

# BEAUTIFUL BUTTS CANYON



17277 BUTTS CANYON RD., MIDDLETOWN, CA 95461

**WEB: 17277BUTTSCANYONRD.IsForSale.com**

- » **MLS #:** LC21140380
- » Land | Lot: 10.8 acres
- » 10.80 ACRES WITH OLIVE ORCHARD
- » 16 X 24 BARN WITH 10 FOOT OVERHANGS
- » 1 BTH/ 1 BTH UNPERMITTED CABIN
- » 4 BEDROOM SEPTIC IN PLACE
- » WELL ON GREAT AQUIFER WITH 20 GPM

QR Code



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**NorthBay Alliance**  
18983 Hartmann Road  
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(707) 987-3800

**Take Me Home, Country Road! Fully fenced, 10.80 acres 1 mile from Middletown. Imagine your dream home on this ready to go, tree studded parcel with utilities in place. The well sits on a great aquifer producing 20 GPM with water spigots throughout the Olive orchard and across the property. 4 Bedroom septic in place with a small 1/1 cabin to reside in while constructing the home of your dreams. 16 x 24 barn with dedicated electrical panel and 10 foot overhangs for extra equipment storage. Near the well house at back of property you'll find your propane tank and 200 AMP service underground. No cost was spared in preparing this property for building and you can finish the palette making it your own country home.**

