

# Rancheria Realty



Located in the Heart of Anderson Valley, California



This 40-acre property lies approx. mid-way between Anderson Valley and the coast at Manchester. It sits at an elevation of 2200 feet in the saddle of a ridgetop with commanding southern views and limited northern views. This ridgetop has all the makings of a wonderful homestead. There is a well in use, a spring and a couple of well-established garden areas. There is a small cabin shell that could be finished and an established driveway from Mountain View Road. Even a great productive pear tree to harvest in the summer. Views are spectacular, and sun exposure is great. With the addition of a power system, and finishing the cabin this property is ready to be a first-class homestead.

## Mountain View Ridgetop - 40 acres located off Mountain View Rd, West of Boonville

- 40 Acres
- Cabin Shell
- Drilled Well
- Off-Grid
- Private
- Forever Views
- Southern Exposure

**Offered at  
\$325,000**



Tim Mathias, Broker  
Josh Mathias, Agent

707-272-9280  
707-972-1428

tim@ranchieriarealty.com  
josh@ranchieriarealty.com

www.ranchieriarealty.com





**Call today for a showing!**

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