

# Monticello Dam Ranch

Napa County, California

\$155,000 | 92.72 Acres

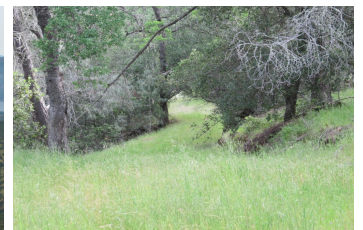
Napa, California

Rare property on the east side of Lake Berryessa. Great recreation property! Enjoy hunting, hiking, camping, ATV, and horse riding. So close to civilization but yet so peaceful. The views of Lake Berryessa are spectacular!! Go in partners on this one and all your friends and buddies can enjoy!!



## PROPERTY HIGHLIGHTS

- Zoning: AW - Agricultural Watershed
- Topography: This parcel has a varied topography including level meadow areas, private flat hilltops and steep mountainside. About 80% of the parcel is on the steeper side.
- Vegetation: There are many oak trees, open land with native grasses, Manzanita and some areas of brush.
- Water: The property has access to a spring (located on another parcel) that is connected to a large holding tank. There is an



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