

Alder Creek 100 acres

Mendocino County, California

\$750,000 | 100.00 Acres

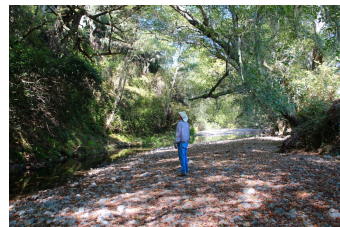
17801 S Highway 1
 Manchester, California

The 100 acre property sits at an ideal location along the rugged and beautiful Mendocino coast. The property contains 30 +/- acres of class 2 and 3 soil, making a small-scale agricultural operation a viable possibility. Alder Creek flows through the property for over 1/2 a mile. Complete privacy.



PROPERTY HIGHLIGHTS

- Alder Creek flows through the property for over 1/2 mile
- Fish for Steelhead because you own both sides of the creek
- Complete privacy yet close to town
- Awesome ocean views
- Zoned RL (Rangeland)
- 30 +/- acres of class 2 and 3 soil
- The property is well suited for a small cattle operation, running approximately 15-20 pair
- Two bedroom one bath home with two-car garage
- Beautiful varied terrain - pastu



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