

## R&R Ranch

Mendocino County, California

\$4,950,000 | 1,412.00 Acres

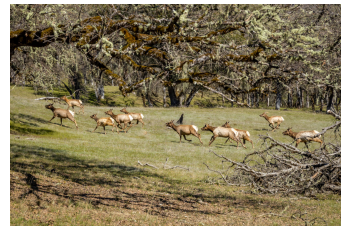
8675 East Road  
 Potter Valley, California

The historic 1412 acre R&R Ranch has long been recognized as the gem of Potter Valley. The Ranch embodies its own unique microsystem within the greater Potter Valley basin and is second to none as California's premier wildlife epicenter.



### PROPERTY HIGHLIGHTS

- 1412 acres with 40 acres of potential vineyard land and 150-200 acres of orchard or pasture land, oak and fir woodlands, and topography changing from flat valley ground to rolling hills to steeper mountains
- 3500 Sq Ft Ranch Headquarter's from late 1800s with 6 bedrooms, 2 Baths with much Period Detail
- Wells and Springs with an impressive artesian spring historically providing water for the Irrigated Pasture



**JIM MARTIN**  
 Real Estate Agent  
 BRE# 01245738  
 Cell: (707) 272-5507  
[molyneauxent@aol.com](mailto:molyneauxent@aol.com)