



## *Dyer Ranch - 187 Acres*

*This delightful home is nestled among ancient Trees on one of the prettiest ranches in the Area.*

***Top of the mountain**, with end of the road privacy—this ranch is secluded, private, pristine and “oh so beautiful” The views are amazing in every direction, with peeks at the ocean to the west, to the south Mt. St. Helena, and even Mt. Tam can be seen in the distance on a clear day. The views will include forests, grasslands, valleys and vineyards. The ranch is located at about 2500 feet in elevation and is roughly 60% open grazing ground and 40% hardwood forests. Water is abundant with rights to a huge spring, and a very abundant well that is nearly never used.*

*Don't miss this opportunity to realize your dreams. This Wonderful and Private ranch is being offered at the attractive price of \$ 1,200,000*

# RANCHERIA REALTY

Located in the Heart of Anderson Valley, California

Sheri Hansen, Agent 707-895-3333 or 707-272-7248

[www.rancheriarealty.com](http://www.rancheriarealty.com)



*The Natural beauty, and the lovely gardens, invite both work and relaxation in and around the trees and plants. Nothing feeds the soul like working the soil and tending the garden.*

*Be self sufficient by growing your own food, utilizing the sun to provide your energy, and utilizing downed trees and branches as a winter heat source.*

*Stay connected to the outside world with satellite TV and high speed internet, and a Verizon Land line for Phone.*

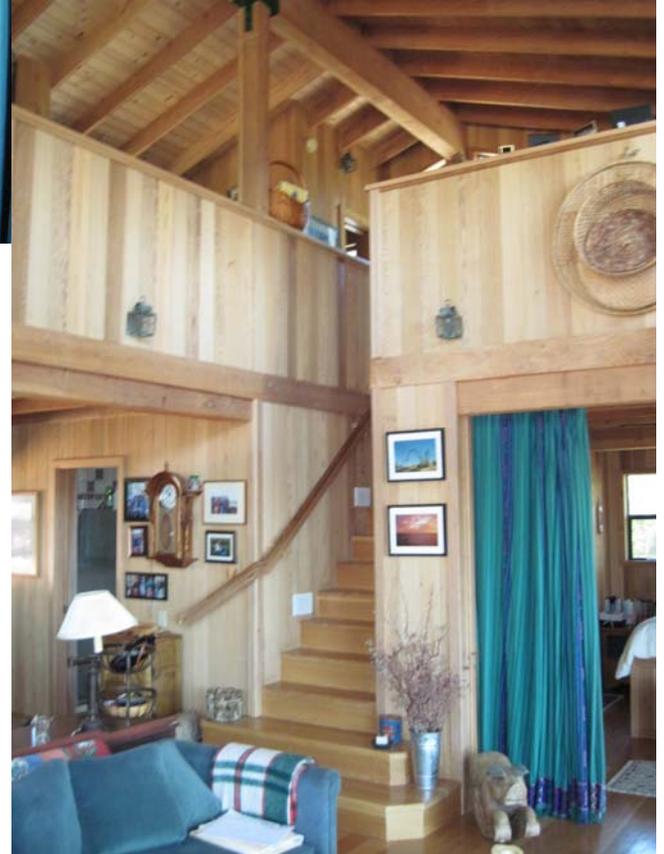


*WOW! Trees and gentle grasslands like this are something to behold.*





*A Tahoe cabin style home— has one master bedroom, and two sleeping areas in the loft. There is one full bath, one half bath, a living dining area and a well designed kitchen. Quality craftsmanship and wonderful care are evident. Southern light is abundant from lots of window space and perhaps the 2nd largest Madrone tree in the world provides summer shade. There is a two car garage, with attached storage room and wood storage, and a Power shed with solar inverters, battery packs and Generator.*



**Outdoor Living!** *The outdoor living space includes huge decks to the south of the home and the preferred meal location is on the decks, as gentle breezes and the shade of the trees make it IDEAL OUTDOOR SPACE.*



*There are a number of very productive fruit trees, flowers, herb and vegetable gardens, and plenty of room and water to expand as needed. The gentle meadows could be planted to sought after ridgetop vineyards or utilized for grazing animals. Game animals are abundant with deer, wild pigs, wild turkeys, quail and many other species of animals making regular appearances.*



*This pretty and pleasant country property is part of the historical Yorkville ranch and it is located at the top of the ridge east of Hwy 128. It is about 6 miles off of the Hwy by community maintained rocked roads. Both Cloverdale and Ukiah are within easy reach for major shopping and the Bay Area is an easy two to three hours away. While seclusion and privacy are yours to enjoy there is a great sense of community with the other owners in the Yorkville Ranch. You may not know your neighbors in a suburban area, but you will learn to know and look after your neighbors in the Country.*

