

# *Setting the Precedent*

KATHY PAPOLA - NETWORK REAL ESTATE



*FINE HOMES* NETWORK

A DIVISION OF  
NETWORK  
Real Estate

# About Kathy Papola



REALTOR®  
Broker/Owner



## A Proven Professional and Multi Million Dollar Producer

Successfully representing buyers and sellers of estates, ranches, residential, subdivisions, land and commercial properties since 1977. Her background includes financial lending and recreational lake management.

“I take great pride in listening, giving current and accurate information and keeping in touch with clients every step of the way,” says Kathy. “I work with honesty, integrity and enthusiasm so that your real estate experience will be both pleasant and successful. In today’s rapidly changing market you deserve all the support you can get. That means strong advertising, an extensive web presence, personalized service and an experienced negotiator. My goal is to keep you informed with trends in the marketplace and to work diligently to assist you in meeting your goals whether buying or selling.”

With extensive sales experience in subdivisions, estate properties, equestrian properties, unimproved land, large and small residential homes, Kathy is consistently in the Top 1% in sales volume in Nevada County Association of Realtors. Her average personal sales are consistently higher than MLS board averages.

### AFFILIATIONS:

- NCAOR Realtor of the Year 2017
- The Union’s Best of Realtor 2009
- Nevada & Placer County Association of Realtors
- Sierra/Tahoe & Sutter/Yuba Association of Realtors
- San Francisco Bay Association of Realtors
- National Association of Realtors
- California Association of Realtors
- Life Member of Placer & Nevada County Masters Clubs
- Nevada & Placer Masters Club Charter Member
- Licensed Broker State of California
- Leverage Global Partner
- Grass Valley/Nevada City/South County/Penn Valley Chamber of Commerce
- American Horse Show Association
- American Morgan Horse Association

*167 South Auburn St. • Grass Valley, CA*

*www.Papola.com • 530-271-3815 office • 530-913-9879 cell*

# Meet the Papola Team



**Roberta Ollenberger, REALTOR® • 530-271-3817 • Kathy@papola.com BRE# 01207611**  
• Licensed Assistant • A licensed REALTOR® for 32 years, Roberta has been a Nevada County resident since 1994. Originally from Marin County, CA she relocated to Sarasota, FL as a Property Manager, managing residential and commercial properties until 1987 when she took on 3 condominium associations as General Manager for an Arvida/Disney Development. Roberta returned to Grass Valley in 1994 and has been associated with Network Real Estate in the Fine Homes Division, working directly with Kathy Papola since that time.



**Ted Miller, REALTOR® • 916-719-3333 • Ted@papola.com BRE# 01701155** • Specializing in land and home sales, Ted joined the Papola Team in Grass Valley in 2016 bringing over 18 years of real estate experience with him. His knowledge of the real estate markets in Yuba, Nevada, Placer, El Dorado and Sacramento counties make him an exciting addition to the team. Ted has experience as a Production Coordinator at an advertising agency specializing in real estate sales and marketing in California, Nevada and Idaho. That background as well as being an executive associate, top producer, and numerous five star real estate professional award recipient has helped build his results-driven business. Ted provides outstanding service to clients, whether marketing a property or helping buyers purchase their dream home!



**Kari Rich-Swann, REALTOR® • 530-271-3815 • Kari@papola.com BRE# 01986843** • Born & raised in Nevada County, Kari attended Nevada Union High School where she enrolled in ROP medical careers. There, she volunteered at Sierra Nevada Memorial Hospital and a local physical therapy office while working part-time in a mortgage office. She continued another four years after graduating until starting her real estate career as an assistant. She became licensed in January 2016 and has enjoyed the real estate industry immensely. Kari enjoys spending time with her husband while keeping busy with her two boys. As a Nevada County native, Kari has in-depth knowledge about the area that enhances what the Papola Team already offers to their clients.



**Connie Morton, Assistant • 530-271-3815 • Connie@papola.com** • Connie Morton began her real estate career selling homes in the East Bay area. Connie has worked on resales and new home sales. She has been a transaction coordinator and executive assistant for the past 20 years. Most of those years have been and currently are working with Kathy Papola and her team of professional agents and brokers.



**Pat Hardin, REALTOR® • 530-271-3860 • gvtc@network-realestate.com BRE# 01041319** • Broker Designee, Transaction Coordinator • Pat has been a resident of Nevada County since 1982 and a licensed REALTOR with Network Real Estate since 1991. Originally from the Bay Area, Pat moved to Nevada County to pursue her love of breeding and raising horses and livestock. She became Network's Transaction Coordinator and Broker Designee in 2001 after a decade long successful Real Estate career with the company.



# Why Network Real Estate



## Nevada County Real Estate; Trusted, Personalized Service

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Network Real Estate was founded in 1982 based on high standards of integrity, ethics, professionalism, knowledge, and superior customer service. Over the years the company has enjoyed powerful community recognition built upon our trademark of personalized service to the many people moving in and out of the area. Nevada County is a special place. We feel fortunate to live and work surrounded by all types of recreational activities.

- Over 55 Agents Strong
- Premier Customer Service For Over 35 Years
- Full Time Administrative & Support Staff
- Aggressive Marketing Plan
- Two Highly Visible Locations
- The Most Comprehensive & Detailed MLS Listings In The County
- Brokers Support Membership In Five Counties Including The Bay Area
- State Of The Art Website: [www.Network-Realestate.com](http://www.Network-Realestate.com)
- Member Of Buffini 17,000 Member Referall Program
- Featuring Fine Homes Network Specializing In Luxury & Estate Properties At [www.Finehomesnetwork.com](http://www.Finehomesnetwork.com)
- Exclusive Nevada County representative for Leverage Global Partners. [www.LeverageRE.com](http://www.LeverageRE.com)
- Also Featuring Network's Commercial Division Specializing In Commercial & Investment Opprtunities At [www.Network-Commercial.com](http://www.Network-Commercial.com)

## Network Support Staff

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Lynn Kaye - Bookkeeper  
Haidee C. Reyes - Career Development Director  
Lizzy Merchant - Office Coordinator  
Pat Hardin - Transaction Coordinator - Broker Designee  
Lance Hahner - IT Systems Administrator



## Legal Support

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Vince MacIssac - Attorney at Law  
Cindy Cara - Administrative Legal Support Officer - General Manager  
CAR - California Association of Realtors Attorney Panel

## Two Network Offices to Better Serve You

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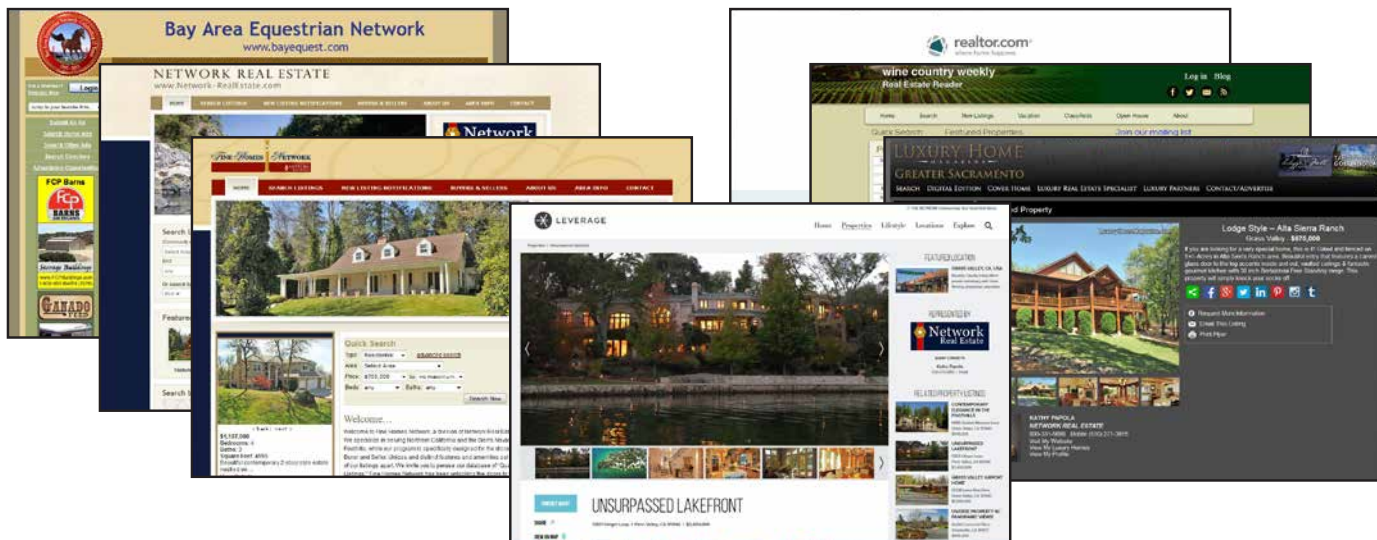
GRASS VALLEY OFFICE • 167 South Auburn Street • Grass Valley • CA 95945 • (530) 272-8885  
NEVADA CITY OFFICE • 436 Broad Street • Nevada City • CA 95959 • (530) 265-2551

***Largest independently owned Real Estate Company in Nevada County.***

# Internet Advertising



**DEPENDING UPON THE TYPE & LOCATION OF YOUR PROPERTY,  
your listing will appear on several of these sites**



- [www.papola.com](http://www.papola.com)
- [www.network-realestate.com](http://www.network-realestate.com)
- [www.finehomesnetwork.com](http://www.finehomesnetwork.com)
- [www.bayequest.com](http://www.bayequest.com)
- [www.realtor.com](http://www.realtor.com)
- [www.rereader.com](http://www.rereader.com)
- [www.leveragere.com](http://www.leveragere.com)
- [www.luxuryhomemagazine.com](http://www.luxuryhomemagazine.com)

## A WEB PAGE FOR YOUR PROPERTY WITH MUSIC



## OTHER INTERNET LINKS MAY INCLUDE:

- |  |  |
|--|--|
| <a href="http://www.nevadacountyar.com">www.nevadacountyar.com</a> | <a href="http://www.costar.com">www.costar.com</a>                   |
| <a href="http://www.metrolistmls.com">www.metrolistmls.com</a>     | <a href="http://www.wsj.com">www.wsj.com</a>                         |
| <a href="http://www.tahoemls.com">www.tahoemls.com</a>             | <a href="http://www.nytimes.com">www.nytimes.com</a>                 |
| <a href="http://www.homes.com">www.homes.com</a>                   | <a href="http://www.zillow.com">www.zillow.com</a>                   |
| <a href="http://www.vinesmart.com">www.vinesmart.com</a>           | <a href="http://www.usawaterviews.com">www.usawaterviews.com</a>     |
| <a href="http://www.bayequest.com">www.bayequest.com</a>           | <a href="http://www.lakehouse.com">www.lakehouse.com</a>             |
| <a href="http://www.trulia.com">www.trulia.com</a>                 | <a href="http://www.beachhouse.com">www.beachhouse.com</a>           |
| <a href="http://www.landsofamerica.com">www.landsofamerica.com</a> | <a href="http://www.horseproperties.net">www.horseproperties.net</a> |
| <a href="http://www.loopnet.com">www.loopnet.com</a>               | <a href="http://www.youtube.com">www.youtube.com</a>                 |
| <a href="http://www.realup.com">www.realup.com</a>                 | <a href="http://www.propgoluxury.com">www.propgoluxury.com</a>       |

Which real estate web sites are fielding the most traffic on the web?

The top most visited real estate sites are:

- [Realtor.com](http://Realtor.com)
- [Trulia.com](http://Trulia.com)
- [Homes.com](http://Homes.com)
- [Zillow.com](http://Zillow.com)

**PLEASE NOTE:** All of my listings show up on all of these sites as they are picked up from a multitude of sources .... Some of the sites we can monitor & make corrections, others we cannot control.

# Internet Advertising



**WHY LIST YOUR HOME WITH KATHY PAPOLA? - Have Confidence - An Experienced Nevada County Agent Is Negotiating for You.** In every town, a few real estate agents outsell the others. Who is representing you at the negotiation table?

## **Your Home Featured On [www.Papola.com](http://www.Papola.com)**

Kathy Papola's top website is promoted across the Internet on many sites including, but not limited to, those shown at the bottom of this page.

**Kathy Papola will advertise your home across the Internet.**





# Internet Advertising



## INTERNATIONAL MARKETING through Leverage Global Partners



LEVERAGE GLOBAL PARTNERS EMPOWERS

SMART  
*and agile agents*

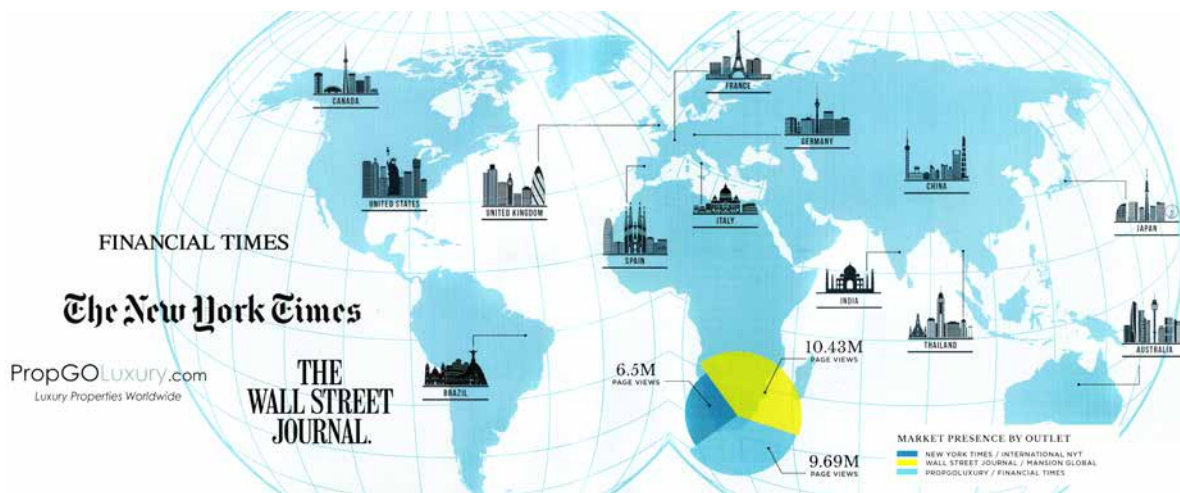
ENGAGED  
*in their communities*

PROVEN  
*in their markets*

EXPERTS  
*in their profession*

AT YOUR SERVICE  
*everyday.*

**LEVERAGE YOUR LUXURY** - Through our exclusive affiliation with Leverage Global Partners, we can promote your property to an international audience with buying power. With combined analytics of more than **26 million monthly page views** and **6 million monthly visitors**, we expose your home to the most affluent buyers around the world - one more tool to get your property sold. With the Leverage Luxury Package, your property will be searchable in the real estate channels of: WSJ.com, NYTimes.com, International.NYTimes.com, PropGoLuxury.com, LeverageRE.com.



**GLOBAL REACH** - At Network Real Estate, we offer the type of global exposure for listings that luxury properties require and sellers deserve. Our international audience includes but is not limited to: Canada, Brazil, United Kingdom, Spain, France, India, China, Thailand, Japan, Australia, Italy, Germany, Sweden, Ireland, Hong Kong, Bahamas, United States



**LEVERAGE**  
GLOBAL PARTNERS

Visits (monthly) ..... 6+ million  
Combined Page Views..... 26+ million  
Total Sales Volume (annual) ..... \$27+ billion  
Luxury Websites..... 13\* (not total site feed)





**Kathy Papola**



Broker/Owner  
530.271.3815 • 800.331.9888  
CalDRE#00498457



Local Roots, Global Reach.



\$3,300,000 | LINCOLN, CA

#### EQUESTRIAN FACILITY ON 80+ ACRES

A first class Equestrian training facility with development potential. Two homes, 3100sf, main residence with pool and 1900sf, modular home. Facility consists of two covered arenas, 32 stalls, pipe fenced and cross fenced, outdoor arenas.



\$995,000 | NEVADA CITY, CA

#### WALK TO SCOTTS FLAT LAKE

Walk to Scotts Flat Lakeshore from this Contemporary 5017sf, 3270sf, 3bd/4bath, office/guest room plus library. Gourmet kitchen with granite counters. Barn w/5 stalls, hay storage & pipe coral paddocks. Outbuilding for storage or work shop.



\$1,095,000 | GRASS VALLEY, CA

#### STUNNING LAKE FRONT

Rollins Lakefront Home on 5.7acres, 3461sf, 5bd/4bath plus office. Great room design with floor to ceiling windows. Gourmet kitchen, natural design pool with waterfalls. Energy efficient Solar. Walking path to the lake.



\$979,000 | NEVADA CITY, CA

#### TRADITIONAL FAMILY HOME ON 2.5+ ACRES

Rollins Lakefront Home with over 500' of lake frontage with boat dock & lift. Large master and walking rooms with a spacious office, gourmet kitchen, custom cabinets, art studio and more!

PENDING

167 S. AUBURN ST, GRASS VALLEY, CA

KATHYPAPOLA.COM

KATHYPAPOLA.READER.COM

# Print Advertising



**Network Real Estate**  
**PAPOLA.COM**

**Kathy Papola**  
Broker/Owner  
REALTOR® BRE #00498457

Office: 530.271.3815

KathyPapola@gmail.com



PRIVATE LAKE  
3020+/- sq. ft. 5 Bdrms, 3 1/2 Bath home w/ car garage  
n 20 +/- acres with private lake and guest house. Barn with  
4 stalls, paddocks and forest pastures  
\$1,840,000



CUSTOM CRAFTSMAN  
3020+/- sq. ft. 5 Bdrms, 3 1/2 Bath home w/ car garage  
n 20 +/- acres with private lake and guest house. Barn with  
4 stalls, paddocks and forest pastures  
\$875,000



ENCHANTING OAK FOREST  
Contemporary 3020+/- sq. ft. 5 Bdrms, 3 1/2 Bath home w/ car garage  
n 20 +/- acres with private lake and guest house. Barn with  
4 stalls, paddocks and forest pastures  
\$749,999



GREAT LOCATION  
Contemporary 3020+/- sq. ft. 5 Bdrms, 3 1/2 Bath home w/ car garage  
n 20 +/- acres with private lake and guest house. Barn with  
4 stalls, paddocks and forest pastures  
\$835,000



PICTURESQUE COUNTRY SETTING  
8 Bdrms, 5 1/2 Bath home w/ car garage  
n 20 +/- acres with private lake and guest house. Barn with  
4 stalls, paddocks and forest pastures  
\$495,000



NEW LISTING  
TRADITIONAL FAMILY HOME  
3270+/- sq. ft. 5 Bdrms, 3 1/2 Bath home w/ car garage  
n 20 +/- acres with private lake and guest house. Barn with  
4 stalls, paddocks and forest pastures  
\$979,000



WALK TO SCOTTS FLAT LAKE  
Contemporary 3020+/- sq. ft. 5 Bdrms, 3 1/2 Bath home w/ car garage  
n 20 +/- acres with private lake and guest house. Barn with  
4 stalls, paddocks and forest pastures  
\$995,000



PRICE REDUCTION  
PARADISE FOUND  
Contemporary 3020+/- sq. ft. 5 Bdrms, 3 1/2 Bath home w/ car garage  
n 20 +/- acres with private lake and guest house. Barn with  
4 stalls, paddocks and forest pastures  
\$898,000



VACATION YEAR ROUND  
Fabulous lakefront home with over 500' of lake frontage with boat  
dock & lift. Large master and walking rooms with a spacious office,  
gourmet kitchen, custom cabinets, art studio and more!  
\$1,789,000



STUNNING ROLLINS LAKEFRONT  
On 5.7+/- acres, private setting with surrounding lake views. 3461 sf plus office, sunroom & large mud room. Great room design,  
vaulted ceilings & floor to ceiling windows. Kitchen features granite counters and double oven/stove. Also cabinets, hardwood  
floors, and bar with ice maker and refrigerator. When house has, spacious wrap around deck with covered BBQ area. Natural design  
swimming pool with 2 waterfalls. Top of the mountain view. 32 stalls, pipe fenced and cross fenced, outdoor arenas, library room available.  
\$1,099,000



NEW LISTING  
COMMERCIAL CONDO  
Professional Office Condominium - 1150 +/- sq. ft. located on the down-  
town in the Lincoln General Park Village. Two, three and four bedrooms. Full  
bath & kitchen, office area, living room, dining room, kitchen, and  
bathrooms. Full kitchen, office area, living room, dining room, kitchen,  
and bathrooms. Full kitchen, office area, living room, dining room,  
kitchen, and bathrooms. Full kitchen, office area, living room, dining  
room, kitchen, and bathrooms. Full kitchen, office area, living room,  
dining room, kitchen, and bathrooms. Full kitchen, office area, living  
room, dining room, kitchen, and bathrooms. Full kitchen, office area,  
living room, dining room, kitchen, and bathrooms. Full kitchen, office  
area, living room, dining room, kitchen, and bathrooms. Full kitchen,  
office area, living room, dining room, kitchen, and bathrooms. Full  
kitchen, office area, living room, dining room, kitchen, and bathrooms.  
\$220,000



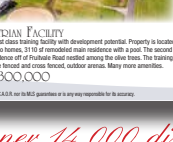
PENDING  
SUNSET VIEWS  
Contemporary 2116 +/- sq. ft. 4 Bdrms, 3 1/2 Bath home w/ car garage  
n 20 +/- acres with private lake and guest house. Barn with  
4 stalls, paddocks and forest pastures  
\$449,000



NEW LISTING  
EQUESTRIAN FACILITY  
A great opportunity for the serious Equestrian to own a class Equestrian facility with development potential. Property is located  
within the Lincoln General Park Village. Two, three and four bedrooms. Full bath & kitchen, office area, living room, dining room, kitchen,  
and bathrooms. Full kitchen, office area, living room, dining room, kitchen, and bathrooms. Full kitchen, office area, living room,  
dining room, kitchen, and bathrooms. Full kitchen, office area, living room, dining room, kitchen, and bathrooms. Full kitchen, office  
area, living room, dining room, kitchen, and bathrooms. Full kitchen, office area, living room, dining room, kitchen, and bathrooms.  
\$3,300,000



NEW LISTING  
GATED COMMUNITY  
Prestige completed. The 7.8 acre parcel and adjacent 2.87 acre  
parcel are both for sale. Located in The Ridge gated community. Beautiful  
fully irrigated 1.5 flat w/ lake view situated just  
\$120,000



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Wine Country Weekly, 1,000 distribution points  
with 2 million annual readers

The Union Newspaper 14,000 distribution

**Network Real Estate**

(530) 271-3815

**Kathy Papola**

Local Roots, Global Reach  
Search Papola.com for all my active properties



Broker/Owner  
BRE #00498457



Private Lake - \$1,840,000

- Private lake w/waterfall, sand beach
- 3020+/- sq. ft. 5 Bdrms, 3.5 Baths, 3 car garage
- Country kitchen, hardwood floors
- 1200+/- sq. ft. 2 Bdrms, 1.5 bath guest house
- 24x36 Barn w/office, 4 stalls, paddocks
- 10 acres w/ND irrigation, arena, round pen
- Bear River Estates just east of Auburn



Where Rock Creek Flows - \$1,490,000

- 39.89+/- Acres in 2 parcels, year-round creek
- Approx. 171' feet of creek frontage
- Swimming holes, waterfalls & serenity
- Private & quiet, 3.5 miles to Nevada City
- Several outbuildings incl. residence, sep. studio, cottage, horse stalls, corals
- Terraced garden area, beautiful & breed



Rollins Lakefront Home - \$1,095,000

- 3461+/- sq. ft. 5 Bdrms, 3.5 Baths
- Private setting on 5.7+/- Acres
- Office, sun room & large mud room
- Great room design, vaulted ceilings and floor-to-ceiling windows
- Kitchen w/granite counters, older cabinets
- Natural design pool with 2 waterfalls



Walk to Scotts Flat Lake - \$995,000

- In the pines on 18 private acres
- Walk to Scotts Flat lake shore!
- 3017+/- sq. ft. 5 Bdrms, 3 Baths
- Open floor plan, vaulted ceilings
- Kitchen w/granite, large island
- Horse barn w/5 stalls, hay storage
- Pipe coral paddocks, outbuilding



Custom Craftsman Home - \$875,000

- Custom 3020+/- sf home on 10+ Acres
- 3 Bdrms, 3.5 Baths, living & hobby rooms
- Pine, slate, carpet & tile flooring
- Extensive mfg. over rock stone in a out
- Double sided fireplace, wood stove
- 27' x 50' w/ 9' deep swimming pool
- 2-car garage & 12' x 16' workshop



Traditional Family Home - \$795,000

- 3794+/- sq. ft. 4 Bdrms, 3 Baths, Office
- Separate dining and living areas
- Open kitchen w/breakfast area
- French doors to extensive patio
- 437+/- Acres with wonderful views and fantastic grounds w/ flat, oak trees
- Very private, yet 1.5 miles to Nevada City



NEW LISTING  
Near Rollins Lake - \$1,095,000

- 3157+/- sq. ft. of dramatic design
- New Hampshire hard pine floors
- Gourmet kitchen w/ile granite
- Wrap-around deck
- 3 ponds and stream
- 875+/- sq. ft. gazebo w/outdoor kitchen
- 5+ acre mostly level lot



NEW LISTING  
Great Location - \$335,000

- Convenient, desirable Cypress Hills
- Single story 1200+/- sq. ft. 2 Bdrms, 2 Baths
- Close to schools, shopping, hospital, bus
- Open floor plan, knotty pine vaulted ceilings, window seat w/lake views
- Fully fenced yard, easy maint. landscaping
- City utilities, natural gas, new back deck



NEW LISTING  
The Ridge - Gated Community - \$120,000

- 3794+/- sq. ft. 4 Bdrms, 3 Baths, Office
- Separate dining and living areas
- Open kitchen w/breakfast area
- French doors to extensive patio
- 437+/- Acres with wonderful views and fantastic grounds w/ flat, oak trees
- Very private, yet 1.5 miles to Nevada City



NEW LISTING  
Sierra Foothills Real Estate Magazine (530) 265-0049 • www.sierrafoothillshomes.com



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LEVERAGE

Local Roots, Global Reach



7

Sac. Luxury Home Mag. 18,000 copies bi-monthly

Sierra Foothill Magazine

www.Papola.com • 530-271-3815 office • 530-913-9879 cell



# Showing Feedback



## Monthly Report



## Lockbox

Secure Electronic Lockbox provides Listing Agent immediate information as to the Agent that opened it, time and date.

## Monthly Residential Sales Reports

### Market Analysis by units Sold Residential Sales for Nevada County Excluding Truckee (All Nevada County areas in NCAOR Multiple Listing Service)

Monthly Sale Stats From NCAOR  
For the Month of December 2018  
As of January 3, 2019 @ 11:18 AM

Month	2017	2018	Diff.	%Diff.	Average Price
December	97	85	-12	-12.4%	443,332
November	107	85	-22	-20.6%	426,927
October	116	139	23	19.8%	443,027
September	104	88	-16	-15.4%	465,500
August	126	136	10	7.9%	477,251
July	121	133	12	9.9%	479,509
June	146	149	3	2.1%	499,970
May	148	123	-25	-16.9%	480,036
April	110	109	-1	-0.9%	485,144
March	107	129	22	20.6%	467,835
February	72	96	24	33.3%	430,186
January	86	71	-15	-17.4%	391,107
Totals	1340	1351	11	0.8%	455,802

### RESIDENTIAL SALE December 1, 2018 through December 31, 2018 (All Nevada County Areas in NCAOR Multiple Listing Service) Excluding Truckee areas

Total Sales	95
One Million & Over	3
\$900,000 to \$999,999	1
\$800,000 to \$899,999	2
\$700,000 to \$799,999	3
\$600,000 to \$699,999	4
\$500,000 to \$599,999	7
\$400,000 to \$499,999	22
\$300,000 to \$399,999	34
\$200,000 to \$299,999	18
\$100,000 to \$199,999	1
<b>Total</b>	<b>95</b>
Alta Sierra	8
Grass Valley	25
LOP	10
LWW	10
N-Sun Juan	1
McCourtney	0
Nevada City	17
So. County	10
Penn Valley	5
Rough & Ready	4
Hi-Centry/Wash	1
BJV	1
Smartville	0
Pearlale/Chi PK	3

January 3, 2019  
Network Real Estate

# Personalized Brochures



Stunning, picturesque the Sierra Nevada River Ranch, a certified old-growth Hand sawn log cabin, 7-9+/- Bass & Blue including creek, 12+/- tin water, Black horned, 1 bath mo. Some equi available. \$499,000.



## Renowned American Bison Hereford Ranch



15856 GARDEN BAR ROAD • GRASS VALLEY



**KATHY PAPOLA**

Broker/Owner • 530-271-3815 • kathy@papola.com • www.papola.com • DRE #00498457

This information is for informational purposes only. It is not intended to be used as a contract. Please consult with your professional agent. 11/18/2018 10:00:00 AM PST



Brochures and flyers by  
Jennifer Schrader of Dirt & Digital

39.89 +/- acres where Rock Creek flows through these 2 parcels year-round. Approximately 871 +/- feet of creek frontage, providing swimming holes, waterfalls, and scenery. Private and quiet, yet only 3.5 +/- miles to Nevada City. Several out buildings including a residence, spacious separate main, cottage, horse stalls, and corral. Beautiful mixed acreage, pines, cedars, madrones. Large terraced garden area, extensive maintained hiking and riding trails throughout this wooded paradise. Excellent acreage, primary estate or vacation property. Zoned AG-10-SP. Use type in Multiple Family Dwelling.



## 39+ Acres - 2 Parcels - Rock Creek Retreat



18834 Rock Creek Road • Nevada City



**KATHY PAPOLA**

Broker/Owner • 530-271-3815 • kathy@papola.com

See Virtual tours at www.papola.com DRE #00498457

This information is for informational purposes only. It is not intended to be used as a contract. Please consult with your professional agent. 11/18/2018 10:00:00 AM PST



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# Multiple Listing Services



## MORE EXPOSURE

**Equals Better Sales Results**

### MetroList Counties

**Sacramento  
Placer  
El Dorado  
San Joaquin  
Stanislaus  
Yolo  
Merced**

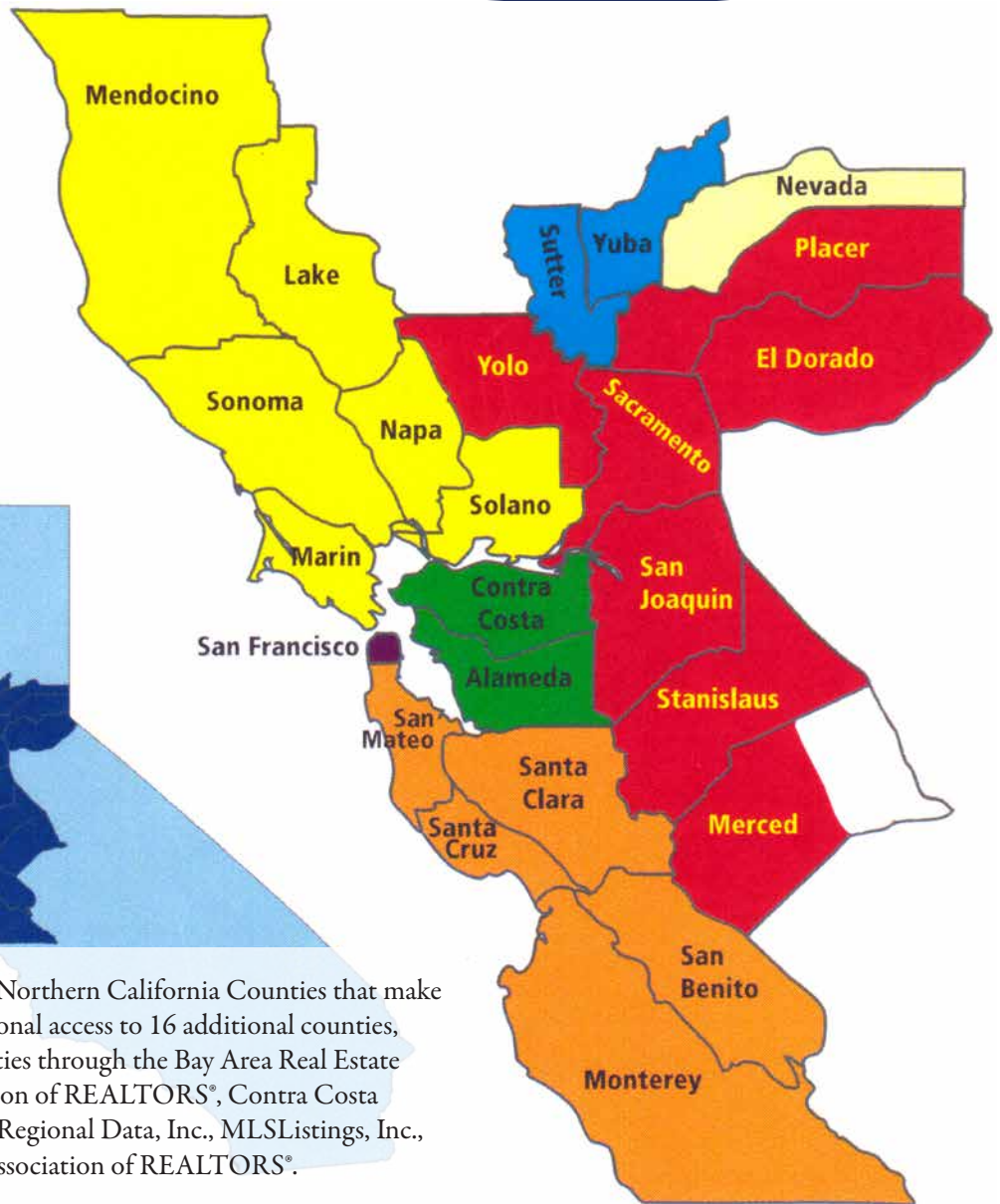
**17,500 Agents**

### Quattro Listing Data

**BAREIS MLS  
SFAR MLS  
MLSListings, Inc.  
SYAOR  
CCAR MLS  
EBRDI MLS  
BEAR MLS**

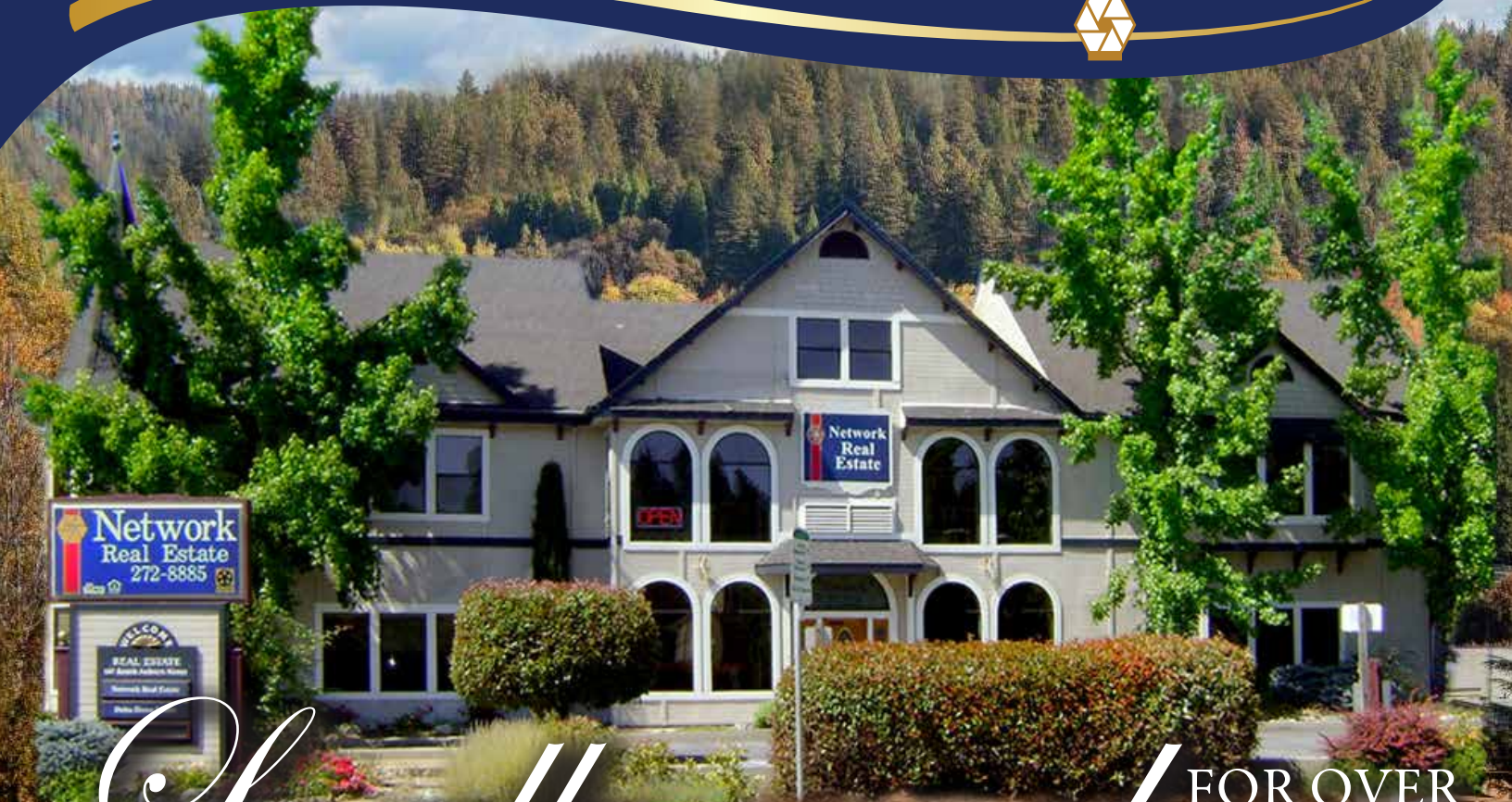
**70,000 Agents**

Your home will have exposure in seven Northern California Counties that make up the MetroList Service Area and regional access to 16 additional counties, as well as 23 Northern California counties through the Bay Area Real Estate Information Service, Bay East Association of REALTORS®, Contra Costa Association of REALTORS®, East Bay Regional Data, Inc., MLSListings, Inc., Sutter-Yuba MLS, and San Francisco Association of REALTORS®.



Your home will be listed in the Nevada County Multiple Listing Service, Tahoe/Sierra Multiple Listing Service, Placer-MetroList Multiple Listing Service & Sutter-Yuba Multiple Listing Services depending on the location of your property.





*Locally owned* FOR OVER 35 YEARS



**THE PAPOLA TEAM:** From left to right, Ted, Pat, Kari, Kathy, Roberta, Connie