Willits Weekly | Edition 93 | May 9, 2024

REAL ESTATE SECTION











21575 Locust Street, Willits

MLS: 324020623

Offered
for sale at:

\$360,000

You will relish the gardens around this vintage 2-bedroom, 1-bathroom cottage with a bonus studio

Property feature listed by: Roxanne Lemos-Neese, agent of RE/MAX Gold -Selzer and Associates

room, located in downtown Willits and in walking distance of two schools. The recent updates include a new front porch in 2016, new roof and gutters along with exterior paint in 2017, and a new mini-split heat pump reinstalled in 2022. Kitchen has wonderful natural light with beautiful views looking out onto the garden. And, has been updated with beautiful hardwood countertops and floor. In the organically gardened yard, there is a well and pump to maintain the mature English style garden, with flower and vegetable beds spread across this flat beautiful yard. In the early spring there is an incredible display of daffodils, along with a collection of (about 100) colorful roses. There are many mature well-maintained fruit trees, including Bartlett Pear, Asian Pear, Gravenstein and Sierra Beauty apples, Santa Rosa Plum, and more. There are berries, artichoke plants, an asparagus patch, and a preserved meadow with native wildflowers.







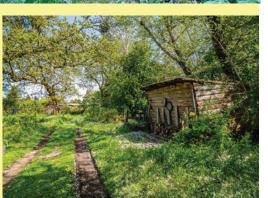














COLDWELL BANKER

MENDO REALTY

40 YEARS

AND COUNTING



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

Two homes plus a studio guest cabin on 20+ acres \$750,000



Separate driveways and each home has its own address. The first home is a nice newer permitted 1 bedroom 1 1/2 bath plus a loft. First floor deck wraps around 2 sides. Great views from the living room, downstairs bedroom or deck. Skylights add to the

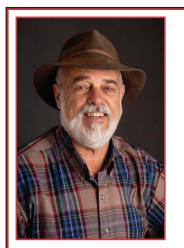
bright open feel of this home. Large finished basement with storage, complete with water filtration system. Second home is a 2 story with 1 large upstairs bedroom with a vaulted ceiling, lovely views and a full bathroom.

Downstairs living, and dining room, kitchen, indoor laundry and bathroom. Outside you will enjoy the garden and lawn area overlooking the pond and studio guest cabin. There is also a 2 story barn/workshop and a covered carport for all of your projects and storage.



Specializing in Mendocino County Real Estate

www.LivInMendo.com • livinmendo@gmail.com



Peter Smith 707.570.6138

DRE#01205926

Peter@sasin.com

More than **50 years** of experience in **real estate**, **property management**, and **home restoration**!

Marcos Diaz 707.480.7930

DRE#02139769





Hi Neighbors,

Read on for the tax benefits and overall benefits of fostering a rescue animal, be it a cat, dog, bird, snake,

I have adopted many wonderful rescue dogs – and very much value the network of shelters, rescue groups, and



Nicholas Casagrande

volunteers who care for these animals on their way to finding another

person to call their own. Many people say they are unable to foster as it would be too hard to give up the pet – this can be difficult - but when the pet lands with the perfect family, you feel great, you've reduced crowding at the local shelter and

saved an animal's life. You've also met good people at the shelter and / or rescue group and been a good example to neighbors.

Most rescue groups and shelters have charity tax status, so they are an IRS-qualified 501(c)(3), which is a not-forprofit organization.

Here are the costs associated with fostering an animal that count as charitable donations: pet food, cleaning supplies, pet toys, crates, beds, a portion of utilities ... and you can write off mileage for volunteering for a shelter or rescue group (\$0.14 per mile)

You itemize these under the charity section of your Schedule A. Note: you need to take the standard deduction before you itemize - this is a flat number that the IRS allows you to deduct from your taxable income without any questions asked. As always, keep good records and save

Support your local shelter or rescue group, please!

I'd be happy to introduce you to my rescue pugs while answering any questions you might have.

My best,

Nicholas Casagrande is an accountant and a financial advisor. His firm, NC Financial Group, is a wealthmanagement 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







261 Franklin Ave. • Willits • 459-2529

PG&E's retail power in 2023: 53% nuclear, 34% eligible-renewable resources, and 13% hydroelectric

Submitted by PG&E

Santa Rosa – Pacific Gas and Electric Company retail customers received 100% greenhouse gas-free electricity in 2023, making the company's portfolio of electricity sources one of the world's cleanest.

In 2023, 34% of PG&E's total electricity delivered to retail customers - residential customers and businesses to whom the company directly sells electricity came from specified eligible-renewable resources, including solar and wind power, small hydroelectric generation, and biopower. PG&E retail customers also received 53% of their electric deliveries from carbon-free nuclear power generated by Diablo Canyon Power Plant, and 13% from large hydroelectric power.

The company's GHG-free electric retail sales are one important indicator of PG&E's clean-energy performance. In another example, PG&E also reached an important battery energy storage milestone, passing the 2,100-megawatt mark for capacity.

"We're all in on creating a clean energy future," said PG&E Corp. CEO Patti Poppe. "Providing retail customers with 100% greenhouse gas-free electricity in 2023 highlights that PG&E's electric generation portfolio supports achievement of California's climate goals.

California's goals include reaching carbon neutrality by 2045. PG&E is committed to reaching carbon neutrality by 2040, and to actively removing more greenhouse gases than the company emits by 2050.

Solar leads for renewables

Large-scale solar energy accounts for the largest share of PG&E's renewable energy mix. The company has more than 260 Renewables Portfolio Standard-eligible power purchase agreements totaling more than 6,000 megawatts. According to the California Independent System Operator, one megawatt produces enough electricity to power about 750 homes.

PG&E also owns 430 megawatts of eligible-renewable generation. includes 277 megawatts of small hydroelectric, and 13 solar generation plants, mostly in the Central Valley, which generate up to 153 megawatts of clean

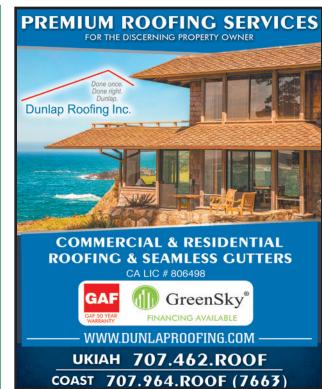
PG&E also remains a leader in helping customers ao solar. The company has connected more than 800,000 customers with rooftop solar to the electric grid. PG&E continues to support customers with resources before, during and after going solar. PG&E's resources for customers include help finding a solar contractor, as well as a solar calculator to help estimate

their savings

GEOSCIENCES • PLANNING • SURVEYING ENVIRONMENTAL SERVICES

335 SOUTH MAIN STREET, WILLITS, CA 95490





PG&E crosses battery energy storage milestone

PG&E also continues to invest in battery energy storage systems to enhance grid reliability, integrate additional renewables into the grid, and save customers energy

As of March 2024, PG&E has brought online a total of more than 2,100 megawatts new incremental battery storage capacity, with an additional 772 megawatts planned in 2024 and 687.5 megawatts planned in 2025. PG&E has more than 3.5 gigawatts of total battery energy storage

According to the California Independent System Operator, California's renewable resources sometimes generate more electricity during the day than customers can use. Battery energy storage allows PG&E and other utilities to store excess solar or wind power for use later in the evening to displace natural gas-fired resources that would otherwise be dispatched to serve the

"We're proud of our clean energy leadership, but we know there is more to do to ensure that clean energy is available at all times of the day and all seasons of the year," Poppe said. "By unleashing the full potential of battery storage to integrate additional greenhouse gas-free sources of electricity, we will continue to reduce emissions across our energy system and make progress toward our goal of net-zero emissions by 2040 at the lowest possible

Large-scale battery storage brought online in 2023 included the 350-megawatt MOSS350 Energy Storage project in Moss Landing (Monterey County) which brought Vistra's Moss Landing battery to 750 megawatts, making it the largest battery of its kind anywhere. Another large-scale project in 2023 was the 132-megawatt North Central Valley Energy Storage project in Linden (San Joaquin County)

In addition to large, grid-scale battery energy storage, PG&E connects hundreds to thousands of new, behind-the-meter battery energy storage systems to its grid every month.

Through January 2024, behind-themeter battery storage systems among PG&E customers totaled more than 670 megawatts—35% of the nation's behindthe-meter storage capacity.

Gas and Electric Company, a subsidiary of PG&E Corporation, is a combined natural gas and electric utility serving more than 16 million people across 70,000 square miles in

Northern and Central California. For more information, visit pge.com and pge.com/news.

The empty house

Due to a technical issue, Bill Barksdale was unable to submit his new Journal column for this week's Real Estate section. Instead, we're reprinting one of his mostread columns, "The Empty House" from February 2021

COLUMN | JOURNAL

Recently I was asked to go to the house of an old friend to make sure it was secured and locked up. My friend is still alive but lost in the confused fog of dementia. I've known her for well over 30 years. She lived in this house, alone, for several years as the dementia devoured more of her mind, with only the visits of a dedicated in-homesupport caregiver. This sainted caregiver

visited every day, seven days a week, to check on her charge. Most of those visits were unpaid. The caregiver simply -

About a month ago my beloved friend was moved to a memory-care facility after several years of us trying to find some kind of help for her. Her daughter had died a couple of years ago, but she no longer remembered that. She no longer remembered old friends or even the dedicated caregiver who visited her every day.

She still enjoyed music. That seems to be one of the last things to go. We know rom studies that, even for people in the depths of dementia and disability, music still stimulates the brain and touches forgotten memories, bringing comfort and a kind of peace in those few precious

My friend's house has been empty for a month or so, ever since she was rushed to the hospital after a fall. It was clear that she could not be returned to her home to live alone, lost and confused. Our current health care system in the U.S. blindly lets people like this - elderly, ill, disabled fall through the cracks of a cold, broken bureaucracy, leaving them to fend for themselves even when they have no

As I brought in the piled-up stack of damp mail and walked through a house I had once laughed in, shared meals in, chatted with my friend in - I was struck by how empty a place can be when it's no longer cared for. The beautiful things: books, art painted by an old lover, the untouched piano, a disheveled pile of video cassettes, that ever-present ashtray were all covered with dust.

The furniture was familiar but in need of a deep cleaning and someone to sit in those chairs and write at that desk, eat at that table. The stairs were white with grime except where someone had stepped repeatedly until a month ago, the railings ragged with cobwebs.

Upstairs a picture of laughing friends was lying on its back where it had carelessly fallen. I picked it up and studied each of the laughing faces of the four women, all known to me. All of them much younger when that picture was taken. I lovingly stood it up and set it down properly, even though no one would be looking at it.

crowded with the interests and passions of a lifetime – art, theater, writing, philosophy. Neatly stac ked are well-used reference books wanting to be opened again by the inquiring hands of their owner, who had at one time been a talented writer. My own

spouse had written a book dining room table.

A woman of so many gifts are long-muffled by a brain dissolving by a cruel disease we don't understand. I suppose

that clutter my own tables and shelves, will someday be packed in boxes and shipped off to unfamiliar homes, perhaps even a dumpster. Such is the fate of the accumulation of a lifetime. Their only kinship being the memories of the one who gathered them together.

In new homes they will combine with different effects and collections, and new stories of times past. That picture of me in front of the Eiffel Tower, that snap of us on the roof of our San Francisco house with our beloved dog, Kuma, taken 40 years ago, will be tossed carelessly and unrecognized into the garbage. Even the picture of my dear friend with her bright red lipstick and laughing smile will be tossed into the junk heap of lives that were here for a while and have now passed on.

"Life is a journey, not a destination." Hopefully the journey was mostly a good one. Yes, even though my friend's house home - is full of stuff, it's empty now. Her memory that weaved it all together is gone. 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 & citizens and businesses. DRE# 01106662,

Mold is serious business

Richard Selzer

In the past, I've addressed the risks posed by asbestos and lead. This week, I'll tackle the dangers of mold. Not all mold is created equal, but all mold in a house (unless it's on cheese by design) should be assessed so you know if it's allergenic, pathogenic or toxigenic.

Allergenic mold triggers allergic reactions and asthma in people who are susceptible. Pathogenic mold can affect people whose immune systems

> are compromised. Toxigenic mold (often referred to as "black mold") is the most dangerous and can cause serious health issues, even in the healthiest of people All mold grows where it's damp, so in homes, you're likely to find it in basements, laundry rooms,

kitchens, bathrooms, and along the sill of a single-

paned window. You can also find it anywhere a

Mold can grow on all sorts of surfaces from wood to tile, wallpaper, carpet, upholstery, and more. It is often found after a leak, especially in poorly ventilated bathrooms. Mold can grow

behind sheetrock in a shower, in the subfloor around a toilet if the wax seal is compromised, or in a crack in the shower pan. It can also hide behind furniture pressed up against a poorly insulated wall. The damage isn't always visible, but it often is. Sometimes smell gives it away. In a bathroom, it doesn't take long for water to cause discoloration or a spongy feel to the floor.

leaky pipe keeps things damp

As tempting as it is to ignore a leak, leaks don't get better on their own. Anything that allows water to intrude opens the door to mold. Once water is inside, it tends to stick around. If you are thinking of buying a home and you see evidence of water stains or leaks - or if it smells musty - be sure to read the disclosures carefully (which you should do anyway) and ask questions about whether mold has been a problem in the past.

Until the last several years, most people didn't realize how dangerous mold could be. Now we recognize that for some, the health effects of exposure can be severe. For those who are sensitive to mold, symptoms can include a stuffy nose, wheezing, and red or itchy eyes or skin. People with asthma can have more frequent and / or more severe asthma attacks. And for some, mold can lead to fever and shortness of breath.

So, how do you know if you have a mold problem? Well, if you see it, you know. But mold can hide where it's hard to see (in the walls, for example). If you suspect there's a problem, either purchase an over-the-counter mold test kit or, better yet, hire a professional to test your air quality. Mold spores can be hard to detect, and you don't want a false sense of security.

If you find a little spot of mold, say, less than 100 square feet and you're good with home repairs, you may consider addressing the problem yourself. Otherwise, I highly recommend hiring an expert. Mold removal is not easy or cheap, but having it removed safely is critical to your health. A couple of local options include Redwood Restoration and ServePro

You should know that insurance companies are not big fans of water damage. After remediation, insurance companies sometimes refuse to renew their policy for fear of mold issues.

In a nutshell, if you think you have a mold problem (especially if you are considering selling your house), check it out and disclose what you find. If you're thinking of buying a house and you suspect a mold problem, check it out and make sure you do not end up footing the bill for remediation. Mold is not one of those problems that gets better with time.

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?"

has been in the business for more than 45







nvestments Tax Planning nsurance Real Estate

Retirement

Here is your chance to Live

key 3,070 sq. ft., 5 bedroon

2 bath is in the upper west

side of Willits (quiet) and has undergone renovations/

updates. Open concept with

built in bar area. Potential fo

an attached ADU. This 0.35-acre prope

has a redwood picket fence and arbor in

front Striking views of snow-covered

Mountain. An enclosed backyard with privacy fencing, an XL covered patio and

MendoHomes.com

Impassible Rocks and Sanhedrin

(855) 240-6606 675 S. Main Street Willits, CA 95490

Nicholas Casagrande, EA Chief Executive Officer EA #105394, CA DRE #01854336 CA Insurance Lic. # 0H68496

www.ncfinancialgroup.com



Woodsmoke Reduction Program

WAYS TO APPLY 1) Pick up an appli MCAQMD 405 Observatory A Ukiah, CA 95482 2) Download

urrently using a non-EPA certified wood stove, replace or fireplace insert as the primary source What are the benefits? Save money on your home heating bill Improve indoor air quality
 Reduce air pollution in your commu
 Better energy efficiency
 Lower your fuel consumption
 Improved heating performance
 Reduced maintenance

What does the Program offer?









Chana Eisenstein, DVM

Celina Borucki-Gibson, DVM "Dr. BG" East Hill East Hill Veterinary Clinic

1200 East Hill Road Willits, CA 95490

Tel: 707-459-5236 Fax: 707-459-9048 web: www.easthillvet.com

(707) 462-8622



Loans (707) 459-2330



Independently **Owned & Operated** CalBRE # 01219546; NML # 366784

PO Box 1089 or 218 S. Humboldt Street. Willits, CA 95490 redwoodmortgage@att.net (707) 459-1038 Fax





Custom spectacular ocean view residence minutes north of Mendocino. An architectural masterpiece with a panoramic view of the Pacific Ocean and full sunset experiences. Located on a private road with luxury homes well spaced and far from the sounds of the highway.

\$2,989,000

Business Owner and her family now is on the market for the first time. Built with an intimate relationship to the surrounding forest and orientation for magical light throughout the day. An impressive main residence and separate guest quarters. Professionally landscaped with beautiful gardens and

Artfully Created by a

Long-standing Mendocino

pathways. A secluded location yet minutes from Mendocino and Fort Bragg. \$1,798,000

Tom Allman, REALTORS Pamela Hudson Real Estate (707) 272-4924 DRE #02208752





Almost every room has bookshelves

with her many years ago at that now-disheveled

gifts and talents had once lived here, only weeks ago. Of course those most of us have homes filled with memories like this. The pictures on my own walls, the tchotchkes

I'm reminded that, as the saying goes,

Coldwell Banker Mendo Realty Inc. Read more of Bill's columns on his blog at www.

bbarksdale.com. 707-489-Location, Location

An individual, stand-alone and independent print piece WILLITS WEEKLY IS PROUD TO CONTINUE THE IN LOCAL PRINT MEDIA Runs Relevant Local Editorial Content Second Open House Advertisements Week Available Buyer's & Seller's Agents Each Property Listings Month **GET YOUR OFFICE, AGENTS AND** LISTINGS INCLUDED IN OUR NEXT EDITION

5" wide x 5" tall 3.25" wide x 2" tall color display ad: color display ad: \$130/month \$35/month and ad copy deadline \$40 \$140 is the first Friday of the month 3.25" wide x 4" tall 5" wide x 10.5" tall 3,500 - 4,000 color display ad: color display ad:

\$60/month

n one-run basis

color display ad: \$80

\$75

each week

Ads a

online and

in-print for

one price

\$275/month with 3-month minimum commitmen vith 3-month minimum commitmen \$300

OPEN HOUSE SPECIAL: 5" wide x 3" tall

Call for ad space: **April Tweddell** 707-972-2475 Runs on the second

Thursday of the month.

DripWorks blog: Top 5 perennials for your 2024 garden

Posted by DripWorks

Perennials are great plants that come back every season to fill your garden with beauty for many years. Mixing them with annuals allows you to create a gorgeous garden with constant color. Perennials have a short blooming period, lasting from a few weeks to a few months. These plants are a budget-friendly choice because they provide colorful blooms and foliage every year after they are established.

Choosing the best perennials can seem overwhelming, especially if you are new to gardening. When choosing perennials, choose those that survive winter in your hardiness zone and plant them in their ideal growing conditions. Here is a list of the top 20 perennials for 2024, https://www. dripworks.com/blog/top-20-perennialsfor-2024 which are spring, summer, fall, and even winter bloomers. You can start with these perennials and ignite your garden with lovely colors of blooms that return to your yard year after year.

Plant these perennials in your garden, raised beds, or containers. These perennials are beautiful and reliable plants that will bring seasonal beauty and a pop of color to your garden for years. Include them in your yard with annuals and make your garden shine each season!

1. Peonies

USDA Hardiness Zones: 3-9 Growing Conditions: Full sun, welldrained soil

Peonies are a worthwhile investment for a perennial garden because they are known to be queens of spring gardens. Nothing beats the huge, lush blooms of richly scented peonies, which come in many colors and forms. Peonies bloom from late spring to early summer, and this perennial plant grows bigger every year. Each stem produces a robust double bloom 3-4 inches in diameter.

2. Japanese Anemone

USDA Hardiness Zones: 4-8

Growing Conditions: Full sun to partial shade, evenly moist and well-drained soil

These charming perennials bear tall stems of white and pink-colored saucershaped flowers. They bloom from late summer to fall, which makes them a great choice for extending the blooming season in cottage gardens and borders. Japanese anemones, or windflowers, are delicately gorgeous plants with abundant white or pink flowers nodding on long stems above their mounded foliage. Try to plant it in its final position because it regrows from pieces of root.

3. Daylily (Hemerocallis)

USDA Hardiness Zones: 3-9

Growing Conditions: Full to partial sun. fertile and well-drained soil

Daylilies are hardy, sun-loving perennial plants with colorful open trumpet blooms hanging in clusters on sturdy stems. These plants bloom in mid-summer and last only one day (hence the name). However, they produce flowers in profusion to give a gorgeous display over several weeks in summer. The blooms of daylilies come in orange, red, and yellow colors.

4. Salvia

USDA Hardiness Zones: 3-9

Growing Conditions: Full sun, welldrained soil

Salvia is an herbaceous perennial plant that has spikes of pink, purple, or white flowers. This plant is a summer bloomer, and its blooms last several weeks. Salvia attracts pollinators such as bees, butterflies, and hummingbirds all summer. This perennial plant is hardy, drought-tolerant, and trouble-free, so it must be planted in a sunny garden. Also, this gorgeous plant works well as a garden border. Despite drought conditions, they can grow 18 inches to 5 feet tall.

5. Hostas

USDA Hardiness Zones: 3-9 Growing Conditions: Partial to full

shade, well-drained and moist soil

Give your landscape a tropical look with this bold, low-maintenance foliage, which comes in a range of green shades and is varied with yellow or white markings. Hostas are grown for their bold, large leaves. Flowers bloom in summer, but leaves are the main attraction of this plant. They can thrive in full to partial shade. If cared for properly, they can survive for decades.

Moreover, they have the drawback of attracting slugs and snails. Although they rarely kill plants, they eat leaves and make holes that look unattractive. Additionally, hostas grow well in containers or pots because it is easier to protect plants there. Editor's Note: This is an excerpt from one of several new spring 2024 articles from DripWorks; to see the whole article, "Top 20 Perennials for 2024," visit https://www. dripworks.com/blog/top-20-perennialsfor-2024/ Other perennials on DripWorks' Top 20 list include Dahlia, Yarrow, Cranesbill, Lungwort, False Indigo, Amsonia (Blue Star), Bee Balm, Phlox, Clematis, Sedum, Lupin, Aster (Michaelmas Daisies), Bergenia (Elephant's Ears), Solidago (Goldenrod) and Catmint.

United Policyholders Tip of the Month; Pet Insurance 101

If you have a fur baby or pet of any kind, pet insurance will help you avoid getting stuck with a shocking vet bill after an accident, illness or having to put your pet down because you can't afford treatment. Buying it when your pet is young will help you avoid problems with pre-existing condition exclusions.

Pets come in all shapes and sizes,0002 and so do pet insurance policies. Your pet's age, health, and location will impact the cost of a policy.

Your choices relate to deductibles, benefit maximums, and whether the policy pays directly to your vet or reimburses you for a portion of vet bills you pay. To narrow down options, ask your regular veterinarian's office about pet insurance companies they have had good (or bad) experiences with.

Here are questions to ask when shopping:

- · Shop and compare coverage not just cost
- · Does your policy cover accidents/injuries and illnesses?
- Does your policy cover pre-surgery exams?
- · Does your policy cover hereditary conditions or behavioral issues? (This is typically extra.)
- · Does your policy cover preventative care?
- · What are examples of preventative care that are covered, excluded?
- Ask about benefit maximums, caps, deductibles and co-pay amounts:
- · Does your policy apply a deductible per incident or per year?
- If my pet's care costs reach the deductible, will in all 50 states. To learn more, visit you fully reimburse me or do I have a co-pay? (for www.uphelp.org.

129.8+/- Acres Outstanding Ranch

Property

The master suite is on the main level with a large closet and an

adiacent bath. Upstairs there are 2 bedrooms, a sitting area and

to see here. \$1,695,000 example, your insurance covers 75% of costs that exceed deductible)

- · Is there a cap on per incident reimbursements? (for example, \$15,000 max payout
- Do you pay my vet directly, or do I need to pay the bill then submit it to your company for reimbursement? Read the fine print

Ask for a sample policy before you purchase. Read the fine print. It's pretty much impossible to buy a pet insurance policy that will cover a pre-existing condition, but it should cover the kinds of conditions that come with aging, such as cataracts, knee injuries, diabetes, and other chronic conditions.

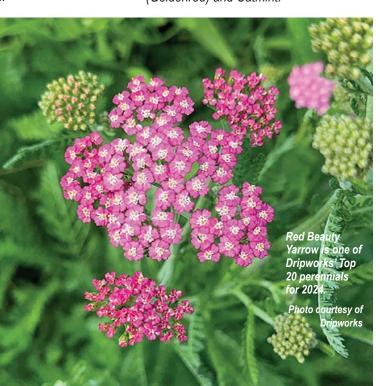
Aim for free choice of vets and specialists instead of a limited network of specific providers. You want to be able to choose your own vet and specialists.

Don't buy until you have done your research. Check the Better Business Bureau website at https://www. bbb.org/ for complaint stats on popular pet insurers.

To suggest a future Tip of the Month topic, visit https://uphelp.org/ tip-of-the-month-idea/.

To read a past Tip of the Month, visit https://uphelp.org/category/tipof-the-month/

United Policyholders is a non-profit 501(c)(3) whose mission is to be a trustworthy and useful information resource and a respected voice for consumers of all types of insurance





COLDWELL BANKER MENDO REALTY

40 YEARS AND COUNTING

17 pristine acres, less than 2 miles out Covelo Rd/Hwv162. Seasonal stream, rolling hills and captivating rock outcroppings, it's a nature lover's haven. A charming, rustic camping cabin awaits, meticulously built and ready to host your adventures
PRESENTED AT: \$150,000

1,760 +/- sq. ft. commercial property on over a third of an acre. Vaulted cedar ceilings and skylights, beautiful brick fireplace and hearth. Functional kitchenette, storage, counter space and refrigerator. Includes two restrooms. Brooktrails Golf

Dual-Home Retreat with Potential Rental Income! Two stunning homes on 2.64 acres in the tranquil Howard Forest between Ukiah and Willits, Features include central heat & A/C, Fiber-Cement siding attached 2-car garage and much PRESENTED AT: \$649,500

PRESENTED AT: \$264,900





bedroom, I bathroom home s move-in ready. Private backyard next to a flowing creek. A complete solar system is owned. Walking distance to shopping. PRESENTED AT: \$260.000





Located in the town of Covelo. his 3 bedroom 1 bathroom nome may need some work



Well established business with great customer base. Five spray bays and one soft touch, drivethrough automatic. Covered vacuum area with six vacuums one upholstery and carpet cleaner, and nine air freshener cleaning products vending



All utilities are available, convenient location in town

Commercial Building For Sale

This 8,140 sq. ft. bulding is a one story structure. There is a lot

of space in this large open foor 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.



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 avaiable. \$149,000

For information or an appointment to view please call:

Randy and Ruth Weston 707-459-4961 • 707-489-3333

CalBRE: 00990817 ruthweston@pacific.net 557 South Main Street • Willits



Randa Craighead

707-841-7778

Carey Pinson

707-513-8687

Lee F. Persico

707-489-0332 ColdWellBankerWillits@gmail.com



Audrey Low 707-972-0524



Alicia Kepple

707-272-7782

aliciamendorealty@gmail.com

707-841-0968



707-354-5577

DRE#02116789 Contact one of our experienced agents to find homes for sale in Willits or Mendocino County. FOR MORE INFORMATION, VISIT US AT CBMENDOREALTY.COM

(707) 459-5389







10.17+/- Acres Pine



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



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



Beautiful Level Lot in Town Zoned commercial but could have a residence and a business with approval from the City of Willits. venient location, pretty spot





