Willits WeeklyEdition 57May 13, 2021REALESSANDEdition 57May 13, 2021SECONSTANDEdition 57May 13, 2021SECONSTANDEdition 57May 13, 2021





Outstanding, one-of-a-kind ranch property sitting on 129.8 +/- acres in Sky Rock Ranch. Gorgeous lodge style home with every comfort you would want.

There are three bedrooms and three full baths. The kitchen displays cherry cabinets, an island with a sink and additional cabinet space. The living room, kitchen and dining areas are open and very spacious. The master bedroom suite is downstairs and has an enormous closet. The master bath has a jacuzzi tub, and a separate shower stall. There are two charming upstairs bedrooms.

The living room features a big, rocked wood-burning fireplace, and cathedral ceilings. There is a tall living room window that shows expansive views of the sky, mountains and pastures. The property also has a large 40-foot by 60-foot barn with a loft for hay, and storage for vehicles and equipment. There are two horse stalls on one side and for additional horses, there is a another barn with hay storage and open walk-in covered shelter with mats.

The detached shop is 20-foot by 30-foot with a concrete floor, and work counter. This parcel borders the year-round Rock Tree Creek.



Offered for sale at: \$2,155,000

Listed by:

Ruth Weston of Summit Realty 707-459-4961

Lic# 00990817













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COLDWELL BANKER



Tara Moratti Broker-Associate CalBRE #01420657 **707-367-0389** - Cell

MENDO REALTY

COMING SOON!

May 10th, 2021: Close-in, Brooktrails home on 1.47 Acres. 3 bedroom, 2 bath home includes an attached, 2-car garage. \$369,000.

May 15th, 2021: Brooktrails Beauty: 2 bedrooms, 2 baths, 1865+ square feet; merged, double lot with fabulous, westerly views! \$375,000.

June 1st, 2021:

4 bedroom, 2 bath home tucked on the west foothills within City limits! The home has 2200+/- square feet of living space and sits on a 0.46+/- acre lot. \$380,000

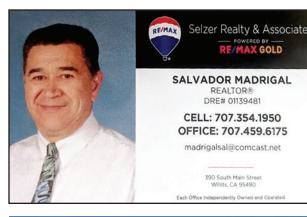
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is nestled in Redwoods and mixed trees of Brooktrails and features 3 bedroom, 2 bathrooms and a detached 2 car garage. Manufactured in 2003, the updated home featured freshly painted rooms, new carpet and linoleum with hardwood poring in the living room (vaulted ceilings), an open concept living area with spacious kitch including refrigerator and gas stove, central heating, detached roomy 2 car garage, Maste suite with separate laundry room (washer/dryer included). Previous occupant used the cellent internet for online college classes with success! Located on a quiet street less th 15 minutes to town in the picturesque Brooktrails Subdivision which has its own con center, golf course, airport, and fire department.



Chana Eisenstein, DVM Celina Borucki-Gibson, DVM "Dr. BG"



1200 East Hill Road Willits, CA 95490



COLUMN | Journal Liquid gold

Like life itself, Richard Wagner's epic operas known as The Ring Cvcle begins in the water. The Rhinemaidens guard a magical lump of gold. Anyone who forms the gold into a ring and puts it on while renouncing love will have unlimited powers. The characters in Wagner's operas and Scandinavian myth are the sources of every Marvel adventure movie character. Water symbolically represents, among other things, creativity as in birth. What is arguably the primary purpose of NASA's Perseverance Mars Rover? To find evidence of water on Earth's neighboring planet.

Life on Earth and water are inseparable. There can be no life without water. Clean water is more valuable than gold. One can live without gold but not without water. Sixty percent of the human body is made up of water. Given the choice, which is the real treasure?

The eventual cooling of ancient Earth and the formation of water enabled life to gestate on this planet. Thus water becomes not only a symbol of life but quite literally the environment in which birth itself is nurtured. The human womb is an environment of amniotic fluid, water-based, in which the fetus grows until the mother's water breaks, signaling the beginning of the birth of a child. Water is essential to life.

stratosphere, one important layer of which is ozone, which absorbs atmosphere in addition to its UV-filtering properties. Too much UV exposure is why you get a sunburn, a major cause of skin cancer and other immune-system damage.

Widespread use by humans of hydrofluorocarbons and fossil fuels have done widespread damage to the ozone layer, exposing Earth's life to more harmful UV exposure and warming the atmosphere which, among other things, disrupts the cycle of rain,

The average American uses, depending on what source you look

AVA

potable water is a finite resource and it costs a lot of money to purify it for human use

If you still have an old-fashion toilet that uses about 3.5 gallons independently operated theater in our community with a per flush or more, instead of a modern low-flush toilet that uses thoughtful mix of new releases and classics. There are 1.28 to 1.6 gallons per flush, you are spending more than twice many movies that must be seen on the big screen in a as much for toilet-flushing water with the old toilet. Replace it and dark theater versus streaming at home with a buffering save money and water. Toilets are cheap. Water isn't.

A shower with a low-flow head uses about 2 gallons per minute. I've gotten my showers down to about 3 gallons of water. An 8-minute shower uses about 16 to 17 gallons. A low-flow shower head costs a few dollars. If you are using a high-flow head, change

> Dishwashers normally use less water than hand washing, about $\frac{1}{4}$ to $\frac{1}{2}$ the amount of water. If you're washing by hand, use a small tub and rinse guickly. A top-loading clothes washer uses about 20 to 40 gallons of water per load. A front-loader uses about 14 gallons per load.

Although outdated health regulations sometimes make it difficult, you should be using graywater for outdoor landscape watering - shower and bathtub water only. Government agencies are waking up to the valuable resource of graywater. A simple valve on your shower drain can switch drainage to an outdoor spigot in the dry season and back to the sewer line in the wet season. A plumber can easily do this. Washing machine water often has detergents and bleach that can be harmful to plants. Never water animals

with graywater. Toilet water is dangerous and is never used for landscape watering. It should always go into the sewer or septic system.

We need to be looking at ways to replenish our groundwater during our drought-ridden times, not keep extracting it. The geology of Mendocino County requires rain to fill it up again. The Franciscan geology of most of Mendocino County depends on underground pits of fractured rock that get filled each year with rainfall for ground water. Springs are simply areas that are lower than one or more water-filled natural pits so the water "springs" out of the ground. Little Lake Valley has its own limited underground waterways that are also replenished with rainfall and snowmelt. No

COLUMN | Numbers by Nick **Keep money** local

Neighbors,

Another tax deadline is approaching. I am so excited to be in Mendocino after May 17. Although I love what I do, I've just about had it with Zoom, tax forms, and office walls.

The pandemic restrictions are lessening, yet our business community has been gravely impacted. Many within our community need our financial support. The vitality of our redwood mountain town | Nicholas Casagrande is directly dependent on the strength of the Columnist small businesses that serve us.

For every \$100 spent locally, \$68 goes back into the local economy (Andersonville Study of Retail Economics).

\$68 pays local employees' salaries, funds schools and other public entities, and supports other local vendors. Local businesses generate as much as 70 percent more local economic activity per square foot than big

retailers (Andersonville Study of Retail Economics). We have many unique local businesses, but here and

now, I am calling out the Novo Theatre – an extraordinary gem that opened in 1940! We are so fortunate to have an connection!

Lois and Jeff Hoover are resilient owners who have more information.

downtown shop local nom and pop SS neighborhood The main street 2 partnership & merchants AMBIANCE

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reopened the Noyo. Their team is back and they are investing in improvements so our movie experiences will be scarier, funnier, more exciting, tenser, more romantic. A GoFundMe has been set up to raise money for a new projector to enhance the experience: www.GoFundMe. com/f/save-the-noyo-theatre.

Best

For many of us, the Noyo holds a special place: first date, first job, first

Please support local and keep money local.

I'll see you at the Noyo after May 17!

Nick This information is for general purposes only. Please consult a financial professional for your own situation. Individual circumstances do vary.

The charitable entities and/or fundraising opportunities described herein are not endorsed by, or affiliated with Cetera Financial Specialists LLC or its affiliates. Our philanthropic interests are personal to us and are not reviewed, sponsored, or approved by Cetera Financial Specialists LLC.

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



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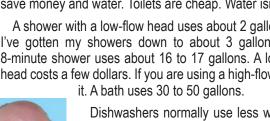




Bill Barksdale

Earth is protected from the Sun's ultraviolet radiation by its much of the Sun's radiation, thus protecting Earth from overheating and becoming hostile to life. This stratosphere holds air in Earth's

which is how nature distributes clean water over the planet.



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An individual, stand-alone and independent print piece WILLITS WEEKLY IS **PROUD TO CONTINUE THE**

EST

IN LOCAL PRINT MEDIA Runs Relevant Local Editorial Content Second

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	GET YOUR OFFICE, AC NGS INCLUDED IN OU		
Adds Commitment and ad copy deadline is the first Friday of the month	3.25" wide x 2" tall color display ad: \$35/month with 3-month minimum commitment \$40 on one-run basis	5" wide x 5" tall color display ad: \$130/month with 3-month minimum commitment \$140 on one-run basis	
3,500 - 4,000 copies each week	3.25" wide x 4" tall color display ad: \$60/month	5" wide x 10.5" tall color display ad: \$275/month	Call for ad space:
Ads go online and in-print for	with 3-month minimum commitment \$75 on one-run basis	with 3-month minimum commitment \$300 on one-run basis	April Tweddell 707-972-2475

OPEN HOUSE SPECIAL: 5" wide x 3" tall

color display ad: \$80

on one-run basi

one price

at, between 80 to 178 gallons of water per day. The city of Portland, Oregon claims to use around 47 GPD per person. In a small town

person

about

430,848

well or spring is limitless without enough yearly rainfall

Pumping out of creeks and rivers is destroying our fish like Willits, with populations, many of which are already endangered species. a population of Large agriculture operations, in which chemical fertilizers, nitrates approximately 5,000 and manures are used, run off to pollute and kill the fish, while people, if each draining the waterways at the same time. Poorly designed grading averaged and road building and poor logging practices silt up the waterways, 50 gallons per day, destroying essential fish habitat. Over-pumping of wells draws Willits would require sewage water and unwanted minerals like boron and iron, which 250,000 naturally occur in the geologic structure, into existing wells.

GPD. A football field Outdated statistic models that depend on "October rain" are 1 foot deep in water foolish and unrealistic. It hasn't rained regularly in October would be about in Northern California for 50 years. We need to make water gallons conservation and replenishment a number-one priority if we expect of water. Just two to have our liquid gold here for the future. As in Wagner's mythical days of Willits water tale, the evil chunk of gold - greed - doesn't support life. use would fill that

Bill Barksdale was a 2016 inductee into the Realtor® Hall of Fame. football field with He is a referral agent for Coldwell Banker Mendo Realty Inc. 707close to 2 feet of 489-2232. CADRE# 01106662. Read more of his columns at his water. That's a lot of water. Clean blog at BBarksdale.com

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ruthweston@pacific.net

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Willits, California

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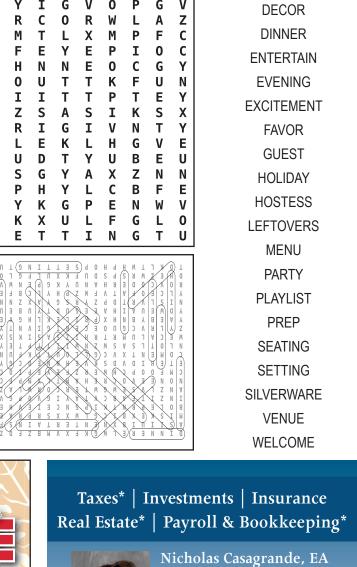
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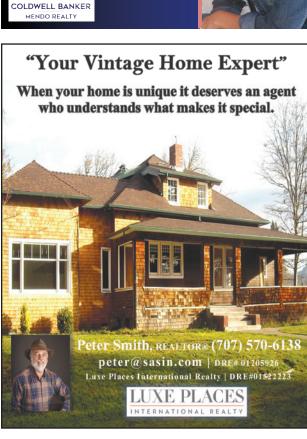


APPETIZER

CATERING

CELEBRATE

COCKTAILS





Willits Weekly's Real Estate Section - Edition #56 - Publishes on the second Thursday of the month Willits Weekly | May 13, 2021 Pg.RE2

Runs on the second

Thursday of the month.

Willits Weekly | May 13, 2021 Willits Weekly's Real Estate Section - Edition #56 - Publishes on the second Thursday of the month Pg. RE3





paid should be negotiated to include a clear determination of how much (if any) of the rent will be applied to the purchase price. If fair market rent is \$1,000 per month and

no up-front option money is paid, the seller would be foolish to grant an option, especially if the option is based on today's values.

Why would the seller obligate himself to sell the property five years from now at the same price he could get today unless he is getting compensated for the potential change in value? While the option is in effect, the seller cannot sell to someone else.

Most rent-to-buy (options) are written at a specific sales price, but some change over time, either at a predetermined rate or cost-ofliving adjustment - or on occasion, based on

an appraisal of fair market value at the time the option is exercised (when the sale takes place).

These provisions will dramatically affect the amount a buyer is willing to pay for the option and the amount a seller is willing to accept. The critical issue is that all parties understand and agree to the three required contracts.

This type of agreement requires a rental agreement, a purchase agreement, and an option agreement. The rental agreement outlines the rights and responsibilities of the landlord and tenant. The purchase agreement outlines the price, financing terms, what personal property is included in the sale, what inspections the buyer is entitled to, and what repairs the seller is obligated to perform. The option agreement ties the other agreements together and specifies the time frame for the option.

The stickiest issues arise around inspections. Clearly, before escrow closes, the buyer should have all standard inspections. The question is, when should the inspections take place: when the option agreement is written, or closer to the transfer of title?

Few people want to take on unnecessary expenses any sooner than they have to, but I strongly recommend getting the inspections up front, prior to taking possession of the home and committing non-refundable option money to the transaction.

When it comes time to execute the option and purchase the home, the amount of money paid for the option is not relevant. The decision to purchase the home should be made solely on the basis of whether the property is worth the purchase price to you. The option money paid is irrelevant. Do not throw good money after bad. If the house isn't worth the purchase price, walk away. You are under no legal obligation to exercise the purchase option.

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 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.





Richard Selzer Columnist

a sale price is agreed upon, and within 30 to 90 days the entire transaction is complete, in a lease option, the title transfer generally doesn't take place for years. During that time, the

COLUMN | How's the Market?

to navigate.

Rent to own

First-time homebuyers or people with poor

credit and limited cash can ease into home

ownership with a rent-to-own (or lease) option.

While the idea of rent-to-own sounds simple

and straightforward, legally the agreements

are complex and require significant expertise

Unlike a conventional transaction in which

property will likely require maintenance and repairs, suffer depreciation, may get some improvements, and will almost certainly change in value.

The advantages to the buyer are fairly obvious: the buyer takes occupancy of a property today as a renter with the right to become the owner at some point in the future. The benefits for the seller can also be significant. The seller obtains a tenant for a vacant property - hopefully one that will take care of the property well compared to someone who never plans to own it. In addition, the seller will likely receive additional compensation, either cash up front or higher rent.

When it comes to the agreement, the amount of rent

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Three 4-plexes - 12 units total! All 2bd/1ba apartments (approx 837 Sq. Ft. /unit). Newer roof and newer exterior paint Excellent opportunity for an nvestor Presented at \$1,299,000



2 Bedroom 2 Bathroom 1676 sq ft +/- entertainment sized living room with wood stove, overlooking the deck. This home has a formal dining oom and an office for today's work from home" professional. Complete with a two car garage and a paved driveway. Recently refreshed and ready for you to move in. Presented at \$379,000



Downtown Willits storefront Front office space, Plenty of downtown parking surrounds this property. Second unit in the back is currently rented as a Salon Presented at \$250,000



3 bedroom 2 bath 1975 Mobile home, front porch, garden and vineyard views. Just under 3/4 of an acre with mature fruit trees and raised garden beds. Detached shop that has radiant heat flooring. This is a property you won't want to miss! Presented at \$395,000

Property features 2 homes -3376+

-sqft main house and a 2nd resi-dence that is 660 sq ft, 418+/- Acres

outbuildings and a detached garage

vith covered RV storage. Must see!

20 min to downtown Willits, in

addition to a barn, several

Presented at \$995,000



20+/- acre parcel with a cabin in Pine Mountain off of Old Boy Scout Road. Beautiful view of Willits Reservoir from ridge top Vell maintained 1/2 mi gravel road from Old Boy Scout Road to cabin. 2500 gallon water tank. Generators. Sheds. Come build your forever home

Presented at \$265,000



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