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***YOUR GUIDE TO REAL ESTATE***  
**HOMES • RANCHES • COMMERCIAL • LAND**

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# INTERMOUNTAIN REALTY

INDEPENDENTLY OWNED & OPERATED • 37177 Main Street • Burney, CA 96013

**530-335-3588**  
**cbintermountainrealty.com**



**Kim Songer, Realtor Assoc. 530-604-5334**  
**Allison Cassity, Broker/Owner 530-355-7306**

CalBRE Lic# 01340276



**#23-3429** – Always dreamed of lining off grid? Well, bring your ATV's there is plenty of room to roam on this 38.24 acre property! Located 1 mile off Hwy 299E in Montgomery Creek behind a locked gate. this solar ready 1,560 Sq. Ft. home offers 2 large bedrooms, 1 1/2 bath, walk in closet in the master bedroom, open-concept kitchen and great room with high ceilings...**\$350,000**



**SALE PENDING**

**#22-3966** – A quiet and quiet await you at this unique 2 BR/1.5 BA property located on the edge of the Fall River Valley. At just under 10 acres, this beautiful custom home is off-the-grid, with 26 owned solar panels, with newer batteries & controllers. Generator is 2 yrs old & hardwired into the system.....**\$265,000**



**#23-3803** – Motivated seller! Cozy Burney home in quiet neighborhood has been well-cared for through the years. Recently remodeled kitchen and bathroom, and a newer roof! 3 bedrooms, 1 bath, wood stove and large backyard. Perfect for first-time buyers, retirees looking to down-size or investment property.....**\$204,900**



**#23-3094** – Bring your Hammer, 3 bed 1 bath home that needs work. Roof needs to be repaired, only has 1 layer of shingles. Back porch is sagging. The main home has open kitchen to living room. 2 bedrooms and bath down stairs. Sellers are Extremely Motivated!!.....**\$83,000**



**#23-2550** – Home is in need of total renovation, seller has little to no knowledge about the home. Seller bought as a foreclosure many years ago. The lot is a double lot with mature fruit trees...**\$75,500**



**SALE PENDING**

**#23-3959** – This is key to this 1 bedroom 1 bath home. This home has an interesting history. The master bedroom was a cabin. In 1985 the cabin was taken down to the studs and the rest of the home was built. There is a studio fully insulated with a 2 car carport, RV barn/garage. surrounds the home and studio.....**\$179,000**



**SALE PENDING**

**#23-3622** – Spacious home with open, large living space and a split bedroom floorplan with primary suite set off from other bedrooms. Ceilings are vaulted in main living, dining and kitchen areas. Unique kitchen set up is semi open to living room and dining area. Lots of storage space...**\$300,000**



**#23-2555** – Prime commercial property on busy street! ALL utilities available to the lot! Places of business that neighbor the property include auto lube, fast food restaurants, health and dental clinics, sporting good retailer and national pharmacy chain. Burney is a bustling town with outdoor recreation, sustained by local businesses, energy and health care.....**\$99,000**



**#22-5554** – Impeccably well kept, home on peaceful, mountain setting backing to acres of BLM. This mfg on perm. found. rests on 10 acres (2 - 5 acre parcels) mix of Meadow & mature Oaks, Pines and Cedars. This home has detached, two car garage, with a lean-to shed and two extra 10' x 12' storage sheds.....**\$265,000**



**#23-2477** - This 3.75 acre property has 500 feet of year-round creek frontage on Burney Creek. The creek is stocked with rainbow trout in the summer months. Enjoy the four seasons in this convenient location in the community of Burney close to all facilities. One can build a single family home or possibly subdivide the property into smaller parcels to build multiple creek-front homes.....**\$269,000**



**SALE PENDING**

**#23-2581** – Daring 3 BR/2 BR home in Burney neighborhood. Upper section of home is at road level with 1 bedroom and 1 bath upstairs and lower half is daylight basement with 2nd family room, wood stove 2 bedrooms, bath, and storage room.....**\$244,000**



**#23-3300** - 150 acres w/ approx. 1 mile of Rush Creek, 3 springs and a spring fed pond! Rush creek meanders through this nicely timbered parcel; come fish for native brown trout and watch the wildlife from several camp site areas. Homesite with pad & all utilities at East end of Round valley with two wells.....**\$475,000**



**#23-2045** - Welcome to Riocho! A home, a retreat or both. 8.16 of usable acres w/ 500 feet of Pit River passing through it. A 2 bed 2 bath MF home, w/ garage working as a bunkhouse w/ extra outdoor screened in kitchen.....**\$479,000**



**SALE PENDING**

**#22-4667** – Beautiful home with awesome views 3 bedroom 2 bath home is off grid, electrical power is from 32 solar panels and a 1K windmill. The existing drilled well was rebuilt in 2022 with a new pump, new pressure tank, new piping and new wiring.....**\$435,000**



**#22-3724** – Investment opportunity! 3 rentals available on one parcel. 87 feet of highway frontage for 3 separate businesses. Currently fully rented with 3 tenants, two with 25-plus-year history. Potential income of \$1,525/ mo.....**\$159,000**



**#23-2454** - Large building previously run as a retail variety store. All fixtures in the store stay, lots of shelving and accessory items on site.....**\$137,000**

**Land Listings: 1 Acre Up To 150 Acres... All Sizes All Prices, Call For Details**



**'Choosing the right Realtor does make a difference'**







# California OUTDOOR PROPERTIES

**Donna Utterback • 530-604-0700**  
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**Jeanne Utterback • 530-941-6786**  
DRE 02092258  
**Denny Prins • 530-410-5755**  
DRE 01989081  
**Sara Small • 530-262-2942**  
DRE 02145262



## HOMES • HOMES • HOMES • HOMES



**Unique 4400 sf barn home, 3 bedroom, 2 bath, hobby rm, tack rm, stalls. Second story is fully open great room with kitchen, bedroom and bath. 55 acres, 2 greenhouses, ag well, fully fenced. Modoc County.....\$550,000**



**228 acres with 166 irrigated, Ag well, 2 homes in need of TLC, 6000 sf metal hay/animal barn. Off grid.....\$395,000**



**156 acres, 80 ac under production. 2 - new ag pumps in Pit River, new pivot, 2 - new wheel lines and new underground mainline. 3 bed, 1 bath home, metal barn and hobby room.....\$730,000**



**Extreme privacy with 960 fenced acres. Stock water ponds. Cozy two story chalet has 2 bedrooms and 2 baths, views from both decks. Large basement.....\$995,000**



**Horse Creek Retreat: 2000 sf home on year round creek. View of Fall River Valley. 1 bedroom, 2 baths. Den could be 2nd bedroom. Off grid, solar panels in place, needs batteries and generator. 36 usable acres.....\$180,000**



**Wonderful setting with spring fed ponds in Cassel. Two story 3,091 sf with 4 bedrooms (2 master suites), 4 baths, office, hobby room, great room, two car detached garage, outbuildings on 10 acres.....\$600,000**



**Custom 2000 sf. two story home, 2 bed, 2 bath and loft. Garage, shop and pole barn. 237 acres with 170 dry land pasture, 35 irrigated.....\$945,000**



**1115 deeded acres with 1105 BLM lease for a total of 2220 acres. 230 farmable, ag well, pivots. Cedar 3/2 home with amazing views. Shop and class C irrigation water rights.....\$1,600,000**

## COMMERCIAL



**Great investment - 5 duplex units. 10 rentals, each home has 3 bedrooms, 2 baths, laundry and 1 car garage.....\$1,500,000**



**The Fall River Hotel has been serving the community for over 88 years. 15 rooms, restaurant, cafe, dining courtyard and lounge. 3-bedroom owners' residence and shop, liquor license with caterer's permit.....\$925,000**

## RANCHES • RANCHES • RANCHES



**1400 ac grazing ground fully fenced, stock water & loading facilities. 320 ac BLM lease for a total 1,720 ac. \$1,950,000**



**Winter Falls is now SOLAR!! WATER, this 1,450 +/- ac cattle, hay and wild rice ranch has abundant water! All flood irrigated. Barns, shop, corrals, two homes, land owner deer tags, waterfowl hunting and fishing.....\$7,300,000**



**Amazing 268 acre ranch with 3 miles of river frontage on the Fall River. Old homestead, pole barn and hay barn. Now used for cattle grazing. Ag pump in river.....\$3,200,000**



**Carroll Ranch: 3,068 acre cattle and hay ranch, approximately 830 irrigated acres, running 500 cows year round, 3 homes, multiple barns, 5 acre lake, stunning 7,700 sf main home with inground pool, so much more!.....\$16,595,000**



**Bear Flat Meadows, a unique 720 acres with year round Bear Creek running through. Lush green meadows with small creek fed ponds. A fisherman's dream and a recreation paradise. 2/3 ownership at.....\$1,400,000**



**Stunning cabin overlooking private lake, stone BBQ Gazebo, large shop on 748 acres. Hunting, fishing and enjoyment! Set up for cattle grazing.....\$3,800,000**



**Hat Creek Ranch: 284 acres with hat creek running through, water rights to irrigate 85 acres, 5 homes, 3 ponds, barn and shop.....\$2,250,000**

## LAND



**5+ acres on upper Fall River off Spring Creek Road. Amazing views of Mt. Shasta, Lassen Peak, river and valley.....\$595,000**

**40 acres with panoramic views, leach field in. \$395,000**

**237 acres in Adin with well. \$120,000**

**5 acres with view of Pit River \$150,000**

**20 acres zoned 5 acre minimum \$125,000**

**3 lots Big Eddy Estates \$45,000 - \$55,000**

**1 acre in Alpine subdivision \$23,000**

## RECREATION



**720 acres surrounded by BLM and game refuge. Log cabin with 3bd, 2 baths, barn with guest quarters/bath. Amazing privacy and views.....\$985,000**

**Located between McArthur and Fall River on HWY 299**

**Office number 530-336-6869**  
**www.californiaoutdoorproperties.com**







# SHASTA LAND SERVICES, INC.

**Bill Wright**  
Shasta Land Services, Inc.  
Owner/Broker  
530-941-8100  
BRE# 00963490

**Dan Rhodes**  
530-410-3336  
**Ben Urricelqui**  
530-949-8217

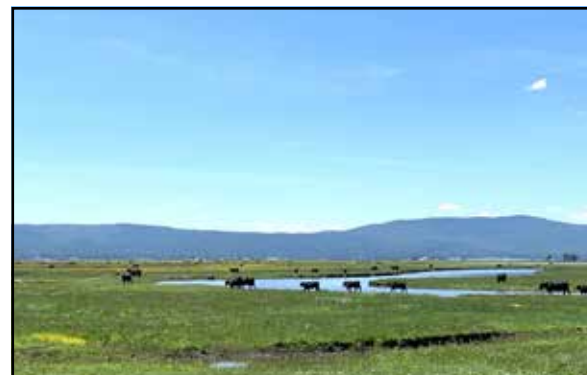
358 Hartnell Avenue, Suite C - Redding, CA 96002  
[www.ranch-lands.com](http://www.ranch-lands.com)



**500 ac+- DeForest Ranch:** 500 acres +- Beautiful ranch in Modoc County, CA 2 pivots irrigate about 69 acres of pasture, grass hay & grain hay rotation. Another 50 acres sub irrigated and dry could be irrigated. Ranch house with separate leather shop, shop, arena with calf chute, corrals, hay barn, horse barn with tack room & stalls. Great deer hunting on the balance rangeland above the hay fields and adjoins a little BLM. **\$1,400,000 Bill Wright 530-941-8100**



**985 acres plus a BLM permit** – Top quality hay & cattle operation in Likely, CA. About 650 acres irrigated with about 567 acres flood irrigated and 83 acres under a new 6 tower pivot - new low lift 40 hp VFD motor. **Low-cost water** district irrigation water plus Surprise Valley Rural Electrification District electrical power. Top quality grass hay, excellent set of new pipe corrals with 200-amp electric panel. Second site with domestic well & 200-amp panel set up for an RV. **\$3,500,000 Bill Wright 530-941-8100**



**1,850 ac+ Derrick Road Ranch:** First time on the market in over a century. The 1,850-acre Derrick Rd Ranch has been in the same family since the early 1920s. Sitting at 4,100 feet in elevation, over a mile and half of the Pit River, and adjudicated water rights, this ranch is ideal for summer grazing. Currently running about 400 pair and 100 yearlings from May to early November. Premiere waterfowl hunting opportunities as well as two landowner deer tags available through fish and wildlife. **\$5,500,000 Ben Urricelqui 530-949-8217**



**37 acre Red Bluff Ranch with Private Lake.** Rural yet refined, Rabbit Foot Ranch is your turnkey country getaway. The main home is a finely finished 1,700 sq ft ranch house with 2 bedrooms, 2.5 baths and 400 sf Ipe deck. Perched on the lake is the 400 sq ft guest cottage with 1 bed, 1 bath and full kitchen. Additional improvements include 2 full RV hookup stations, pro-grade shooting range and two large shop buildings. **\$975,000. Dan Rhodes 530-410-3336**



**16 Acres on Cow Creek in Millville.** Country living at its finest, yet close to all the amenities. This beautifully finished home is 3,088sf, 4 bdrm, 4 bath, & includes a well-appointed kitchen, large back deck overlooking a meadow, pool & outdoor kitchen. Additional improvements include a horse barn with stalls and storage building with walk-in cold box and located on sought-after Cow Creek frontage. **Dan Rhodes 530-410-3336.**



**45 acres Churn Creek-Redding, CA** - Wonderful rural area close to town. Irrigated with available Anderson Cottonwood Irrigation District water, vacant land, the surrounding zoning would enable 1-5 acre development. Perfect to build your dream home with irrigated pastures for cattle, horses or farming with great potential. Excellent paved road frontage. See website for photos, brochure, zoning, and interactive Google Earth map! **\$799,000. Bill Wright 530-941-8100**



**Approx. 2,822 +- ac winter range west of Cottonwood & Red Bluff, CA.** Rolling oaks, stock ponds, seasonal drainage streams, good quality. Beautiful views of Mt. Shasta & Mt. Lassen. Good gravel road access to the ranch with a good system of dirt roads and trails to access the interior of the ranch. Deer, wild pigs, wild turkey, quail and dove hunting! \$2,255,000 - about \$799 per acre WEB PAGE HAS A VIDEO! **Bill Wright 530-941-8100**



**REDUCED now only \$99,999! 100 ac Adin, CA:** 100 acres+- located in the heart of Modoc County, CA, just minutes from the small town of Adin, CA. Small meadow along a seasonal stream, rocky outcroppings, and mature juniper trees. Easy access as borders County Road 88, a good gravel road. Modoc County is a great place to enjoy the outdoors with fantastic opportunities for hunting, fishing, hiking, camping, and boating. **Bill Wright 530-941-8100**



**45 ac Sacramento River Home:** Lower Sacramento River – 45 acre property with pre-1914 water rights. Overlooking the river, this 2,864 sq ft home offers 3 bedrooms, 2 baths, and hickory hardwood floors. With over 1/4 mile of river frontage, it's a fisherman's dream with phenomenal trout fishing. Enjoy the scenic views from the upstairs primary bedroom and balcony. Downstairs, a large office faces the river. The spacious kitchen, dining, and living areas create the perfect setting for gatherings. Complete with a riverside gazebo and patio. **\$1,400,000 Bill Wright or Dan Rhodes**

**‘Experienced ranch realtors – 37 years in the Ranch Real Estate Business’**



# UNITED COUNTRY STEVENSON REALTY

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*We provide professional brokerage services, real estate, auctioneering and property management*



**2906360:** 300+/- acres for sale off Juniper Rd., Ravendale – Farmed 20 years ago, electricity, graveled road access, level farming & building areas, views, wildlife.. **\$450,000**



**2905298:** Niles Hotel, a Landmark Property built in 1908. Thriving businesses within: "Proudly Served" Starbucks, Niles Roadhouse restaurant, JE Niles Room + more!.... **\$1,200,000**



**2906282:** Page's Market, Small Town full-service Mom & Pop Grocery Store, the hub of Surprise Valley, next to the Post Office and servicing 1,500+/- families.. **\$500,000**



**2906311:** 4BR/2BA home on 3.35 fenced acres. Workshop, garage + a fully finished 1BR/1BA apartment. Nice finishes, just outside the city limits..... **\$365,000**



**2906324:** 3 BD/2 BA, 1,200 sq. ft remodeled ranch style, attached 1-car garage, appliances, newer flooring, laundry room, fenced yard, close to town..... **\$199,900**



**2906329:** Space, comfort, and breathtaking natural beauty in this meticulously remodeled 4 BD, 2.5 BA, 2,365 sqft home on an expense..... **\$345,000**



**2906327:** 39.19 acres of land near Stough Reservoir. Seasonal Creeks, beautiful views and level spots for camping or to build a cabin..... **\$95,000**



**2906211:** Commercial building formally Bank of America. This building is approx. 4885 sq.ft with offices, bank vault, and large parking lot..... **\$265,000**



**2906240:** The Station, income comm. real estate. Current tenant is a popular pizza, beer & wine pub, local & tourist patrons, small town central location..... **\$260,000**



**2906362:** 4.72 acres of land with power at frontage of property. This property has a seasonal creek that runs through the property..... **\$40,000**



**2906326:** Lot 58, Blk 74, HU5, Mammoth Rd., Alturas, - 1.18 +/- acre, large pine, white fir, cedar trees, remote, two parcels, amazing views of mountains & valley, wildlife-deer & quail.... **\$3,500**



**2906273:** 5BD/3.75BA, 2,900 sq. ft. This stunning home is ideal for large families and those who love entertaining..... **\$329,500**

### Our Property Management Services Include The Following:

**Property Management of Single, Multi-Family and Commercial Buildings • Tenant Screening • Move In/Out Reports  
Marketing • Maintenance & Rent Ready Repairs • Monthly/Annual Statements to Owners • Rental Agreement Execution  
Rent & Security Deposit Collection • Inspections as Necessary or Per Request, and More...**





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*A trusted name in real estate, serving the entire Intermountain Area and beyond*

**Cory Halter, Broker/Owner** DRE#01341624 • **Cell 530-318-1291** • **Jill Barnett, Broker/Owner** DRE#01501421 • **Cell 530-355-9531**  
**Janet Jones, Agent** DRE# 01312789 • **Cell 530-515-8891** **"SOLD ON SERVICE"**



**#1491** – Desired Burney Neighborhood. a rare 1.47 acre parcel in town. Country feeling, beautiful lawns, great BBQ area with privacy fence and sitting. 2 car attached garage and A 2 CAR detached garage plus shop. Property has a fenced garden area, wood storage conveniently located, PebbleTec patio and garage surfaces. Split bedroom plan, Hugh family room, free standing wood stove in vocal point of living room. Granite top kitchen with new appliance's. Central heating and air. New microwave, dishwasher, washer and dryer, toilets, doors, switches, blinds, vanity. Gutters fencing, interior paint, car port attached to free standing shop/garage. 9 inch window seats in living room to accommodate your plants.....**\$499,000**



**#1486** – WONDERFUL FAMILY HOME ON FENCED 5 ACRE PARCEL, BEAUTIFUL OAK TREES FOR LOTS OF SHADE IN THE SUMMER MONTHS AND BEAUTIFUL COLORS IN THE FALL, ROOM FOR HORSES, DOGS, 4-H AND FFA PROJECTS A DETACHED 2 CAR GARAGE SHOP FOR INSIDE PROJECTS. HOME HAS A METAL ROOF, VINYLE SIDING, WOOD FLOOR LOTS OF WINDOWS FOR AN OPEN FEEL, STAINLESS STEEL APPLIANCES. BRING THE FAMILY MAKE YOUR COUNTRY LIVING DREAMS COME TRUE.....**\$333,500**



**#1485** – Excellent opportunity for a large family. This 6 bedroom, 3 bathroom house sits on 1.36 acres at the end of a quiet street. Upgraded home with new dual pane windows, new wood stove, new wall heaters and all new kitchen appliances. Lots of covered parking for boats, quads etc. 2 metal carports and a 2-car garage with front workshop, upstairs storage, and covered sheds in the back. Nice porch overlooking the well manicured backyard. Raised garden beds and woodshed.....**\$329,000**



**#1413** – So many options with this conveniently located home with both Residential and Commercial Zoning! Put your dreams to work. 1,778 sq ft 2 bedroom 2 bath. Views to die for with the Pit River and open views of the farm land. Wonderful open living room, dining room, kitchen with Hickory cabinets. Master suite with french doors open to the amazing view of the river and surrounding farm ground. Cozy guest bedroom and bath 1300 sq ft two story shop building, fully insulated and sheet rocked could be your own business or use for a rental.....**\$475,900**



**#1465** – Excellent opportunity for sweat equity with this fixer upper. House is ready for plumbing, electrical, drywall and finishing touches. It's stripped down to the studs but has great potential. Attached one car garage and a large lot. Newer roof and Del Oro water which is current on all fees. PG&E power meter is current also.....**\$89,000**



**#1479** – Walking distance to fishing. Excellent location in the town of Cassel. 1 acre parcel with a nice double wide manufactured home, on permanent foundation. Plenty of space with 1680 sq ft and 3 bedrooms, 2 bathrooms. Home features living and family rooms, and split bedroom floorplan. Nice carport and 2 outbuildings for storage. Large back deck that's perfect entertaining.....**\$209,000**



**#1470** – One of the nicest homes in Burney. Three bedroom 3 bath. Home has a finished 1300 sq foot shop with bath and RV parking directly in front of finished shop. There will be lots of pictures as soon as all the packing is finished, need 24-hour notice to show until then. Walk-in closets, lots of storage, Laundry room, Formal dining area. Large family room with free-standing wood stove. Large enclosed wood storage on back of shop. Nice deck off back of home for entertaining family and friends. Large oak kitchen with stainless refrigerator, range microwave, Island with seating for four. New roof.....**\$450,000**



**#1429** – Excellent income producing motel in Burney. 6 double rooms, 2 of those with kitchenettes. 1 rooms with 2 beds. 3 single bed rooms. Many upgrades in the past 4 years. All rooms have new toilets, new laminate flooring, new heating and air units, new TV's and all new mattresses and bed frames.....**\$899,000**



**#1435** – Here is your chance to create your own ranch the property is fenced and cross fenced use to be home to 50 head of horses! Beautiful sandy soil room to roam room to dream. 2 wells, 2700 sq ft home 3 bedroom, 3 baths, guest house, shop building, orchard, garden areas, Lots of space for riding, roping arena, barns what ever you would like 240 acres priced to sell.....**\$840,000**

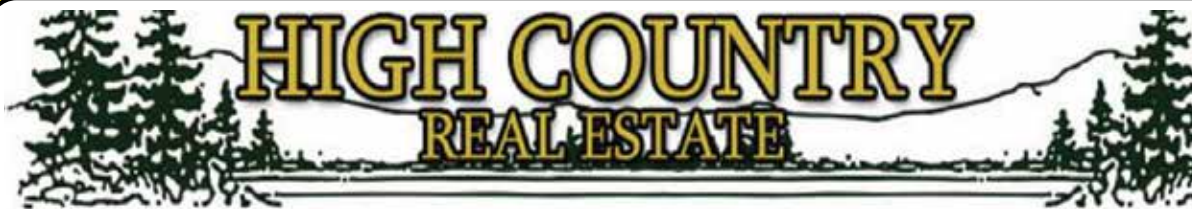


**#1475** – End of the road quiet, 8+acres, open space big oak trees, spacious home, 3 bedrooms, 2 1/2 baths tons of storage, laundry room, 2 car garage with extra room and work shop, out buildings room for all your toys, children, animals 4 H projects you name it you have a space for it. Just needs a little TLC.....**\$469,000**



**#1459** – Perfect home for a person that wants a tiny home. Home has a 2 year old roof. Original wood floors with 2 bedrooms and one bath. Has laundry area. House is 588 sq ft.....**\$99,900**





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**Janet Jones, Agent DRE#01312789 • Cell 530-515-8891**  
**"SOLD ON SERVICE"**



**#1472** – Private! One of a kind Property! This beautiful 3438 sq foot home is surrounded on four sides by Sierra Pacific Industries property, so NO neighbors. This property affords you the privacy you're looking for and easy access to HWY 299. You have Mt Shasta to the West, Lassen Peak to the South and Burney Mt to the SW. Custom tile entry leads you to the Great room, dining room and kitchen. The great room has two sitting areas with views in all directions. Custom window Treatment and Bali honeycomb shades. The ceiling is awesome open vaulted beam Pine. The custom rock hearth holds a Buck Wood stove. Large dinning room with an antler chandelier, hardwood floors. Kitchen has customer cabinets, center island, 5-burner stove, Corian counter tops, 3 bay sink, newer Kenmore stainless steel appliance.....**\$499,000**



**#1490** – Neat and nice 3 bedroom 2 bath, 1550 sq ft, home. Country kitchen gas free standing stove, high ceilings, car port, 2 car garage, deck, pond, mini split, generator, Handicap accessible. NEW ROOF!.....**\$299,000**



**#1487** – Nice older home 3 bedroom 2 bath, large Living room, corner lot. Fenced front and back yard, large walk-in storage area. free standing gas stove.....**\$170,000**



**#1468** – Two adjoining lots located on HWY 299E in Johnson Park. Highway frontage lot is zoned C2 and adjoining lot is zoned IR. Opportunity for business and residential development.....**\$100,000**



**#1483** – NICE LOCATION in Burney. 3 bedroom 2 bath large family/dining room attached to kitchen. Custom Oak cabinets. new sink cabinets have roll out drawers. kitchen and laundry have new vinyl floors. Newly remodeled guest bath. double pane vinyl windows large concrete raised patio. two car detached garage. Fenced back yard. Master bedroom has slider to patio. Hardwood floors in bedrooms and living room. Newer paint and exterior siding.....**\$259,000**



**#1482** – NEAT STARTER HOME ON A NICE STREET LOTS OF BIG BEAUTIFUL TREES, LARGE YARD WITH GARDEN SPOT. HOME SHOWS SWEAT EQUITY. BEAUTIFUL NEW WOOD FLOORS, ELECTRIC HAS BEEN UPGRADED, FRESH PAINT THRU OUT 3 BEDROOMS 1BATH. VEGETABLE GARDEN IN FRUIT TREES IN THE LARGE BACK YARD GREAT FOR RELAXING ENJOY THE FRESH AIR AND THE FEEL OF SMALL TOWN AMERICA!.....**\$250,000**



**#1477** – Beautiful 1.9 ACRES. contiguous to Burney Terrace. Level lot, trees are manicured, entire property is fenced and cross fenced. Water, sewer, and power are at the property. One of a kind 1.9 acres in Burney Hard to find!!! Sellers have added a 10x12 shed to store all your building materials COME BUILD ON THE REALLY GREAT PROPERTY.....**\$150,000**



**#1488** – Cute and neat 3 bedroom 2 bath home. Oak kitchen, separate laundry room. Large Living room, dining area. Close to shopping. Great starter home, weekend getaway, or VRBO.....**\$169,000**



**#1458** – Beautiful 5 acre parcel in Dana. Ready to go with well, septic system and driveway already installed. Well has well pump in installed. Seasonal pond and great open area for building. Small storage sheds on property.....**\$99,500**



**#1412** – Nice, flat and secluded 32 acres with a well in Lassen County. End of the road location. Well has a 110v pump installed that runs off of a generator. Property borders rail road tracks for over 2000 feet on the West side. There is a seasonal pond on the property. Great goose hunting opportunity.....**\$175,000**



**#1481** – SELLER HAS RELOCATED FOR HIS JOB, AND READY TO MOVE! NICE FAMILY HOME 3 BEDROOM 1 FULL BATH WITH 1/2 BATH NICE OAK HARDWOOD FLOORING VINYL FLOORING IN THE BEDROOMS. HOME BACKS UP TO FRUIT GROWERS LAND FOR PRIVACY.....**\$220,000**



**#1448** – Need an investor to buy the building. Very successful restaurant with good steady clientele. There is also a 1200 sq. ft. home behind the building that has been stripped down to the studs and could be finished into a nice rental unit.....**\$250,000**



**#1480** – Biggest lot on Roff Way. This two bedroom single large remodeled bath has new waterproof laminate flooring, glass tile counter top and back slash. An additional room off the living room that is open to the back yard, beautiful room! Not in flood zone.....**\$215,000**



**#1492** – THIS IS A FIXER UPPER ZONED COMMERCIAL HAS A LITTLE OVER 1/2 ACRE OF GROUND. COULD BE A LITTLE RENTAL WITH SOME TLC. WILL NEED TO BE A CASH PURCHASE.....**\$110,000**



**#1478** – Peace and quiet on this 5.94 acre Big Eddy Estates flag lot. Located off of Shoshoni Loop, this lot has all the privacy you would need. Located on the interior Shoshoni Loop, you will find this perfectly manicured parcel with an excellent well already drilled. This property has a gravel driveway into it, with a gravel RV pad set up already. Continue past the RV pad to the circular driveway and down to the container box that contains all the tools you need to upkeep the property. Comes with various hand tool, 42" riding lawnmower, push string weed eater, T post driver and many other tools. Well has excellent water and pump is set. Power to well pump is provided from a 5,000 Watt generator that's included as well. Ready to build!.....**\$99,000**





Premier large commercial building located in the heart of down town Susanville with many uses. Located adjacent to the Lassen Shopping center with anchor tenants of Goodwill, Dollar Tree, Big 5 Sporting goods and Round Table Pizza. Approximately 8,006 +/- square feet. 1.7 acres with a full backup generator. The building was built in three phases. Possible to be a three unit complex. The past use was a doctor office/surgery center. Great exposure to Main Street with Panda Express, Tractor Supply, Auto Zone and Dollar General across the street. Possible School, professional offices or Medical facility. Call for more information.....\$1,599,000

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**Cabin Style Square Log Home**, near downtown Alturas, 3 acres, 2 bed 1.75 bath with office or guest room, can be used as 3rd bedroom. Very solid home, cathedral ceilings, fireplace insert, has patio breezeway for private outside entertaining, remodeled kitchen, dining room, 2 car garage and shop area, lean to wood shed, covered horse feeding area, 2 fenced dry land pastures, fenced landscaped yard. Great for kids and 4-H projects. These smaller properties are hard to come by, make an appointment today.....**\$250,000**

**4 City Lots in Alturas.....PENDING.....\$10,000 each or offer for all.**

**Great Business Opportunity**, purchase business and a 2 bed, 1 bath home and garage on one acre. Be the hub of a small town, post office, convenience store and grill, liquor licenses. Work and live in a small rural town away from the city, on Hwy 395 N.....**REDUCED.....\$199,500**

**Hafer Hills** acreages with wells and septic systems. Lot 9, 19.99 acres....**\$110,000**  
Lot 10, 21.21 acres.....**\$115,000**. Both lots have good views of the Warner Mtns.



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## Is Anybody There?

By LEE PITTS

Go ahead, call me old fashioned, but I refuse to use an ATM machine. In fact, I tore up the ATM card the bank gave me, preferring instead to do business with the bank teller I have known for 30 years. Recently, I got a notice from the bank informing me that in the future they are going to charge me for each bank transaction if I actually want to talk to a teller. The ATM machine will be free however. The bank is trying to force me to enter the computer age.

It's the same everywhere. Of course, they now have credit card gas pumps which give real meaning to the words, "self service." And I am told there are prototype grocery stores where you simply push your fully loaded cart of groceries through an airport security-like device and the computer tells you how much your bank account will be automatically debited. Of course this will put a lot of people out of work but the computers are doing real well, thank you very much.

What makes all this possible are bar codes. Before too long I think all babies will be bar coded at birth so we can do away with credit cards.

It dawned on me just how far we've come down the information highway when I checked into a motel room in a big city. When I called and made a reservation they took my credit card number. When I arrived I was instructed by a sign to go straight to room #315, swipe my credit card in the mini-computer on the door and the door would unlock and all charges applied to my credit card bill. From the way the bed was made up I think they had a computer do that too.

Needless to say, I am having a difficult time adjusting to all this. Once in the motel room I called the front desk to request a wake up call. Right on time the next morning a pleasant

voice said, "Good morning this is your wake up call." Being the polite person that I am I replied, "Thank you." After fully waking up I realized that I had just said "thank you" to a computer who couldn't understand a word I said. Or maybe it could they are making them very smart these days.

I ordered a burger at the fast food drive up the other day and a computer clown thanked me, although it did sound rather hollow. The toll taker at the bridge has been replaced by a basket that counts change and in Arizona they have a computer that catches you speeding and mails you a ticket. The very thought of no more highway patrolmen must send shivers down the spine of anyone who owns a donut shop.

I was sitting in my recliner the other night browsing on the Home Shopping Network when the phone rang. I am sad to report that big business has now discovered the perfect salesman. One who won't take "NO" for an answer. These salesmen don't call in sick and they work ALL NIGHT. No Social Security or sexual harassment lawsuits either. That's right... I was called by a computer!

The phrase, "Let's do lunch," has now been replaced with, "Have your computer call my computer." With "voice mail," texting and "e mail" your computers can chat and you don't even have to come in contact with another living soul. Of course, over time this will destroy our social skills. Someone will simply say, "Hello," and we'll all look around to see where the funny noise came from.

All this is why talk radio is so popular. People just want to have someone to talk to. Nowadays if you are lonely and want to express how you feel you can dial a 900 number, pay \$1.50 a minute and chat away. Be careful to enunciate each syllable however so the computer on the other end of the line can understand you.

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## FEATURED LISTINGS



**#23-3608** – FRESH and BRIGHT! Is how to describe this 3 bedroom 2 bath home. Sellers have tastefully renovated this home from flooring up to the can lighting. New bathrooms, paint, slider off the master with freshly stained deck, established yard with pear and apple trees.....**\$249,000**



**#23-4075** – Open floor plan and abundant windows allow morning light to stream in flooding the living room and kitchen with natural light. Through open windows or from the patio one can hear the Fall River confluence as it joins with the Pit river below.. all just a short walk to town. This three bedroom, 2 bath home is move in ready with laminate flooring throughout, woodstove and propane monitor heating, and the convenience of city water and sewer. The detached two car garage has loads of storage.....**\$222,500**



**#23-4076** – This is a very unique property with a lot to offer! Level, treed 5 ac w/ room for horses, or other pets. This quality built home has 2x6 framing, real oak doors, cabinets & trim throughout, metal roof & concrete walk way all around. Extra insulation keeps it warm in winter/ cool in summer. Two spacious bedrooms, loft, office area & bathroom are upstairs. Downstairs is the living area, kitchen, 1/2 bath & laundry. A comfortable screened porch off the kitchen for peaceful, bug free relaxation. Oversized 2 car garage w/ high ceilings, 2nd garage w/ attached shop/ storage. Generator hookups hardwired. Full RV hookups with water, sewer, electric. 2 wells service the property w/ 500 gallon storage tank. Wood stove and kerosene monitor heating. Shooting/ siting building - so much to offer!.....**\$345,000**



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