

REAL ESTATE SECTION



Hew owners for Summit Signal

Danny Mihelcic and Allisha Rigano take reins of railroad maintenance and heavy-equipment construction company

Summit Signal, Inc. would like to officially present our new owners, Danny Mihelcic and Allisha Rigano. Their new leadership roles mark the culmination of a three-year transition period that was successfully finalized as of December 1, 2023. Summit Signal, Inc. is a certified small business enterprise with a 20+ year history of railroad signal construction work as well as electrical work, generator installation and maintenance, and heavy equipment construction services like underground, concrete, rock, grading, asphalt paving, driveway repair, culverts, septic and water systems, and other specialty construction projects.

Danny Mihelcic is a seasoned professional with a proven track record in safety and operational efficiency. His C-10 Electrical license opened up new opportunities for Summit Signal, Inc. and he is dedicated to maintaining a high level of workmanship.

Allisha Rigano brings with her extensive experience working in contract administration, prevailing wage regulations, and business management from her 19 years starting in the field and now running the office at Summit Signal, Inc.

Additionally, our dedicated team actively engages with our home community of Willits and neighboring areas where we conduct business through volunteer efforts like participation in Rotary Club and events, contributions to youth sports, educational programs, and other local organizations.

Together Danny Mihelcic and Allisha Rigano, operating their two companies, Summit Signal, Inc. (for railroad signal work) and Danny Mihelcic Construction Services (for local and other construction projects) are looking forward to continuing to provide both our railroad customers and our local customers with superior workmanship in every project undertaken and looks forward to thriving in the future of construction

Above, left: Danny Mihelcic and Allisha Rigano working in Napa for the Napa Valley Wine Train.

Above, right: Danny Mihelcic's dump truck, crew, and equipment on a culvert and asphalt patch project for Caltrans and Pacific Earthscape near Myers Flat, CA.

Railroad Signal Maintenance for Amtrak in Oakland, CA.



Spring Energy Bill Help

Energy bills are high right now. Visit our website, call us, or come to our Advanced Energy Center to discuss:

- The best rate plan for your situation
- Available discount programs
- Your usage. It might be time to reassess your energy habits.
- Practical winter energy savings tips

We look forward to hearing from you.

Reviewing your tax return

Greetings Tax Filers,

The busiest tax-preparation months are behind us. Most of you, likely, have already filed your taxes, or will do so by April 15. It's a big accomplishment to prepare and file your taxes. For those of you who have extended, let us know if we can help. There are many tax-rule changes, and reading IRS publications can be daunting. It is a relief to get them filed and move on to other tasks...



Nicholas Casagrande
Columnist

There is so much to learn by stepping back and reviewing your return. NOW is a time for new insights and habits that can serve you well in reaching your financial goals. Here are a couple of simple things to do while things are fresh in your mind:

- 1. Truly understand your financial situation.** How much did you earn? What deductions and credits did you take? Where did you spend your money? What returns did you receive on monies paid?
- 2. Did you make the most of tax-saving opportunities?** Can you reduce the amount of money you owe through tax-smart tools – maximizing deductions, investing in your retirement, taking advantage of tax credits? I can't tell you how many times I've helped people redirect the payment they would send to the IRS and instead direct it into their future.
- 3. Withholding too much or not enough?** If you are getting big refunds, there are better ways to use that money that you are "loaning" to the U.S. government. Make every dollar work hard for you.
- 4. Review your retirement plans.** Are you maxing out your work-sponsored retirement plan – this will reduce your annual tax bill. Are you capturing the maximum of your employer contributions?
- 5. Prioritize your debt payments.** Make sure you are paying the highest interest-rate debts first. Be careful of the balance-transfer credit card approach, as this might not be the best route.
- 6. Anything big happening in the year ahead?** As in starting a business, buying a house, making an addition to the family, changing jobs? Life events can impact your taxes.

Let's take an hour to get to know your tax return so your monies are working hard and next year's tax prep and filing is smooth and low stress.

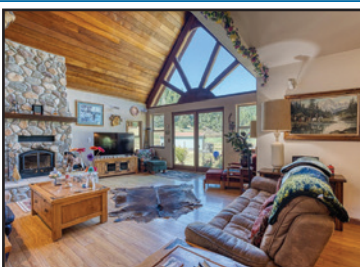
My best,
Nick

Nicholas Casagrande 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.



129.8+/- Acres Outstanding Ranch Property

Move to the country and enjoy the ranch lifestyle on this lovely acreage. There is a gorgeous lodge style home with 3 bedrooms, 3 baths. It features a vaulted ceiling in the spacious living room, a large rocked fireplace, an open floorplan into the kitchen and dining area. The master suite is on the main level with a large closet and an adjacent bath. Upstairs there are 2 bedrooms, a sitting area and storage closets. The barn is 40x60, lots of space for hay, equipment and 2 stalls for horses. There are 5 fenced pastures. There is so much to see here.
\$1,695,000



10.17+/- Acres Pine Mountain Property



Private setting with level building site, spring water, power on site, a couple of storage units. 15 minutes from town, nice neighborhood.
\$189,000



Commercial Building For Sale

This 8,140 sq. ft. building is a one story structure. There is a lot of space in this large open floor plan to design different uses. Good visibility and a highly trafficked area. Close to Safeway and mixed shopping. 1,200+/- sq. ft. of storage plus office space and bathroom. Excellent location.
\$489,000

22+/- Level Park-Like Acres

This beautiful land borders the South Fork of the Eel River. There are many open meadows throughout for lovely easy building sites. There is paved road access and PG&E on the corner of the property. Primary tree types are redwood and fir, with some mixed madrone and oak. It is zoned 12 which allows for residential, commercial up to Industrial use, many possibilities. It is approximately 15 minutes west of Laytonville right off of Branscomb Road.
\$230,000

Residential Building Lot on Holly and Poplar

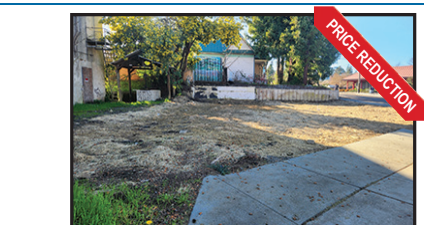


All utilities are available, convenient location in town.
\$100,000



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.
\$660,000



Level Commercial Lot on Main Street - Hwy. 101

Great visibility for a business. It may be possible to have a residence as well as a business location. All utilities are available.
\$149,000



Beautiful Level Lot in Town

Zoned commercial but could have a residence and a business with approval from the City of Willits. Convenient location, pretty spot.
\$79,500



For information or an appointment to view please call:

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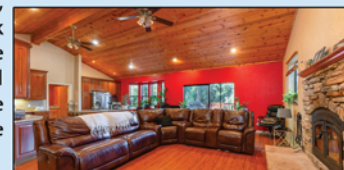
Tara Moratti, Realtor®
Broker-Owner CalDRE #01420657
100 SOUTH STREET, WILLITS, CA
m: 707-367-0389

Luxury Dual-Home Retreat with Potential Rental Income \$649,500



2.64 acres between Ukiah and Willits, this property offers two homes. The main home features Knotty Pine Open Beam ceilings, forced air insert wood stove, Waterproof Luxury Vinyl plank flooring, and Central Surround Sound. Gourmet kitchen with granite countertops, Stainless Steel appliances with Dual Ovens, and cabinets galore.

Connecting laundry room with Pantry and bath. Primary suite features a walk in closet and jetted tub. Large wrap-around deck, central heat & A/C, Fiber-Cement siding, and an attached 2-car garage. The second home has 1 bedroom, 1-1/2 baths, an attached 2 car garage, Metal Roof, Walk-In closet, Knotty Pine Open Beam ceiling, Wrap-Around Deck and Brazilian Hardwood Flooring throughout. The bath has Marble Flooring and a shower with Jetted Tub. Possible potential to have rental income, as the property includes an unfinished apartment, storage building, and a two-story outbuilding with a deck.



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