

Salt Rock Ranch

Potter Valley, CA

Offered at \$2,250,000



COMPASS

Table of Contents

| | |
|---------------------------|------|
| Property Details | 3 |
| About the Offering | 4-5 |
| Maps | 6-8 |
| Gallery | 9-10 |
| Agent Contact Information | 11 |



Property Details

| | |
|-------------|--|
| Location | 16309 Gibson Ln, Potter Valley, CA 95469 |
| County | Mendocino |
| APN | 107-054-03-00 107-054-04-00 172-080-05-00 172-080-06-00 172-080-07-00 172-100-03-00 172-100-04-00 172-130-03-00 172-130-04-00 172-130-05-00 172-130-07-00 172-130-08-00 172-140-03-00 172-140-04-00 172-140-05-00 172-140-06-00 172-150-07-00 172-150-08-00 172-150-09-00 172-160-05-00 172-160-06-00 172-190-04-00 172-190-05-00 172-210-01-00 |
| Parcel Size | 1694 ± total acres |
| Features | - Frontage on Busch Creek with 10 min access to Main Street Potter Valley - 20+ \- Certificates of Compliance for Estate Planning Development Opportunities - Timber Stands, Creek Drainages, Rewarding Vantage Points and Plenty of Open Country Make this Must Have Hunting and Recreational Ranch |
| Price | \$2,250,000 |

About the Offering



Just outside of the rural farming town of Potter Valley, CA sits the majestic Salt Rock Ranch. This 1694+/- acre private wilderness is known for its quality blacktail deer genetics. The ranch sprawls westerly from its east boundary of Busch Creek until it reaches the northern confines of Redwood Valley.

The ranch's habitat is a diverse ecosystem of Douglas Fir stands, Madrone, Pines, Oak Woodlands, and open grassland glades. There are historical and seasonal springs on the ranch, Busch Creek frontage and seasonal waterways providing nature's most valuable resource: water.

The Redwood Complex fire of 2017 burn scarred the eastern lands of the ranch and new tender shoots of regrowth provide an exceptional food source for the wildlife, especially the potential for Boone and Crocket deer.

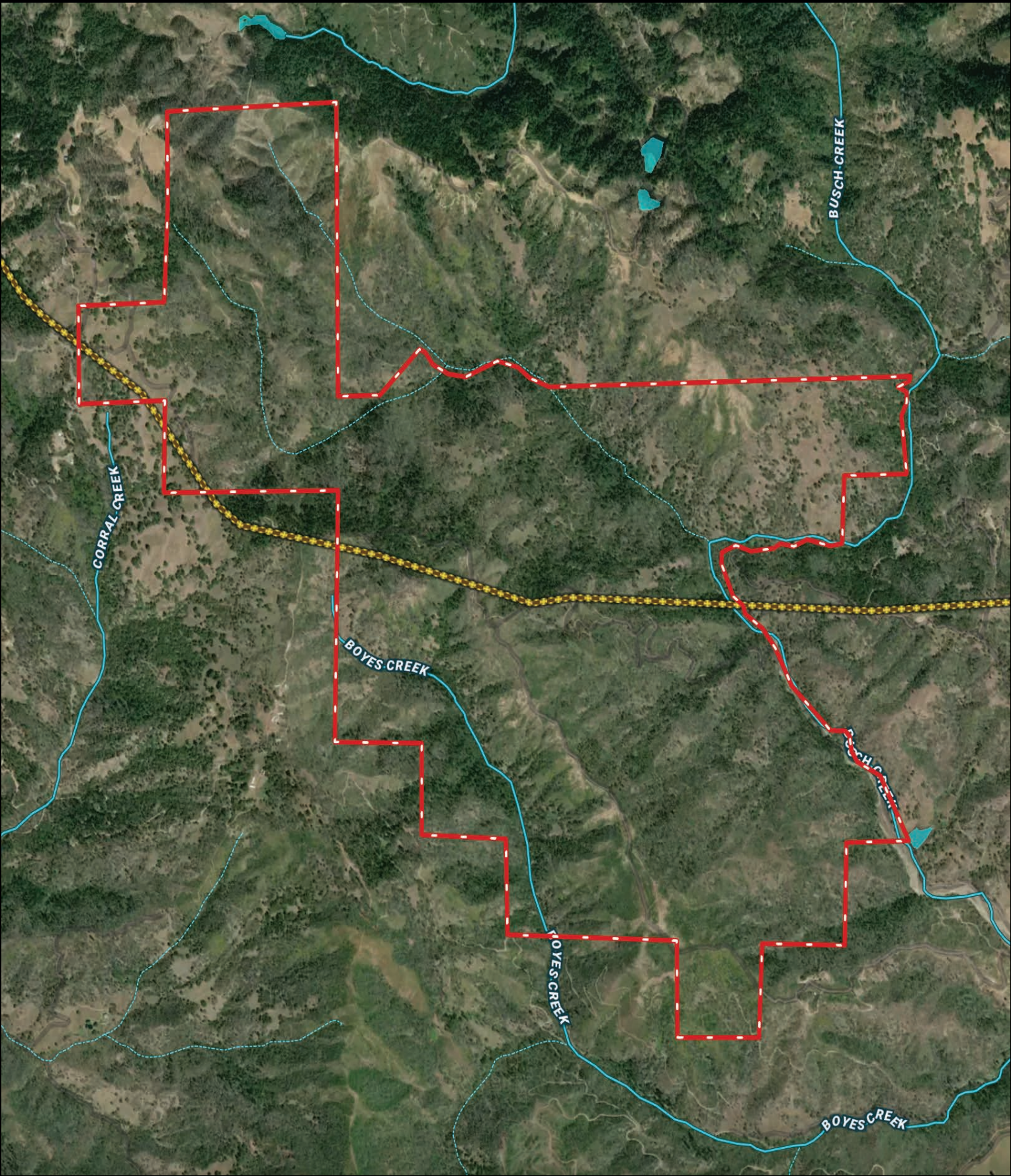
Salt Rock is a prominent landmark on the ranch which provides a 360 degree rewarding vantage. On any given day it's possible to see black bears, wild turkeys, California Quail, and mature pure Columbian blacktail deer.

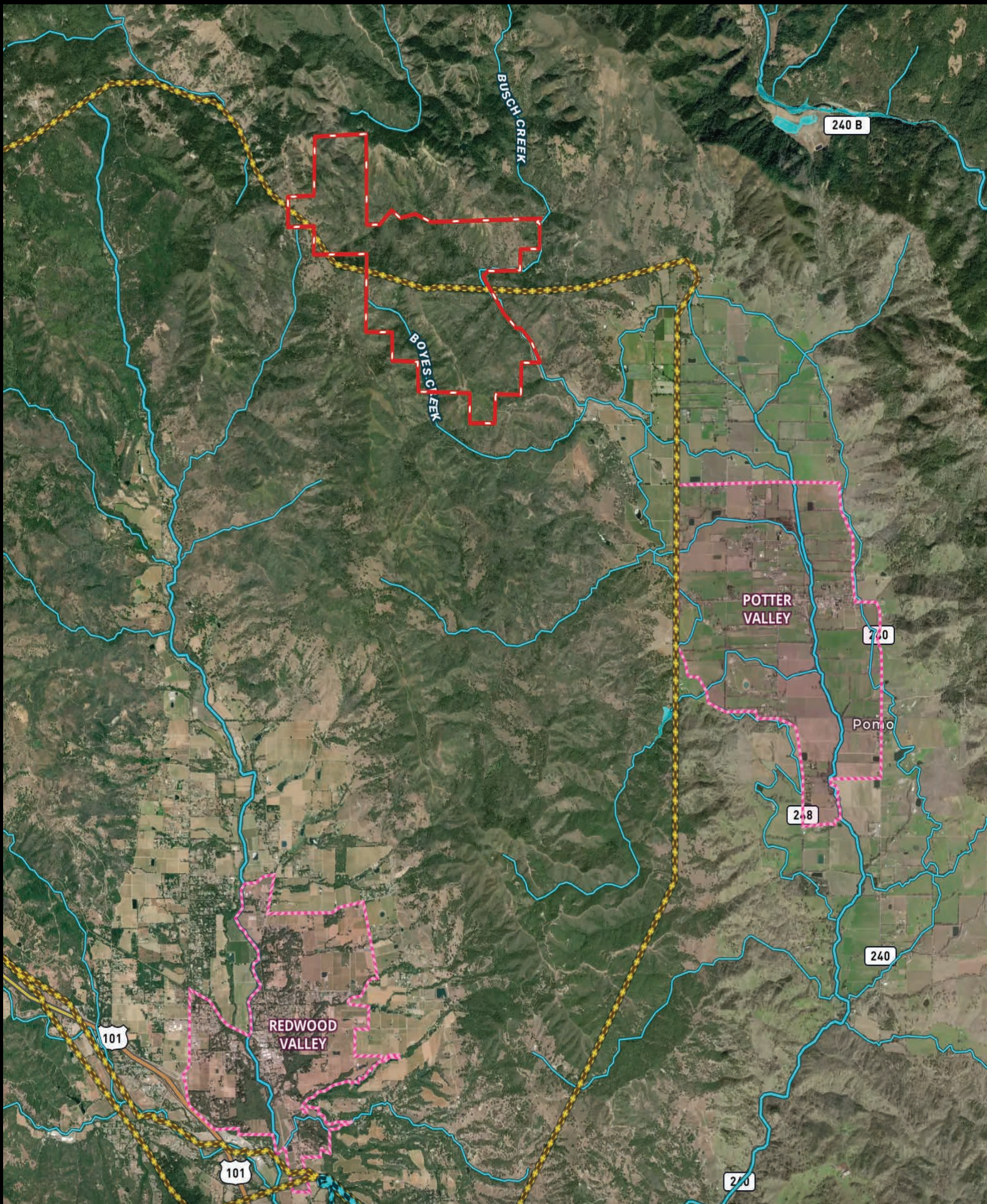
Interior roads run east to west across the lands with logging road spurs bisecting the main road. The views from various high points are breathtaking and one would have a hard time deciding which is a better building site.

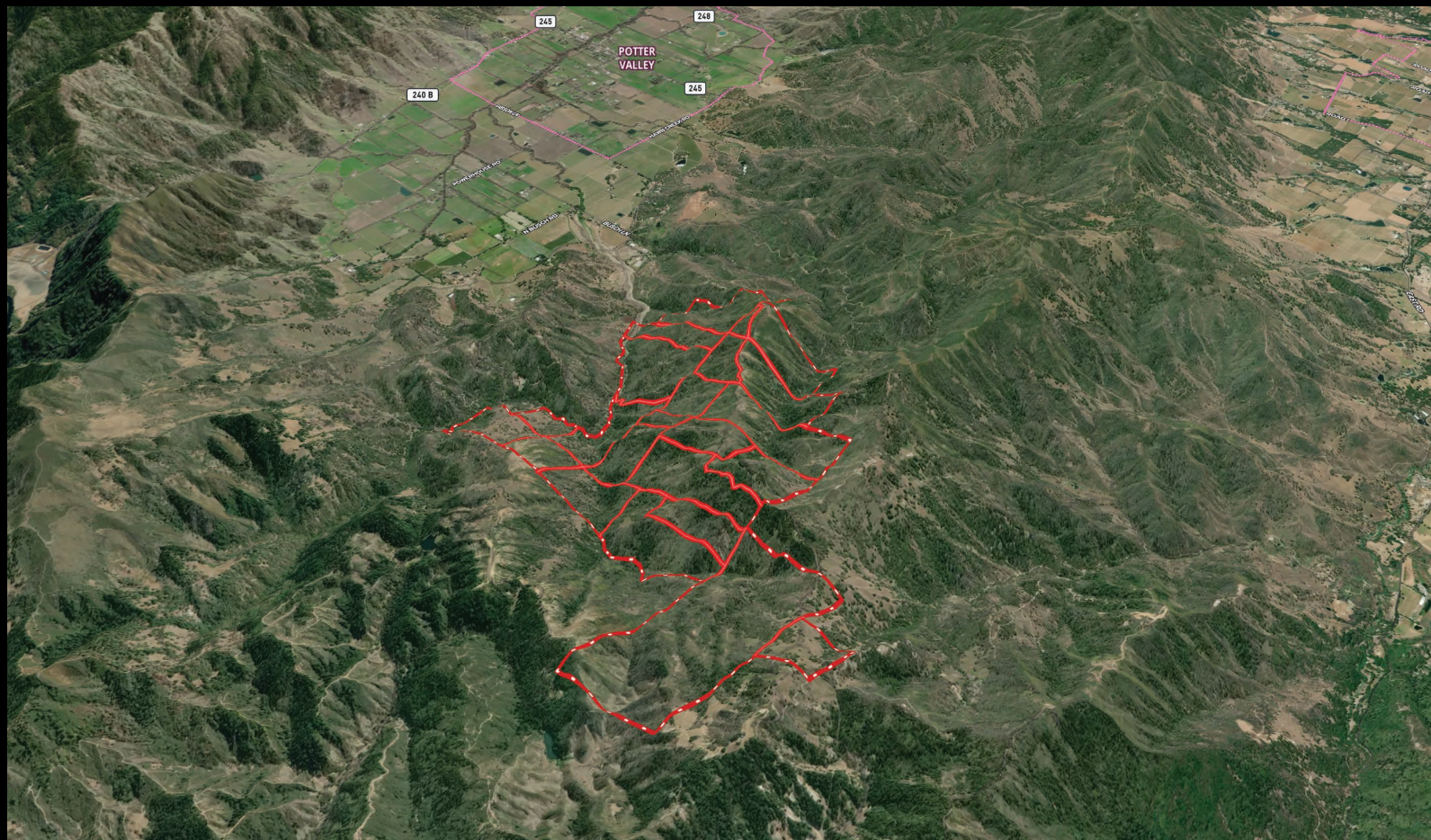
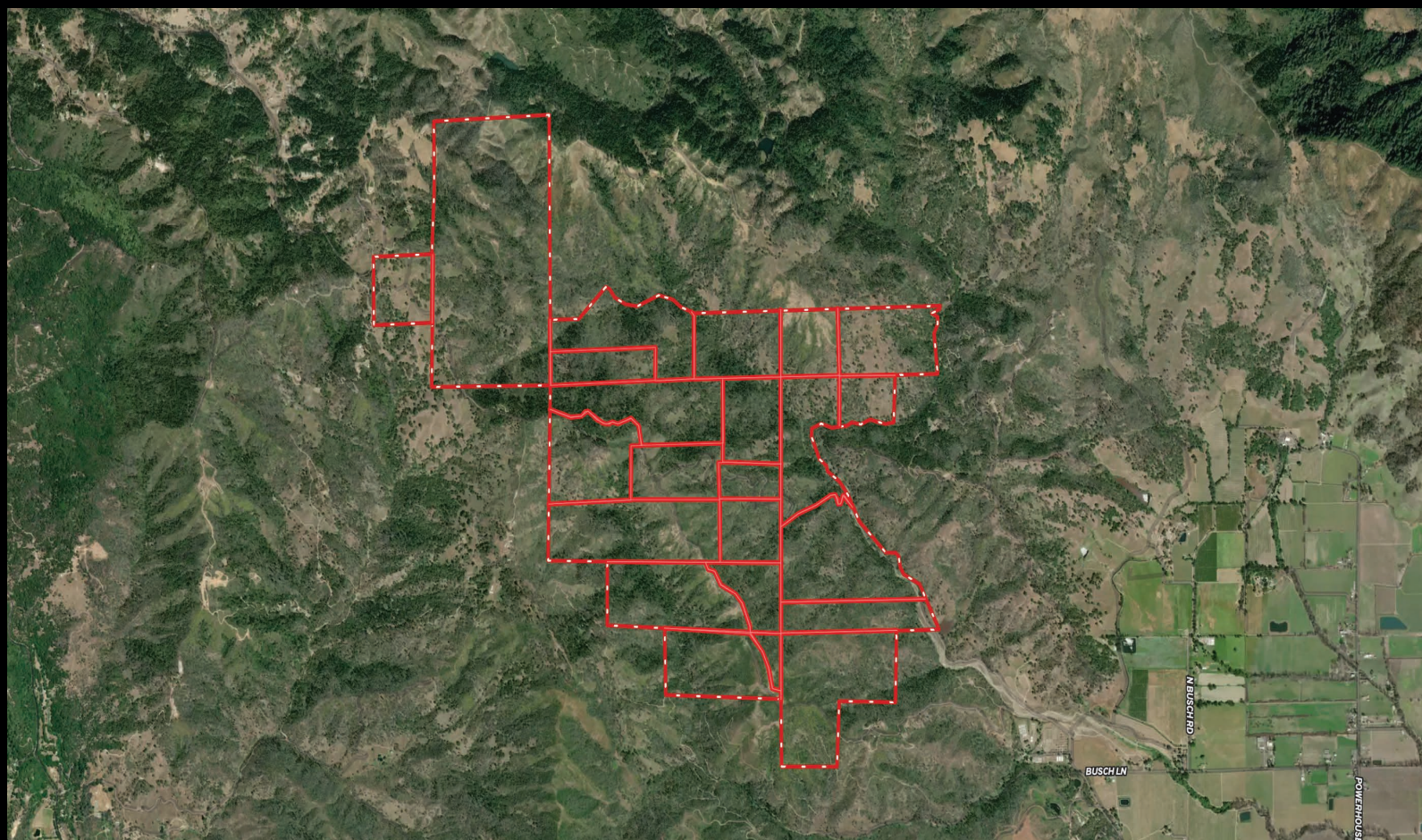
This property is being marketed for the first time in 70+/- years. There are 20 certificates of compliance that run with the property, allowing for estate planning and development opportunities. Whether you're a avid sportsman, serious conservationist or both, Salt Rock Ranch is truly an opportunity waiting to be discovered.



Aerial Maps













Tony Ford

Founder
DRE 01406167
707.391.5950
tony@norcalvineyards.com



Paul Walia

REALTOR®
DRE 02056131
707.540.3766
paul.walia@compass.com

NorCalVineyards.com

13500 U.S 101, Hopland

COMPASS