

REAL ESTATE SECTION



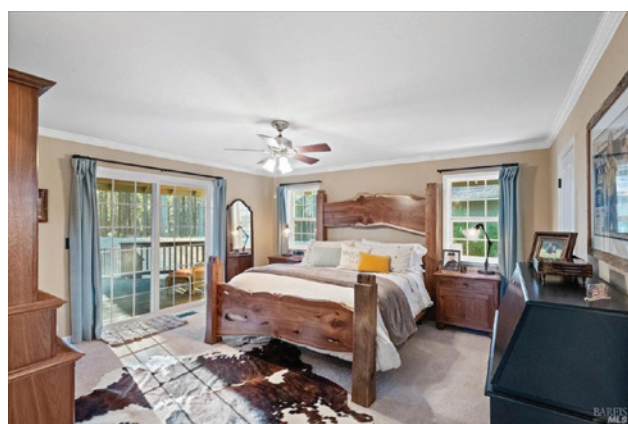
WILLITS WEEKLY'S SELECTED PROPERTY FEATURE

Dear Santa, I want to live in Willits

MLS: 324079513

Offered for sale at: \$1,500,000

This gorgeous home sits amongst the trees overlooking its gorgeous landscape with breath taking views of Mount San Hedrin off the front porch and Mount Konocti from the back porch. Here is your very own secluded private ranch with 40 beautiful acres, giant fenced in garden area, private well, a mix of conifer trees, grass land and oak trees. The beautiful 2,600-square-foot, 4-bedroom, 3-bathroom home is fully updated, main floor level master bedroom and bathroom, over sized 3-car garage with enough room above it for the potential of turning into an extra unit. Combine all that with a full house back up generator makes this property a dream. This unique, one-of-a-kind ranch is a short drive from downtown Willits for all your essential needs. The craftsmanship and cleanliness of the home is absolutely stunning. Right in the heart of Mendocino county enjoying all the seasons in luxury and the seclusion the ranch provides makes this a perfect retreat for anyone. Address withheld per request. Contact agent for showing and more info.



Property feature listed by:

Eric Hackney
(Lic# 02185847)

Agent of:

W Real Estate
(Lic# 01795950)

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



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How to protect against unwelcome critters

When I was a kid, my father was a do-it-yourself man who didn't always follow standard procedures. When he remodeled our bathroom, for example, he installed a bathtub that drained down the hillside instead of into the sewer or septic, and he didn't install a P trap (that bendy pipe under sinks and tubs where water gets trapped – and if you're lucky, where valuable jewelry ends up when it goes down the drain).



Richard Selzer
Columnist

After my dad's remodel, if you were the first one to bathe in the morning, you had to rinse a few bugs down the drain before washing up. It wasn't until years later, when I learned a bit about construction, that I understood that a missing P trap is an invitation to all sorts of little critters. Unfortunately, even with P traps firmly in place, some critters make themselves at home in your home.

Whether you're dealing with rodents or bugs, unwelcome critters are no fun. Here are some tips on how to safeguard against them.

First, you need to know how they're getting in. Since you probably don't spend a lot of time on your roof, you may not know whether your vent pipe is covered. Vent pipes allow gases to escape from toilets, sinks, and any appliances connected to the sewer or septic – and if left uncovered, it can also allow rodents and bugs to enter.

Although the vent pipe should lead to P traps full of water, rats can swim for three days straight and cockroaches can hold their breath for 40 minutes, so a little P trap isn't much of a deterrent. Clearly, step one is to install a stack pipe cover with mesh that's fine enough to prevent cockroaches.

Step two is to identify and block other modes of entry. Mice and rats can get into openings as small as a dime, and cockroaches can get into even smaller holes. As sewer laterals age, they begin to deteriorate. This gives critters access to your plumbing fixtures. Although it is rare, it is not unheard of for rats to travel up into a toilet or tub. It is far more common, however, for this

be a route used by cockroaches. By installing a multi-flap that only allows one-way flow away from the bathroom and other plumbing, you can make it harder for pests to enter.

Once you've blocked any passage inside the pipes, consider the pathways along the outside of the pipes. Pipes have to go through floors, walls, ceilings and foundations to transport water in and out. It's rare for the holes cut for those penetrations to be perfectly sized to the pipe. Ideally, after pipes are laid, the contractor fills gaps with rodent-proof foam and seals all penetrations completely.

Sometimes, rodents can take up residence in your crawl space, garage, attic, or even in the walls, where they chew on insulation and wiring and leave their waste to fester.

Years ago, after moving to a new house, we stored our dog food in our garage. A week later, we were at war with the biggest raccoons I'd ever seen. These were big, healthy, well-fed raccoons the size of small dogs.

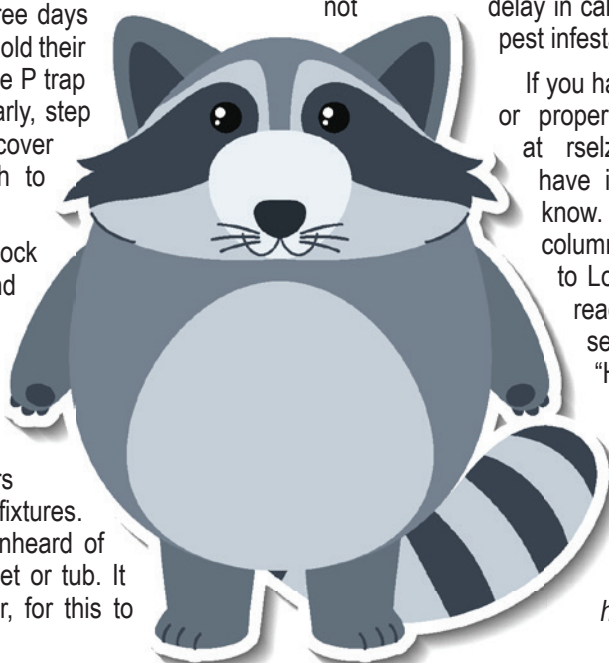
Generally, raccoons can be shooed away, but don't underestimate the ferocity of a raccoon when it's cornered. They will use their sharp teeth, sharp claws, and a never-say-die attitude to defend themselves (and their newly discovered food source). I shot one of these raccoons with a paintball gun from three feet away, and the raccoon just looked back at me as if to say, "Is that all you've got?"

If you want to keep your pet food in the garage, put it in a metal container with a locking mechanism. Otherwise, raccoons will make quick work of lifting the lid and taking what they please. Their dexterity is nothing short of amazing.

If you are dealing with a pest infestation of any kind, do not delay in calling an exterminator. As a rule, pest infestations only get worse 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 www.selzerrealty.com and click on "How's the Market?"

Richard 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.



COLUMN | Numbers by Nick

Financial planning for the long term

Neighbors,

Life is always evolving. Change brings uncertainty. We are surrounded by big and small things for which we must plan – whether it be a child leaving our nest, a job change, a new president, new taxes, new rules and regulations, aging ... the list goes on and all these events impact your investments.

As we approach a new year, I want to address the stock market – specifically, the volatility of the stock market. When the stock market is "good," consumer confidence is strong; this confidence influences the entire economy, which is the sale of goods and services.

When the stock market is down, it is unnerving, but normal, and a feature of long-term investing. When the market dips, often one thinks, should I be doing something? You may think the markets are too erratic and you should stay away. I disagree.

The markets have a long history of recovering from downturns. A good financial plan incorporates downturns through diversification, long-term planning, and regular review. If you engage regularly, you will always know where your monies are and how they are doing.



Nicholas Casagrande
Columnist

Major world events are absorbed and overcome by the "markets" – World Wars, presidential elections, social upheaval, mortgage crises ... the list goes on.

Financial planning is about the long term. I can help you articulate clear goals for your investments, incorporating your family, your job, your important financial commitments and goals.

When a new year begins, it is a GREAT time to review, restate and embrace your financial goals and plans. I am always available to work with you and be a sound of reason.

May this article motivate you to engage, regularly, with your financial plan.

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.

Madge Strong – finding common ground

Recently I had coffee and lunch at Brickhouse Coffee, here in Willits, with retiring longtime city council member Madge Strong. I've been an admirer of Madge for a long time. She's the kind of person that it takes to make society work. The Merriam-Webster Dictionary defines "society" as: "companionship or association with one's fellows ... an organized group working together ... a voluntary association of individuals for common ends." I think the phrase "working together" is key here.



Bill Barksdale
Columnist

The phrase "common ground" comes to mind. We each have our own thoughts and feelings about what makes a home, a community. Every person is an individual with our own upbringing and story, our own beliefs learned, our own "wants" and needs – but finding common ground, places where we can agree – that's the starting place, the strong core that is crucial for cooperation, compromise, and building a strong, just and free society.

I asked Madge what attracted her to Willits. Her background is that she was raised in Fresno, attended University of California Berkeley and lived in the East Bay and San Francisco for 20 years. She studied land-use planning and economic planning, so a heavy work load is something that she learned to deal with along the way. She spent seven years working with the California Coastal Commission, a state agency charged with protecting the 1,100 miles of our state's magnificent coastal area. She was also involved with the SANE / FREEZE group. The goal of this group, now known as Peace Action, was to find solutions for the nuclear arms dysfunction between the U.S. and the Soviet Union (now Russia). She also worked with the Sierra Club but became disillusioned about their direction.

She became concerned about her daughter growing up in the large urban environment of San Francisco and relocated to Fort Bragg where she wanted to buy a house, but got married and relocated again to Willits. She said she loves Willits and Mendocino County for its rich cultural environment, including the art, music and theater.

"It's a very stimulating community," she said with enthusiasm. Although her marriage ended "as friends," her dedication to Willits has remained affectionately resolute.

I asked Madge about the challenges of working on the Willits City Council for so long. "It took time to learn to work with all the people on the council, but it's evolved into respect and working together. There's an emotional wear and tear about making some decisions. It takes a lot of analyzing and thought. The city staff is good, so they help a lot." Just as an observation from me, Bill, the council receives only a very small stipend to help with travel and other expenses involved. It's purely an act of dedication and love of our city.

Regarding Willits City Manager Brian Bender, she said, "Brian is a good manager and administrator. He has some rough edges. He's not warm and fuzzy." She seems to have respect for him as a manager.

Regarding her concerns about issues the council is dealing with, she mentioned that the relationship between the Willits Frontier Days Board and the City of Willits has some things to work out. "They don't seem to be communicating well. It's to everyone's benefit to work it out," Madge commented.

We discussed briefly the relationship between Brooktrails and the City of Willits. It's had its ups and downs over the years. They share a sewer system for instance. My Bill-opinion is that these two entities really are one people that really combine to make up the greater Willits community.

Read the rest of Journal Over on page RE4



Our Amazing April

Willits Weekly's Real Estate section super maven, April Tweddell, has achieved something special this December: This edition is the 100th Real Estate Section!

April is in charge of selling all the ads for each monthly section which comes out on the second Thursday of the month. She does an amazing job keeping in touch with all the clients, updating ad content, and helping distribute the sections, too.

Please join us in celebrating this 100th edition of Willits Weekly's Real Estate section that April has, yet again, helped create for your reading enjoyment!

Thank you, April! These sections wouldn't happen without you! You're amazing, and we're so lucky to have you helping each and every month!

– Maureen and Jennifer

Advertise in Willits Weekly's monthly real estate section! Call April at 707-972-2475 for ad info, pricing and sizes!

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Runs Second Week Each Month

- Relevant Local Editorial Content
- Open House Advertisements
- Available Buyer's & Seller's Agents
- Property Listings

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PRESENTED AT: \$325,000

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PRESENTED AT: \$495,000

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PRESENTED AT: \$495,000

Spacious 3 bed, 2.5-bath 1,808 sq. ft. home with gas fireplace, forced heating and air conditioning, a stylish kitchen with granite countertops, island, and pantry, hot tub, a fenced backyard and a 3-car garage. Large lot with beautiful landscaping and automatic sprinklers.
PRESENTED AT: \$525,000

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Pg. RE2 Willits Weekly's Real Estate Section - Edition # 100 - Publishes on the second Thursday of the month Willits Weekly | December 12, 2024 Willits Weekly | December 12, 2024 Willits Weekly's Real Estate Section - Edition # 100 - Publishes on the second Thursday of the month Pg. RE3

I once lived in an area that received Brooktrails services and attended many board meetings. Legal-garbage often seems to get in the way of simply finding common ground and working things out reasonably. Too much has been spent on disagreements – wasted money in my opinion, which could have been put to better use for taxpayers. But back to Madge.

Madge said thoughtfully: "Willits is a place surrounded by nature. It's a small community. It's a living, breathing organism, not necessarily financially prosperous. It's culturally diverse. We have to treat each other as human beings. We have to find places of common ground because it's a small community. We live together. The country has gotten kind of unmanageable. I choose to do what I can for our small community."

To expand a little on Madge's remarks, I want to say that our nation and, really, the nations of the world, are going through challenging times. Social media, political parties, foreign government interference, corporate and personal greed, and domination-overreach are encouraging much anxiety, tension, depression, even panic. We live in a beautiful place. As individuals, and together, we can choose to make our community a better place. We can volunteer to help each other out, we can prepare for emergencies, as the recent earthquake reminded us. Nobody gets everything they "want." But there are things we can agree on. We can choose to listen and to be kind. Back to Madge.

One organization Madge is involved with is a local organization called WELL, or Willits Economic Localization. WELL states that its vision is "an enduring local economy that provides health and security for our community." Madge says that WELL focuses on local issues. Volunteers help each other with issues that need attention and work to create community wellness. WELL focuses on helping local businesses to survive, encourages emergency preparedness, and works to encourage pragmatic steps to help make our community better.

Former Willits resident Jason Bradford founded WELL. He thought that Willits could be a model for a kind of lifeboat, moving toward that step-by-step. "He was a visionary," Madge said, then added, "One goal is to make little in-roads to make it through rough times. Being a community that knows its neighbors, making connections."

Land-use planning is a kind of template, a vision of the future; people make it happen – or not. "We have land within the city to develop with in-fill (like building

housing on vacant lots), accessory dwelling units, which are second-dwelling units on single-family lots where feasible. We have improved water and sewer capacity. We need to take great care of what we have," she said.

The California Conservation Corps is moving its headquarters to Willits, Madge mentioned. The CCC is a state agency falling under the California Resources Agency and signed into law by Governor Jerry Brown in 1976. There is some pay for its "members" who do the work. Its focus is primarily on young people 18 to 25 years of age (29 for veterans).

Per Wikipedia: "The duties of operation falling to the CCC include trail maintenance, riparian zone restoration, tree planting and exotic plant species removal, construction, and emergency flood and wildfire response. Other organizations pay the CCC to do the work. Corpsmembers are offered the chance to complete their high school diploma through independent CCC schools and are trained in cooking, office work, and chainsaw and vehicle maintenance. The CCC also encourages corpsmembers to seek higher education or vocational training by offering scholarships."

As we finished our coffee, Madge concluded her remarks by saying, "This is a rich, rich community."

I have great admiration for Madge and others who give so much to the greater Willits community. The City Council has several new members. I hope they will take great care, give great mutual respect, and seriously look for "common ground" as they work together to help guide this special place.

We know that the "dominate" model doesn't serve the people. Personally, I'm exhausted by those that feel they must dominate. They have little to offer in the way of good governance. We've seen way too much of that. Leave your ego at the door. Nobody has all the answers. Disagreements? Of course there will be disagreements. Find the kernel of agreement, then work it out from there.

Government is not a business. Business is about filling or creating an imagined need, and making a profit. That's a misinterpretation of government. Government is about paying attention to the needs of the governed, and providing good management, finding the common ground, then working out a good solution from there.

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



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Public Remarks: TWO legal parcels of land, each is a one-acre lot at the end of the road. Each has a building pad/area and views to the East of the hills. County permits paid for a 1900sqft manufactured home (buyer to check on transferability). Two septic systems on the first one-acre parcel, which has an old cabin (rough shape) and a container home with a commercial & residential electric meter, and a well (newer pump) that has serviced the sellers without issue. RV hookup also. The other one-acre parcel also has a building pad area down a roughed-in road, mature trees, and a septic system. The whole property has a fence around it and a private, serene feel. Less than 10 minutes to downtown Willits!

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\$660,000

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

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.
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For information or an appointment to view please call:
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