

# Little Valley Ranch

California

\$899,500 | 154.00 Acres

42500 Eureka Hill Rd.  
 California

Little Valley Ranch sits at an ideal location along the rugged and beautiful Mendocino coast. At ~400 feet elevation and just 2 miles from the sea, the property gets an ideal mix of cool ocean air and full sun exposure. Sweeping views and a sense of privacy, yet only a few minutes by car to groceries, restaurants, and the Point Arena public harbor.



## PROPERTY HIGHLIGHTS

- Sweeping views and a sense of privacy, yet only a few minutes by car to groceries, restaurants, and the Point Arena public harbor
- ~100 +/- acres of class 2 and 3 soil, making a small-scale agricultural operation a viable possibility.
- A quaint 3 bedroom 1 bath home and large barn allow for immediate occupancy while the new owner breathes new life into the improvements
- Multiple springs and seasonal creek
- Beautiful varied terrain - pasture, woo



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