

REAL ESTATE SECTION



WILLITS WEEKLY'S SELECTED PROPERTY FEATURE

454 Della Ave., Willits

MLS: 325066686

Offered for sale at: \$149,900

Property feature listed by:

Karena Jolley (707) 354-2999
(DRE# 01712217)

Agent of: RE/MAX Gold - Selzer and Associates

Uncover the potential in this charming fixer-upper, brimming with character and ready for your personal touch and toolbelt.

This home features a covered entry, and a large kitchen with laminate counters and a butcher block island and room for a dining area.

It offers three bedrooms, including a rear bedroom with a half bath and extra storage room, and two front bedrooms sharing a full bathroom. The living room provides a versatile added space, perfect for an office or creative pursuits.

Metal roof and post and pier foundation. Step outside to discover a large, private backyard, a true oasis next to a seasonal creek, abundant with blackberries.

The property also boasts a mature walnut, a plum tree, and gorgeous redwood trees in the front, adding to its appeal. This home is an ideal opportunity for those seeking a fixer project to create their own dream living space on a generous-sized lot.



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500+/- Acre Ranch Property.
Incredible Big Mountain
And Eel River Canyon Views

Cattle/Hunting ranch maintained to perfection. Lovely 2 bedroom 2 bath home featuring a wraparound deck and a swimming pool. There are barns, cattle chutes and pens, fenced pastures and spring water for livestock. The power is all top of the line, professionally installed solar, battery and backup generator. Ample spring water, excellent hunting area, wildlife abounds here. This is an amazing property. \$1,300,000.



760 +/- Acres, Mountain top views in Branscomb
many building sites, excellent water at Headwaters to Calito Creek; Forested property. \$500,000

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. \$105,000



20+/- Acres With a Beautiful Custom Home
\$599,000

Spacious with a large living room, 3 bedrooms and 3 tiled baths. Features a large family room. The kitchen counters are tiled, and there is a breakfast area. There are great views from the deck. The large barn has storage for equipment and hay. There are many amenities to see.



15+/- Acres "Coming Soon" Willits Valley Ranch Property

Lovely location with a 2 bedroom 1 bath home and a detached garage. All level valley land with fenced pastures. There are dog kennels, and a barn. Great valley property for horses and livestock. Well water. Close to town. \$669,900.

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. \$595,000

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

Happy talk



Bill Barksdale
Columnist

There's a song in the Rodgers and Hammerstein musical "South Pacific" that goes: "Happy happy happy talk. Talk about things you like to do. You've got to have a dream. If you don't have a dream, how you gonna have a dream come true." Most of us can use more happy talk these days.

I just got home from our weekly breakfast with a few friends. We've been meeting for breakfast for about 30 years. Many of the original group have died, but others have joined those of us that still remain. I love our weekly get-togethers. We chat about whatever. Just friends getting together. So important – friendship. When I mentioned at breakfast that I wasn't sure what to write about, my friend Marcia Davis said "write about what makes you feel happy!" Great idea. So here goes. Happy talk.

There are a number of discussion groups about all kinds of interests. The Willits Branch Library is one of the centers for such groups. There's the knitting group, people who sit around the table and knit while they chat. There's the group "Life Changes," started

by my friend Linda Posner, that meets regularly at the Senior Center, another place for groups to meet. There's a weekly group, open to all, at the Library: It's called Penny University. People getting together to have a cup of "Joe" – that's coffee for those who don't know. Friends chat about different topics. The Friends of the Library have a book discussion group.

You name it, and there's often a group that meets to get together and talk about whatever interests them. Many of the groups are mentioned in the "Here's What's Happening Around Willits" section of Willits Weekly, especially in the "Town-Wide Ongoing Events" column. A couple of sections to look over and perhaps find a place for happy talk.

Another place is Mendocino College. There's a very active branch right here in Willits, the North County Center. In fact there are plans to expand the campus here since Willits is the geographic center of the county. I learned the nuts and bolts of my long real estate career – 31 years – at Mendocino College. In fact I got my license thanks to the classes I took there. There are opportunities to start a career at the college. It's very affordable and, like me, you might begin a very good, very interesting career.

Even if you're not looking for a career, there are classes that are just for fun like Marilyn Simpson's class in singing. You don't have to be an experienced singer. As Marilyn said to me recently, "It's just for fun!" What more can you ask for? If you just want to learn a little bit more about astronomy, painting, ceramics, psychology, math, or many other areas of interest, this is a good place to look. You're never too old or too young to learn something new. Go ahead and enrich your life. Why not? It's fun!

I'm really enjoying doing a radio show at KLLG, the Willits local radio station at 97.9 low power FM. The station is heard only in the general Willits area. There are many shows covering all kinds of things. I wrote a column about it recently. Maybe you have an idea for a radio show.

I've mentioned this before, but I love walking around Willits. There are many beautiful gardens, and I always run into people I know, or sometimes am meeting for the first time, to stop for a few minutes and chat for a bit. Every morning while I'm sitting and writing my morning pages, I see people out for a morning walk pass the house. On Sundays there's a large group of people who walk by with their dogs. The dogs have brought them together. Everyone is chatting with a few others as they walk around town. Everyone seems to have a smile on their face and they're often laughing.

Speaking of dogs, and pets in general, the Humane Society of Inland Mendocino County is always looking for dog and cat lovers to volunteer to walk the dogs or be with the cats and help out around the place. They have regular training sessions to help people learn how to be with the animals. Helping care for the little ones is also a great way to be with just the animals if that's what you're comfortable with, and also to meet other animal lovers. You can contact HSMC at 707-485-0123 or info@hsmc.org for more information or go to their website, https://mendohumaneociety.com/

The Friends of the Mendocino County Museum is a wonderful group that supports the Mendocino County Museum located right here in Willits. You might want to be involved for just a few hours a month or more. They have a terrific get-together every other week I believe called "A Bit and a Bite" at the Museum. If you want to know more about the history of our historic place, this is for you. Meet others who enjoy each other's company and learn more about Willits and Mendocino County and its place in

California. The Museum is now self-supporting so chipping in a few hours a month really helps. Just sitting at the front desk and greeting people as they come in is a great way to meet people and chat for a minute. You don't even have to be ambulatory to do that and it's fun.

If it's yoga you want, consider Flourish and Flow Yoga in Recreation Grove Park across from the Library every Sunday from 10 to 11 am. Just the thing to keep your body moving. All ages. I've found with yoga as I've gotten older that I just do what I feel comfortable with. It's about keeping the ole body greased up and moving.

Like my walks around town, it's important to keep moving. Your heart and body love to move, not to mention your mental health. Lately I use my morning walks as a kind of meditation. I notice what's pleasing to me along the way – the flowers and trees, always changing. I always love looking at that magnificent blue sky. I enjoy the shop windows. The Book Juggler is great about always changing their windows of books piquing my interest in topics that I hadn't thought of before. It's a great bookstore. If I'm looking for a book or CD, I always look there first. Their selection is huge.

I was looking for an old-fashioned kitchen timer not long ago, one like my Mother used to have, wind up – no batteries. I found it at Cat's Meow, along with a non-stick ceramic coated fry pan that I've found invaluable. I also got to chat with Linda, the owner, who I always enjoy talking with. If you're looking for something for your kitchen, a great gift or card – she's likely to have it.

Another place I enjoy is J.D. Redhouse. We have lunch there often. I not only enjoy the sandwiches and salads, but there's that ICE CREAM! I really love watching the children come in with their parents or grandma or grandpa and climbing up with delight to see what flavor of ice cream they want. A simple cone is a source of joy for these kids. I almost always run into a friend or two there to have a quick chat with, catching up. I also walk through the dog food section to try and find something to please my little Rosie. She's a picky challenge. This place is a delight.

The Willits Center for the Arts is the place to be when Gary Martin or another speaker is exploring yet another area of art. These talks, with lots of pictures, cover the entire history of art – which is to say the story of humankind. It's very popular, and you not only meet old friends and new acquaintances, but you get to learn about something you may have never known about before. Thank goodness for the Art Center. You can always walk in during their open hours and see a wonderful show of some of the best talent in graphic arts in the area. It's free! Of course you can become a regular donor or just drop something in the box if you value art in your community.

There's a lot going on these days. I won't pretend it's always happy. Life isn't always "happy," so one has to look for the happy parts. It's important to connect with others sometimes, to share feelings and thoughts with someone you trust. Playing cards, watching a movie together, having coffee and a cookie while you visit. Go for a walk. Listen to your favorite music. I do that a lot.

I find myself feeling kind of down lately, especially if I listen to "the news." It's easy to go down that hole, to get lost. It's about where one chooses to put their attention, to choose what you want to think about, not let someone else feed it to you on the TV or radio or internet. Those are their thoughts. You don't have to make them yours.

There's no denying that life is often a challenge. That's part of the journey. Pain and sadness is sometimes a part of the journey, but so is happiness, so is satisfaction. It's a big mix. That's just the way of it. Self-talk, the things you say to yourself, really directs how your life unfolds. It's important to listen to that self-talk. Is it old stuff that someone else said to you long ago and you just keep repeating it to yourself? You can choose to let go of that old stuff you know. Replace it with some "happy talk" like "I exist as I am. That's enough," as Walt Whitman said. Choose a thought that feels better. This is a tough one for some people but how about "I like myself!"

There's a lot I find brings me joy here in our wonderful Willits. Kindness brings me joy. As the song goes: "Think about things you like to do." You're likely to find it here.

Bill Barksdale has served on the County of Mendocino Tax Assessment Appeals Board, the Board of Realtors, its Legal Affairs Committee and Multiple Listing Service, and a number of other boards and nonprofits. DRE# 01106662, 707-489-2232.



Above, left: Members of the knitting group enjoying their Saturday get-together at the Willits Library. Above, right: J.D. Redhouse cafe and Sweet Shoppe employees, from left, Jessie Quinliven, Gracie Jennison, and Dayana Estrada, smile in front of the ice cream cooler.

3901 Canyon Road Willits - \$575,000

MLS # C1-11036

Historic Land & Cozy Home at 3901 Canyon Rd., Willits. Discover the perfect blend of history, nature, and rural living on this scenic 4.9-acre parcel nestled on the eastern foothills of the Willits Little Lake Valley. This unique property offers spacious land, ideal for horse lovers and livestock owners alike, with a convenient corral and plenty of room to roam—all situated on a paved county road for easy access. Property Highlights: Prime Location: Situated at the intersection of Canyon and East Side Road, with paved county road access providing year-round convenience and easy commuting. Land & Livestock: 4.9 acres of generous land with room for horses, a functional corral, and open space for your agricultural pursuits. Historic Dwelling: An older, charming house on the property is believed to be the oldest residence in the Willits Valley. Currently rented, it provides a steady source of modest passive income. Main Residence: A cozy three-bedroom, one-bath home featuring Western-themed decor reminiscent of Willits' early days, perfect for relaxing or entertaining. Outdoor Living: Abundant shade trees create a cool, inviting atmosphere, and the very good fenced-in backyard is ideal for dogs or outdoor gatherings. Natural Beauty: A seasonal stream adds to the tranquil setting, enhancing the property's appeal and providing a peaceful backdrop. A Rare Opportunity: This property combines historic charm with modern rural living, presenting a rare chance to own acreage in the coveted Willits Valley. Whether you're seeking a weekend retreat, a hobby farm, or a permanent rural residence, this home offers endless possibilities. Don't miss out on this exceptional property—schedule your private tour today!

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COLUMN | How's the Market?

Security cameras: A blessing and a curse

In today's digitally connected world, many people monitor their homes with surveillance cameras. Nanny cams allow them to watch their kids and keep babysitters honest, and porch cameras allow them to see who's at the door. Some cameras provide a live feed, while others record video for viewing later. (Some do both.) These are handy appliances, but there are some downsides when it comes to selling or buying a house.

When selling your house, I highly recommend disabling any surveillance cameras for the same reason I recommend being away while your property is shown to prospective buyers. If people think they are being watched or recorded, they usually aren't as forthcoming about their concerns.

If buyers feel uncomfortable sharing information with their REALTOR because the seller is listening from the next room or recording their conversation, they often keep their worries to themselves, and sometimes they jump to conclusions that aren't accurate. For example, if prospective buyers believe the roof is in poor repair, they may consider the house overpriced. If they voice that concern to their REALTOR, the REALTOR can show them the roof report and either calm their fears or verify their concerns and let them know it's perfectly reasonable to negotiate a lower price based on the cost of a new roof. Rather than dismissing the house and moving on to the next, the buyers may draft an offer instead.

Another reason it's nice for surveillance cameras and audio recordings to be turned off is because it prevents sellers from getting defensive based on offhand comments about their choice of décor or how they've organized their home.

Any time a surveillance camera is on the premises where members of the public could be recorded, a notice must be posted. If your house is for sale and you have active recording devices, you must inform visitors. If you have them installed but turned off, put a sign up to that effect so people know.

The legal statutes around privacy can get you in hot water if you don't disclose that you're collecting information. For video recording, the courts have adopted a standard called the "reasonable expectation of privacy." At home, you can mostly do what you like in common areas, but you cannot set up a cam to record video in a bedroom, bathroom or changing room without explicit consent, even in your own home. (Baby nurseries don't count – those are fine.)

The expectation of privacy is even more important if neighbors are pointing security cameras at you. No one can film you without your permission on private property, for instance, filming activity in your backyard or in your house through your windows.

When it comes to audio, the Federal Wiretap Act and similar legislation limits what you can record. In California, a conversation cannot be legally recorded unless everyone involved has given their consent. It is never legal to record a conversation without telling people.

Finally, a word to the wise: home surveillance cameras and devices like Alexa and Google (that respond to voice cues) are not designed for high security. It may be a myth, but I heard of a situation where a family got a call from a friend who received a voice recording of everything the family had just been talking about. Also, I'm sure I'm not the only one who has suddenly been bombarded with ads related to a topic I was just discussing in the presence of my devices.

With regard to real estate sales, give people their privacy and you'll be fine. And for buyers, if you don't feel comfortable discussing your concerns during a showing, jot down notes and bring them up later. REALTORS can only do their best work if they understand your concerns, needs, and priorities.

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 www.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. The opinions expressed here are his and do not necessarily represent his affiliated organizations.

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