



Alex's Ocean view Ridgetop — 40 Acs. Beautiful, great all around property.

This 40 acre property is located between Boonville and the coast just off of Mt. View road. It is very private, in a location where no other homes can be seen, just wonderful nature. It is the perfect place to get away from the rat race and enjoy a beautiful natural setting. The ridgetop setting enjoys cool ocean breezes, and distant ocean views. There is plenty of gentle ground for a little homestead with gardens and fruit trees. Soils look very good, and a loaded pear tree attests to the good soil. Big fir timber and some hardwoods cover most of the land.



Offered at \$335,000.

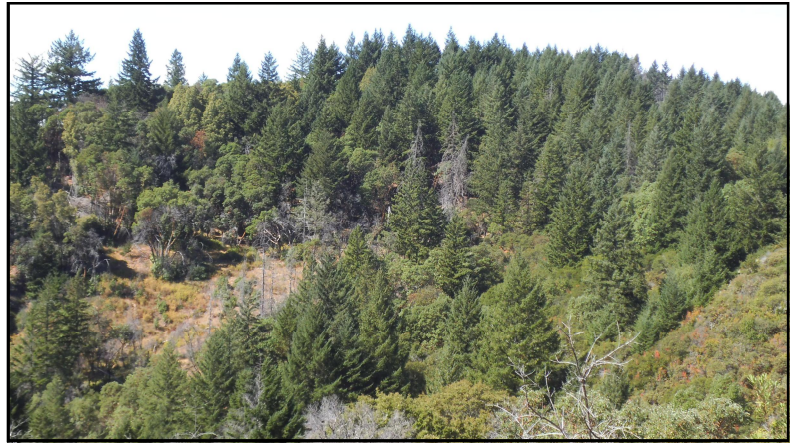
RANCHERIA REALTY



Located in the Heart of Anderson Valley, California

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There was a fire in 2008 that burned areas on the property and some dead trees need to be removed. Some additional open ground could be opened up by removing these damaged trees. There are two fenced garden areas that are waiting for your raised beds or fruit trees. Water is provided by a well, and a diesel generator that is included in the sale.



At one time there was a small cabin on the property, but the current owner removed it due to its poor condition. There is a propane tank, and a small dome structure for storage. Whether you want to camp, build a cabin, or build a home, this property has a great site for the good life.

On the north side of the hill there is a large gentle area that has lovely ferns and even a small spring. There is potential to make some grassland in this area, and the gentle ground may even lend itself to putting in a pond. This is a great property that presents a great opportunity to country property buyers.

