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### Why Cabin Rentals Make for the Best Winter Vacation

#### 1 YOU SLOW DOWN — & SPEED UP

When you leave the city for the beautiful Sierra Nevada, time starts to slow down. There's no more traffic, and you finally have an excuse to put away your phone. Cabin rentals give you a chance to recharge in nature. But before cabin fever sets in, you can take to the slopes. Whether you like hiking, skiing, snow-boarding, or sledding, there are winter activities for everyone in the family to enjoy.

#### 2 THE VIEWS ARE STUNNING

There's no better place to take in the beautiful Sierra Nevada than from the private deck at your vacation rental. Soak up the stars in the night sky so you're rested for the next day when you can go hiking to see even more breathtaking views of the snow-covered trees and mountains.

#### 3 Everything Is Taken Care Of

When you arrive at a vacation rental cabin, you can rest assured that the cabin specialists have prepped everything for your arrival. In addition to having access to a full kitchen and outdoor grills, washers and dryers, there are also cabins with big screen tvs, game rooms, and fireplaces.

**Call today to book your winter vacation rental!**

**Fall Is Here  
And Now Is  
The Perfect  
Time To Book  
Your Winter  
Vacation  
Rental!  
Call Now To  
Get the  
Cabin  
You  
Love!**



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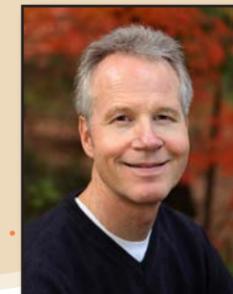
**RATED #1**  
Barry Ward Realty celebrates being  
the #1 independent Arnold-area  
office for over 30 years!  
*Thanks for your support!*

### Inside This Issue:

- Jones Mill at Brice Station 2
- Common Home Buyer Expenses 3
- Cabin Rentals for Winter Vacation 4

# the Barry Ward Word

Fall/Winter 2017



## Market Watch Article

**We've wrapped up the third quarter and still going strong!**

As promised, we have compiled the data from the Calaveras MLS to provide you with the first quarter market update. The statistics are for areas 2-7 (Dorrington to Hathaway Pines). The total number of homes sold in the first quarter of 2017 increased 4.5% over the same period in 2016. The days on market dropped 11% to average 67 DOM and the list to sales price ratio increased to 98%, from 97% previously.

### 3rd Quarter Market Trends – July 1st – September 30th 2017

RESIDENCES	UNITS SOLD	AVERAGE LIST PRICE	AVERAGE SALES PRICE	% OF LIST PRICE—AVG	AVG DAYS ON MARKET
2017	255	\$321,733	\$314,122	98%	67
2016	244	\$287,085	\$277,793	97%	75

The average sales price jumped up a respectable 13% and average list price increased 12% accordingly. There is currently a 3.7-month supply of homes for sale, so although the trend is still favoring sellers, it has crept up from the first quarter's 2.5 month's supply. Our home inventory has most likely peaked for 2017, so we should see it sell off from here which should continue to support increased appreciation. We'll keep you posted!

## Fall/Winter Calendar of Events

### OCTOBER

- Oct 20-22 40th Annual Mountain Heirloom Quilt Faire – Ironstone ..... 813-0739
- Oct 27 2nd Annual Downtown Murphys Witch Walk— Main Street..... 890-3122
- Oct 28-29 Seasons In The Woods—Annual Boutique—White Pines..... 795-2574
- Oct 28 Zip Line Pumpkin Smash—Moaning Caverns ..... 736-2708
- Oct 28 Silent Movie Night—Ironstone Vineyards, Murphys ..... 728-1251

### NOVEMBER

- Nov 4 Annual Day of the Dead Celebration—Murphys ..... 728-9030
- Nov 18 Story Slam Contest—Murphys ..... 728-8634
- Nov 24 Winterfest—Bear Valley ..... 753-2327
- Nov 24 3rd Annual Parade of Lights—White Pines ..... 795-5500
- Nov 24 Tree Lighting—Avery..... 795-0219
- Nov 25 Tree Lighting—Dorrington ..... 795-4455

### DECEMBER

- Dec 1 Murphys Holiday Open House—Main Street..... 728-3444
- Dec 1-3 Holiday Festival of Wines – Murphys ..... 728-3444
- Dec 27 Annual Winter Wonderland—Big Trees State Park ..... 795-2334
- Dec 31 New Year's Eve Party and Fireworks—Bear Valley..... 753-2301

For more information about local events go to Calaveras Visitor's website at [www.gocalaveras.com](http://www.gocalaveras.com)

## Jones Mill at Brice Station!

*Excerpt from Mary Matzek's article in the Calaveras Enterprise in 1986 courtesy of News of the Sierra Nevada Logging Museum Summer 2017 Newsletter.*

In 1939 Fred and Laurene Jones built a tavern at Brice Station a few miles above Murphys. The Joneses bought the property from Brice, who interestingly enough had bought it from the Manuels, owners of the Manuel Mill.

Fred was from Franks, Missouri in the Ozarks and his dream was to own a tavern like the one in the Ozarks called Stoney Dell. The tavern at Brice Station was the fulfillment of that dream. He had purchased and operated a number of bars, one in Stockton and one in Tuolumne City, but these didn't match his dream.

P.G.&E. was developing hydroelectric facilities in the area, and there were rumors of a large lumbermill coming into the Arnold area (Blagen Mill) so the prospects were good for having a lot of thirsty patrons. The tavern became a hang-out for the lumbermen and also the miners from the Sheep Ranch Mine in Sheep Ranch that operated until the outbreak of WWII. The loggers and the miners fought so much that Fred partitioned the bar into two sections, one for miners and the other for lumbermen.

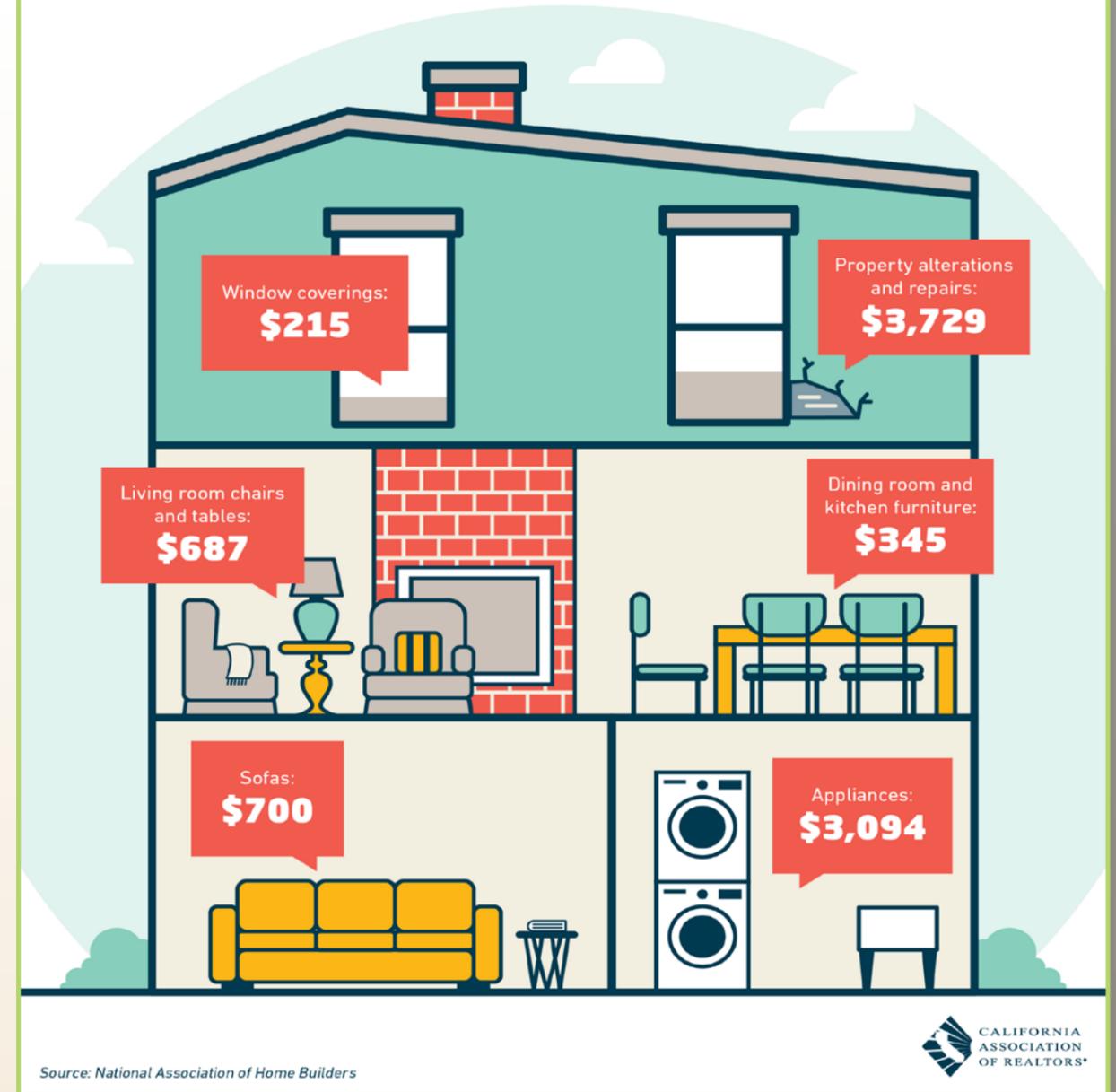
Fred started a lumber mill in back of the tavern and because there was such a demand for lumber shipping, the mill did well from the start. The government was taking all the lumber from the big mills and the farmers in the valley started getting their lumber from Fred. He bought some property from the Rosettis in Wallace and set up a yard there for his milled lumber.

Then in 1941, the tavern burned down and Fred, who had found the tavern a lot of work to run, decided that he would not rebuild but just operate the mill instead. A lot of the old lumbermen, mostly gone now, remembered Brice Station well, but it is doubtful that it is because of the lumber mill that was once there.



## COMMON HOME BUYER EXPENSES

Furniture, appliances, and remodeling projects are among the biggest expenses for new homeowners, who spend an average of **\$10,600** in the first year of homeownership.



*The highest compliment our customers can give is the referral of their family and friends. Thank you for your trust.*