



707 937-5071 10483 LANSING STREET, MENDOCINO, CA. 95460



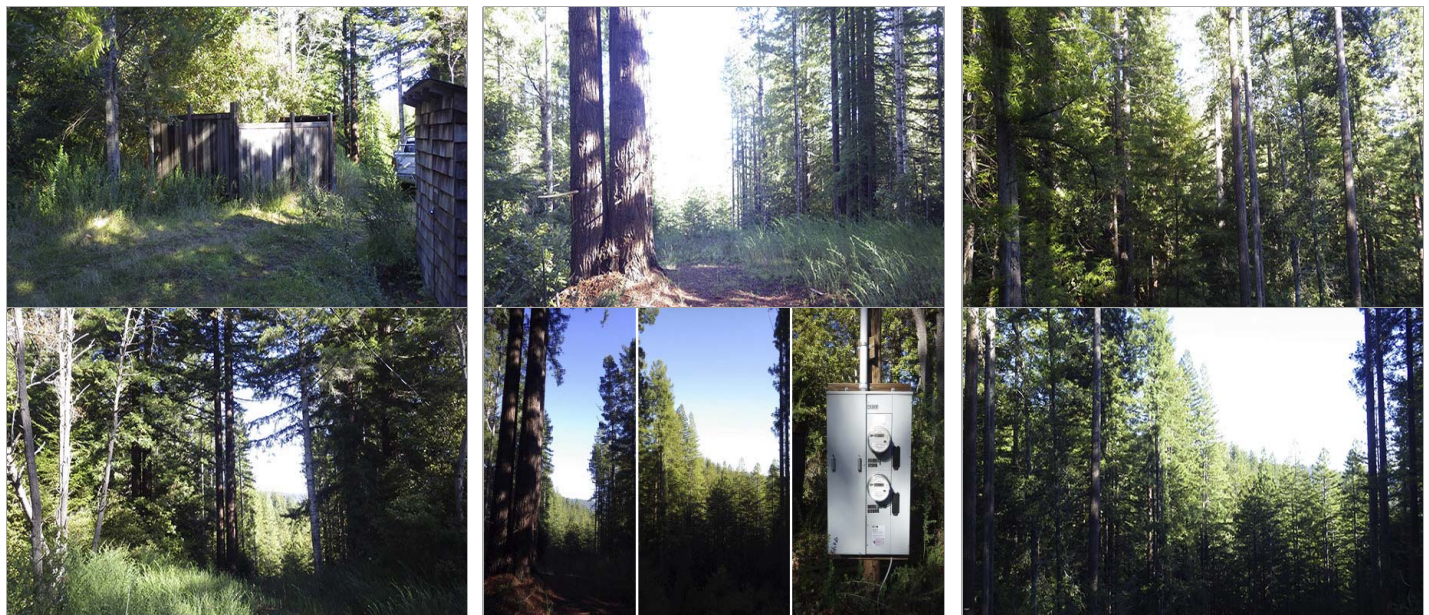
## LITTLE RIVER

40633 LITTLE RIVER  
AIRPORT RD.

MLS# 25658  
RESIDENTIAL

ACRES: 10  
SEPTIC AND WATER:  
APPROVED

\$180,000



**Start Building Tomorrow!** — A woodland delight, this 10-acre parcel is surrounded by masterful forests of Redwoods, Douglas Fir, and dancing ferns. A redwood, gated entrance leads to the cleared building site. Very private and far enough in-land to assure of plentiful sun, yet still close to Mendocino's best with state parks, golf course, beaches, an airport, and more. Electricity is already on the property. A seasonal stream and your-round springs address the prospects of bountiful water. Septic and water plans are approved, architectural plans are updated, and all building permits are current. Beautiful vistas expand to noble ridge-tops and endless blue sky. Come establish your own bit of heaven...maybe an artist's retreat, musician's muse or writer's haven!