



This 17 acre property is located over the ridge north of Potter Valley, next to the Hartstone Bible Camp. It is comprised of a draw that runs in the winter time, and up and over a ridge behind. While it is mountain land it is easily walkable and with some brush/tree clearing there could be sizable areas opened up for grazing. There is an area on the lower portion of the property where animals have been kept.

VanArsdale Home on 17 acres. An exceptional getaway property, In beautiful rural Mendocino county, near a gorgeous stretch of the Eel River. .

Improvements include a good quality 2 bedroom, plus den, 1 bath small home, of approximately 1100 sq. ft. It is well constructed, with considerable remodeling that occurred a couple years ago after a fire in the home. There is propane central heat, and water is supplied by two shallow wells near the home. A good barn is nearby for all your feathered and four legged friends.



Priced at \$349,000

RANCHERIA REALTY



Located in the Heart of Anderson Valley, California

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The Land - This land is zoned RR10, Rural Residential 10 acre minimum. The vegetation is a lovely mix of hardwoods, stands of fir timber, lots of Manzanita, and small areas of grass-land. Through the one side of the property runs a small winter stream, with a shallow pond in it that holds water a portion of the year. The property is a short walk to the Eel River and a short drive to the VanArsdale Dam and the impoundment of water behind. With some brush clearing there is ample ground to establish grazing animals on the land. If you are looking for a pretty place to have a homestead, free of close neighbors, but not far from Potter Valley, with abundant wildlife, and recreational opportunities this property should fit the bill. Seclusion and natural beauty are the descriptive words that come to mind.



The Home

The home is an older home and while it is modest, a pleasant surprise awaits you upon entry. Recent remodeling greets you with a completely renovated interior, with new flooring, Kitchen and bathroom fixtures, and paint throughout. It has yet to be lived in since a remodel brought it up to its current lovely, but very country interior décor. A newer propane furnace provides efficient central heat. The roof is approx 10 years old, and there is a laundry room, as well as a workshop room/garage, attached to the house.

In addition to the home there is a barn, with feed storage area, and stalls for the 4H projects, or for the family members with 4 legs. Don't miss this opportunity to own this well priced, peaceful country property.

