

23701 Eastside Rd, Willits, CA

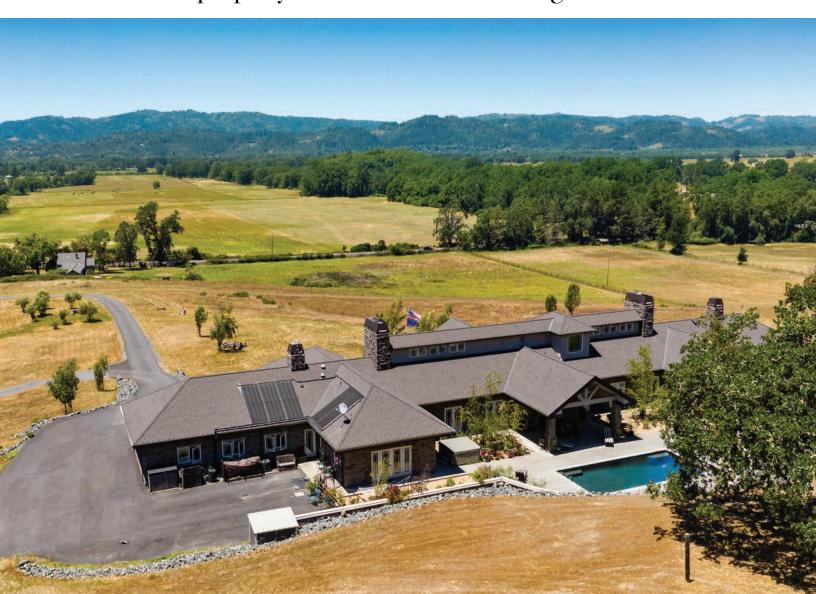
Offering Memorandum Price \$3,900,000



Salient Facts

Location	23701 Eastside Rd, Willits, CA 95490
County	Mendocino
APN	108-120-17-00 - 96.8 acres 108-120-11-00 - 36.9 acres 108-150-06-00 - 36.9 acres 108-181-01-00 - 40 acres 103-180-08-00 - 40 acres
Parcel Size	250.6 +/- acres
Plantable Land	70 +/- acres
Infrastructure	5500+/- SF custom home 1800+/- SF farmhouse Covered Arena 6 Stable Shed Row Barn Tack Room
Water	35+/- gmp well 200+/- gpm ag well Three 3000 gallon holding tanks
Zoning	Ag40
Price	\$3,900,000

The iconic Wagon Wheel ranch dates back circa 1920s and is comprised of 5 AP#'s and 250+/- ac. AG40. This beautiful multi-faceted property is located off a paved county road in the Willits Valley, one hour north of Sonoma County and 2.5 hours from the Golden Gate Bridge, making it easily accessible from the Bay Area. The ranch is comprised of 70+/- acres of hay ground and 175+/- acres of mature timber and oak woodland. The centerpiece of the ranch is a 5,500 square foot custom estate built in 2008 with special attention given to the entertaining lifestyle. An outdoor pavilion provides recreational enjoyment in conjunction with your custom inground pool and hot tub. A separate farmhouse plus in-law unit that has been recently renovated greets you as you enter the ranch. Beckoning at the southwest edge of the ranch sits your own private lake stocked with bass, a second pond for recreation, 6 stable horse barn, tack room, and 2 hay barns. The property has a domestic well and ag well.



Property Amenities

Main House

New Sub Zero cabinet refrigerator Viking Stove - 6 burner induction Over the stove water faucet 2 Viking ovens in Butler's pantry 2nd dishwasher in Butler's pantry 2 ovens in main kitchen (1 GE monogram, 1 GE conventional/convection oven) Built-in vacuum system Outdoor hot / cold water shower Main house water system Chlorinator on upper tank Water softener UV light treated Filtration Large outdoor hot tub Master Bath Spa tub Towel heater Steam room / shower Two 50-gallon hot water heaters Three attic spaces Access stairs Outdoor sink in covered patio Saltwater pool Pebbelite surface Motorized cover Solar heated

Paul Walia

Tony Ford

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Property Amenities

Farm House

New roof House Garage New foundation In-law unit Garage New Trex front porch House / in-law unit rewired (an red barn) House / in-law unit updated plumbing First-floor all new windows (excluding dining room) New external doors First-floor all new floors First-floor remodeled bathrooms Kitchen new center island / stover / vent Stone veneer on foundation New septic tank

Stone Pillar Front Gate

Covered Arena

Ocean sand base Solar panels

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Water System

New 35-gallon per minute well 3,000 gallon tank above house 90 lb / square inch pressure Two 3,000-gallon tanks above stables 1 new New 200-gallon per minute well pump for agricultural well

6 Stable Shed Row Barn

Tack Room

COMPASS

Gallery









Tony Ford

Founder

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