

Offered at \$689,000.00!



Looking up from driveway towards house

The Dorton Ranch is a lovely 20 acre ranch located a few miles west of Laytonville on Branscomb road. The setting is stunning with excellent views over surrounding meadows and forests from almost every room of the home. The home is a very nice single story ranch style home with 3 bedrooms and 2 baths. This home is turn key, with new carpets, new paint, and a lifetime metal roof. Other features include a formal dining room, a lovely oak and tile kitchen, and a large enclosed sun porch, for semi outside enjoyment. The house has central heat and air, and is set up for wood heat as well. There is an oversized, finished 3 car garage, with laundry hook ups, gas and electric.

The Dorton Ranch - Nice Home & Huge Shop on gentle 20 Acres.

In addition there is a huge shop building that is ideal for the needs of a handy man or a small business. There is 1600 sq. ft. (8 car garage) on the bottom floor, with 6 inch concrete slab, 200 amp electrical, stout construction, and two large roll up doors. Natural lighting is abundant with many windows, and shop lighting is in as well. The upper level offers 800 sq. ft. of additional space that could be used as an office, or with some remodeling a guest quarters. Zoning allows for Cottage Industries with a minor use permit. The centrally located property, with EZ access on a county maintained road to Hwy 101 and Hwy 1, makes a ideal place for a service business. There is a 10 x 40 covered carport on the back side for dry storage.



A huge shop building for small business or lots of workspace.

RANCHERIA REALTY



Located in the Heart of Anderson Valley, California

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The Dorton ranch is a combination of open meadows, and conifer covered hillsides. There is a small seasonal creek running through the property. The property enjoys conventional power and phone, and has good water from a well on the hilltop. Near the well, there are two beautiful hilltop building sites that are readily accessible and separate from the existing home and shop.

Between the home and shop, are several thriving fruit trees, that are loaded with newly set fruit. In back of the home is a small pond and there is a circular drive leading to both buildings.

Wild game is abundant in the area, with deer and turkeys roaming the hillsides, wild pigs and even an occasional bear in the area. A great opportunity to catch the critters on game cameras.

Don't miss this opportunity to own a lovely property that is only 10 minutes out of the village of Laytonville, but truly in one of the loveliest areas of Mendocino County.

Offered at an attractive price of \$689,000.00

Seller financing possible with strong financials and credit and good down payment.

