

Owner's Description of Property Features at 15697 Joseph Trail, Lower Lake

A fertile and productive small working homestead. Soil has been built up and improved over a 32 year period.

Organic (non-certified) kitchen garden since 1984, has produced all the vegetables for a family of five. Garden has a blackberry patch and many culinary and aromatic herbs.

Mature fruit trees include Mission Fig, two Santa Rosa plums, one Blue Damson plum, one Catalina plum, one Late Santa Rosa plum, one Tilton apricot, all planted in 1985. Other fruit trees include two abundant producing Wonderful pomegranate bushes about 25 years old, one Kadota fig and one Conadria fig which have been killed back by frost but still produce some fruit.

Thompson seedless table grapes grow on the arbor and provide shade and fruit. Other vines include honeysuckle and trumpet vine.

Mature ornamental landscaping includes elm, several pines and pyracantha for shade and screening. Many seasonal low maintenance flowers and flowering shrubs include lilac, iris, daffodils, heirloom rambler roses, and herbs such as rosemary and santolina, and some cactus and succulents in containers.

Fencing, gating and livestock shelters are set up for horses, sheep and goats. They are functional and allow easy rotation of stock from one enclosure to another. The pasture area is large enough to be used as a riding arena.

Land is all usable. It is gently sloping, does not flood, and there is no significant erosion.

Well, pumping and water storage is in working order and is used for irrigation. A chlorine injector and chlorine mixing tank are in place in the well shed. They are disconnected now but could be reconnected. They were formerly used to treat the well water for the house before city water became available in 1996. Water supply for the house is now municipal water from Lower Lake Waterworks District.

Home is structurally sound and has been well maintained.

Good neighborhood with all ages of people. A great place to raise a family. Many equestrians and homesteading enthusiasts live in this community. School bus stops at the gate.

Beautiful view of wooded ranch land behind the property, and lots of wildlife.

Property is one hour's commute from Santa Rosa.