



This 3 acre property is located outside of the village of Boonville, in one of Anderson Valley's nicer neighborhoods. It sits on the hill, above the valley, with potential to clear some valley and mountain views. The land ranges from gentle to mildly steep with one winter draw. There are several potential building sites. Much of the land is park like with undergrowth and small trees cleared, and the remainder has the same capability.

Ornbaun Road Beauty—3 acres. An exceptional little small homestead Property.

Vegetation includes Fir trees, Oaks, Madrones, and Manzanita. There is a fenced garden area and an older well that has not been in use in several years. The parcel also has a right to small water system as well. Power and phone are along the property line and available. A great, and rare small parcel, priced to sell in Anderson Valley!

\$245,000 Cash



RANCHERIA REALTY



Located in the Heart of Anderson Valley, California

Tim Mathias, Broker 707-272-9280
Sheri Hansen, Agent 707-272-7248

www.rancheriarealty.com