

# NORTH COUNTRY REAL ESTATE

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## BUCK CANYON RANCH PARCEL #2

32.85+/- acres with dramatic views of vineyard and surrounding hillsides. Oak and hardwood forests with big grassy openings, numerous building sites. 10 minutes to Ukiah and Highway 101 yet private. Parcel has a well, septic permit for 3 bedroom home, power and phone to property line. **\$475,000**

ADDRESS: 4459 Boonville Road, Ukiah CA 95482

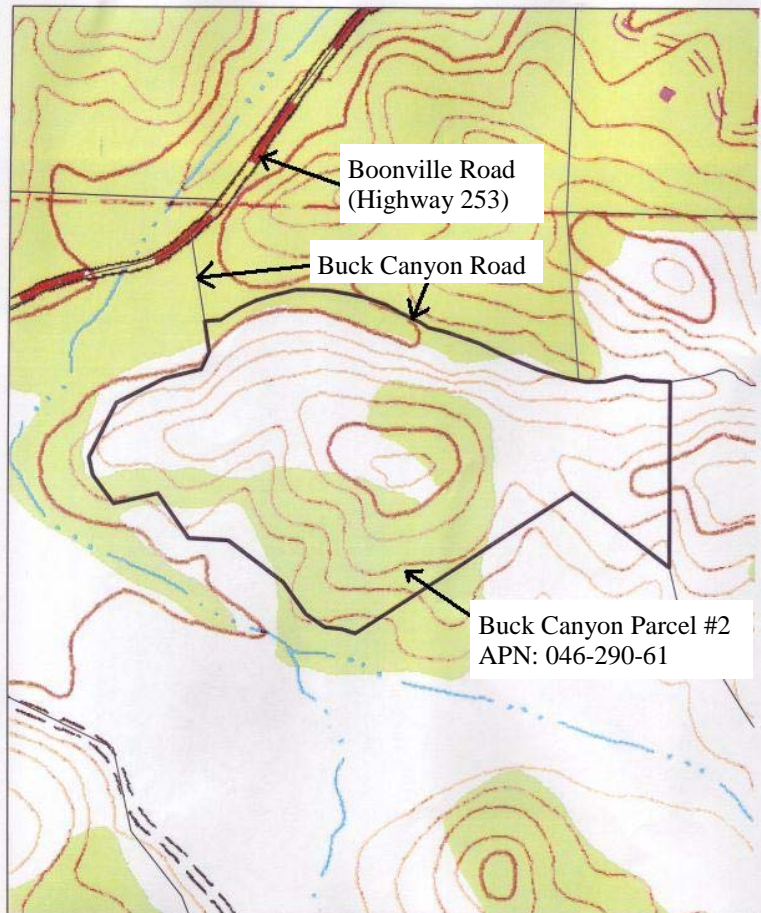
APN: 046-290-61

ZONED: RL-160 (Rangeland-minimum 160 acres)

WATER: Well drilled 11/28/09 at a depth of 340' with an approximate yield of 2.5 gpm. (per Fisch Brothers Drilling Well Completion Report)

SEPTIC: permitted for a 3 bedroom engineered septic design.

Private road with 5 parcel owners to share maintenance.



Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES; they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of September 2007)  
This map is provided as a visual display of County Information. Map prepared by Mendocino County Department of Planning & Building Services. Reasonable effort has been made to ensure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The positional accuracy of the data is approximate and not intended to represent map accuracy from a published record of survey. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
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APN: 046-290-6  
CONTOUR INTERVAL 40 FEET  
200 100 0 200 Feet

If you have questions please ask Michael Shapiro (DRE License# 561367) or any North Country Real Estate Agent about this property. The information herein is deemed reliable but not guaranteed. All maps are approximate only. Actual lines and corners can only be determined by a surveyor.