



A SPECIAL RANCH—COMPTCHE CA. 95 Acres with privacy and such a LOVELY setting.

Very occasionally I get to visit and represent to potential buyers, a property that has been graced by God in a very special way. The Ross Ranch is one of those special properties.

Located just outside the village of Comptche this 95 acre property has the Albion river running the length of the property, with open sunny gentle meadows, surrounded by towering redwood and fir trees. It is truly a WOW property.



Offered at \$1,350,000

Quiet and Serene

RANCHERIA REALTY



Located in the Heart of Anderson Valley, California

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Many years ago this property was a dairy that served the Comptche area. Today the stately dairy barn, serves as a lovely and historic vacation home. There is a caretakers quarters nearby as well. Lush open meadows and a temperate climate will accommodate your plans of orchards, vineyards, crops, or animals.



The Albion River is a year round stream that meanders through the property. There are two lovely swimming holes. The Pot hole is carved in bedrock at the base of a rushing water fall. Domestic water is from a spring that has served the property many years.

The current owners have lovingly tended this property for many years. It now awaits new stewards that will continue to give it the love it deserves. There is significant standing timber on the property to be managed or protected. It is too beautiful to see only as a money source.

Truly one of Mendocino County's finest properties, with everything that one could wish for. Truly a natural wonderland, and great homestead property.

The photo at the right is only an approximation of the property lines. Only a survey can show the accurate lines.

