not in such a good position, such as China which has a rapidly aging population but not enough young people to keep up with its accelerated over-industrialization that depends on importing raw materials to be manufactured into something and shipped to world markets. It also lacks the geographical capacity to produce

adequate food for its large population.

Populations grew too large in some areas because of the abundance of convenient shipping, including the shipping of petroleum, which fuels much of the world for the time being. Zeihan suggests that the production of solar cells has a big resource footprint, since the elements that make those cells and storage batteries possible come from all over the world. Hopefully someday renewable energy will replace fossil fuels with improved technology but there's currently not enough energy to replace oil. We need to work on good alternatives to fossil fuels. Conservation of energy use is the major starting place.

Adequate food production depends on modern developments in farming, Zeihan thinks, and there is way too much demand for "meat" which requires huge resources to produce, an appetite that is not sustainable. There are healthy alternatives to meat. Cutting back is better for your health and the planet.

Enough said about Zeihan's research and thoughts. Other than to say, if he's right, humans are out of sync with nature and unavoidable "adjustments" are inevitable. It's time to focus on more localized "economies of scale" and appropriate population growth, and not think that nothing will change. Good reason to support local small farmers. They are integral to a secure food future. Change is one thing we can count on. Those changes are becoming more self-evident to those paying attention.

My small backyard garden is beginning to call to me lately. I've already planted broccoli, which appears to be doing well, despite some frosty mornings as I write this. I recently sprayed my fruit trees with dormant oil in an attempt to control the codling moths that often get into my apples. They haven't started to bud yet. Soon I'll begin preparing garden soil with compost and manure, plus whatever else the soil needs so there are sufficient natural nutrients like nitrogen, phosphorous and potassium, along with those other things that lighten our often clay-heavy soils. Plants and worms need soil that they can root around in. Humble worms are essential to healthy soil, and thus, healthy gardens.

Many genetically modified crops are a dead end. They kill the insects that pollinate our crops and other fauna. They pollute and kill the soil, then run off into waterways and pollute our drinking water – and cost farmers billions of dollars with the false promise of perpetually larger crops. What a load of horseshit, and not the good kind.

We have to be wise about water usage in our climate where it doesn't rain for at least half of the year. Our dry, hot summers require the types of plants that can handle this climate. Wise water usage is essential. Mulch helps hold the moisture in the ground. Along with aged manure, rotted wood chips, and compost, one that I like is rice straw because it doesn't sprout like other straw. Unfortunately squash bugs like the cover of straw, so I don't grow squash for the time being.

I'll need to think about what might work better. Perhaps you have a healthy secret to keep those pesky-type bugs away – without toxic sprays that make the food unhealthy to consume and that kill pollinator insects – and us. I'm experimenting with diluted white vinegar this year.

It's always a good idea to plant the types of flowering plants that attract bees, butterflies, and the many other insects that pollinate our fruit trees and all types of plants. From nature's point of view, they are just as important as humans – perhaps more so. Insects are unquestionably essential to our survival. Just saying.

Perhaps the garden will help me find and nurture that part of myself that encourages me to feel better about life. As I sip my tea and get ready for my morning walk, I notice once again the plum trees across the street, beautiful in the morning sun.

Bill Barksdale was inducted into the 2016 Realtor® Hall of Fame, and served as chair of the County of Mendocino Assessment Appeals Board, settling property-tax disputes between the county assessor and citizens and businesses. Read more of Barksdale's columns on his blog at www.bbarksdale.com.

Supporting the Willits Police Department

Hello Willits Community!

How many of you have had to phone the Willits Police Department for some sort of assistance or service?

Our WPD receives 11,000 calls in a year. That's 200-plus calls a week, about 30 calls a day.

The team that handles these calls is made up of five officers, two sergeants, one lieutenant, the chief of police, an admin, plus four civilian phone dispatchers.

So what type of calls make up the 11,000 calls a year?

No. 1 – Drug-related concerns

No. 2 – Shoplifting

No. 3 – Fights – domestic, nightlife, problems at school

No. 4 – Property crimes

What happens after a call?

● 8,700 instances where an officer(s) goes to the location of the incident – that's about 167 police visits in a week

● 1,100 cases are documented – a report is written, a file is created, etc.

● 600 arrests!

● 800 citations – about 60 percent to "visitors" and 40 percent to locals

Willits police officers are committed to being in, and serving, the community. There are great programs to partner with our officers

to further the community's understanding of the WPD and keep our neighborhoods peaceful and safe: "Citizen Ride Along" and "Neighborhood Watch," plus the "Explorer" program for teens.

Get involved and you just might help lower the 11,000 calls to the WPD in a given year!

Job alert – the WPD is currently looking to hire a civilian dispatcher.

You can learn more about the department and programs in the "Police" section under the "Departments" header at www.CityofWillits.org.

As a community, we are fortunate to have the WPD to protect our lives, our way of life, our investments. Hats off to our police department, and a giant THANK YOU for all you do!

Happy spring 2023!

My best and be safe,

Nick

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.



Nicholas Casagrande
Columnist

An individual, stand-alone and independent print piece

WILLITS WEEKLY IS PROUD TO CONTINUE THE

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IN LOCAL PRINT MEDIA

Runs Second Week Each Month

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Tenants and landlords rights and responsibilities

When you rent property owned by someone else, it's important to understand your rights and responsibilities – and those of your landlord. Types of tenancy include fixed-term, periodic, tenancy at will, or tenancy at sufferance (also called holdover tenancy).

Fixed-Term Tenancy

The first type is fixed-term tenancy, whereby the tenant and landlord agree to a specific amount of time the tenant will lease the property. It may be a month; it may be a decade. For residential leases, it is usually a year. With a fixed-term tenancy, contract conditions are locked in at the beginning – all the details about rent payments, whether there can be pets, and how many people can live there, for example, are spelled out ahead of time.

Richard Selzer
Columnist

In long-term commercial leases, as in a 10-year lease, rent increases may be included based on a specific schedule or tied to a specific benchmark. For annual residential leases, rent payments typically remain static.

Unless there are unusual circumstances, such as a bankruptcy, the only legal way to break the terms of the lease is for both tenant and landlord to agree. Of course, there are plenty of illegal ways to break the terms of a lease.

Periodic Tenancy

The next type is periodic tenancy. This agreement has no set end date and automatically renews at the end of each period, whether that be a week, a month, or whatever amount of time is agreed upon by tenant and landlord.

If you are in a month-to-month agreement, this is a periodic tenancy. These are sometimes done by verbal agreement, but I highly recommend putting everything on paper because memories fail, and understandings can differ.

Read the rest of Rights | Over on Page RE4

Comfortable, Cozy and Clean

3 bedroom, 2 bath home located on the sunny side of Brooktrails. This warm and inviting home has an open floor plan featuring: new laminate flooring in the bedrooms, new vinyl windows and was just painted throughout. There is tile in the kitchen with newer appliances and a separate laundry room. The metal roof is new on the home and the 2 car garage. Also, has a concrete patio, paved parking and is fenced for pets.

\$359,000

22+/- Acres Beautiful Level Land

Located 15 minutes west of Laytonville, borders. Branscomb Road. There are meadows with lovely building sites, redwood trees, borders the South Fork of the Eel River. Power is on the property. Multiple-use zoning.

\$295,000

3.3+/- Level Acres

Great opportunity for a commercial business or investment property. There is a 1,700+/- sq. ft. office building with 4 separate offices and 2,646+/- storage attached. The metal shop is 4,608+/- sq. ft. with drive thru bays and roll up doors. Approximately 3 acres are paved. There is a new septic system and city water. Used previously for years as a truck shop business. Many more details call for information.

\$740,000

For information or an appointment to view please call:

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The periodic tenancy ends when one party gives notice. Typically, either partner must give 30 days' notice.

Tenancy-at-Will

Tenancy-at-will is a less formal affair. This occurs when a landlord agrees that a tenant can live on their property without specifying for how long and without charging rent. As soon as rent is expected, the type of tenancy changes. Until then, tenancy-at-will remains in place.

An example would be allowing someone to crash on your couch rent-free for a few months. Be aware that once you allow someone to live in your house, you cannot kick them out on a moment's notice. In California, a landlord must give an at-will tenant 30 to 60 days' written notice depending on the length of tenancy before forcing them out – similar to the process for terminating a month-to-month tenancy.

As weird as it may seem to do a written agreement with a friend who just needs a place to stay for a bit, it's wise to protect yourself by writing up a short agreement that says your friend can stay rent-free for an agreed-upon amount of time, specifying start and end dates. This can prevent misunderstandings and hard feelings, as well as legal troubles.

Tenancy-at-Sufferance (Holdover Tenancy)

Tenancy-at-sufferance occurs when a tenant refuses to leave after the lease expires or when a tenant ignores a legal notice to comply with an existing lease (which may mean coming current on missed payments or, for example, finding a new home for your pet python that was not supposed to be there in the first place).

At this point, the landlord has three options: 1. To treat the tenant as a trespasser, 2. To begin eviction proceedings, or 3. To allow the tenant to stay by creating a new lease agreement and accepting ongoing rent payments.

If a landlord simply continues to accept payment without a new lease agreement, there is a tacit agreement that the new status quo is allowable. If you're a landlord, only accept payment if the current situation meets with your approval.

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 Loose Caboose!) 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 45 years.



Siding materials to consider for your home

Exterior renovations consistently top the list of projects that offer maximum return on investment, according to Remodeling magazine's annual 'Cost vs. Value Report.' Siding replacement is a popular exterior renovation and one that can completely transform the look of a home.

Siding comes in a variety of materials, and homeowners can explore the pros, cons and affordability of each to make the most informed decision when replacing their existing siding. Factors to consider apart from price include durability, maintenance and aesthetics.

Vinyl

Vinyl siding is one the most popular siding materials in North America. That popularity is perhaps due to the relatively low cost of vinyl siding replacement, which Forbes Home estimates is between \$6,150 and \$15,900 to install for a 2,000-square-foot home. A wide array of color options as well as weatherproof protection makes vinyl siding worthy of consideration.

PVC, which is what vinyl siding is comprised of, also is quite fire-resistant. Potential pitfalls of vinyl are that it can fade more quickly than other siding materials and is sensitive to excess UV exposure.

Engineered

Engineered materials cost more than vinyl but are considered very durable. They can be advantageous in damp climates or ones where insects are problematic. LP SmartSide^a is a type of engineered hardwood that is very durable, so much so that a 50-year warranty often is offered for the product, according to First American Roofing & Siding. This material can be painted if homeowners desire a change of color down the line. This siding costs around \$2.50 to \$4.50 per square foot for siding and all trim accessories with an additional installation cost of \$5.50 to \$12.00 per square foot. The product is made of wooden strands that have been coated with wax for moisture resistance. A special zinc-based

solution is added to protect against rot and insect infestation.

A similar product, HardiePlank^a, is engineered from a blend of cement, wood fibers, fine sand, and water. It is similar in price point to the SmartSide and offers resistance to rot and insects. HardiePlank also can be repainted.

Engineered products can be more expensive to install and generally are not DIY renovations, which may deter homeowners working on tight budgets.

Wood siding

Wood is one of the oldest siding materials. It can be stained or painted and comes in a variety of styles, from boards to shingles. It's a popular choice in historical homes or ones with classic, architectural details.

It's important to note that wood is a combustible material that can be susceptible to water and insect damage. It also needs to be maintained continuously to look its best. This makes wood siding a true commitment on the part of homeowners. The cost is midrange between vinyl and engineered sidings.

Metal

Those interested in one of the most energy efficient options in siding can look no further than metal siding. Metal isn't just for roofing. According to Colonial Contracting, Inc., metal siding creates a uniquely modern appearance and comes in a variety of styles that complement homes.

Unlike fiber, wood or vinyl products, metal siding reflects the sun's rays and keeps interior temperatures cooler in the summer, a boon in hot climates but maybe not the most insulating option for cold climates. One potential pitfall is the possibility of rust, which would make metal siding a less ideal choice for those who live near the ocean. The cost of metal siding is comparable to other siding products, at around \$10 per square foot.

These are a few of the siding options homeowners can investigate if they're revamping the exteriors of their homes.



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REDUCED TO: \$250,000

2 parcels to be sold together, totals almost 20 acres. In need of clean up to restore its natural beauty. Mobile home needs TLC, barn, large shop and extra cabin. Each parcel has a septic and well. One ag well produces ample amount of water. PG&E to both properties.
PRESENTED AT: \$350,000

7164 sq ft building has 4 central heating & air units, 3 theaters, concessions stand, lobby, ticket booth and manager's office, public bathrooms, upstairs projection and storage rooms, and a neon sign/marquee. Fantastic opportunity to own a Willits icon!
PRESENTED AT: \$895,000

1989 manufactured home on foundation with detached 2-car garage on a large lot! 1680sqft with 3 beds & 2 baths, featuring an open living space and separate laundry room, vaulted ceilings, dual pane windows, central heating, carpet and vinyl flooring.
PRESENTED AT: \$315,000

Two homes with a total square footage of 2200± and land totaling 7± acres. 2 bed, 2.5 bath home. Remodeled kitchen, updated bathrooms. One bedroom granny unit. 2 wells, approved septic plans, and is within a PG&E service drop.
PRESENTED AT: \$685,000

Well established business with great customer base. Five spray bays and one soft touch, drive-through automatic. Covered vacuum area with six vacuums, one upholstery and carpet cleaner, and nine air freshener/cleaning products vending machines.
PRESENTED AT: \$1,400,000



Tara Moratti
DRE#01420657
707-367-0389
livinmendo@gmail.com



Lee F. Persico
DRE#00446837
707-489-0332
ColdWellBankerWillits@gmail.com



Roxanne Lemos-Neese
DRE#01712217
707-484-6489
roxanne@getmendohomes.com



Randa Craighead
DRE#01971901
707-841-7778
randacraighead@coldwellbanker.com



Audrey Low
DRE#02074437
707-972-0524
norcalhomes@yahoo.com



Dara Johnson
DRE#02062954
707-513-7825
daradrealty@gmail.com



Kelsi Ryan
DRE#01932829
707-621-1818
kelsiryanrealtor@gmail.com



Karena Jolley
DRE#01482063
707-354-2999
karena.jolley@gmail.com



Alicia Kepple
DRE#02108446
707-272-7782
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