

# Little River, Mendocino

Mendocino County, California

\$255,000 | 4.55 Acres

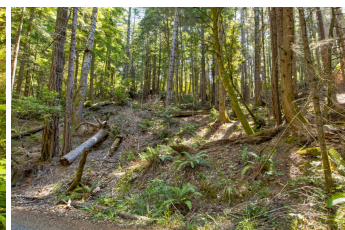
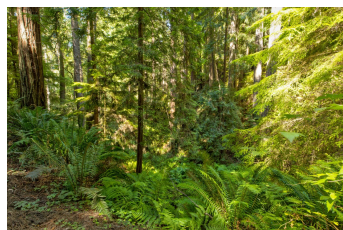
33170 Frog Pond Road  
Little River, California

Northern California Coastal Acreage, just minutes from Mendocino and the ocean. Recently surveyed with a completed soil report, this lush, peaceful parcel offers towering trees, ocean breezes, and the quiet rhythm of the Pacific. Abundant wildlife and a welcoming neighborhood make this a rare opportunity to create your coastal sanctuary or woodland retreat along the Mendocino Coast.



## PROPERTY HIGHLIGHTS

- 4.55 Acres in Little River, Mendocino County
- Land recently surveyed
- Recent Soil Report on land
- Beautiful parcel for your dream home
- Abundant trees, ferns
- Ocean breeze
- Close to Ocean
- 12 minutes to the town of Mendocino



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