

## WS Ranch

Alameda County, California

\$319,000.00 | 25.60 Acres

3501 S. Hwy 3  
 Adin, California

25.6+/- acre Scott Valley Ranchette with two small homes! There is a 1302 sf, 3 bed/1 bath older farm house and a small 1 bed/1 bath tiny house. Two gently sloping flood irrigated pastures run along Highway 3 and overlook the southern end of Scott Valley. Plenty of room for horses, cattle, other livestock, gardening, etc. Make an appointment to see it!



### PROPERTY HIGHLIGHTS

- Two homes: 3/1 stickbuilt house, approx. 1300 sf and 1/1 stickbuilt house, estimated 400-500sf.
- Two pastures, flood irrigated, gently sloping.
- Fenced and cross fenced for livestock.
- Zoned Ag2B40 and Ag1B80, Not in Ag Preserve.
- On well, septic systems, and power. Pretty Scott Valley views, including of Mt. Bolivar.
- Located just a few miles outside of town of Etna, paved highway all the way.
- Etna is a small town of approx. 800 r



#### AMY FRIEND

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