

# Big River Realty

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

## FORT BRAGG

### OCEAN VIEW WITH SUBDIVISION POSSIBILITIES

This 16.87 acre rolling, useable, wooded parcel is a nice mixture of beautiful forested areas and open fields with great ocean views. It has the potential to be developed

into a minor subdivision. Ten acres are zoned RR5 and 6.87 acres are zoned RR2 so it is eligible to be divided in two 5 acre parcels and three 2 acre parcels or four and a remainder.

Additional Remarks: This parcel borders the McGuire ranch to the north and the Hawthorne Timber Co. to the east, which ensures privacy and offers unlimited trails to explore. It would make an excellent horse property.



**\$729,000**

Property Type: Land

Address:

30334 Pudding Creek  
Rd

City: Fort Bragg

Acres: 16.87

