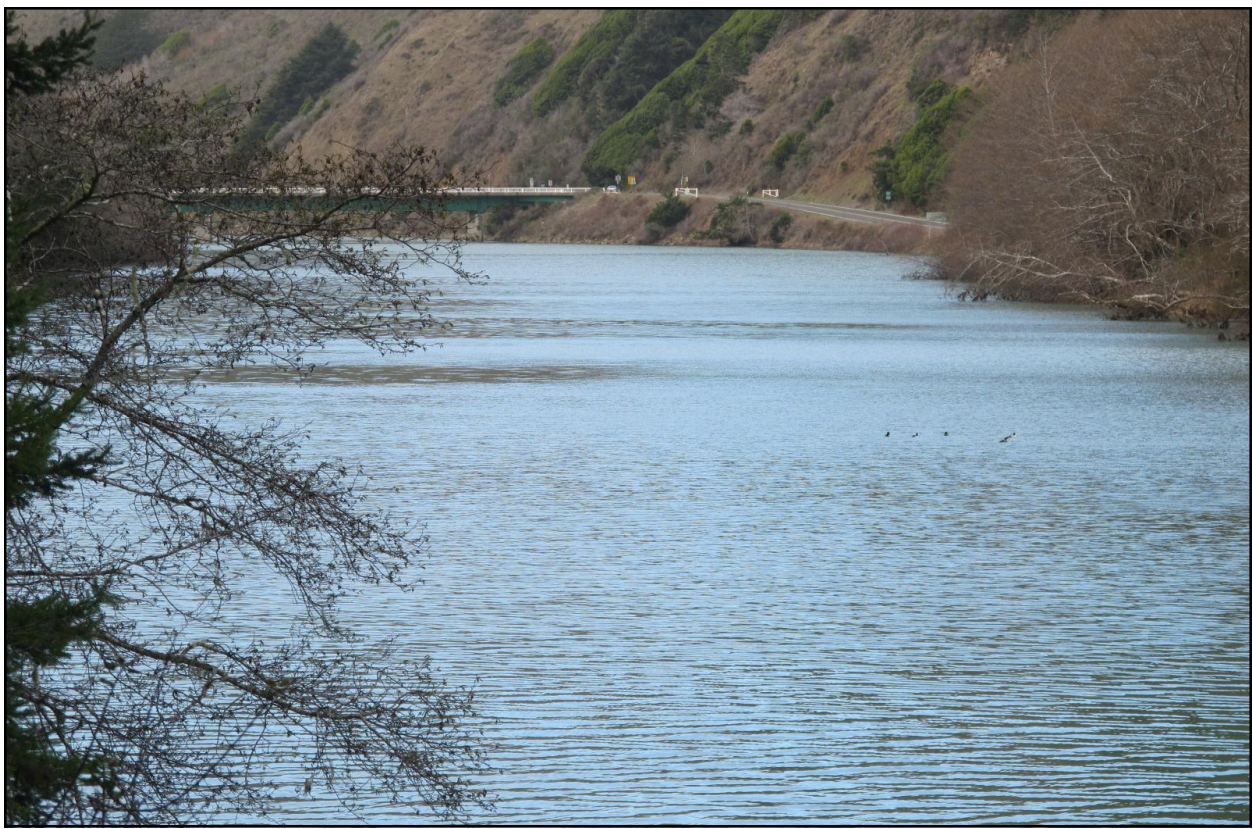




Opportunity of the Navarro River , Albion CA.— 62 Acs. 4 legal parcels, lovely ground.

This 62 Acres of lush flora and fauna on the Mendocino Coast, has 4 legal parcels of land, and has had a great deal of recent well done development. Just 20 minutes from the coastal village of Mendocino and 10 minutes from the lovely and quaint village of Elk. Adjacent to world famous Hwy 1, and the beach at Navarro by the Sea. Ideal for fishermen, Boaters, kayakers, beach combers, or those that want to be in a lovely natural park like setting among the beautiful north woods trees, and foliage. There is a long stretch of frontage on the Navarro River in the Navigable portion.



Offered at \$425,000.

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

There is a good rocky road into the parcel, and several potential building sites cleared. Some additional clearing of trees would create fantastic views of the river, and the Navarro Ridge behind. Lots of gentle useable ground. Mix of light and heavy forest. Redwood and fir timber. Property is surveyed, with some property lines flagged. Property is perked for septic.



This is a great opportunity to build on a lovely coastal river front property at a bargain basement price. Zoning even allows for bed and breakfast or a campground. Finish the development project, or just retain this special riverfront ecology to preserve for yourself and the abundant wildlife.

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Adjacent photo has approximate property lines and corners on it. It is not intended to be taken as completely accurate. Only a survey can show accurate lines and corners.

All 4 parcels are shown at right.

