

*Brooklyn Marvin*

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Dougan's Mill

8686 Bell Springs Rd

Harris, CA 95542

\$4,200,000

**RE/MAX<sup>®</sup>**

**Humboldt Realty**

# Property Information

## Description:

Rare to find a permitted property nowadays with so much square footage. This farm is licensed for 33,000SF and is in the process of taking on 40,000 additional square feet from two RRR permits. The farm also has three houses for workers, a apartment and a triplex giving it money making potential on all fronts.

If you are looking to invest in a farm that has everything right there...this is the one.

Sale also includes 2 other farms where the RRR permits are coming from with additional housing for more employees near by. Please call for more details.

APN: 216-026-013-000

Zoning: Unclassified

Parcel Location:

Parcel center latitude: 40.016200°

Parcel center longitude: -123.076904°

## 314-8 UNCLASSIFIED ZONE REGULATIONS

## 314-8.1 U: UNCLASSIFIED ZONE

As provided in this Code, all of the unincorporated area of the County not otherwise zoned is designated as the Unclassified or U Zone. This area has not been sufficiently studied to justify precise zoning classifications. The following Code sections have been adopted to protect the health, safety and general welfare of the citizens and to insure orderly development in conformance with the General Plan. (Former Section INL#314-2(a); Ord. 894, Sec. 1, 12/19/72)

<b>314-8.1 U: UNCLASSIFIED ZONE</b>	
<b>Principal Permitted Uses</b>	
One-family dwelling.	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	
Manufactured home.	
<b>Uses Permitted with a Use Permit</b>	
All other uses not specified in the subsection, Principal Permitted Uses, may be permitted upon the granting of a Use Permit.	
<b>Other Regulations for All Permitted Uses</b>	
<b>Minimum Lot Area</b>	6,000 square feet.
<b>Minimum Lot Width</b>	Fifty feet (50').
<b>Maximum Lot Depth</b>	Three (3) times the width.
<b>Minimum Lot Depth</b>	One hundred feet (100').
<b>Minimum Yard Setbacks*</b>	
Front	Twenty feet (20').
Rear	Ten (10) feet.
Side	Five (5) feet.
<b>Minimum Distance Between Major Buildings</b>	Twenty feet (20').
<b>Maximum Ground Coverage</b>	Forty percent (40%).
<b>Maximum Building Height</b>	(None specified.)
<b>Other Regulations for Uses Permitted with a Use Permit</b>	
The building height, site area, setbacks and other requirements for all other uses shall be as required by the Planning Commission in the granting of a Use Permit.	

\*Note: Setbacks may be modified by other provisions of this Code or State law. For example, see Section 314-22.1, "Alquist-Priolo Fault Hazard" and the "Fire Safe" Regulations at Title III, Division 11.  
(Former Sections INL#314-2(b)(1-4); INL#314-2(c); INL#314-3(a)(1-4); INL#314-3(b))

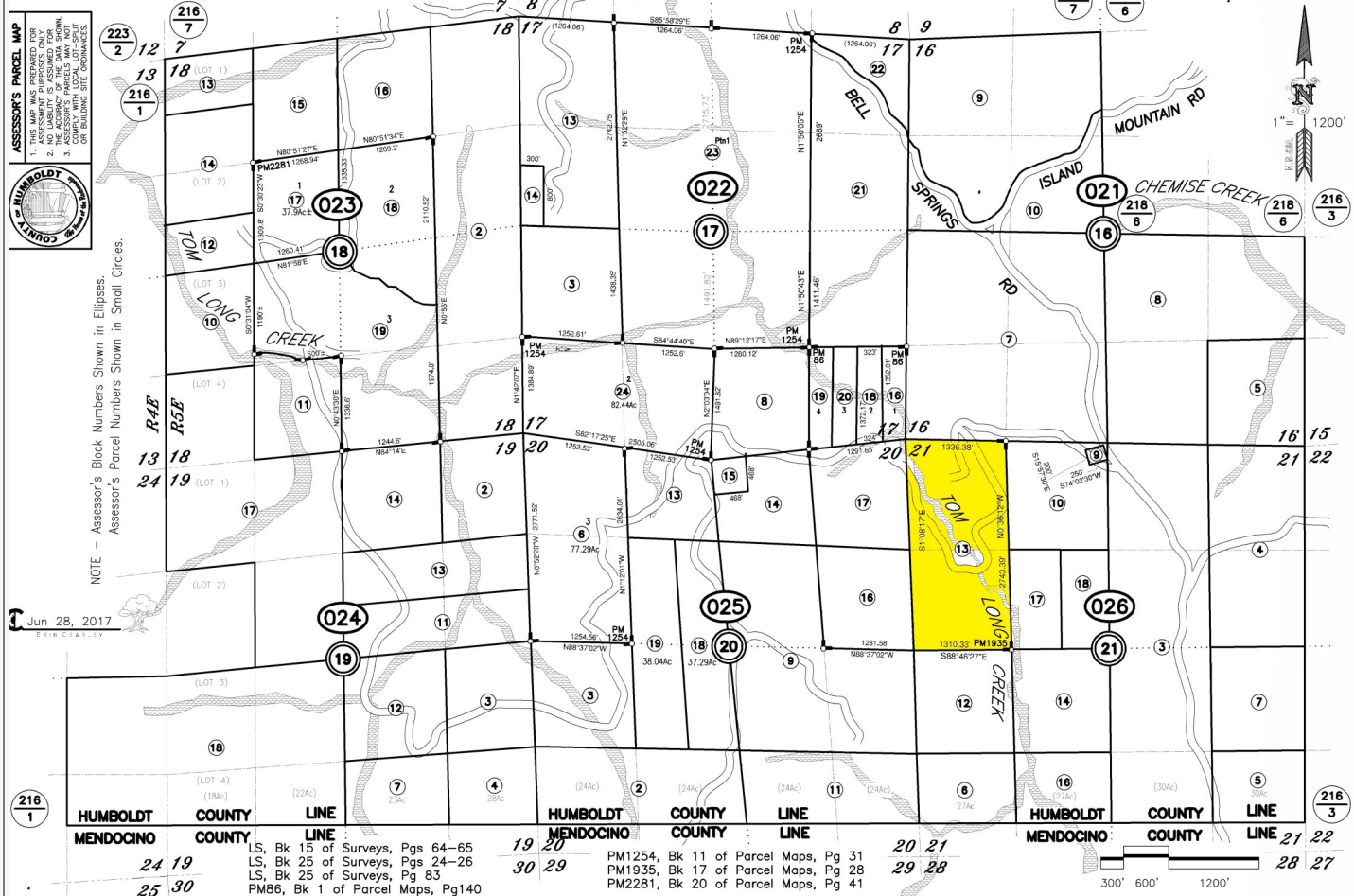
(314-9 through 314-14: Sections Reserved for Future Use)



Assessor's Map Bk. 216, Pg. 2  
County of Humboldt, CA.

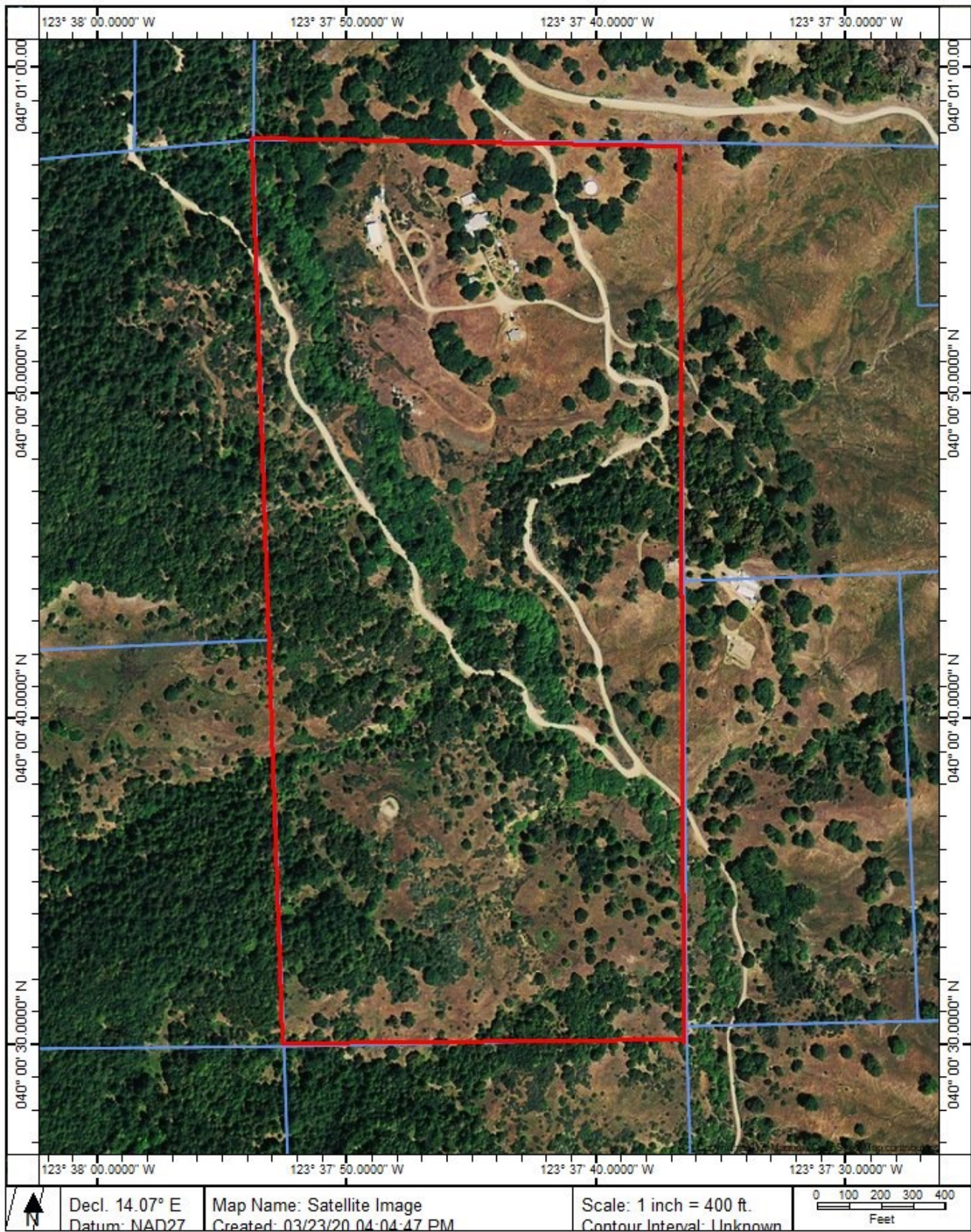
SECS 17&18 & PTN SECS 16,19,20&21, T5S R5E  
& PTN SEC 24, T5S R4E, HB&M

216-02

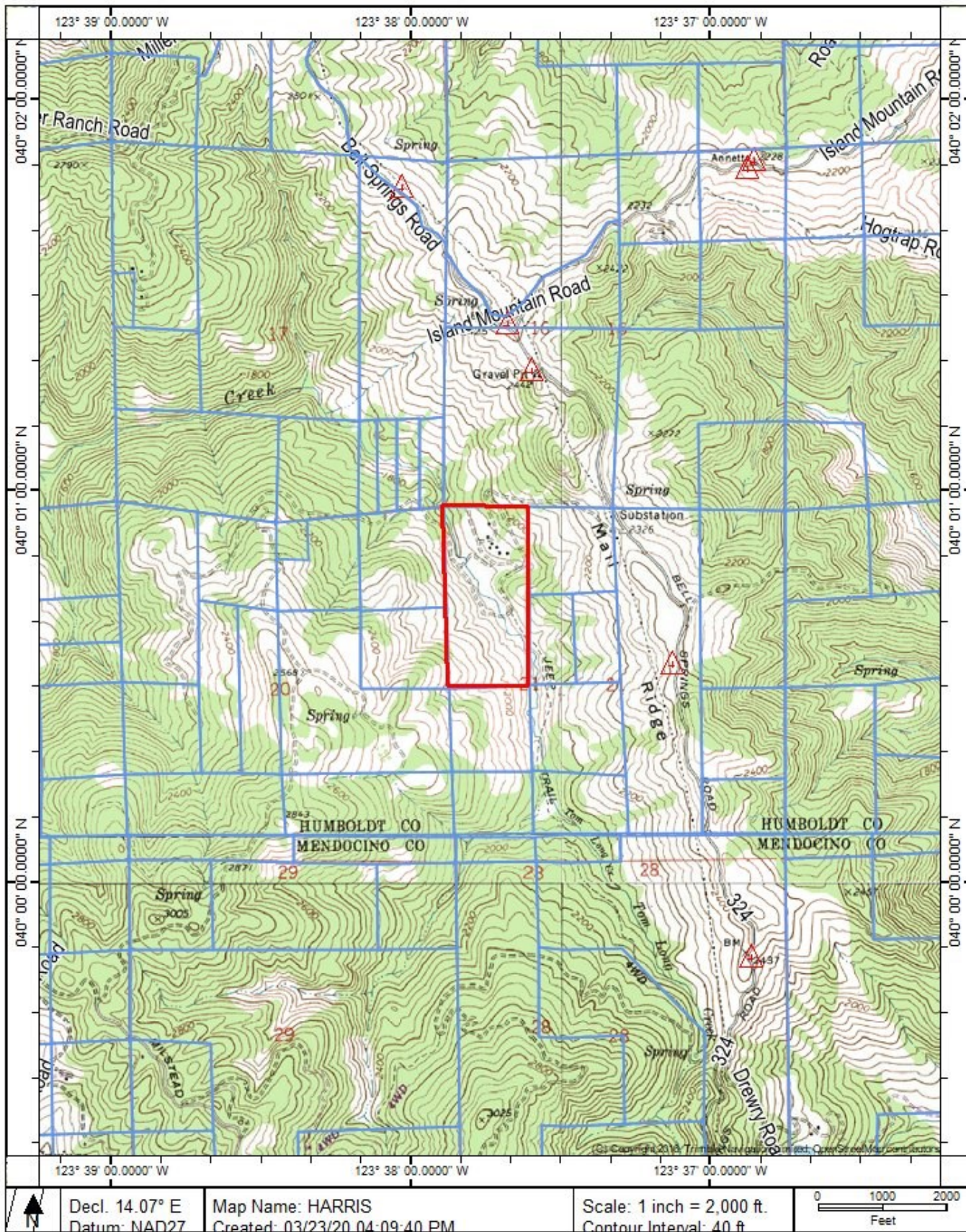


This plat, topography map, aerial photo, or area map is not a survey.  
It is merely furnished as a convenience to locate the land in relation  
to adjoining streets, landmarks and/or other lands and does not  
guarantee any dimensions, distances, bearings or acreage.  
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