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HOME OF THE WEEK



3419 HACKAMORE LANE, CHICO

Looking for a great home with a large lot, in-ground pool, covered patio, fruit trees, RV Parking and an open floor plan? Look no further than 3419 Hackamore Lane, Chico. Asking price \$450,000.

CENTURY 21
Select Real Estate, Inc.

CENTURY 21 SELECT REAL ESTATE, INC
530.894.4533
530.321.4825

BRAD SMITH
REALTOR



LOVE'S REAL ESTATE



To Be Clear

"Can I buy some burn lots in Paradise?" asked John Briscoe, a contractor from the Bay Area.

"You can," said Mike, a local Realtor, "but it's complicated."

"Are there any lots for sale?" asked Briscoe.

"Yes," said Mike, "but..."

"Then how complicated can it be?" said Briscoe. "I want to buy Paradise lots, and you have some for sale. That doesn't sound too complicated."

Realtor Mike looked over at me and shrugged his shoulders.

I said to Briscoe, "We've been trying to get a straight story from FEMA, and Butte County, and insurance companies, on what kind of liability a buyer or seller take on if they close before the lot clearing and debris removal is finished."

"I hear lot clearing could take a year where I'm looking," said Briscoe.

"Could be," said Mike.

"Out of the question!" said Briscoe. "I hear there are good deals right now, and I don't want to miss my chance!"

This situation repeats itself in the real estate world these days. Builder buyers are ready to get into the Paradise construction market, but before the lot clearing and debris removal is finished, there could be problems. We've been day-by-day, trying to nail this stuff down.

Mike handed Briscoe a copy of a new disclosure form we just created to be signed by any client who buys or sells a lot in the Camp Fire "burn scar area" if they intend to close escrow before the lot clearing is done.

I said to Briscoe, "We have been told that if an owner sells their lot, FEMA might void their agreement to clear the lot, which costs thousands of dollars. We've also been told that an owner's insurance company might not cover the portion of their policy which must be paid to FEMA as part of the lot clearing agreement. We've also been told the buyer might be responsible for the lot clearing bill later, if we close escrow now. That's what that disclosure form is all about."

"So, I can sign this form, and take my chances?" He looked at us, one to the other. "But you don't think I should."

Mike said, "We call it the 'You're Crazy' form."

Doug Love is Sales Manager at Century 21 in Chico.
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License #950289

CENTURY 21
Select Real Estate, Inc.

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2 bed 2 bath Condo in
Chico in a great area.
\$167,500

1.59 acre double lot
with beautiful valley
and canyon views.
\$120,000

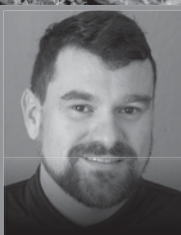
Alice Zeissler | 530.518.1872
DRE #01312354



NEW LISTING!
4412 County Rd P Orland
3.83 acres, 3/2 house, large
shop, mandarin orchard
\$439,000

GARRETT FRENCH
530.228.1305
GarrettFrenchHomes.com
DRE # 01402010

Specializing in residential & agriculture
properties in Chico, Orland, Willows.



3419 Hackamore Lane
4 1/2 Large yard with a
pool. Fruit trees abound.
RV parking, Must see!
(\$450,000)

676 El Varano Way
Cute 3/1 with fresh paint
and a newer AC unit.
Nice yard with lots of
opportunity. (\$249,000)

Brad Smith | 530.894.4533
DRE #02032624



NEWLY LISTED!
Westside property, 65 acre lot, has vintage farmhouse
with guest cottage. 3207 sq ft. \$599k. Don't wait!

Jennifer Parks | 530.864.0336
BRE# 01269667

Homes Sold Last Week

Sponsored by Century 21 Select Real Estate, Inc.

ADDRESS	TOWN	PRICE	BR/BA	SQ. FT.
3263 Summit Ridge Ter	Chico	\$827,000	3/3	2620
4243 Magness Ct	Chico	\$800,000	4/3	2839
37 Armenta Ct	Chico	\$686,500	3/3	2258
19 Five Iron Ct	Chico	\$660,000	4/3	2627
3171 Cinder Creek Dr	Chico	\$659,000	4/4	2802
1240 Banning Park Dr	Chico	\$610,000	4/3	2309
2616 Lakewest Dr	Chico	\$601,000	3/3	2530
443 Middle Creek Ct	Chico	\$600,000	4/3	2172
15 Herlax Cir	Chico	\$590,000	4/3	2195
743 Windham Way	Chico	\$549,000	4/2	2357
257 Picholine Way	Chico	\$505,000	3/3	2055

ADDRESS	TOWN	PRICE	BR/BA	SQ. FT.
562 Morgan Dr	Chico	\$503,500	3/2	2538
1615 Meadow Rd	Chico	\$495,000	3/2	2115
2370 England St	Chico	\$469,000	5/3	1628
49 Brenda Dr	Chico	\$465,000	3/2	1776
1676 Park View Ln	Chico	\$450,000	3/2	1616
82 Cottage Ave	Chico	\$429,000	4/3	2104
325 W Frances Willard Ave	Chico	\$425,000	3/2	1584
2252 Holly Ave	Chico	\$425,000	3/2	1402
1030 Cordelia Ct	Chico	\$420,000	3/2	1621
1600 Arcadian Ave	Chico	\$410,000	6/3	2025
449 Black Oak Dr	Chico	\$406,000	3/2	1472