



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Garcia River Ranch

1,058 +/- Acres | Point Arena, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

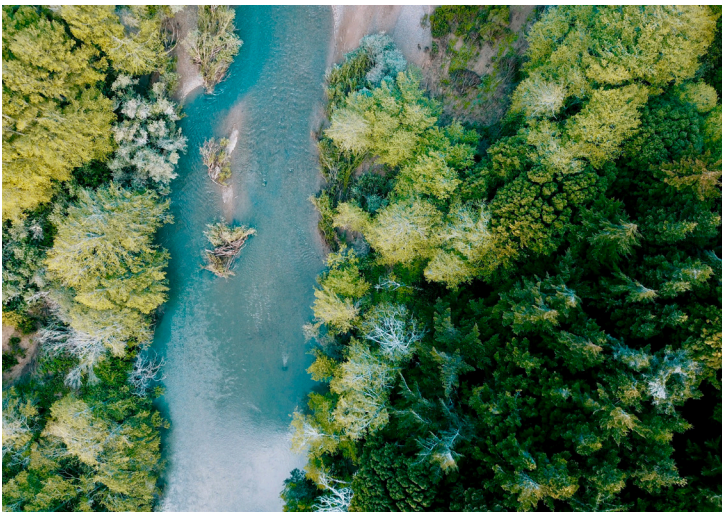
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DRE# 01838294



Executive Summary

Mendocino County, home to some of the most beautiful property along the Pacific Ocean coastline. Step back in time to a simpler life style, breathe in the fresh salt air, and as the waves crash against the shore in the distance, you gaze out over the acres of prime redwood and fir and relax in your secluded environment. 1058 acres consisting of timber, grazing land, a home, a barn, and Pacific Ocean views; one can truly get away from it all and commune with nature. Hike through the forest, or sit quietly and watch as the small forest animals scamper about. Cast your line in the Garcia River, amble over to your pasture to watch the cattle graze, take a refreshing dip in the river or nearby ocean, or gaze at the clouds overhead from the comfort of your favorite hammock. This property is the antidote to modern civilization. Located on Garcia River Road, this property is 10 minutes from the town of Point Arena, 2 hours from Santa Rosa, and approximately 3 hours from San Francisco.

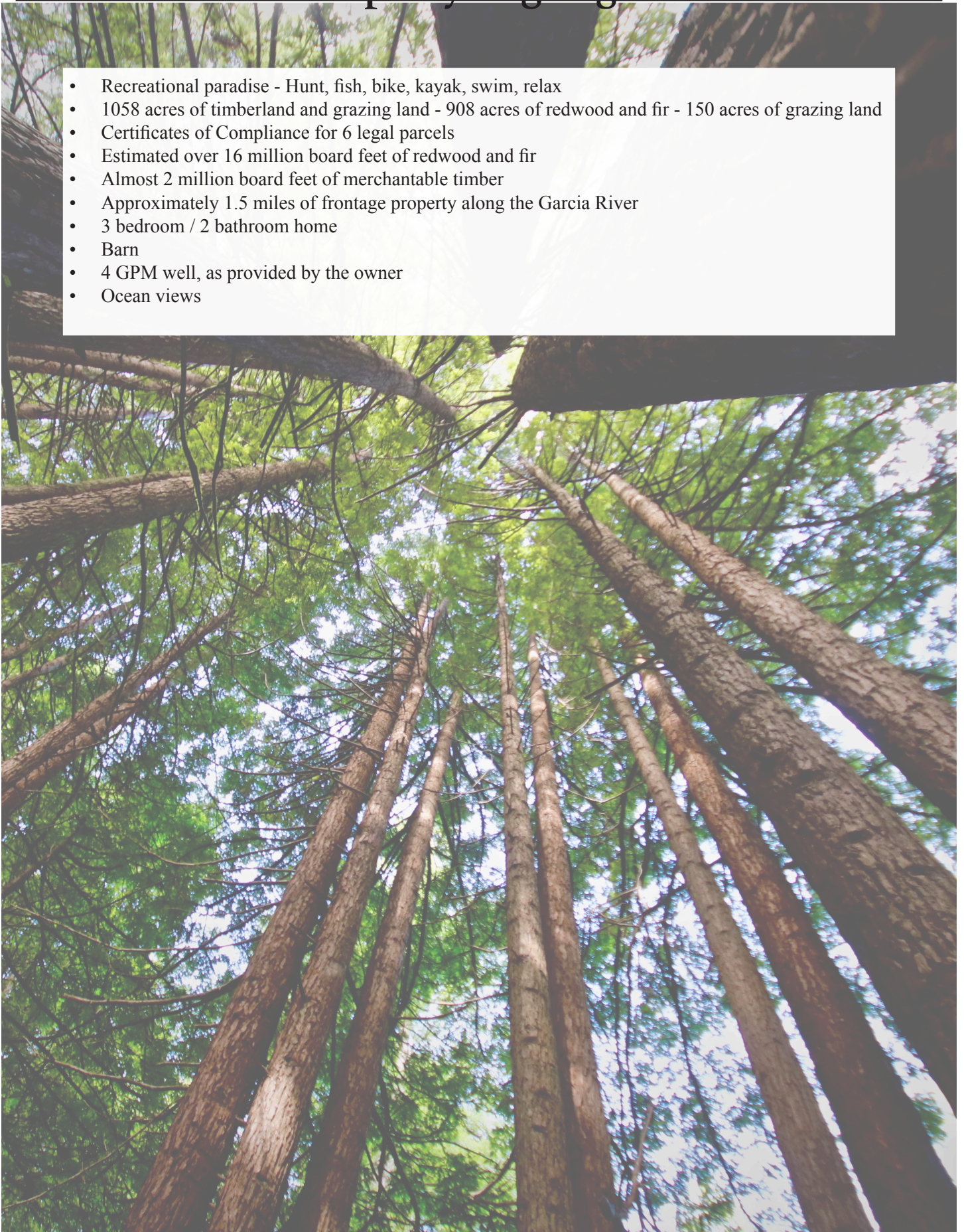


Location

Located in Mendocino County, this property is 5 miles from the town of Point Arena, California. Air service is available through Little River Airport, 32 miles away. Santa Rosa / Sonoma County Airport is 81 miles away, and San Francisco International Airport is 142 miles away. The closest schools would be 5 miles away in Point Arena. From the North, take CA-1 South, right onto Main Street, left onto Riverside Drive, left onto Buckridge Road, sharp left onto Riverside Drive, slight left onto Garcia River Road. From the South, take CA-1 North, right onto Riverside Drive, left onto Buckridge Road, sharp left onto Riverside Drive, slight left onto Garcia River Road.

Property Highlights

- Recreational paradise - Hunt, fish, bike, kayak, swim, relax
- 1058 acres of timberland and grazing land - 908 acres of redwood and fir - 150 acres of grazing land
- Certificates of Compliance for 6 legal parcels
- Estimated over 16 million board feet of redwood and fir
- Almost 2 million board feet of merchantable timber
- Approximately 1.5 miles of frontage property along the Garcia River
- 3 bedroom / 2 bathroom home
- Barn
- 4 GPM well, as provided by the owner
- Ocean views



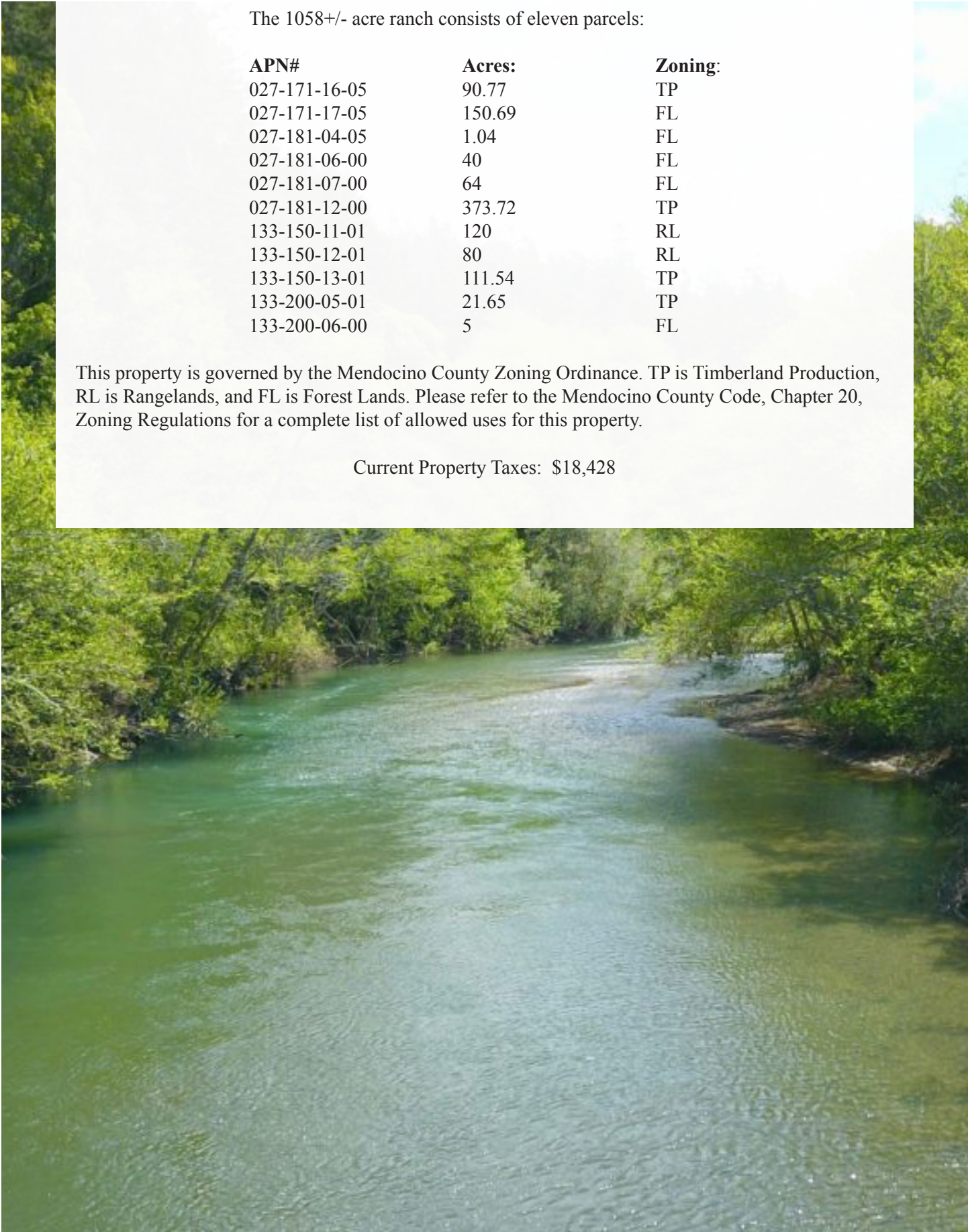
Size and Zoning

The 1058+/- acre ranch consists of eleven parcels:

APN#	Acres:	Zoning:
027-171-16-05	90.77	TP
027-171-17-05	150.69	FL
027-181-04-05	1.04	FL
027-181-06-00	40	FL
027-181-07-00	64	FL
027-181-12-00	373.72	TP
133-150-11-01	120	RL
133-150-12-01	80	RL
133-150-13-01	111.54	TP
133-200-05-01	21.65	TP
133-200-06-00	5	FL

This property is governed by the Mendocino County Zoning Ordinance. TP is Timberland Production, RL is Rangelands, and FL is Forest Lands. Please refer to the Mendocino County Code, Chapter 20, Zoning Regulations for a complete list of allowed uses for this property.

Current Property Taxes: \$18,428



Structures



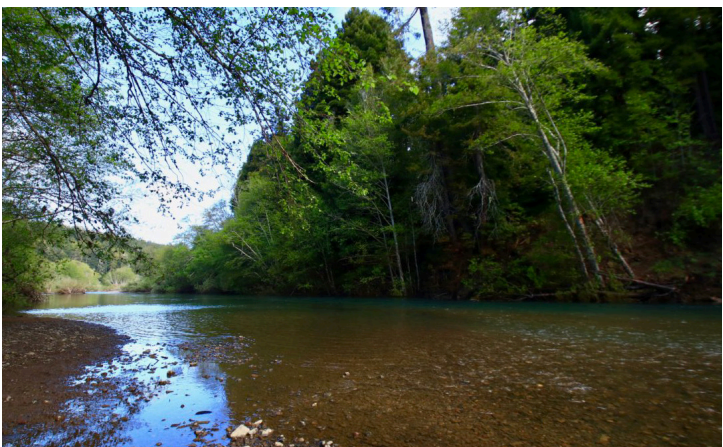
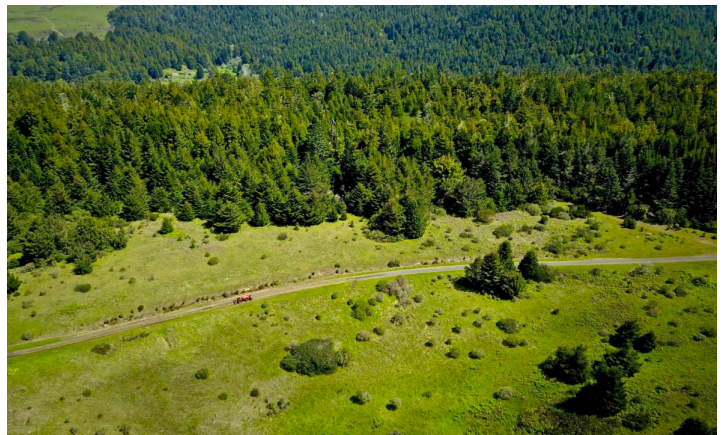
Timberland

Approximately 58% of the 16 million board feet of timber is redwood. The other 42% is fir. The timber volume is largely standing volume. Harvestable volume to be determined by the next owner. This property contains over 2 million board feet of merchantable timber.



Recreational Activities

This ranch provides serenity and privacy from the hectic pace of the urban lifestyle. Grab your pole and challenge your inner angler. Perhaps a day of sea or river kayaking beckons. Hike or bike through the vast forest. Mount your trusty steed and mosey about the property. Slide out of your hammock to dip your toes in the cool waters of the Garcia River. Or, simply grab your favorite beverage and book, stretch out and relax. Here, the multiple possibilities await you.



Location



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About Point Arena

Point Arena is a small coastal city located 32 miles west of Hopland, home of multiple microbreweries. The population was 449 at the 2010 U.S. census. The main street comprises part of State Highway 1, California's coastal artery. A variety of fauna and flora occur in the Point Arena area. The location is also sometimes a range demarcation for occurrence of some species. Additionally, two marine protected areas extend offshore from Point Arena. Like underwater parks, these marine protected areas help conserve ocean wildlife and marine ecosystems. Point Arena/Stornetta Public Lands is California's newest monument. To access this 1664 acres of dramatic, wind-swept sea cliffs, wildflowers, and tide pools, from behind City Hall, follow a path to the top of the striated ocean cliffs to watch dive-bombing seabirds, surfers working the break below, and boats unloading abalone. Two miles to the north, the pencil-thin Point Arena Lighthouse marks the westernmost point in the Lower 48. Meet kudu, roan antelope, three kinds of zebra, and giraffe at the B. Bryan Preserve. Or walk along the many beaches by this coastal town.

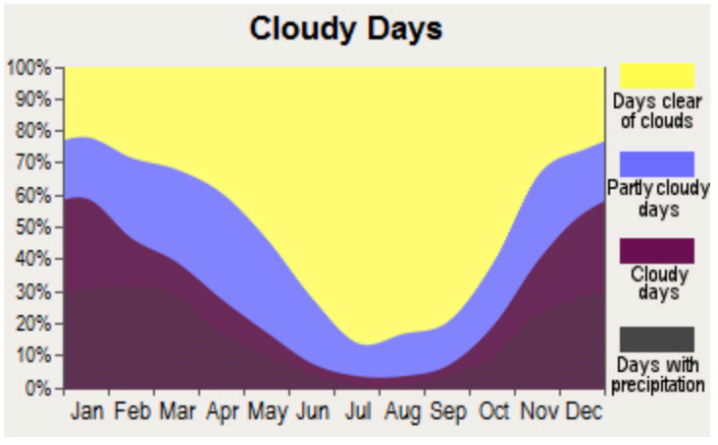
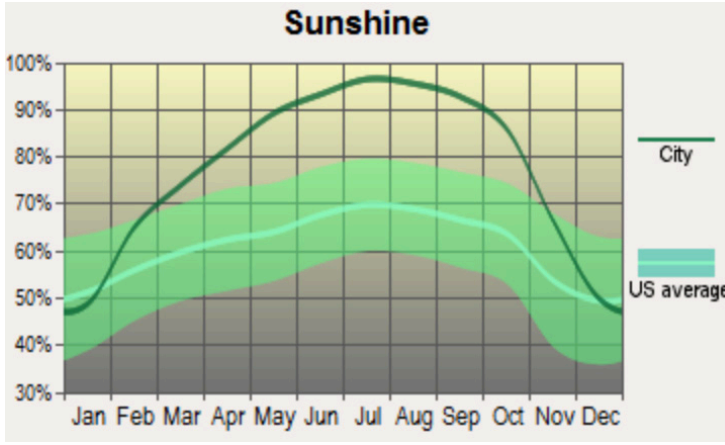
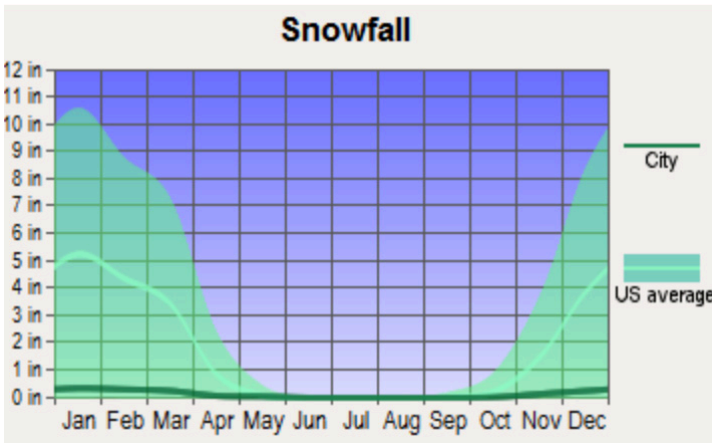
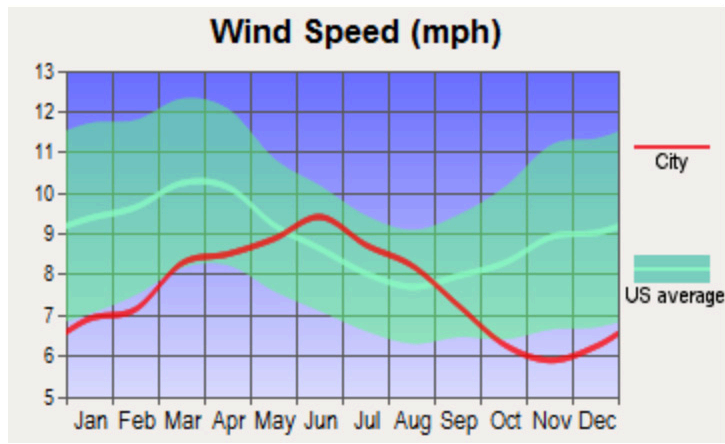
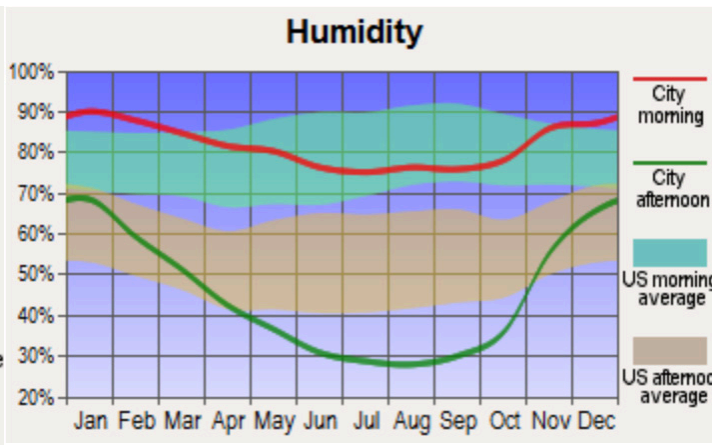
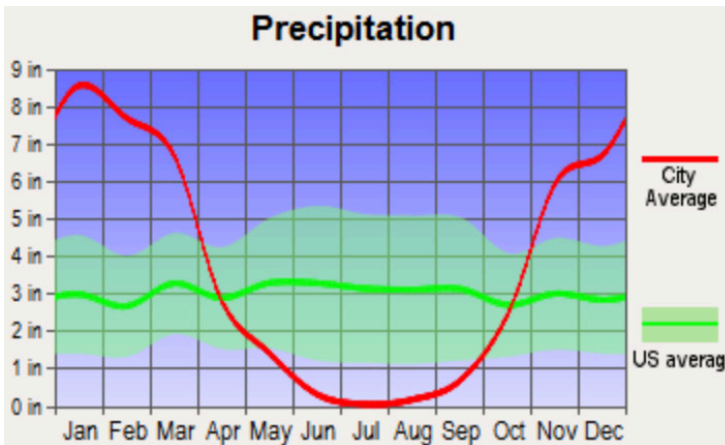
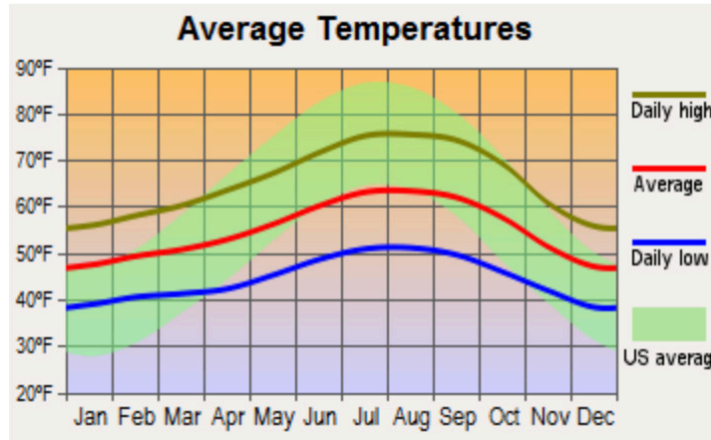


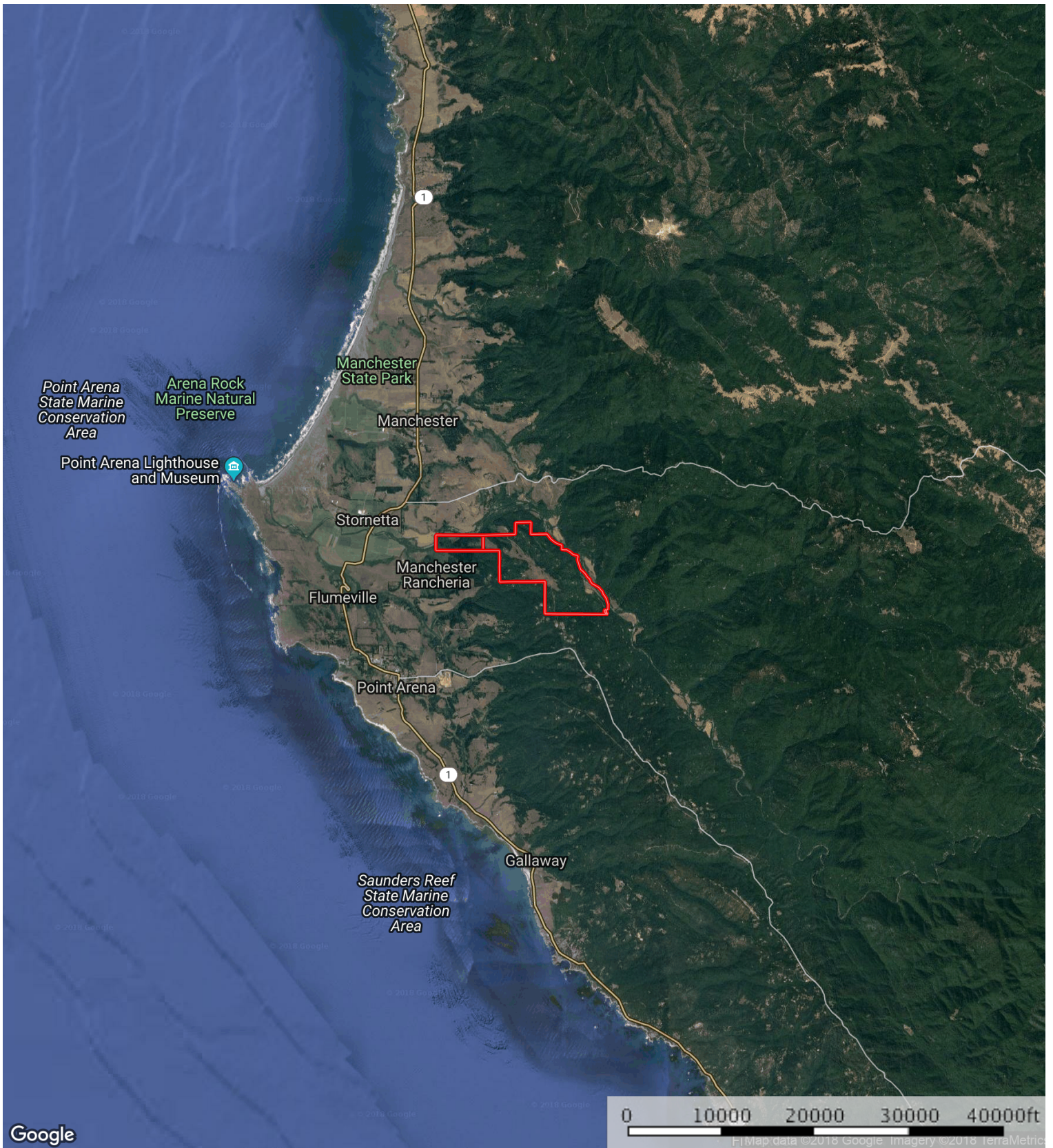
About Mendocino County


Mendocino County is a county located on the north coast of California. As of the 2010 census, the population was 87,841. The county seat is Ukiah. The county is noted for its distinctive Pacific Ocean coastline, its location along the coast, Redwood forests, wine production, and microbrews. The notable historic and recreational attraction of the Skunk Train connects Fort Bragg with Willits via a steam locomotive engine. Mendocino County was one of the original counties of California, created in 1850 at the time of statehood.

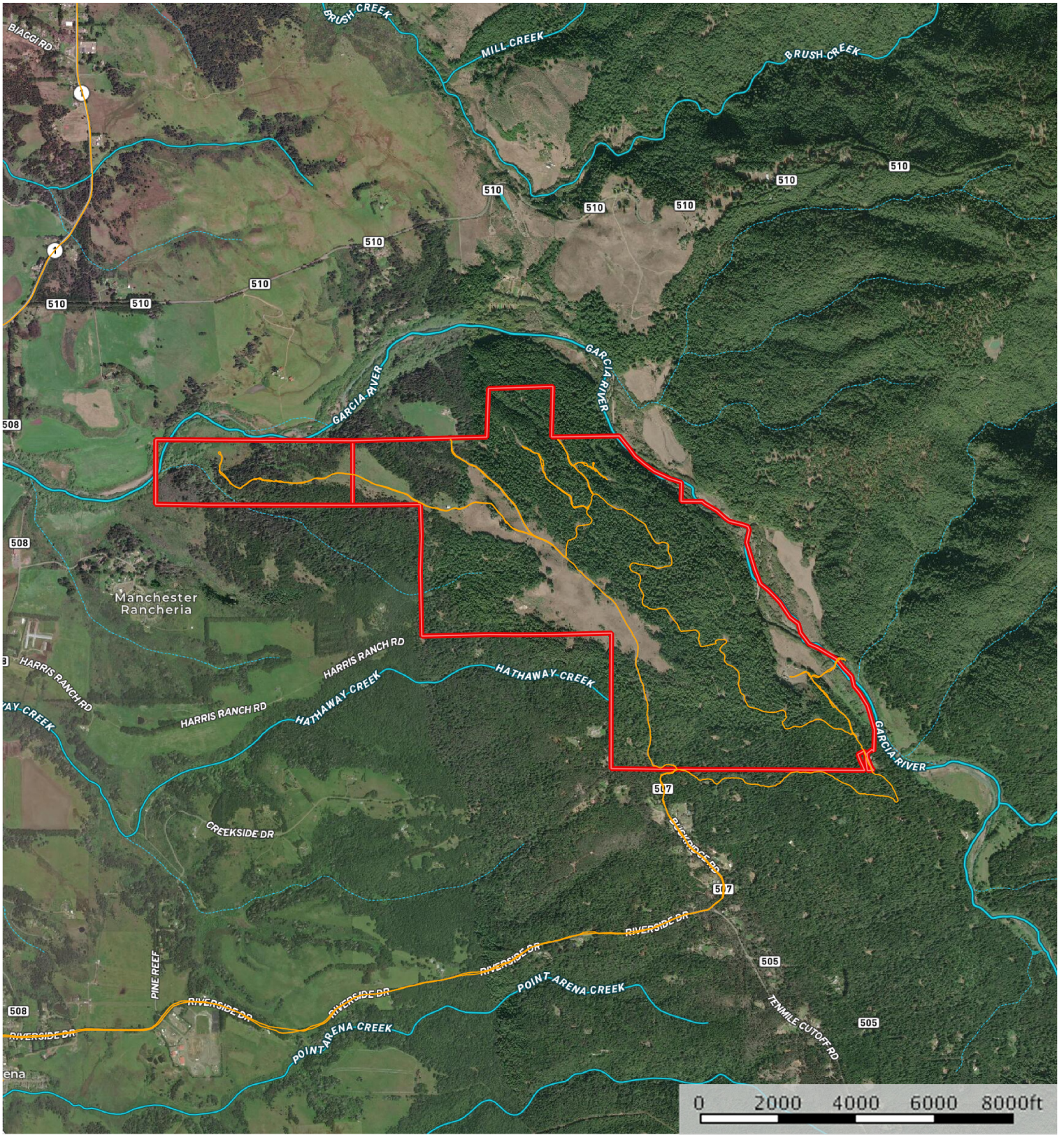


Weather

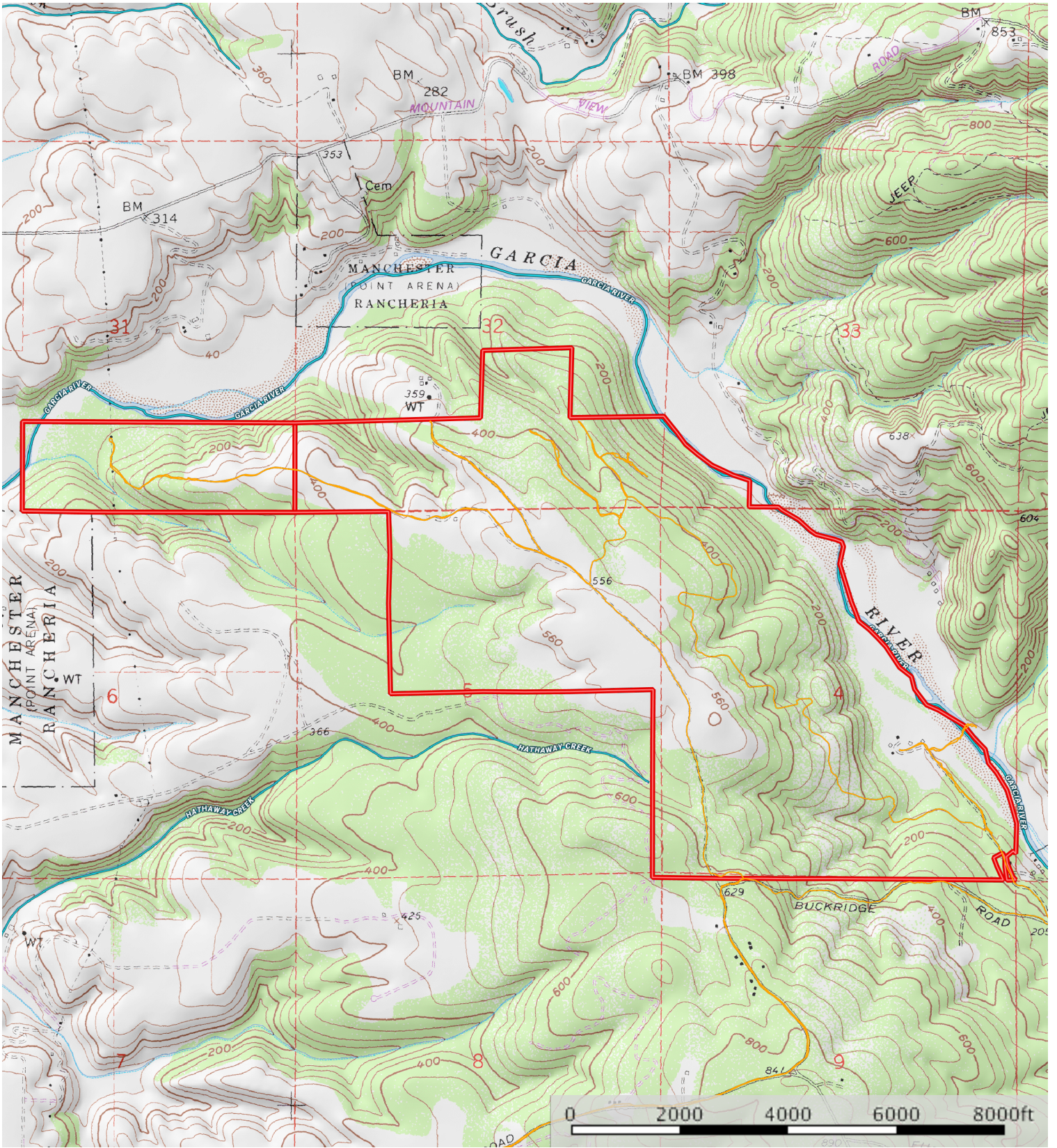




 Boundary



- Tour
- ▭ Boundary
- - - Stream, Intermittent
- River/Creek
- Water Body



- Tour
- ▭ Boundary
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