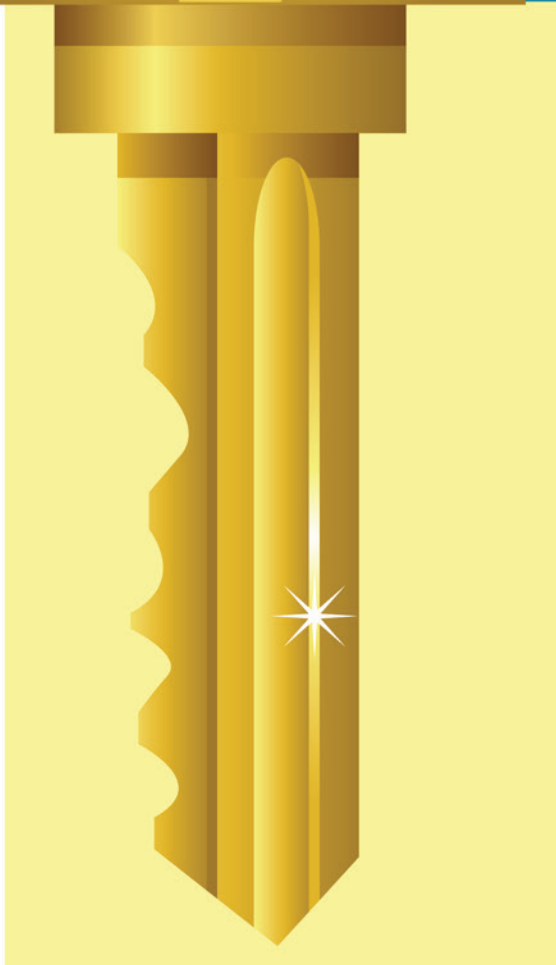


Willits Weekly | Edition 59 | July 8, 2021

# REAL ESTATE SECTION



## Property Feature **32260 Condor Circle, Willits**

MLS: 321019412

Offered for sale at: \$649,000

Listed by:

**Aaron Rosen**

of Luxe Places International Realty

Phone: 415-716-8877

Lic: 02104183

This 41.9-acre amazing retreat features a 2,042 square-foot, 3 bedroom / 2 bathroom home that sits atop a sloping wooded hillside with amazing valley views.

Downstairs is an office or extra bedroom, a washroom, and an open kitchen to a large living room design that leads to an outside deck.

Upstairs has a spacious master bedroom with vaulted ceilings and plenty of natural lighting, a bathroom, and two additional bedrooms – one of which features an amazing custom mural by renowned local artist Malakai Schindel.

The land has been partially developed and has a road that leads to two separate flat and sunny areas. There is a 5Kw solar array, a vegetable garden area, a large metal outbuilding, wood fire hot tub, and ample parking.

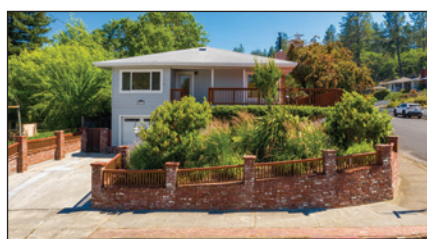
The property is 10.7 miles or roughly 22 minutes from town.



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**Tara Moratti**  
Broker-Associate  
CalBRE #01420657  
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**491 W. Mendocino Ave.  
\$550,000**

Perfect westside location on spacious corner lot. Upgraded 1400Sqft 3 bedroom 2 bathroom home with a detached 700+/- soft Studio.



**31025 Sherwood Rd.  
\$310,000**

Gentle and charming 20 Acre parcel features a large 1 bedroom, 1 bathroom home with an attached garage. Electric with PG&E, Spring, and septic.

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### **40+/- Acre Ranch Located in a Desirable Community**

The property was meticulously developed and maintained. The home has 1,920 sq. ft. 3 bedrooms and 2 baths. There are too many amenities to list. There is a sturdy 40'x60' barn with 6 stalls, a caretakers quarters, a 70'x100' arena and a covered 50' round pen. Around the subdivision, there are miles of riding trails and roads to explore. Abundance of wildlife, beautiful peaceful views, good well water and PG&E. This is a must see property.  
**\$899,000**



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### **129+/- Acres Sky Rock Ranch**

This is an outstanding one-of-a-kind ranch property. Gorgeous 3,700 sq. ft. custom lodge style home with every comfort you would want. There are 3 bedrooms and 3 full baths, a custom kitchen, a huge river rocked fireplace, office and many other features. Large barn, horse barn, shop, fenced pastures and well water. Borders Rocktree Creek. **Reduced to \$2,080,000**

### **19.21+/- Acres Beautiful Rolling Gentle Property**

There is a cabin, expansive mountain views, two ponds, spring water, fruit trees and a lovely flower garden. There are open meadows, and nice wooded areas, redwoods and fir. Willits. **\$595,000**

### **Beautiful Open Floor Plan**

3 BD, 3 BA home, 2,100 sq. ft. living area. Fabulous kitchen with granite counters, stainless appliances, and custom, cherry cabinets. 2 bedrooms have a full bath. The master suite is very roomy, has a fireplace and lots of closet space. The bath has a jacuzzi tub and a separate shower. Many quality characteristics in this lovely home.  
**\$449,000**

For information or an appointment to view please call:

**Randy and Ruth Weston**

707-459-4961 • 707-489-3333

CalBRE: 00990817

[ruthweston@pacific.net](mailto:ruthweston@pacific.net)

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# Prepack / prepare to survive

Clip and save this column. You may have just minutes to get ready and go in an emergency. There are many kinds of disasters. Here's how to prepare to survive. On the internet, go to [www.readyforwildfire.org](http://www.readyforwildfire.org) for great information. Always have a packed and ready-to-grab "go bag" or backpack near the door or in your vehicle. In addition, have a pair of shoes and flashlight next to the bed so you won't cut your feet on broken glass. Don't count on government services in an emergency. They will be overwhelmed. Power may be out, so PACK NOW. Don't wait 'til tomorrow.

Make sure every family member knows what to grab and how to reach each other in an emergency. Prearrange a contact phone number to call, someone out of the area that everyone will know to call in case you get separated. Always keep the gas tank topped off for any escape vehicles. Preplan how you will contact and meet each other in an emergency. Preplan the best escape routes in each direction. Traffic will be heavy. Evacuate early. Agree on a safe meeting place that each family member knows about. Check on vulnerable neighbors.

As you leave: Shut off gas at the meter (always have a wrench attached) and turn off propane tanks. Close all windows, vents and doors. Turn off heaters and air conditioning. Turn off any attic fan, close windows, shut off faucets. Move flammable furniture and stuff away from windows to middle of room. Turn off stove and appliances.

A note about clothing: Cotton or wool is best in a fire. Plastic / synthetic fiber melts and can burn you. Have a whistle to call for help.

### GO BAG:

Cell phone – emergency cash (minimum \$100 in \$1's, \$5's, \$10's + coins. There may not be ATMs) – check books and credit cards – extra reading glasses – change of clothes, especially underwear – jacket (cotton or wool is best) – sturdy shoes (not flip-flops or sandals) – hat – flashlight – extra batteries – cell-phone charger (get one that plugs into wall socket and car outlet) – can opener – plastic or metal utensils (spoons are more useful than forks) – knife – bowl(s) or metal cups – prescription

medications – pocket knife – keys.

First-aid kit: bandages, elastic bandage, gauze pads, paper tape, instant cold packs, scissors, sanitizer, Neosporin, and usual items

Toilet articles: toothbrush and paste, soap, shampoo, nail clipper, small scissors, non-talc powder (corn starch is great), razor, skin cream (can be used for shaving too), sanitary products – small towels – hand sanitizer – masks.

Child supplies: diapers and wipes, plastic bags for disposal, bowl and spoon, sunscreen, games and toys, Authorization to Consent to Treatment of Minor Form completed, instant baby food.

Seniors: incontinence underwear, wipes, oxygen, catheters, prescriptions (fresh), batteries for hearing aids.

### PREPACK YOUR VEHICLE:

Fire extinguisher – toilet tissue (a metal bucket or 5 gallon bucket with kitchen garbage bags makes a good "toilet" in emergency) – gloves, both work and disposable (you may be handling blood) – masks – poncho and plastic ground cloth – tent if you have one – blanket or sleeping bags – rope – matches or lighter – paper and pencil – hydrogen peroxide

Tools: wrench, 4-in-1 tool, hammer, screwdriver (multi-head type), pliers, duct tape – pry bar – jumper cables or a portable car-battery charger from your local auto-supply store – a tire pump is a good idea – car jack and spare tire – 1 quart motor oil – 1 quart transmission fluid – cell-phone charger that plugs into car outlet, GPS.

OTHER ITEMS PACKED TO GRAB QUICKLY – Most will prepack in one or more boxes, covered plastic is good: Water 2 to 3 gallons per person if possible – packaged food: granola bars, dried fruit, trail mix, dry cereal, canned food + can opener, multi-vitamins (search "Emergency Food" on internet) – paper towels – computer or hard drive and charger(s) – walker for seniors – battery lantern(s) – deck of cards – book(s) – Zip-Lock bags – moist towelettes – garbage bags – bleach (8 drops per gallon or ½ teaspoon per 5 gallons to purify water).

IMPORTANT DOCUMENTS: Insurance contact info and policies, durable power of attorney for health care,

Advance Health Care Directive (very important to have on file at all local hospitals and when traveling), trust and will – portable radio – photos if there's time. NOTE: Don't load up on photos and tchotchkes in an emergency escape. Your life is more important.

### INSURANCE:

A special NOTE about insurance claims: Make sure you have "code upgrade coverage" on your homeowner insurance policy. Insurance companies are sometimes difficult to collect from. You can be more prepared by creating a detailed inventory of the contents of your home and / or business. Make it yourself or you can download such a form on the internet or may be able to get one from your insurance agent.

It should include your insurance company name, agent name and contact info, policy number, your property address. Then go room-by-room and note each item and include, where applicable, the room where item is located, brief description of item, model, serial number, date of purchase, price paid, current replacement value (be accurate, if you paid the price your claim may be denied as fraudulent) and have pictures of the items. A video of your home with a running verbal commentary is a good document.

Include: furniture, appliances, art, media, clothes, linens, kitchen ware, and garden tools, etc. Also document home improvements such as new windows, solar, newer roof, electrical and plumbing improvements, remodels and upgrades. Keep a copy in a safe place like a safe-deposit box at your bank or with a trusted family member or friend out of the area. Take a copy with you.

PETS: food and treats – water and food bowls – poop bags – leash – muzzle – medications – cat litter and small box like plastic dish pan for litter box – plastic bags for disposal – have a carrier handy near door – blanket or bed – veterinarian contact info and pet license if available.

LIVESTOCK: Have an evacuation plan for large animals. Train them to load up quickly into your trailer and have a safe place to take them. Set them free if nothing else. Be ready to move quickly. Never leave animals tied or penned.

Bill Barksdale was a 2016 inductee into the Realtor® Hall of Fame. He is a referral agent for Coldwell Banker Mendo Realty Inc. 707-489-2232. CADRE# 01106662. Read more of his columns at his blog at BBarksdale.com.

## California's eviction moratorium extension: What's in it for tenants and landlords?

By Manuela Tobias, for CalMatters

California renters, who are still struggling to pay the rent even as the pandemic wanes, will be shielded from eviction through September 30, under a last-minute deal announced June 25 by Gov. Gavin Newsom and legislative leaders.

The agreement, which more fully opens up \$5.2 billion to pay full back rent and rent going forward, was approved June 28 by the Assembly and state Senate. Newsom, who faces a recall election later this year, signed the bill that night, just before the existing protections expire after Wednesday, June 30.

In statements, Newsom and legislative leaders who negotiated the new protections said they would keep families from falling through the safety net as California reopens from COVID-19 and the economy recovers. "This proposal avoids a massive eviction cliff, allowing us to keep tenants in their homes and get landlords the financial support they need," said Assembly Housing Chairperson David Chiu, a San Francisco Democrat who put together the initial moratorium.

Some tenant groups, however, wanted a longer extension of the eviction ban, saying that three months isn't long enough to get rent relief distributed. "This timeline does not match the reality the state faces, and tenants will be left out to dry," Francisco Dueñas, executive director of Housing Now!, said in a statement.

Assembly Speaker Anthony Rendon, a Lakewood Democrat, told CalMatters that lawmakers couldn't guarantee they would get rental relief to everyone by September 30, "but we do want to do everything we possibly can."

Read the rest of **Moratorium** | Over on Page RE4



COLUMN | How's the Market?



# Water-saving tips

In case you haven't noticed, the whole state of California – including Mendocino County – is a little short on water this year. Lucky for us, Willits has two reservoirs which hold more than 400 million gallons of water and for now, we have enough to supply the city's 2,400 customers.

We also have a supplemental groundwater supply and treatment plant for emergencies. Although the Mendocino Voice reported that Willits is likely to make it through the season without issuing mandatory water restrictions, according to Willits Utilities Superintendent Scott Herman, we should all do what we can to conserve water.

To start, go through your whole house and check for leaks. Even the smallest one can add up to significant water loss. Check kitchen faucets, bathroom faucets, toilets, showerheads, and any other appliances that use water. Check under sinks by removing the decades' worth of cleaning supplies for signs of moisture, dry rot, or mold.

This is a great time to comply with a law that went into effect in 2017 requiring single-family homes to have low-

flow water fixtures. You should replace any toilets with a flush volume of greater than 1.6 gallons, showerheads that emit more than 2.5 gallons per minute, and interior faucets that run more than 2.2 gallons per minute (including the bathtub faucet, though if you think about it, that one makes no sense).

Once that's done, go outside. Check for leaky hose bibs and irrigation equipment. Most people who use an automatic timer to water their landscaping rarely see the system running because they run it early in the morning. That's good for water conservation, but not good for checking leaks.

If you plan to keep watering this summer, I recommend checking your system by turning it on and watching it run for a few minutes to see if you are watering the pavement because of a misaligned sprinkler, or if you have a gusher you didn't know about. You should also check for leaks on the supply side of the valve – leaks that happen whether the irrigation system is actively running or not.

If everything looks good, the last way to check for a leak is to review your water usage. If your water bill is significantly higher than in years past, you may have a leak

that isn't giving you the tell-tale signs of a wet spot in the yard or a new dip in your asphalt driveway.

Leaks under the house are hard to spot and can be even more damaging. Fixing leaks is not only good for the environment, especially during a drought, it is good for your pocketbook. Leaks don't tend to get better with time unless you do something about them.

If you are so inclined and can afford it, consider replacing your lawn with drought-resistant, indigenous plant species. They are typically attractive and easy to care for – and while you're at it, you might as well throw in some plants that help pollinators like bees. I just learned that three out of four crops across the globe that produce fruits or seeds for human food depend, at least in part, on pollinators. Let's hear it for pollinators.

If you have questions about real estate or property management, contact me at [rselzer@selzerrealty.com](mailto: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 45 years.



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He said the Legislature would reassess the program as the end date draws closer. “We’re trying to implement new processes and protections, and we’re hoping that those will be effective,” he said. “And we’re also obviously hoping that the economy is in full swing and hopefully an eviction moratorium will not be necessary moving forward.”

While advocacy groups representing tenants and landlords said they were shut out of the negotiations — similar to the last two rounds of negotiations (visit <https://calmatters.org/california-divide/2021/04/capitol-mum-on-eviction-moratorium-extension-as-renters-look-for-more-time/> to read more) — both sides managed to get some key provisions they wanted. Here are some key components of Assembly Bill 832:

**What would this mean for tenants?**

Tenants would have a defense in court should their landlord evict them over non-payment of rent through September 30. They still have to submit a declaration saying they are unable to make full rent, and pay at least 25% of their monthly rent since September 1, 2020, in installments or in bulk, by September 30, to avoid eviction.

“If you are served with a 15-day notice and do not provide the declaration form to your landlord before the 15-day notice expires, you could be evicted,” the bill says. (To read the full text of the bill, visit [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=20210220AB832](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=20210220AB832))

Additional documentation, such as a bank statement proving a decrease in income, could be required in cases where a landlord has proof the tenant makes over a certain income.

Tenants will still need to abide by their lease in order to avoid eviction for reasons other than non-payment of rent.

Evictions over non-payment of rent could resume on October 1, but people who make less than 80% of the area median income and were financially affected by COVID would have another 15 days after receiving an eviction notice to apply for rental assistance funds. That provision extends for another six months, through March 2022.

If the rent relief application goes through, the eviction process will be blocked, and landlords will be able to receive compensation for missed back rent. If the tenant is ineligible, however, the proceeding will continue.

Lupe Arreola, executive director of Tenants Together, said while the additional legal protections sound good in theory, they may not work in real life. “We’re saying that’s wishful thinking. We’re saying that’s not going to happen.”

So what about the money? The bill says tenants, as well as their landlords, will be able to apply for 100% of back rent and up to three months of forward rent. Previously, without landlord approval, a tenant was eligible for only 25% of missed rental payments.

That was a key ask from tenant advocates, and a

source of worry for landlords, who said the provision would be abused. Tenants who receive rental assistance will acknowledge under penalty of perjury they will use the money to pay missed rent.

If the landlord still tries to evict the tenant over non-payment of rent, the court will be able to check whether the tenant received state dollars. If they paid the full amount to the landlord, the eviction will be blocked.

The bill also shields evictions over non-payment of rent from appearing on a tenant’s record, which hampers the ability to rent in the future.

**Who is eligible for relief?**

The tenant’s household income must be at or below 80% of the area median income during 2020 or 2021. Those income brackets vary by region (Mendocino County’s median income is \$70,700 for a four-person household). Tenants with an income below 50% will be prioritized. Assistance is available to tenants regardless of their immigration status.

Local jurisdictions distributing rental relief might have different rules, however; during the last round of funds in Los Angeles, for example, a two-person household couldn’t make more than \$45,050.

The bill expands eligibility to tenants who may have moved out of their home during the pandemic, who were not covered previously. They can now apply for back rent owed to a previous landlord.

**What does this deal mean for landlords?**

Landlords will be unable to evict tenants over non-payment of rent through September 30. To file an eviction lawsuit after that, the landlord must provide evidence to the court they applied for rental assistance. The case can only proceed if the tenant does not complete their application or qualify for aid.

Landlord groups, which hoped the protections would not be further extended, are frustrated by this provision.

“While there is some recognition of this distress in the deal by providing 100% in rent assistance and requirements for the tenants to use the funds to pay rent, we are very concerned as to when this moratorium will actually end,” Christine LaMarca, president of the California Rental Housing Association, which represents more than 20,000 landlords, said in a statement.

Landlords will still be able to evict tenants for a substantial remodel only if that is necessary to comply with health and safety standards, and if the owner of the property is selling it to a buyer who intends to occupy the property. They cannot, for example, sell to someone who intends to rent out the place.

Those restrictions might be tighter in certain localities, like Los Angeles, which passed a local moratorium earlier in June. But under the bill, other cities would not be able to enact stricter rules through March 2022, a provision supported by the California Apartment Association.

Landlords would be able to apply for 100% of back and forward rent. The previous law said a landlord could apply for 80% of missed rent payments and would have to forgive the remaining 20%; the new bill means that even those who applied for only partial refund will be receiving the missing funds.

If both a landlord and a tenant applied for funds, the money will go directly to the landlord. It will only go to the tenant if the landlord declines to participate in the program.

But the California Apartment Association said the state’s moratorium extension, and the final federal extension through July announced June 24, would not be necessary if the rent relief money was getting out to landlords and tenants.

“It is frustrating that the state of California and numerous local governments have not quickly disbursed funds to those in need, especially to mom-and-pop rental housing providers who have not seen any rent payments yet must still pay the mortgage, insurance, taxes, maintenance and other expenses,” association President Tom Bannon said in a statement.

**What about the money?**

The protections are tied to dollars; and lots of them. The state approved an additional \$2.6 billion of rental assistance, plus an existing \$2.6 billion, all from federal relief funding. That’s \$5.2 billion available to cover the missed back rent and up to three months of forward rent.

An analysis by PolicyLink, an Oakland-based research group, suggests that about 758,000 households in California are behind on rent and owe a total of \$3.5 billion.

That money has gone out at a snail’s pace. While billions have been available since January, the state has distributed from its pot only \$61.6 million in relief to a little more than 5,000 households so far.

“The linchpin in all of this is the billions of dollars we have from the federal government,” Brian Augusta, legislative advocate for the California Rural Legal Assistance Foundation, told CalMatters. “We have got to urgently fix whatever has slowed the flow of that money to a trickle.”

Several cities, including Los Angeles and San Francisco, have reported demand for rental assistance far outweighed availability. The bill says that unspent funds will be redirected to those places with the highest need.

The bill also grants larger cities and counties the ability to administer their own rental funds, instead of having to rely on the state to administer a portion of those. That was a major request from local governments.

*Manuela Tobias is the housing reporter for CalMatters. Her stories focus on the political dynamics and economic and racial inequities that have contributed to the housing crisis in California and its potential solutions.*

*CalMatters is a nonpartisan, nonprofit journalism venture committed to explaining how California’s state Capitol works and why it matters. Visit [www.CalMatters.org](http://www.CalMatters.org) to learn more.*

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Gentle and charming 20 Acre parcel features a large 1 bedroom 1 bathroom home with an attached garage. Electric with PG&E, Spring, and septic. **Presented at \$310,000**



4 Separate Parcels located within city limits. 2 undeveloped lots, and 2 parcels with homes and tenants in place! 3 bedrooms, 2 baths has been remodeled within the last 15 years. Second home is a fixer and was built in 1938 576 Sqft. **Presented at \$475,000**



Unique 4 bedroom 2 bath home, 2,250+ square feet of living space. Private street sitting on almost half an acre in town. Fully enclosed tile patio with storage. Valley hill views from the living room and back patio. **Presented at \$380,000**



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Duplex and detached single family residence. Duplex units each 1 bedroom, 1 bathroom and a laundry room, producing income. The single-family residence is a two-bedroom 1 bathroom home has original wood floors ready to be restored and a single car garage. **Presented at \$329,000**



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