

## Chestnut Ridge Ranch

Alameda County, California

\$1,185,000 | 158.00 Acres

7700 Peachland Rd.  
 Adin, California

Just ~2.5 hours from the Bay Area, Chestnut Ridge Ranch is located in the heart of Anderson Valley, a few miles west of the charming town of Boonville. The property encompasses 158 +/- acres.



### PROPERTY HIGHLIGHTS

- 158 +/- acres
- ~2.5 hours from the Bay Area, 45 minute drive to the coast
- 2 bedroom, 2 bathroom house with basement workshop and root cellar
- Good domestic well with 10k water storage tank, solar system for electricity and hot water, propane and wood stove for heat.
- Income-producing organic chestnut orchard - roughly 250 trees
- Small family vineyard (Chardonney, Syrah and Zinfandel), 50+ varieties of fruit and nut trees, including



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