

## Alder Creek Ocean Ranch

Mendocino County, California

\$3,500,000 | 266.05 Acres

16400 S. Highway 1  
 Manchester, California

This 266 +/- acre ranch is located in Mendocino County about 2.4 miles north of the town of Manchester, CA and 8 miles north of Pt. Arena, CA. This ranch has it all; ocean frontage, ocean views, your own beach, creek frontage, meadows, abundant rolling grassland for horses or livestock, two homes, barns and outbuildings.



### PROPERTY HIGHLIGHTS

- The property consists of six parcels. The property is zoned Agricultural Preserve and is in the Williamson Act.
- The property has a 2200 sq ft., 3 bedrooms and 2.5 baths ranch style main home that was built in the late 1990's. It has a nice open floor plan with a large kitchen that flows into the family room.
- Walk to the ocean on your own beach, go surf fishing, surfing or hike for miles on Manchester State Beach. Great fly fishing on your own



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