

DON PEDRO RANCH

160 +/- Acres Mendocino County



The Don Pedro Ranch is located 3 miles west of Willits on Highway 20 in Mendocino County. There are gentle meadows and some excellent timberlands. Year round Broaddus Creek, a salmon spawning stream flows through the property . There are some choice ridge top building sites.

The land consists of approximately 160 acres. There is a Non Industrial Timber Mgt plan in place which serves as a sustained yield harvest plan for the Douglas Fir timber. Portions of the property are oak woodlands. Wildlife abounds in this area and there a black tail deer, bear, quail and grouse.



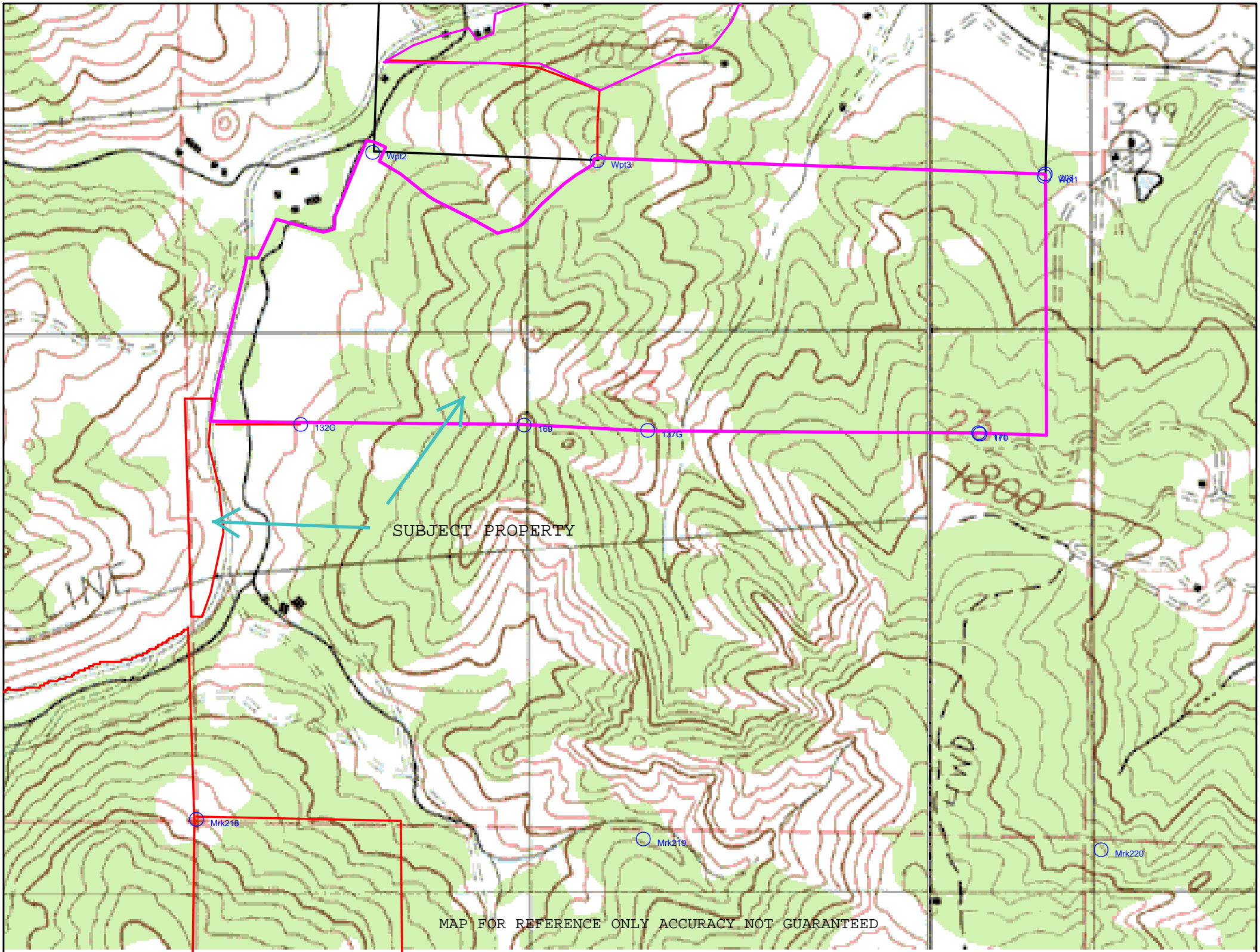
A rare opportunity to have a ranch close in to the town of Willits with frontage on Highway 20 (Fort Bragg Rd) The ranch has access to PGE and telephone service along Hwy 20

Asking price \$600,000 Flexible owner terms

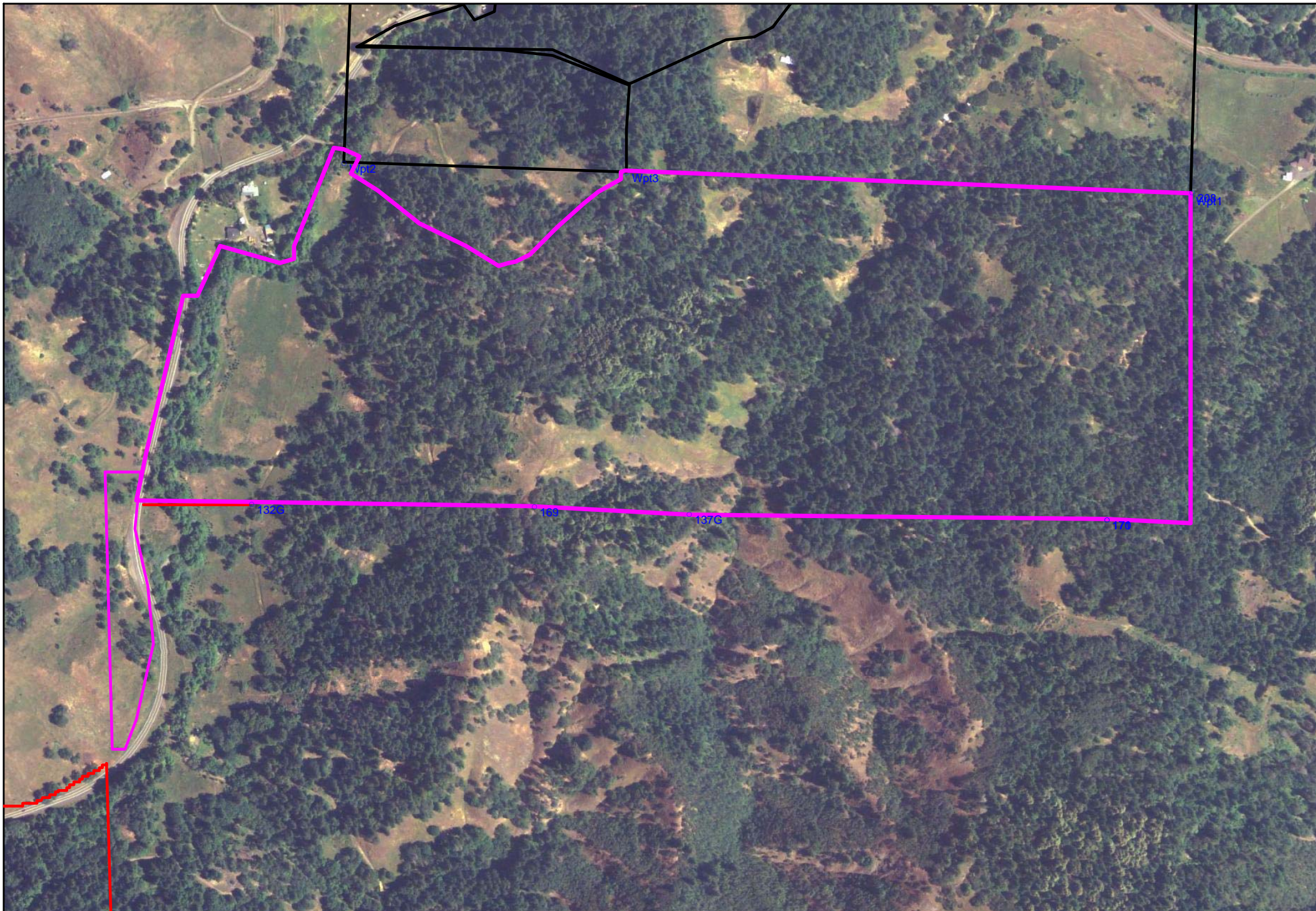
***Tony Sorace Land and Ranch Broker
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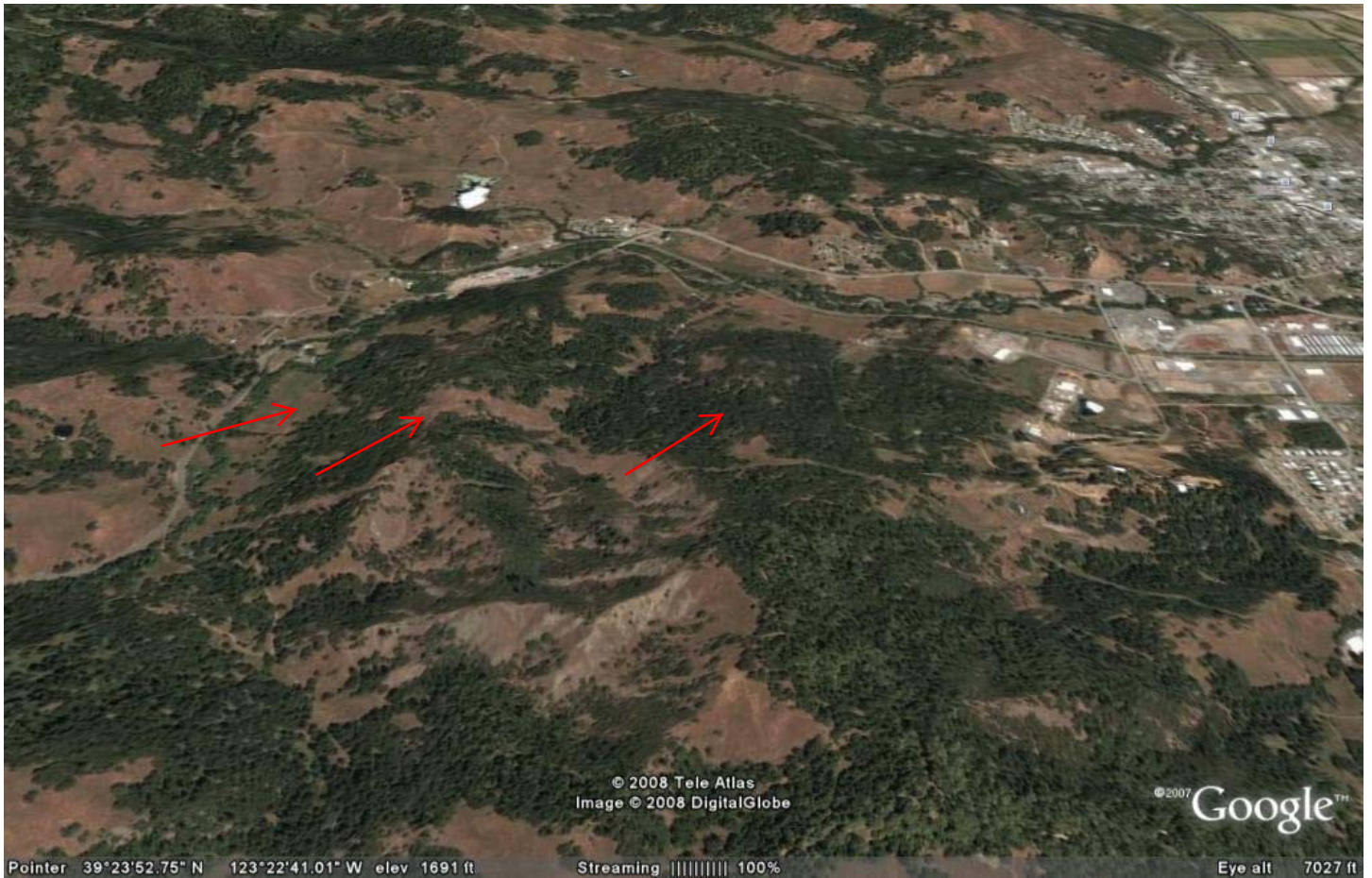
MAP FOR REFERENCE ONLY ACCURACY NOT GUARANTEED



Name: BURBECK SE, CA
Date: 9/2/2008
Scale: 1 inch equals 556 feet

Location: 039° 23.9377' N 123° 22.8743' W NAD27
Caption: Don Pedro Ranch 160 acres

Map for reference only
accuracy not guaranteed



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Pointer 39°23'52.75" N 123°22'41.01" W elev 1691 ft

Streaming ||||| 100%

Eye alt 7027 ft

Don Pedro Ranch, Willits, Mendocino County

