

# Big River Realty

707 937-5071 10483 Lansing St. Mendocino, CA. 95460

## FORT BRAGG

### CHARMING COUNTRY HOMESTEAD

Situated on 4.60 acres, this 2 bedroom, 1 bath home is close to town, yet plenty of room to breath. There is a great 40x30 woodworking shop as well as a studio, a sauna, a barn, a detached 2 car garage and several other outbuildings. It

was once the home of a quality cabinet maker. This property is not in the Coastal Zone. It is zoned RR2, so a two parcel split is very possible. Carl Rittiman has inspected the property and says that the permeability of the soils appears to be acceptable throughout. This level, land is loaded with potential. There are fruit trees and plenty of room for garden beds and a chicken coop. If you're looking to develop a self-sustaining property, this may be it!



**\$439,000**

Property Type:

Residential

Address:

31300 Country Rd.

City: Fort Bragg

Acres: 4.70

Sq. Ft: 1100

Bedrooms: 2

Baths: 1

