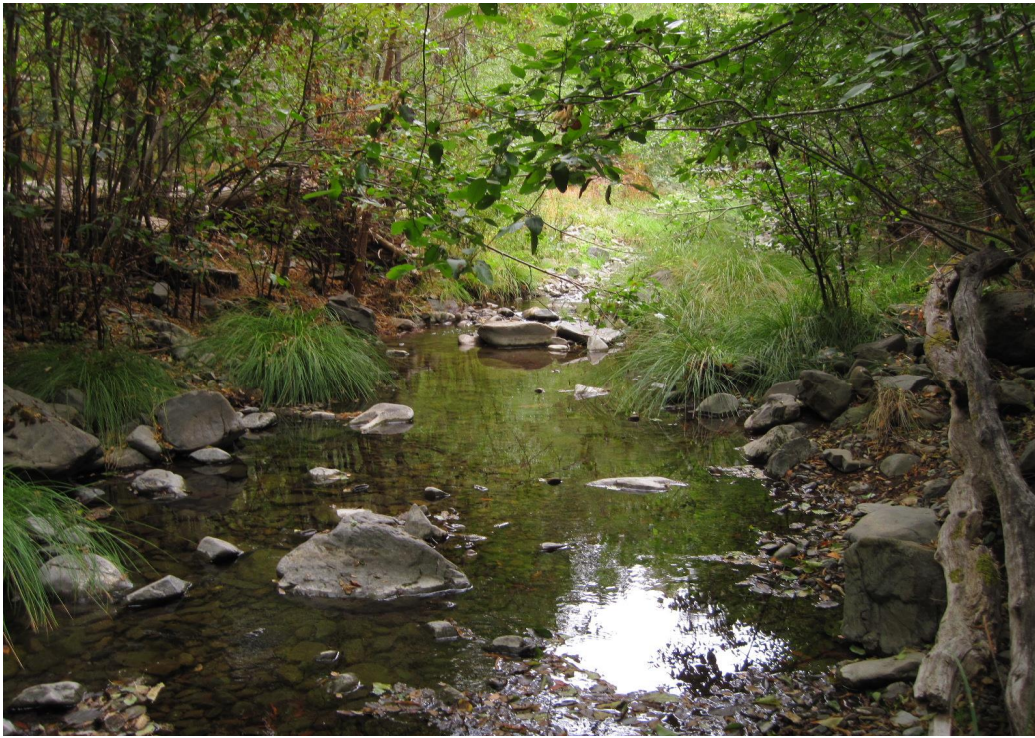




This 320 acre property is located over the ridge north of the village of Boonville, in the Anderson Valley. The property is two legal parcels of land, each approximately 160 acres. It is mountain land and ranges from gentle hillside benches to steep rocky hills. Both parcels have nice stretches of year round Indian Creek, one of three main tributaries to the Navarro River.

CLAEYS INDIAN CREEK RANCH An exceptional getaway property, with security, seclusion and an incredibly pretty stretch of Indian Creek.

Improvements include a good quality 2 bedroom, 1 bath small home, of approximately 700 sq. ft. plus loft. It is well constructed, with all the comforts of home, including wall A/C, a wood stove, hot water, a full kitchen and bath, and propane appliances. A true home away from home.



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

The Land - This land is predominantly zoned TPZ for very low taxes. There are 80 acres zoned FL (forest land). The vegetation is a lovely mix of hardwoods, stands of fir timber, and open grass land. Through each end of the property, Indian creek runs year round. There are many rain fed draws that run down the hills to Indian creek. There are several year round springs as well. Wild game includes, deer, wild pigs, quail, and wild turkeys. Indian Creek is a steelhead and Salmon spawning creek. The property is about 9 miles off of Hwy 128, on mostly year round roads, but access is somewhat limited during the rainy season. There is a great road system within the property that allows access to many portions of it. Seclusion and natural beauty are the descriptive words that come to mind.



The Home

The home is small, but as a getaway place it has everything you would need. A big covered porch to enjoy the distant views, and cool coastal breezes coming up the creek. There are two small bedrooms, and a loft to accommodate you and your guests. There is a small living room and kitchen. It is set up with wood heat, wall A/C, electricity by generator, propane appliances, and a full bath. Water is provided gravity flow by a spring. The house was not built with permits but it has a full perimeter foundation, a comp shingle roof and has very conventional construction. There should be few issues with obtaining a class K permit if desired. There is a carport for equip and cars, and a storage shed and meat hanging shed.



Potential Uses

This private, pretty and secluded property lends itself to those who treasure their privacy, and the quietness of nature. As a getaway place it is exceptional, and it also lends itself to the wildlife enthusiast, or hunter in the family. Timber production is an ancillary use. Recreational opportunities abound too with roads for ATV and Motorcycles.