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

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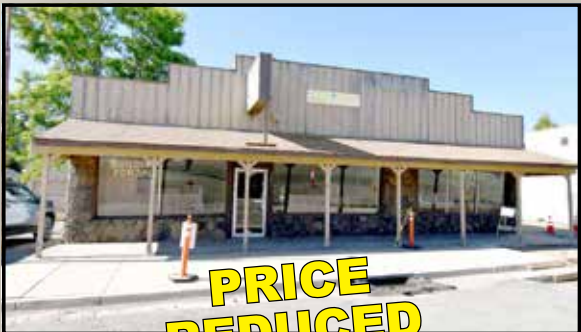
#24-1094 - Two homes on one parcel; Live in one and rent the other ~ or purchase strictly for income. Larger home is 2 bedroom/ 1 bathroom with tiled entry, comfortable living space, kitchen and separate laundry area....\$225,000



#24-1139 - Tastefully renovated 3 bed, 2 bath home on just under 1/4 acre. Newer cabinetry in kitchen and bathrooms, newer countertops, and flooring. Small wood deck off primary bedroom suite with slider to back yard...\$245,000



Cassel privacy- 1920 sf, 3 bed, 2 bath home on 5 acres with newly renovated kitchen, quartz counter tops, renovated bathrooms, screened sun porch, and detached garage with additional small shop building.\$355,000



**PRICE
REDUCED**

#23-2454 - Large building previously run as a retail variety store. All fixtures in the store stay, lots of shelving and accessory items.....\$82,500



Bieber Cutie!! - 3 bed, 2 bath home with brand new HVAC mini split on 1/3 acre. Renovated bathrooms, updated paint, vinyl tile flooring.....\$155,000



**SALE
PENDING**

#22-3724 - Investment opportunity! 3 rentals on one parcel. 87 feet of highway frontage for 3 separate businesses. Currently fully rented with 3 tenants.....\$159,000



#23-3846 - 10 acres in Cassel, nice level lot. Owner may carry with acceptable down payment....\$100,000



SOLD

#23-4862 - This spacious home has separate family & living rooms, dining area & 4 good size bedrooms. The kitchen is open to the dining area, family room..\$325,000



#21-5625 - Wide open and private 41-acre corner property. View of both Lassen Peak and Mt. Shasta with power very close at the road.....\$145,000



#23-4393 - In the middle of Burney! 1.11 flat acres with Burney Creek bordering on one side. Located off Highway 299.....\$70,000



SOLD

#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. Extra insulation keeps it warm in winter/ cool in summer.....\$325,000



#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 goods retailer and national pharmacy chain...\$99,000



SOLD

#24-405 - 2 bed/2 bath walking distance to stores, restaurants and banks! Wonderful, old fashioned enclosed sun porch with original antique glass window. Fireplace with stone surround. Primary suite with private bathroom.....\$249,000



**JUST LISTED
JUST SOLD**

#24-1086 - Pristine & peaceful single story, 3 bedroom, 2 bath home on 4.82 treed acres. Recently painted inside & out, with updated kitchen/bathrooms & new Trex deck overlooking the back acreage.....\$410,000

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



'Choosing the right Realtor does make a difference'





SUSAN RIVER REALTY

DRE #01263375



For Sale



Step back in time with craftsman home built in 1950. This home has just undergone a complete remodel. This Charming Home complete with a white picket fence, has plenty to offer a first time home buyer. It has a new roof, windows, plumbing, electrical, insulation, drywall, interior and exterior paint, new kitchen, on demand water heater and new bathrooms. There is alley access with a pull through driveway, plenty of room for RV Parking and room to build a garage. A new sprinkler system and sod were installed in the fall, so the lawn is established and ready for the spring—\$239,900

Check this home out! 3 bedroom 2 bathroom 1406 sq. ft. two car attached garage. Home is located in a nice, established neighborhood. Within walking distance to Diamond View School—Immaculate home would be wonderful for the first time home buyer—\$279,900

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MARCH 30

Car Show TBD
Test-N-Tune 6-9

APRIL 6

Test-N-Tune 6-9

APRIL 13

Season Opener Mods,
Sport Mods, Street Stocks,
Mini Stocks/Sport Compacts

APRIL 19-20

IHS Sprints; Sports Mods, Dwarf Cars
Outlaw Prostocks,
Mini Stocks/Sport Compacts

MAY 4

Mods, Sport Mods, Outlaw Pro Stocks
Street Stocks

MAY 18

Mods, Sport Mods, Outlaw Prostocks,
Street Stocks



2024 SEASON

JUNE 13

Test-N-Tune 6-9

JUNE 14

Rich & Nicky Biehn Memorial
\$5,000 to win IMCA Mods
Sport Mods, Stock Cars

JUNE 15

IMCA Wild West Speed Week
Mods, Sport Mods, Stock Cars



JULY 4

Tri State Pro Stocks, Mods,
Sport Mods, Street Stocks
Mini Stocks/Sport Compacts

JULY 5

Tri State Pro Stocks,
Mods, Sport Mods,
Street Stocks, Dwarf Cars

JULY 10

Test-N-Tune 6-9

JULY 11-13

IMCA Western Sport Mod, Nationals
Sport Mods, Street Stocks (7/11)
Outlaw Pro Stocks (7/12-13 Only)

JULY 18

360 Western Sprint Tour
SCCT Speed Week, Sport Mods



On the corner of two paved roads the owner calls peace and quiet is the newly built home on 9+ acres. Drive up Wingfield road to Elysian Valley road and you are will be pleasantly surprised by the simple thoughtfulness that went into this forever home. A large gravel driveway and parking area, which adds a nice defensible space keeps the dirt and dust to a minimum. You will enjoy company over with a spaciouly planned out kitchen dining area and a oversized pantry/laundry room. Just off the kitchen is a private patio in the shade of the home and a newer hot tub to enjoy the starry nights. Your guest and you will enjoy the two masters quarters with attached bathrooms and walk in closets. Carefree maintenance for years to come with central heating and air conditioning controlled from your phone along with the homes lighting with smart controls. Electronic gate opener and garage door opener to the 20x30 concrete shop/garage work space. Power is brought in safely underground with a 200 amp service and a deep well that feeds the homes fire safety sprinkler system. Enjoy being minutes to Susanville and a short trip to Reno of about 70 miles.....\$549,000



Call
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Realtor • Lic. #02033691
Shaun705@hotmail.com

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2906437: 160 acre Agricultural Paradise. 3 BD/1 BA, 1,438 sq. ft. home with barns, storages, water rights, irrigation system and breath-taking views...\$764,000



2906438: 3BD/2BA, 1,470sq. ft. Mfg. home w/appliances, woodstove, washer/dryer, front/back porch, fenced yard, pond, storage sheds, graveled driveway..\$80,000



2906416: In Cedarville. Sunrise Motel & RV Park, 15 Rooms, 9 RV Sites, 4 Camp Sites, Laundry, detached home with office, 4.12 AC., Carport and Shop.....\$1,400,000



2906433: 1 BD/1 BA, 672 sq. ft. Cottage Style Home, ½ acre, 2-Car detached carport, fenced yard, domestic well, sewer hookup, close to schools & shopping.....\$69,900



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



2906432: 2 BD/1 BA, 1,064 sq. ft. custom built home. Fenced, corner lot w/storage shed and greenhouse. Home was built w/ many extras & is very energy efficient.....\$180,000

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...



Janie Erkiaga • Real Estate Broker

CA Lic#1033704 • NV Lic#0039924

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CELEBRATING 32 YEARS IN REAL ESTATE!

! New Listing in beautiful Surrise Valley. 3 Bed, 1.75 bath, mastersuite, all new carpet and paint inside and out. On 2 acres with beautiful views. 2 car garage attached to home, separate metal shop with 2 parking spaces, green house, fenced garden area, room for the horses and 4-H projects,a must see...\$375,000

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

Classic Turn of the Century Victorian, this beauty has been well maintained, features 1414sf. 3 bed, 1.75 bath, hardwood floors, wainscoting, built-in china hutch, farm style kitchen, most windows new, auto sprinkler and drip system, fruit trees, separate garage/shop/storage buildings, alley access for rear parking. Turn-key home.....\$230,000

Sold!!! 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.....**SOLD!!!!**.....\$239,000

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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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



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



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



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



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



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



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

COMMERCIAL



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



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



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



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



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



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



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



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

LAND

- 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**



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

RECREATION



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



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
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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 dining 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**



#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**



#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.....**\$210,000**



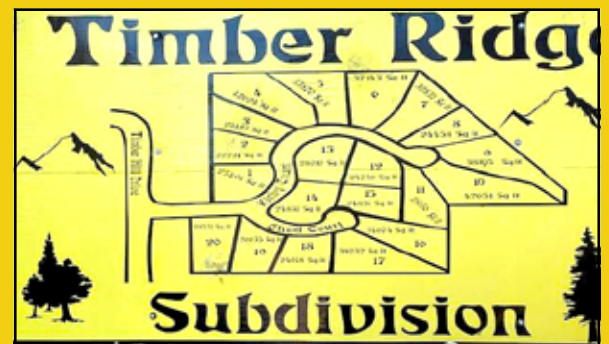
#1495 – Home in Johnson Park on 2 parcels totaling 6.7 ac. Second parcel is 4.7 vacant acres with PG&E high voltage lines running through the property. 3 bedrooms, 2 baths. One bedroom downstairs, laundry room, there is a small cabin on the property. Also features a barn, carport, area for corral.....**\$195,000**



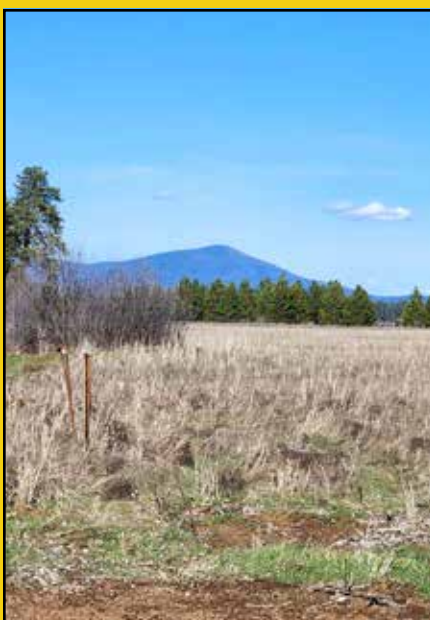
#1496 – Nice location in town. Three bedroom 1.5 baths. Laundry room. Newer wall furnaces, monitor heater. Generac generator. Nice covered deck off the back of home. Carport, garage shop detached. Fully fenced front and back. Alley acce.....**\$239,000**



#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**



#1502: 5 lots in beautiful Timber Ridge Subdivision. Paved streets, underground utilities. Owner will carry with just 10% down @ 4% Interest, with 5 year balloon payment due. Prices from.....**\$70,000 - \$80,000**



#1501: Beautiful fenced acreage, Views of the mountains. Part of the property is considered a flood zone. Water and sewer is installed already.....**\$120,000**



#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**



#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**



#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**



#1503: Previously was the Head Start School Building. Open slate. Zoned C-2. Large square footage with large open area. 2 bathrooms and a full kitchen area. Building could be split up, with a business area in the front, and a residence in the back. Good condition. Del Oro Water and Natural Gas.....**\$99,000**



#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 weedeater, 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**

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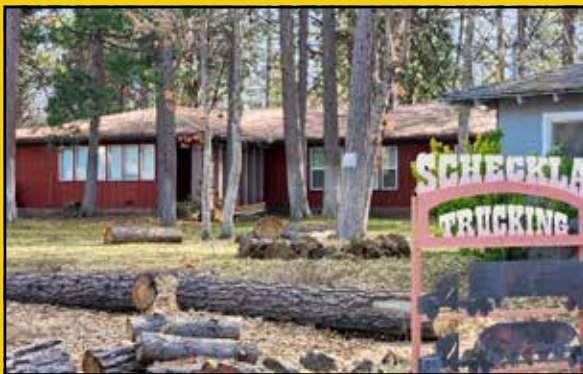
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#1491 – Desired Burney Neighborhood, a rare 1.47 acre parcel in town. Country feeling, beautiful lawns, great BBQ area with privacy fence and sitting. 2 car attached garage and A 2 CAR detached garage plus shop. Property has a fenced garden area, wood storage conveniently located, PebbleTec patio and garage surfaces. Split bedroom plan, high 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



#1498: Opportunity to have your home and your business all in one area! 1,792 sq ft home with beautiful swimming pool, 2 apartments, office and a 3000sq ft. 3 bay truck shop, large air compressor, overhead hoist, 3 phase power, rest room 300 ft well plus Del Oro water. Endless possibilities. Time to move your business out of the city and head north to the mountains where the air is fresh and the sky is blue enjoy all 4 seasons at 3,280 feet elevation.....\$825,000



#1497 – WONDERFUL WELL BUILT 2 BR/1 BATH CABIN LOCATED IN BURNLEY ON RARE FIND OF AN ACRE IN THE HEART OF TOWN THIS HAS BEEN USED AS A VACATION CABIN FOR YEARS. WELL MAINTAINED WITH ROOM FOR YOUR PETS, GARDENING, OR PLENTY OF SPACE FOR YOUR TOYS. DETACHED GARAGE WITH SMALL SLEEPING QUARTERS. NICE BIG TREES FOR SHADE AND A DECK FOR ENJOYING THE PEACE AND QUIET, NEW FLOORING, FRESH PAINT, DUAL PANE WINDOWS. COME AND ENJOY THE WONDERS OF BEAUTIFUL NORTHERN CALIFORNIA AND ALL WONDERS IT HAS TO OFFER. A SPORTSMAN PARADISE. NOT IN A FLOOD ZONE.....\$249,000



#1499: Escape to your own piece of paradise with this immaculate 3-bedroom, 2-bathroom manufactured home nestled on a generous 1/2 acre lot. Located within walking distance of world-class trout fishing. Great convenience for outdoor enthusiasts. Features include a new composite deck, detached 2-car garage, and a metal RV carport, providing ample parking and storage space. Inside, you'll find a pantry for convenient storage and a cozy woodburning stove for chilly nights. Recent upgrades include new custom doors with built-in blinds, adding a touch of elegance and functionality. Stay comfortable year-round with the brand-new air conditioner. With plenty of room for outdoor activities and gardening, this home is perfect for full-time occupancy, a vacation home or vacation rental.....\$259,000



#1500: THIS IS A SHORT SALE. NICE STARTER HOME NEW VINYL FLOORING THROUGHOUT. NICE BIG YARD WITH AN EXTRA SHED FOR PROJECTS 3 BEDROOM 1-1/2 BATH. KITCHEN NEEDS FRIDG.....\$199,000



#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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Our Concrete**

Take My Advice

By LEE PITTS

I must look like I need some advice because I've been getting a lot of it lately. This cattle business is getting harder and harder to figure out. I can't decide if I should be buying or selling.

I read all the livestock newspapers and they said prices were going up. Then I had my palm read and the palmist said, "Don't believe anything you read." The tax man said I shouldn't sell because I haven't owned the cattle long enough for long term profit. But the futures market made sure that there wasn't any profit.

I sought advice from my accountant and he said to buy a better computer and use Quickbooks®. I paid \$2,000 for a computer and it advised me, "A fool and his money are soon parted."

I called up a stock broker, you know, the one who talks and everybody listens? I listened all right. He left me on hold from eight thirty till five thirty.

The weather man said, "Dry weather ahead" and we got three wet inches of "partly cloudy."

The optimist said, "Cheer up, things could be worse," and the pessimist said, "They soon will be."

The banker suggested that I sell. So after much deliberation I decided the smart move would be to sell. So I did. Immediately after the auctioneer said "SOLD!" on my cattle the market immediately jumped five bucks.

The psychiatrist said, "There are two things you should never do alone, make love and sell cattle." So my wife went with me to the auction for moral support and so I wouldn't do anything foolish, like buy more cattle.

My wife suggested that we sit down way back in the shadows so no one would notice that she was the only female in the place. Half way through the proceedings the auction-

eer made the comment that 'It sure looked like a good time to buy some cattle. You can't play the game if you aren't holding some cards,' he commented.

Then my trucker came up and suggested that he needed a backhaul. So I figured that I might as well buy something. Two friends, John and Jack, came up and sat right behind us.

Every time that I would start to bid one of them would comment, "Those steers are too full," or, "Those steers are not very green." The wife sitting next to me had her adding machine working and she would chime in, "Too high." It seemed every drive of cattle had something wrong with it.

I was getting frustrated and realized this was why most ranchers don't go to the auction market to see their cattle sell.

Then at last a load came in that everybody agreed was just right. "They sure are green," said Jack. "They sure are empty," said John. "They sure are cheap," said my wife. I bid one time and the auctioneer hammered his gavel down. My trucker had himself a backhaul.

Then my wife advised me, "You idiot. You just bought back the cattle that we sent over here to sell."

My mouth dropped open as I realized the possibility existed that she might be right. I tried to look nonchalant. "Yes, but they were green, empty and such a good buy. I couldn't pass them up."

I ended up taking a tongue lashing from the wife all the way home and got the silent treatment for a week afterwards. As my wonder horse Gentleman and I were admiring our newly-purchased, vaguely familiar set of calves the long-languishing cowboy poet in me screamed for all the world to hear...

The moral of this story is plain to see:

Take this advice from me,
Don't take any, even if it's free.



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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. **\$1,275,000 Bill Wright or Dan Rhodes**

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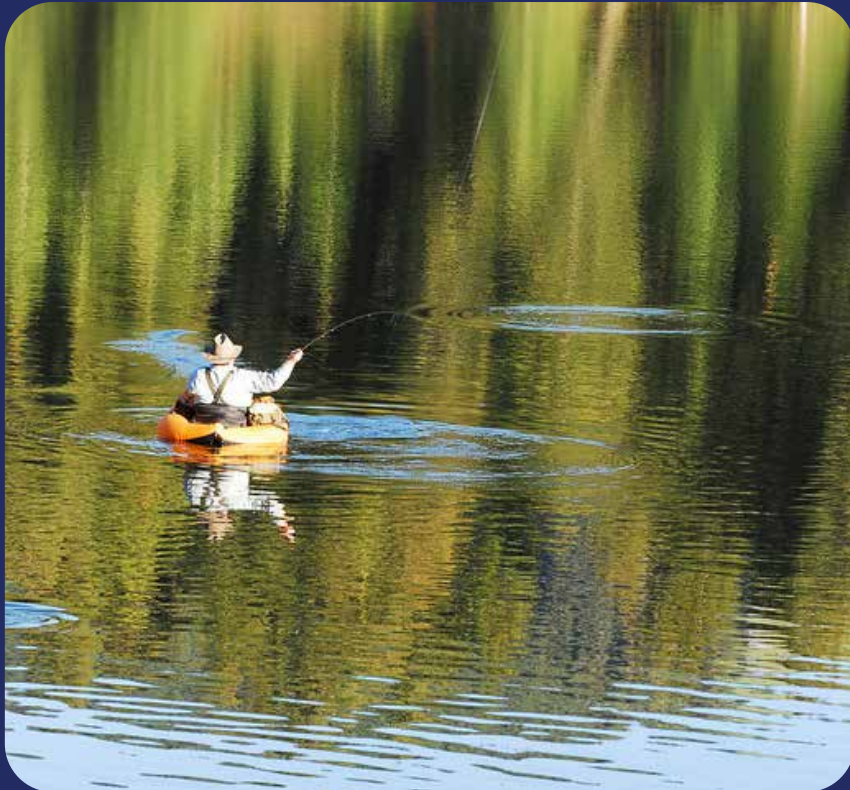
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