

ABSOLUTE AUCTION

Southwest mission style home and expansive valley
with views of Mt. Shasta and Mt. Lassen



L a B A R A N C A

1,100± acres offered in 7 parcels



J P. KING

Est. 1915

Palo Cedro, California

MAY 31

Saturday, 11:00AM (PT)

La BARANCA

Southwest mission style home situated atop a mesa overlooking an expansive valley with views of Mt. Shasta and Mt. Lassen



Down to the finest details, this home is an innovative and aesthetically pleasing one-of-a-kind

This spectacular home includes 4 bedrooms, 3 full baths and 2 half baths. Inside the home, diamond-finished plaster walls complement Carlisle antique oak and quarter-sawn white-oak flooring.

La Baranca also includes an air controlled wine cellar, an attached 2-car garage, a children's playground, an outdoor BBQ area with Marvel refrigerator and a two-stall barn with tack room. The roomy guest Casita offers Carlisle antique floors, Viaga and Latilla ceiling, built-in cabinetry and full bath with tiled floors.



La Baranca showcases six fireplaces including three Kiva and two wood burning



FAMILY ROOM

- Viaga and Latilla ceilings and Carlisle antique oak floors
- Custom mesquite entertainment center
- Wood burning fireplace

KITCHEN

- Knotty Alder custom cabinetry by 3-Star Millworks
- Honed Limestone countertops
- Oversized walk-in pantry with custom cabinetry
- 2 Gaggenau ovens
- Professional grade appliances
- Built-in breakfast nook



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Premier Auction Marketing Firm

800.558.5464 WWW.JPKING.COM

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With a large acreage of rolling oak-covered hills, La Baranca is a private retreat that allows you to truly appreciate the natural beauty surrounding this traditionally styled Pueblo home. Smooth lines of organic stucco welcome you to settle in and relax. Solid wooden doors lead into the courtyard where a stucco-sculptured bell tower overlooks the sixty foot lap pool and a 6-person built-in tile hot tub. No matter where you go throughout La Baranca, you will be able to enjoy magnificent peaceful mountain views.

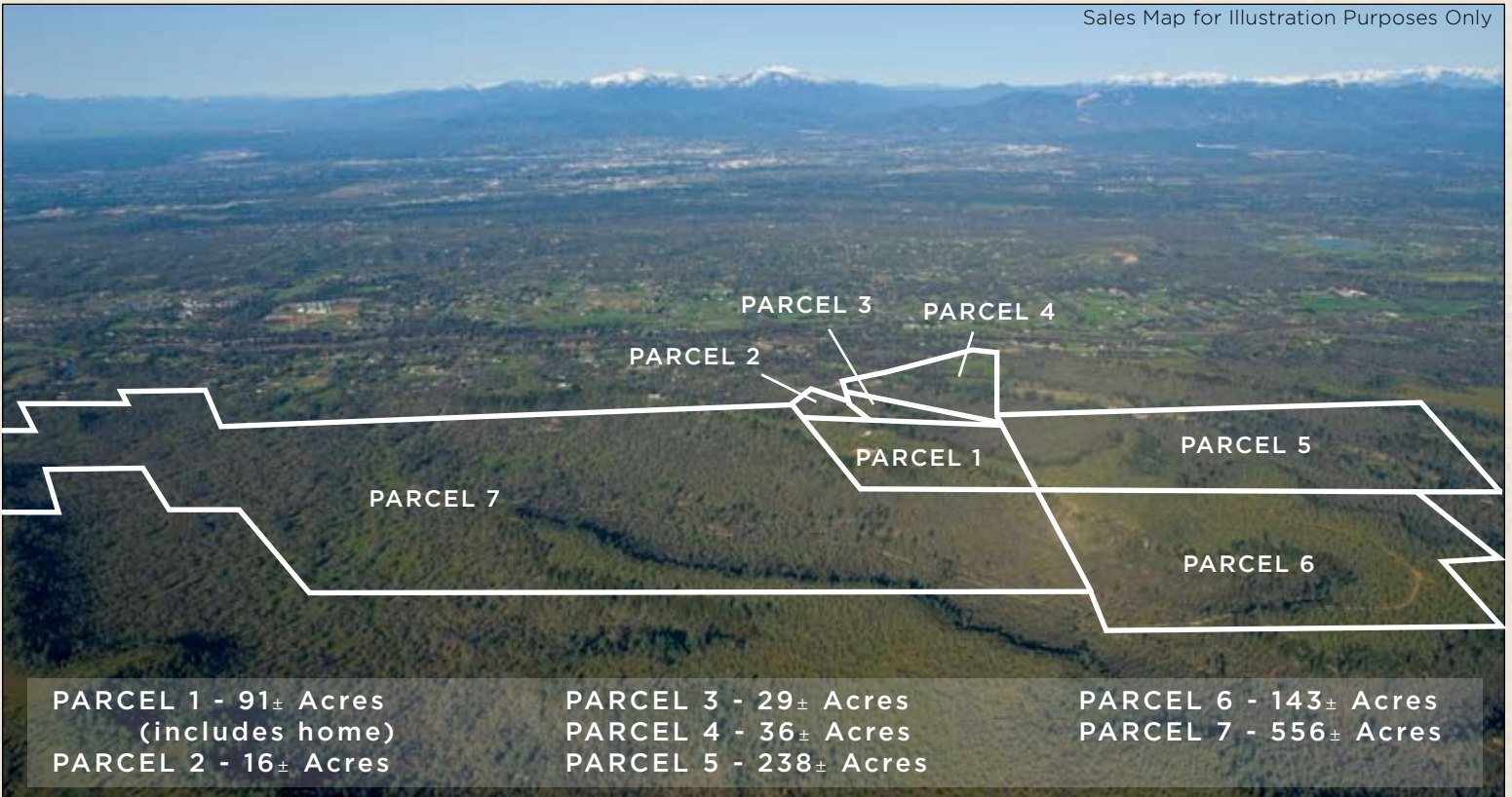


This lush valley provides a private tranquil environment with unobstructed picturesque views.

OWN THE ENTIRE VALLEY!

This amazing property offers 360° views of California's natural beauty

Sales Map for Illustration Purposes Only



The beautiful rolling landscapes offer this view from Parcel 2

Outdoor enthusiasts have access to a number of activities. A short drive to Mount Shasta provides the perfect place to hit the slopes or spend an afternoon cross country skiing. Lake Shasta is only minutes away where you can enjoy boating and watersports. In addition, there are several golf courses within minutes of La Baranca and the surrounding valley.

Wildlife observers and enthusiasts alike will appreciate the abundance of wildlife that thrive in the valley including deer, turkey and eagles.



Some of the parcels offered have seasonal or year-round streams running through them, adding to the aesthetic beauty of the land.

800.558.5464

www.jpking.com

AUCTION

AUCTION INFORMATION

Please contact the Auction Information Center for further details regarding the auction and the property.

800.558.5464 Fax: 256.546.3311

auctioninfo@jpking.com

AUCTION REGISTRATION and SALE SITE

To register to bid, a cashier's check will be required as follows: \$50,000 for Parcel #1; \$20,000 each for Parcel #2-#7; and \$100,000 for the entirety (#1-#7). Cashier's check must be made payable to the bidder. Registration begins at 9:30 A.M. (PT). The sale begins at 11:00 A.M. (PT). The auction will take place at the home (Parcel #1), located at 22690 Bridlewood Lane, Palo Cedro, CA 96073 (see directions to property).

BUYER'S INCENTIVE

A Buyer's opening bid incentive discount is available to bidders who register according to the Buyer Incentive Guidelines. Forms are available from the Auction Information Center. Forms must be completed and returned no later than 48 hours prior to the auction.

BUYER BROKER PARTICIPATION

Up to a 3% commission will be paid to any properly licensed buyer's Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker registration forms are available from the Auction Information Center. Forms must be completed and returned no later than 48 hours prior to the auction.

PROPERTY TOUR

An auction representative will be available onsite, by appointment only, on May 17th through auction day, from 10:00A.M. to 5:00 P.M. You may contact the J.P. King Auction representative directly at 256.504.3178 during these designated dates.

INFORMATION PACKAGE

An extensive Property Information Package (PIP) has been prepared to assist the buyers in evaluating this property. The PIP is available on-line at www.jpking.com. Click on the "Upcoming Auctions," click auction of choice, click "Online Property Information Package".

BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

TERMS

A ten-percent (10%) down payment will be due immediately after being declared the buyer. The balance is due in cash at closing within 30 days.

You Are Offered This Personal

INVITATION

La Baranca



DIRECTIONS TO PROPERTY

FROM REDDING, CA: Take Interstate 5 North toward Lassen Park. Take exit 678 onto CA-44 E/ Lassen Peak Hwy and travel approximately 7.8 miles. Turn left onto Silver Bridge Road and drive until you reach the 4-way stop. Go straight at the 4-way stop (Silver Bridge Road becomes Swede Creek Road). Travel approximately 1.5 miles. Turn right onto Bridlewood Lane which ends at the entrance of the property.



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I N V I T A T I O N

La BARANCA, Palo Cedro, California

ABSOLUTE AUCTION



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J P . K I N G

108 Fountain Ave. Gadsden, Alabama 35901

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