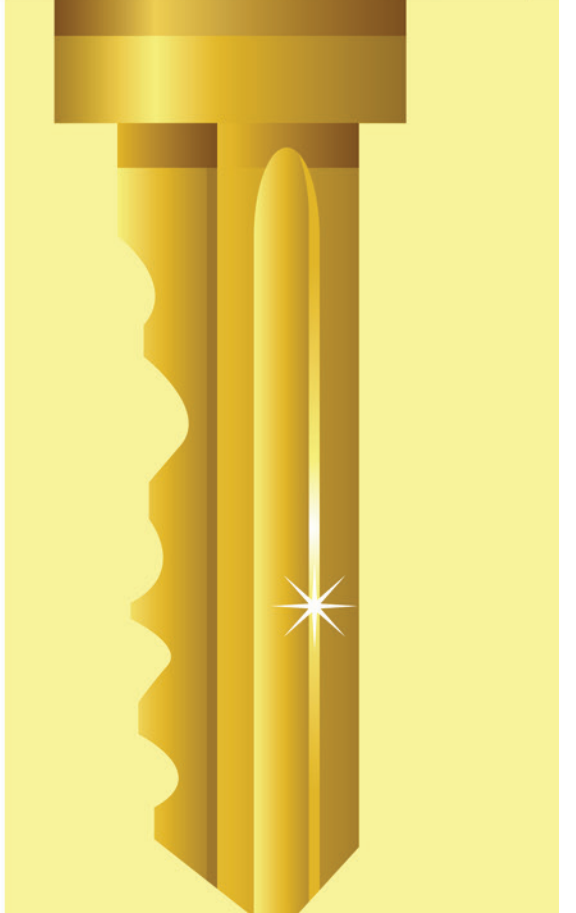


REAL ESTATE SECTION



WILLITS WEEKLY'S SELECTED PROPERTY FEATURE

96 South Humboldt Street, Willits

MLS: 324034497

Offered for sale at: \$435,000

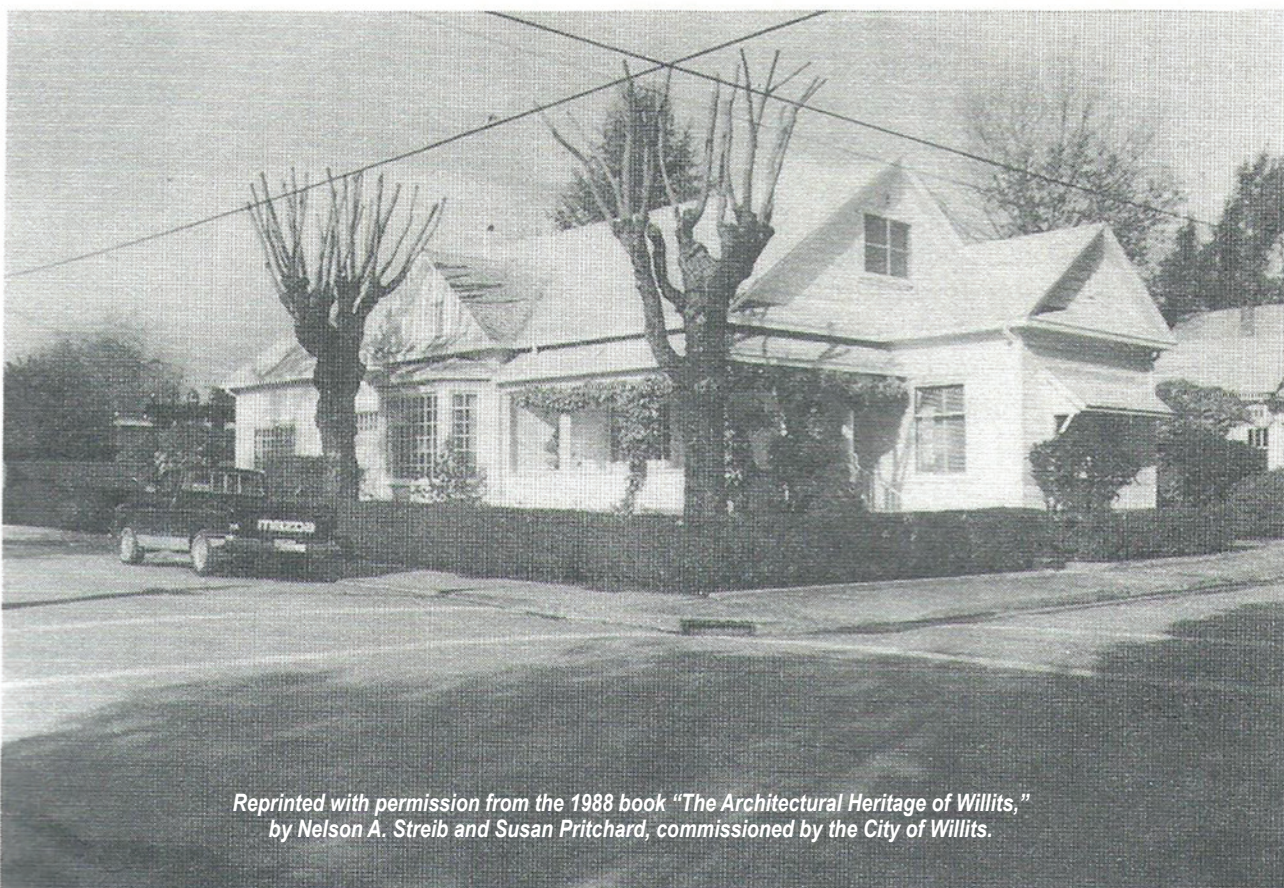
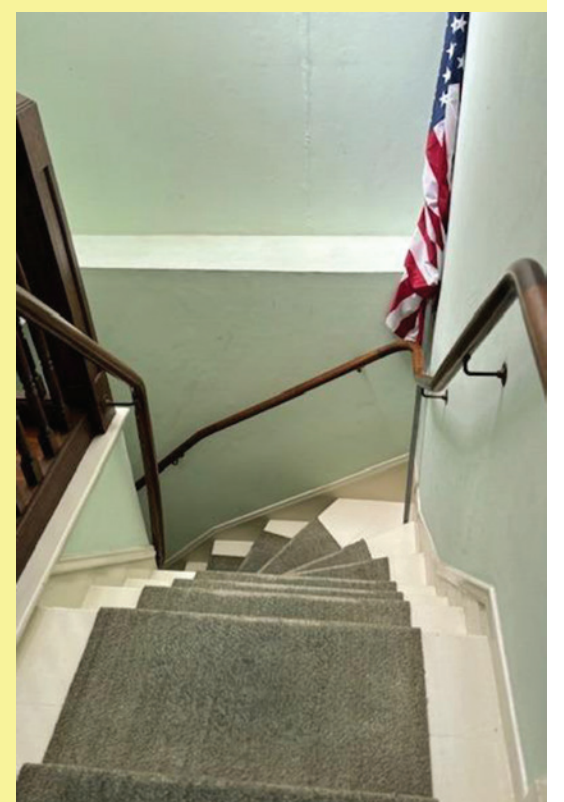
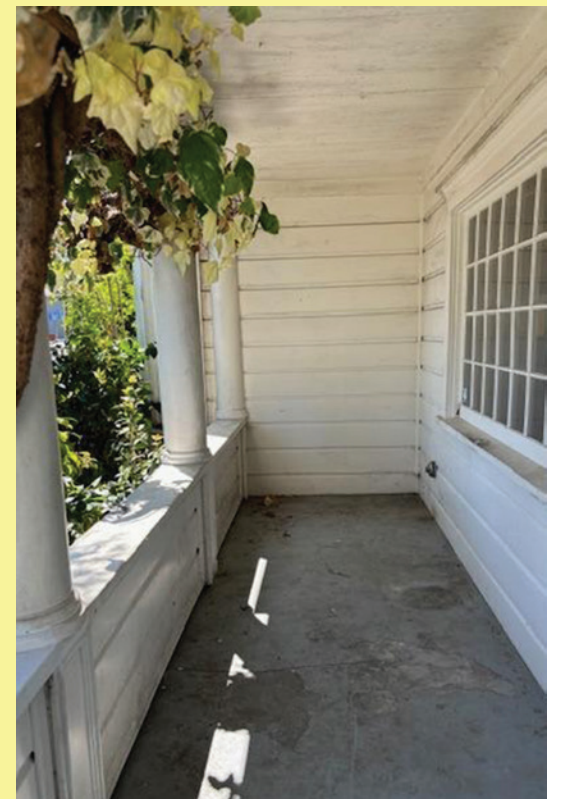
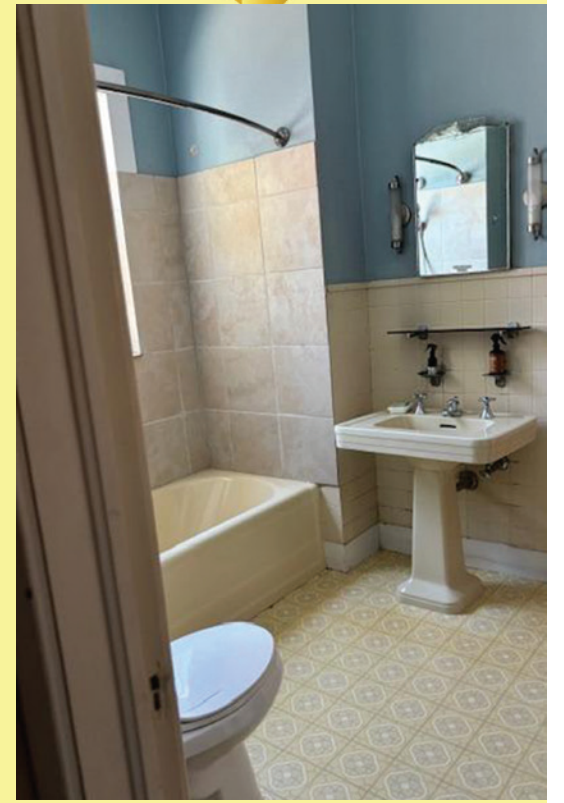
A rare opportunity to purchase the most historical home in Willits! The Babcock House was listed on the National Register of Historic Places in 2004. The home features 4 large bedrooms, 4 full bathrooms, sun room, formal living room, and dining room.

You will find beautiful hardwood floors, solid mahogany doors, original light fixtures with a beautiful wrap-around porch. Screened laundry room. Detached garage and small basement. Electrical system is knob and tube wiring. The property features C1 Zoning. The adjoining lot is available to purchase. A separate water meter for home and lot. The lot also features a well with ornate wishing well structure. Back lot is fully fenced for privacy. Mature landscaping surrounds the home.

Per listing agent: Licensed contractor Tom Carter has stated home will need a new roof and exterior painting. Mr. Carter is available to discuss all remodeling ideas with prospective buyers. A report is available of the removal of underground fuel tank and soils analysis. Adjoining lot AP# 005-211-15-00, square feet 5,227 (not verified).

Listed by: Agent: Ann Marie Borges of Realty 360 DRE #01085378

Email: annborges57@gmail.com; phone: (707) 884-3591



Reprinted with permission from the 1988 book "The Architectural Heritage of Willits," by Nelson A. Streib and Susan Pritchard, commissioned by the City of Willits.

96 South Humboldt Street built in 1905

Located in the old townsite of Willitsville, the house at the corner of Humboldt and Mendocino streets is more closely associated with the building boom and expansion of the city caused by the arrival of the Northwestern Railroad in 1901. The house also is important from its long association as the residence of Dr. Raymond Babcock. Born in Ukiah, Babcock moved to Willits in 1912, acquiring the house from Dr. Blodgett at that time. Babcock continued to reside in the house until his death in 1969 at the age of 71. It currently belongs to his daughter, Jane and her husband. Babcock was well known in the Willits area for his skills as a doctor and for his care for the community. He was instrumental in the building of the Howard Memorial Hospital in 1927, the first public hospital in the community, supplying it with his own equipment, originally purchased for his use at the

hospital at Northwestern.

The house built by Roy Whited at 96 South Humboldt Street has a long high pitched main gable facing Humboldt Street and parallel to Mendocino Street. A lower gable projects to the right and front of the house and a third is found facing Mendocino Street over a bay window. The house also features an "L" shaped veranda, that is partially recessed, that extends from the gable facing Humboldt Street to the gable facing Mendocino Street. The verand also has a small section of its own roof that is supported by round columns. The roof of the house, including the one over the veranda, is finished with boxed cornices, sloped soffit, and a plain wooden frieze. The house is covered in wide ship-lap boards and the corners of the house are marked by end-boards.

United Policyholders™

TIP OF THE MONTH

How to stay in the know?

Ask any person who's survived a disaster, and they'll give you solid preparedness advice. UP's consumer guidance draws heavily on those insights.

And while survivors won't all agree on what to have in your "go bag," everyone agrees on the value of timely emergency alerts.

Signing up for local emergency alerts is a free and savvy way to be disaster-prepared.

Depending on where you live, you may need to sign up for more than one alert system.

One easy way to sign up for local agency alerts is through a service called "Nixle" [used by Mendocino County Sheriff's Office] Text your zip code to 888777. Google both "Your City Name Emergency Alert Sign up" and "Your County Name Emergency Alert Sign up," to get you familiar with local guidance.

Editor's Note: The Mendocino County Sheriff's Office does send out emergency alerts to residents who've registered with Nixle, but uses "MendoAlert," the Mendocino County Emergency Alert and Notification Service, for its primary emergency alert provider.

"The Mendocino County Sheriff's Office and Office of Emergency Services use Everbridge as our mass notification and emergency alert vendor for Mendocino County," the Emergency Notifications and Alerts page on the Mendocino County website reads. "All residents are urged to immediately register for the alert and notification system in order to receive critical emergency and life safety notifications."

"Register today for MendoAlert to get timely emergency notifications, and alerts which may save your family's or your life!" To sign up, visit <https://member.everbridge.net/index/892807736722865#/signup>

Once registered, check your cell phone

notification settings to make sure your Emergency Alerts are on – they should be on by default.

But wait! What if your phone dies or you leave it by accident when you're evacuating? Communication plans often fail in times of disaster. So have a Plan B (and C, and D):

- Write down loved ones' phone numbers; keep the list in your glove box
- Program your local news station into your car's radio pre-sets
- Download apps specific to your local hazards: Earthquakes – MyShake App; Hurricanes and Flooding, National Weather Service; or Wildfires – Watch Duty
- Digitize important docs and prescriptions and/or add them to your Go Kit
- Freshen up your emergency water and food supplies

If you see a flyer or hear about a preparedness event or activities in your community, show up and plug in. Strong communities are an essential ingredient in resiliency!

Also, check out United Policyholders' new video in the UP Preparedness Library, "Home insurance tips to stay protected and be a savvy consumer." www.youtube.com/watch?v=EiYsMvFp00g

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

To support United Policyholders, visit <https://donorbox.org/donatetoup2024>

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

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#Ready for Wildfire tip from CAL FIRE

Ensuring your home is ready in advance can improve its chances of surviving a wildfire! As a simple #HomeHardening initiative, consider installing several non-flammable garden hoses that can reach all corners of your property. These hoses provide crucial water access for firefighters. For more preparation tips, check out <https://readyforwildfire.org/prepare-for-wildfire/hardening-your-home>



WATER SUPPLY

Have multiple garden hoses long enough to reach all areas of your house

The rest of Forgetfulness | From page RE3

everything, including letting go of physical life. They bring us great joy while they are here, then they too have to move on.

In a way, the ones we love never die as long as we remember them, at least there's gratitude for them having been here. I don't want to forget the love and trust and friendships that I've been fortunate enough to share. Remembering friendship is one of life's blessings.

Well, there you have it. My ramblings for today. I wish you well on your journey.

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, Coldwell Banker Mendo Realty Inc. Read more of Bill's columns on his blog at www.bbarksdale.com. 707-489-2232

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186 Easy St, Willits, CA 95490

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Here is your chance to Live on Easy Street. This turn key 3,070 sq. ft., 5 bedroom, 2 bath is in the upper west side of Willits (quiet) and has undergone renovations/updates. Open concept with built in bar area. Potential for an attached ADU. This 0.35-acre property has a redwood picket fence and arbor in front. Striking views of snow-covered Impossible Rocks and Sanhedrin Mountain. An enclosed backyard with privacy fencing, an XL covered patio and established trees and flower beds. Close to Farmers market, public library, coffee shops, restaurants, downtown shopping and movie theater.

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