



BLACK ROCK RANCH

The Black Rock Ranch Is located 3.5 miles east of the town of Laytonville in Northern Mendocino County. Access is via Dos Rios County Road and then about 1.5 miles of private gravel driveway. The land itself is gently rolling to moderately steep with beautiful benches and southern exposure. There is a diverse mixture of vegetation ranging from woods to meadows to dense chaparral. Water is available from a developed year round spring and several seasonal streams. The views from the top of the mountain are enthralling. There are roads and trails throughout for your riding pleasure.

ASKING PRICE
\$325,000

There are several choice building sites, all with southern exposure and great views. The climate is mild, with quite a number of frost free days.



Typical scene along access road

There is abundant wildlife in this area with trophy sized deer, bear, pigs, turkeys, grouse and many other species for your wonder and enjoyment.

PONDEROSA AND SUN REALTY
 Land, Ranches, Estates, Conservation Projects

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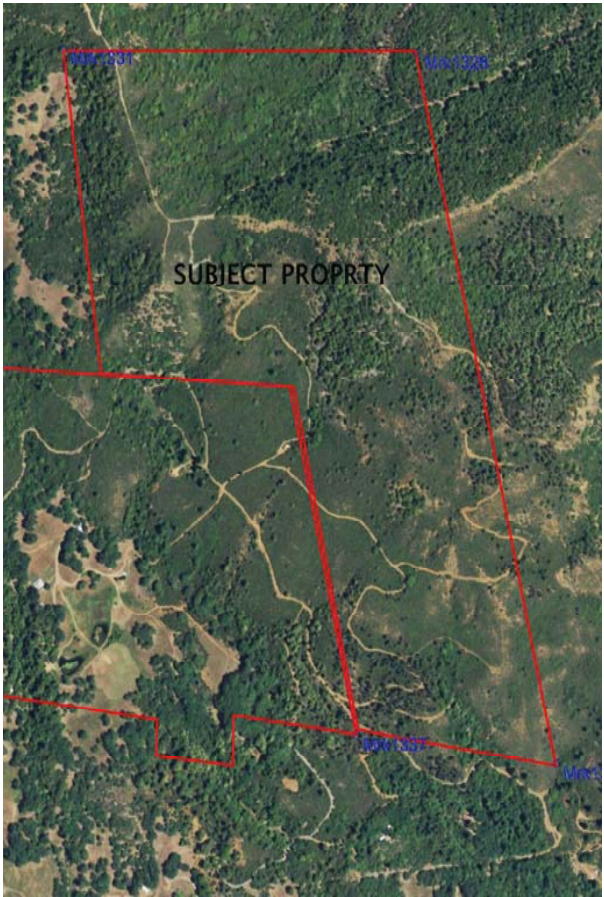
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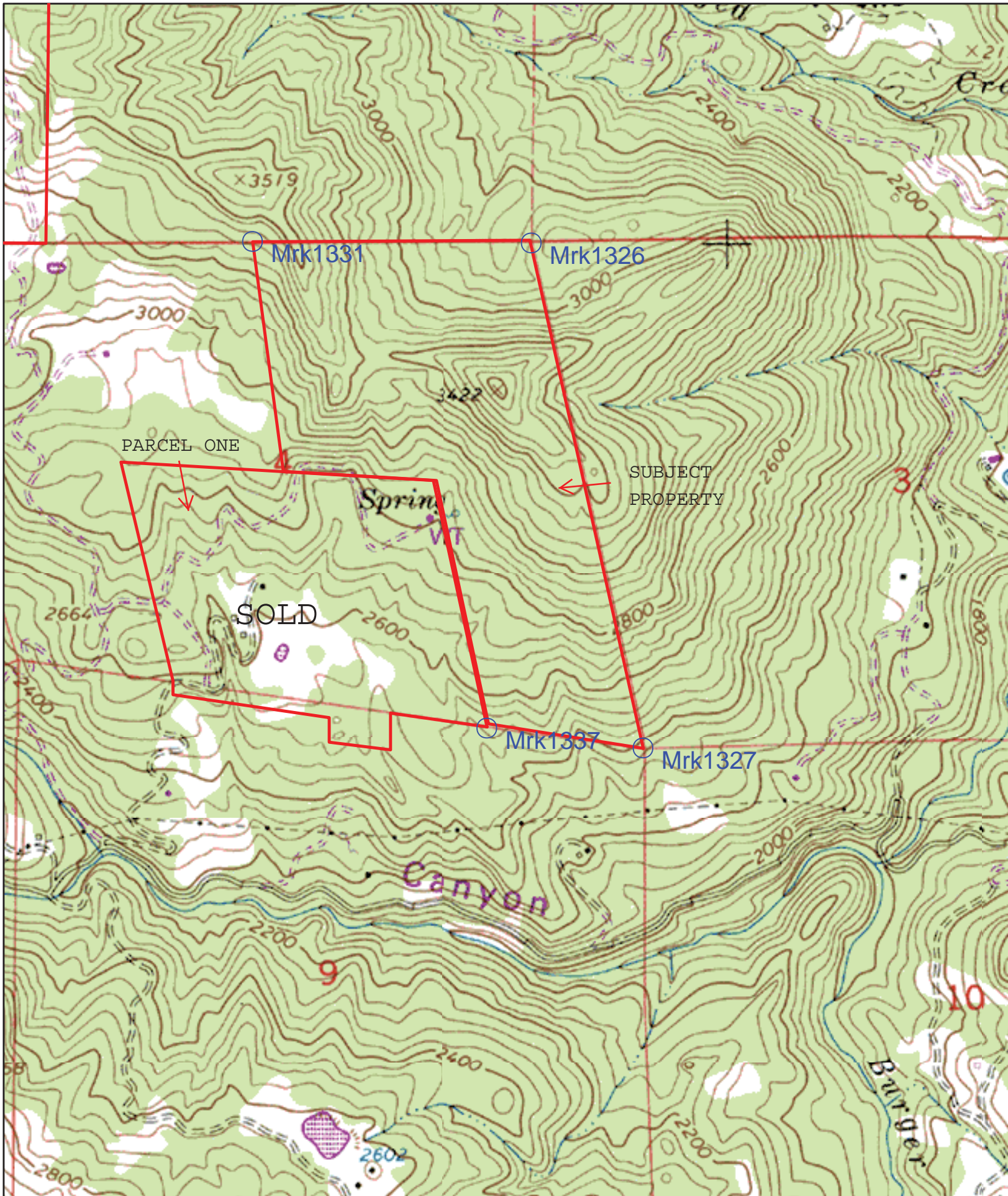
**LAND RANCHES
EXCHANGES**

Parcel Two— 188 +/- acres with year round spring and excellent privacy
\$325,000

Call for an exclusive showing.

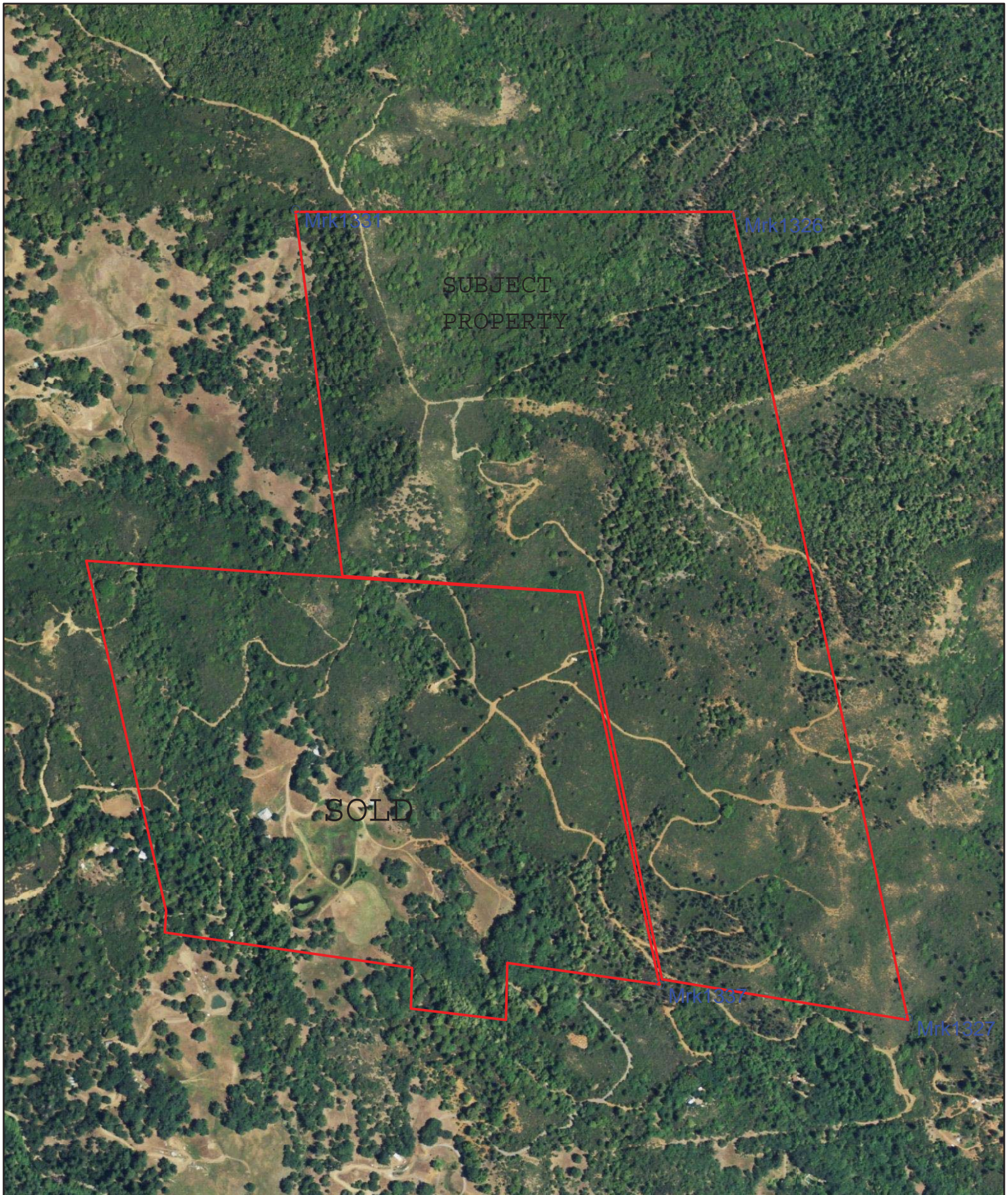


PONDEROSA AND SUN REALTY



Name: LAYTONVILLE
Date: 3/31/2010
Scale: 1 inch equals 976 feet

Location: 039° 42' 00.47" N 123° 25' 27.00" W NAD83
Caption: Smith Ranch Parcels
Map for reference only accuracy not guaranteed



Name: LAYTONVILLE NE, CA
Date: 3/31/2010
Scale: 1 inch equals 614 feet

Location: 039° 42' 10.07" N 123° 25' 39.58" W NAD83
Caption: Smith Ranch Parcels
Map for reference only accuracy not guaranteed

LOCATION MAP

