



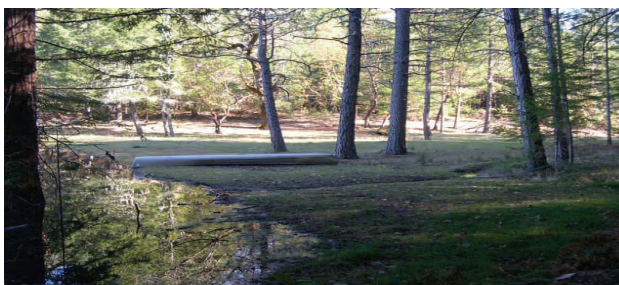
## 42201 TWIN PINES CIR

The Twin Pines property is located 18 miles north of Willits near the southern end of Long Valley in Mendocino County. Access is via 1/2 mile of improved gravel road. The property has a large, spring fed lake that is stocked with fish. There is a double wide mobile home in excellent condition with a roof structure and wraparound deck. There is a 4 bedroom septic system already installed. There is a drilled well and power and telephone on site. The land is level to gently rolling and features gorgeous timberland interspersed with a large meadow area. The forest and surrounding land has been "manicured" to perfection .

**\$660,000 ASKING PRICE**



Gentle meadow adjacent to the pond



The property is only 2 minutes from Highway 101



P O N D E R O S A   A N D  
S U N   R E A L T Y

**TONY SORACE**

**LAND AND RANCH BROKER**

**635 South Main St., Willits, Ca**

**707 459-5108 489-3763**

**tonysorace@pacific.net**

## LAND RANCHES EXCHANGES

This fine property is located in the heart of the Mendocino County. There is a considerable amount of gentle, usable land and some gorgeous ridgetop . The views are outstanding and you owe to yourself to inspect this fine property

Call for an exclusive showing.



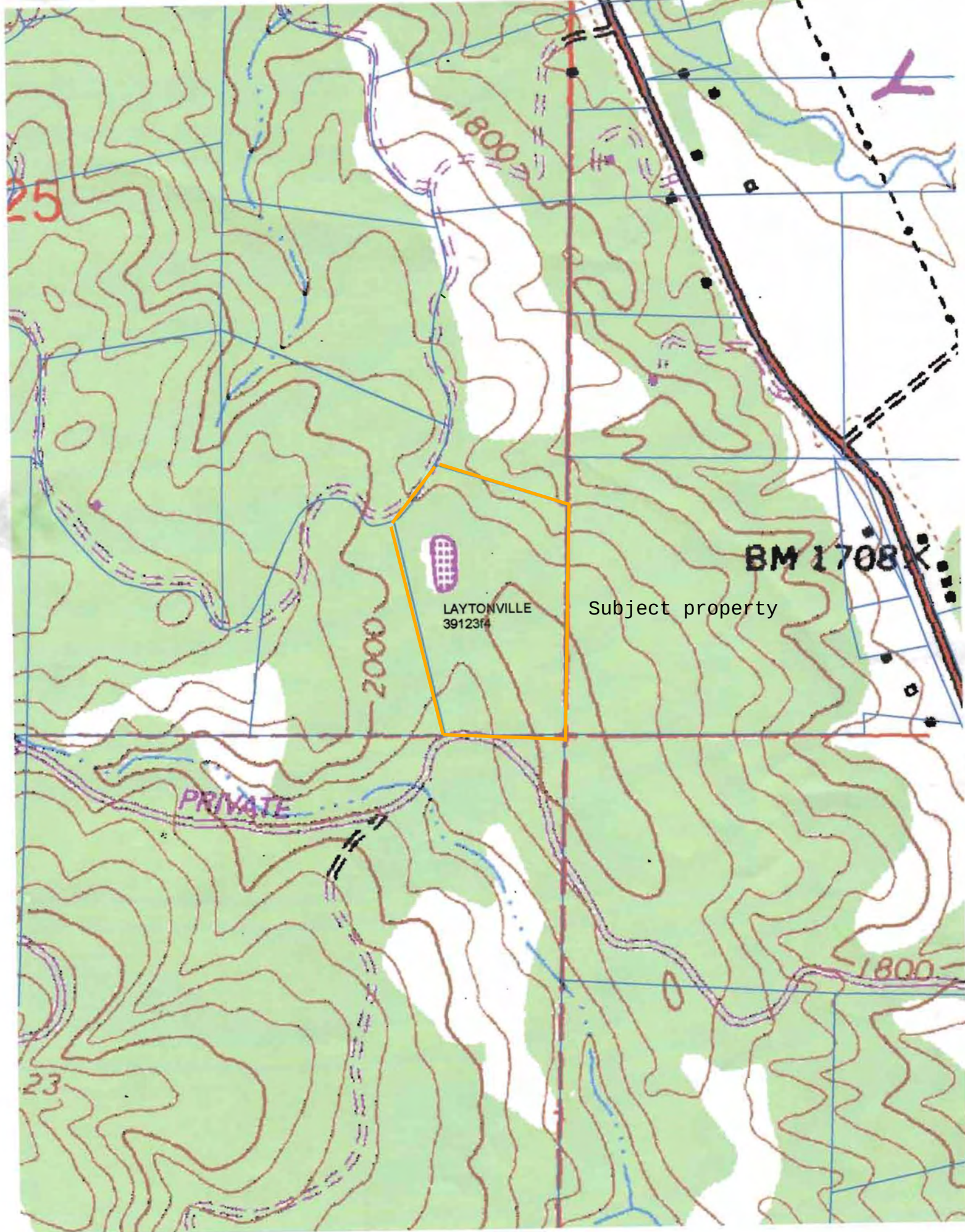
Ridgetop building site

**707 459-5108**  
**pondsun.com**

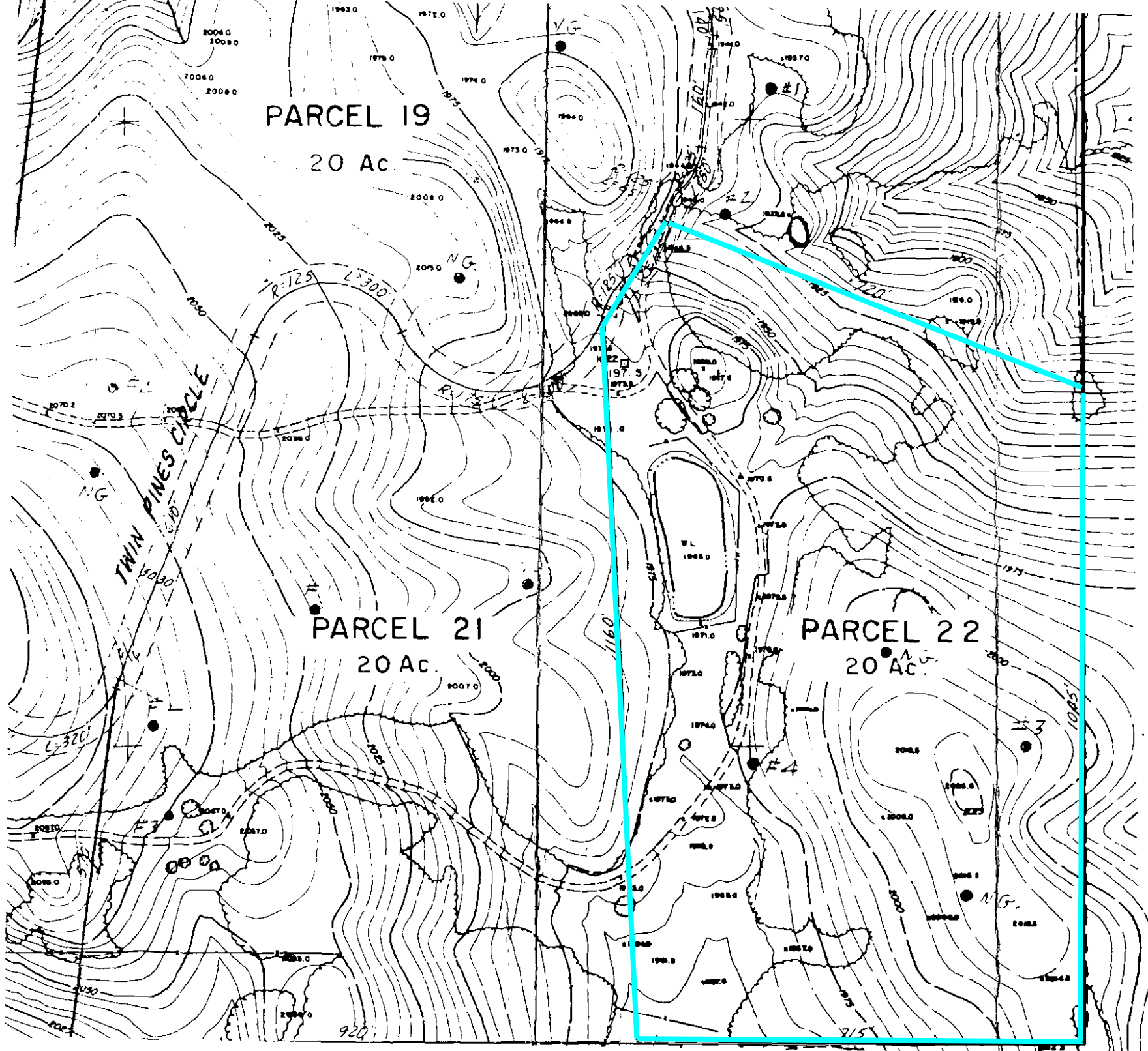
## 42201 TWIN PINES CIRCLE, LAYTONVILLE

- 20 acres of gently rolling land
- Large spring fed pond with gorgeous setting
- Double wide mobile home with roof and decking
- Main electrical meter set up for 2 residences
- All electrical throughout property is underground
- Septic system is set up for 4 bedroom home and can be expanded
- Roof structure is engineered for wind and earthquake safety
- All windows in home are dual glazed
- Building site is cleared and leveled overlooking the pond









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## 42201 TWIN PINES locate

