



## OUTDOOR PROPERTIES

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# Hagemann Ranch 2

215.30 ± Acres | Sonoma County, CA



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DRE# 01838294







# Introduction



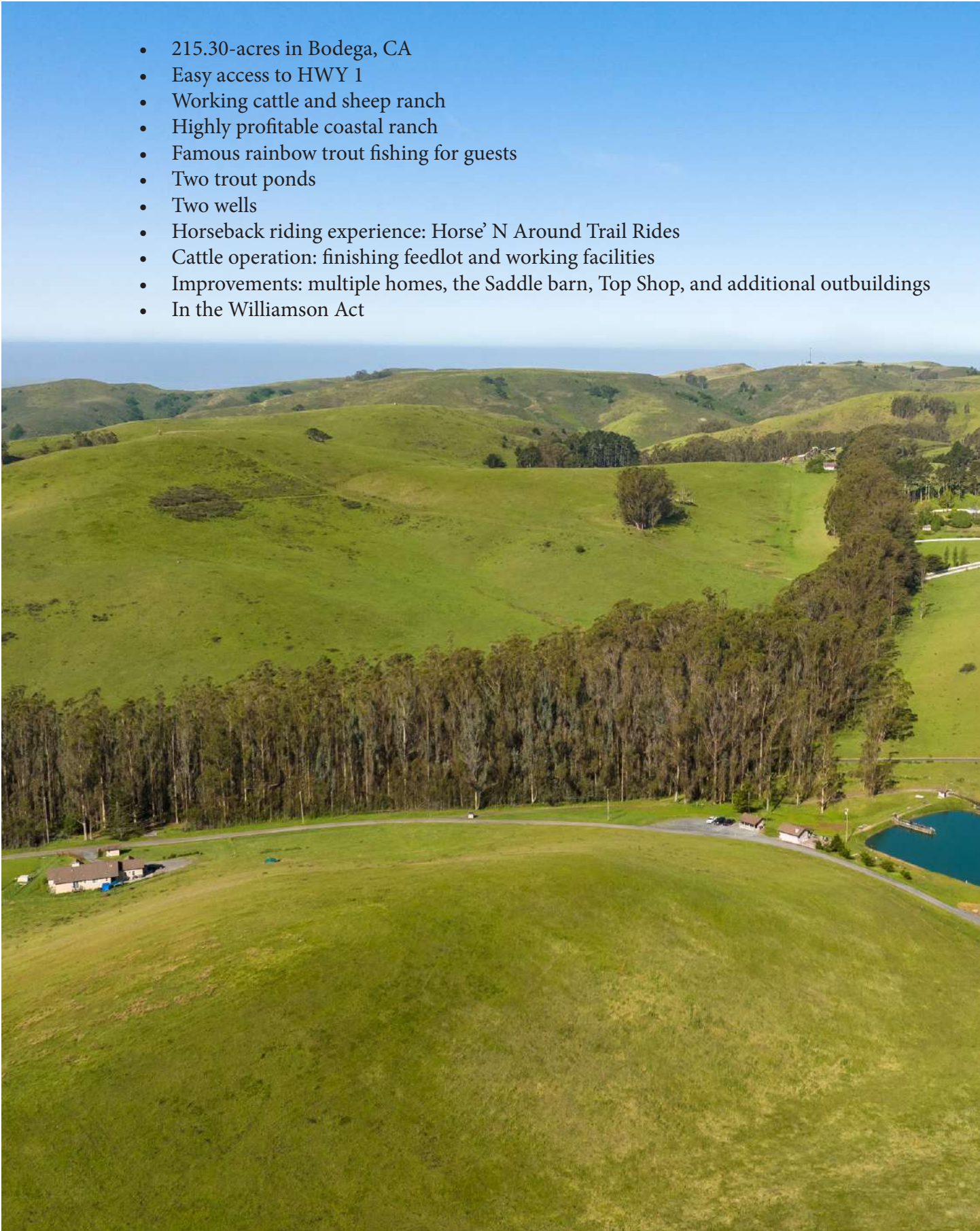
Hageman Ranch 2 is 215.30-acres located in the beautiful coastal hills between Bodega and Bodega Bay. The ranch has easy access to CA HWY 1 and is only 60 miles to San Francisco. Since 1857, the ranch has been a working sheep and cattle ranch. This property is known to locals and tourists alike for its rainbow trout fishing operation, horseback riding experience and high-quality cattle. This is a successful income-generating operation! The working cattle ranch includes a cow/calf operation finishing feedlot and multiple working facilities. Improvements include multiple homes; rented out for additional income, the Saddle Barn, top shop, and additional outbuildings. Water includes two trout ponds, two wells, and springs. Highly profitable coastal ranch ready for new ownership!



# Highlights



- 215.30-acres in Bodega, CA
- Easy access to HWY 1
- Working cattle and sheep ranch
- Highly profitable coastal ranch
- Famous rainbow trout fishing for guests
- Two trout ponds
- Two wells
- Horseback riding experience: Horse' N Around Trail Rides
- Cattle operation: finishing feedlot and working facilities
- Improvements: multiple homes, the Saddle barn, Top Shop, and additional outbuildings
- In the Williamson Act







# Trout Farm



One of the most popular features of the Hagemann Ranch is the fishing pond. This desirable, seasonal fishing pond has been stocked with rainbow trout for nearly 50 years. The current operation offers a unique, outdoor family experience, including poles to rent, bait and tackle for sale, nets, and stringers to use, and snacks. For decades visitors nationwide have enjoyed making memories fishing at the pond with easy access off Highway 1.





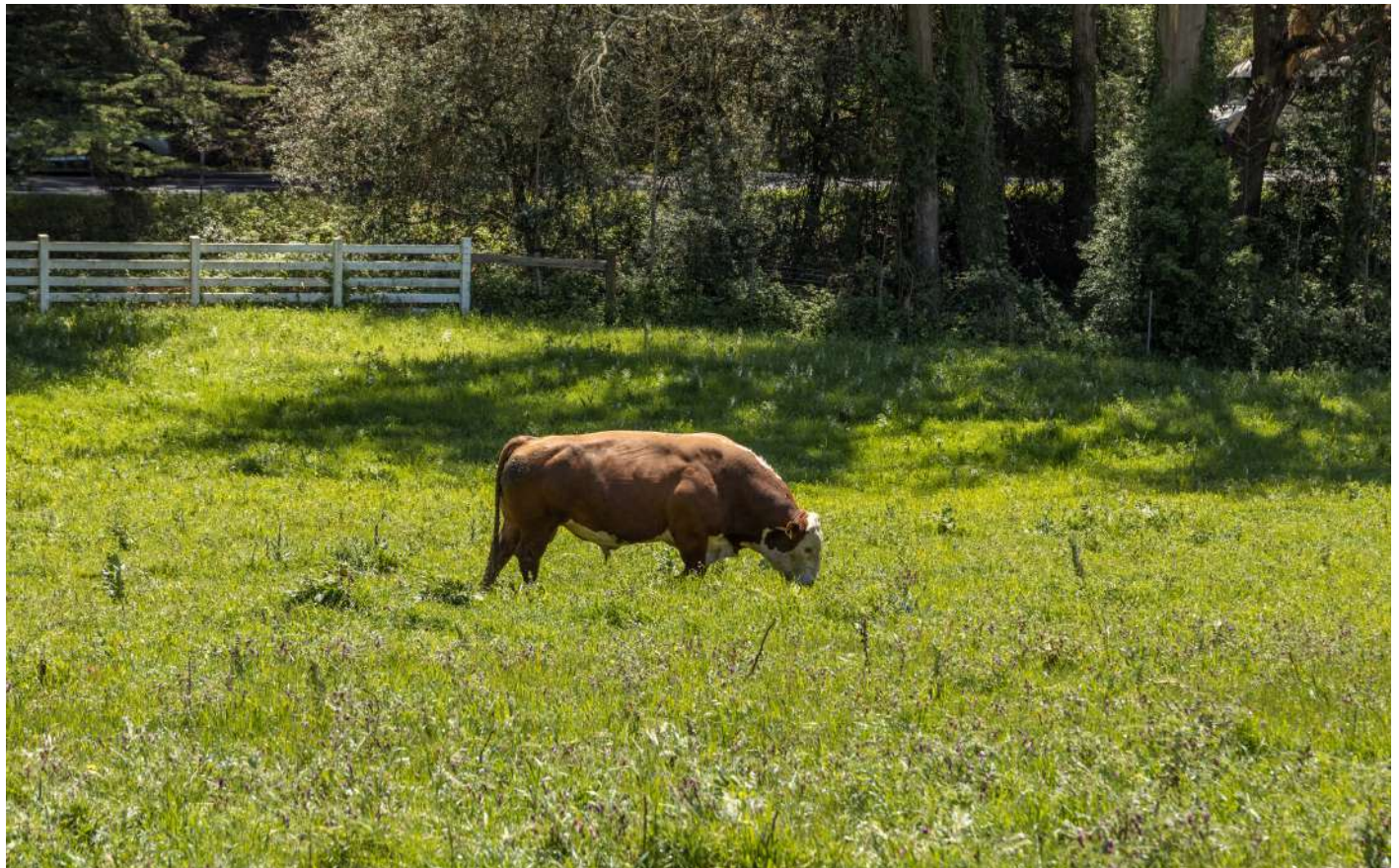






# Livestock

Hagemann Ranch has been a working sheep and cattle ranch for nearly 165 years. The cattle operations on the ranch, have historically been registered Polled Herefords. Most recently, it is a successful commercial Black Angus cow/calf operation.



The Hagemann family is on the cutting edge of the newly emerging industry of carbon farming, utilizing state of the art methods and equipment.



# Recreation: *Horse 'N Around Trail Rides*



A horseback trail riding business on the ranch is operated by a tenant, "Horse 'N Around Trail Rides". This operation gives horseback rides throughout the ranch on various trails all maintained by the tenant. Pictured below on the bottom is the Saddle Barn building for Horse 'N Around.







## Recreation Cont'd

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Beyond farming, fishing, and horseback riding opportunities, Hagemann Ranch also offers great hunting. Hunting species include coastal blacktail deer, quail, turkey, dove, and varmint. Additionally, there are plenty of trails on the property that are used for hiking, mountain biking, ATV trails, and horseback riding allowing you to enjoy the beautiful coastal scenery.

The local surrounding areas of the ranch provide plenty of recreational activities. Hiking, ocean fishing, swimming, surfing, windsurfing, boat tours, biking, kayaking, beaches, & more. A short drive to Bodega Head peninsula will take you to a premier whale-watching spot, where you are able to spot whales all year long. Golf at The Links, an award-winning golf course, satiate your hunger with seafood and clam chowder on the marina while enjoying the beautiful Pacific Ocean coastline. Venture further north and visit the historic Fort Ross, a former Russian settlement. There is plenty to do on this beautiful Northern California ranch and surrounding areas.





# Water



The Hagemann Ranch 2 has water. There are two trout ponds, two wells and a spring.



*Two trout ponds*







# Improvements



## Homes:

**Ranch Hand House** - 2 bedrooms/2 bath - 1,764 SF & 360 SF dog kennel & workshop

**New Ranch Hand House** - completed in 2016, 3 bedrooms/2.5 bath - 2,250 SF & 560 SF attached garage

**Top House** - 4 bedrooms/2.5 bath custom built, 3,014 SF with an 888 SF garage & 320 SF butcher shop/meat room

**Small Corner House** - One of the original ranch homes, 2 bedrooms/1 bath - 1,250 SF including a 24x24 shed

**Larger Two-story Corner House** - Another one of the original homes, with 4 bedrooms/1 baths - 1,850 SF, 10x120 shed

## Outbuildings:

**Saddle Barn** - 42x30 office building, 1,260 SF

**Top Shop** - 3 bay with built-in air compressor and 55KW generator. Also includes car lift - 2,376 SF, 112 SF generator room, and a 320 SF dog kennel

**MISC** - 10x12 pump house, 10x12 building, 10x12 Tuff shed, 8x8 Smoke House, 8x8 out-house, 8x8 pump house, 10x12 pump house, 16x24 building with two bathrooms & storage, Two 8x36 redwood fishing docks with aeration equipment



# Soil



\* Map not to scale\*

Map Unit Symbol	Acres in AOI	Classification
SnD	72.2	4e / 4e
SnD2	42	4e / 4e
SnE	0	NA / 6e
SnE2	95.1	NA / 6e
SnF	0.7	NA / 6e
SnF2	0.9	NA / 6e





### **About Bodega:**

Bodega is an unincorporated community and census-designated place in Sonoma County. The town had a population of 220 as of the 2010 Census. Bodega is located on Bodega Highway, about 5 miles west of Freestone, California. Salmon Creek flows through the town. Bodega is also popularly known as the filming spot for Alfred Hitchcock's film, *The Birds*.

### **About Bodega Bay:**

Bodega Bay is a small picturesque coastal town located along the CA HWY 1. According to the 2020 Census, the population was 912. It is located approximately 40 miles northwest of San Francisco and 20 miles west of Santa Rosa. This coastal town has a lot of outdoor activities such as hiking, whale watching, surfing, kayaking, fishing, swimming, & more. Bodega Head, a rocky headland forming the entrance to the harbor, has the best whale-watching viewpoints! The Estero de San Antonio Creek & Americano Creek both flow into the bay. Historically, Coast Miwok Native Americans lived on the shores.

**Nearby airports:** *Domestic airports*- Charles M Schulz- Sonoma County Airport (27 miles from Bodega Bay).

*Local airports* - *Petaluma Municipal Airport* (30 miles) that has 220 acres and has one runway measuring 3601 x 75 feet.

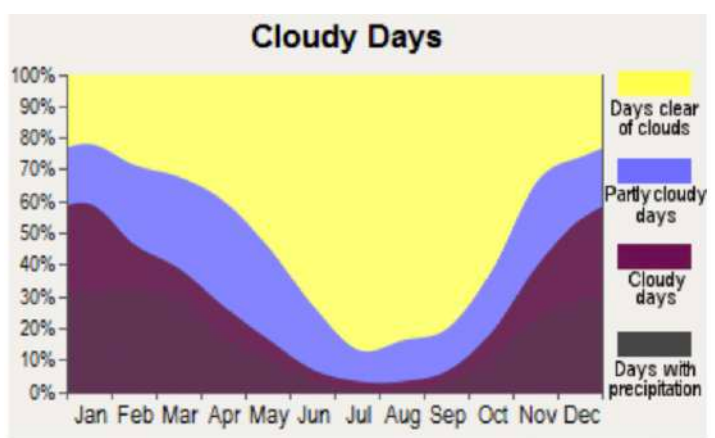
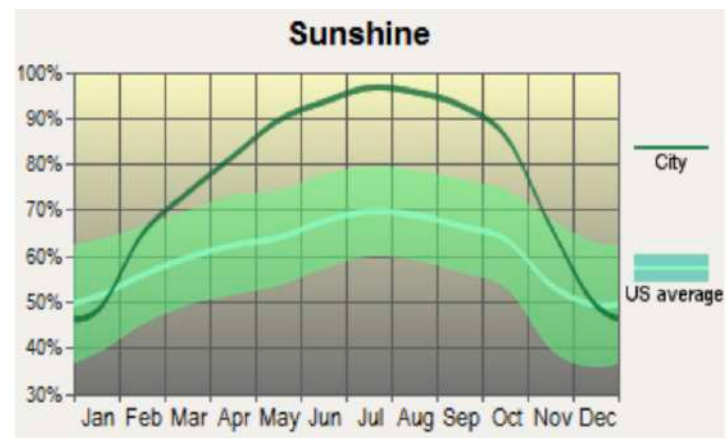
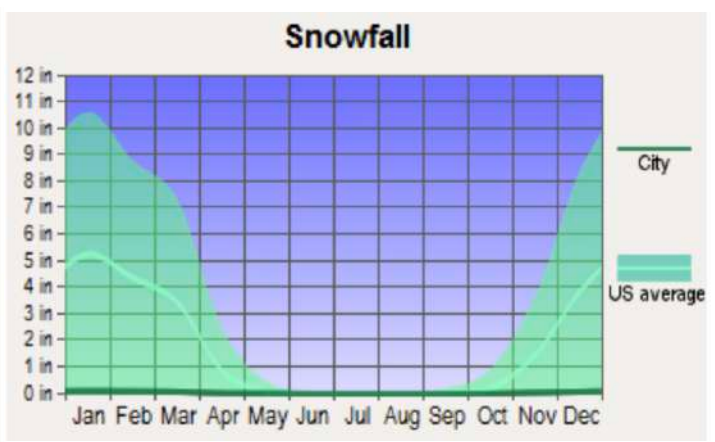
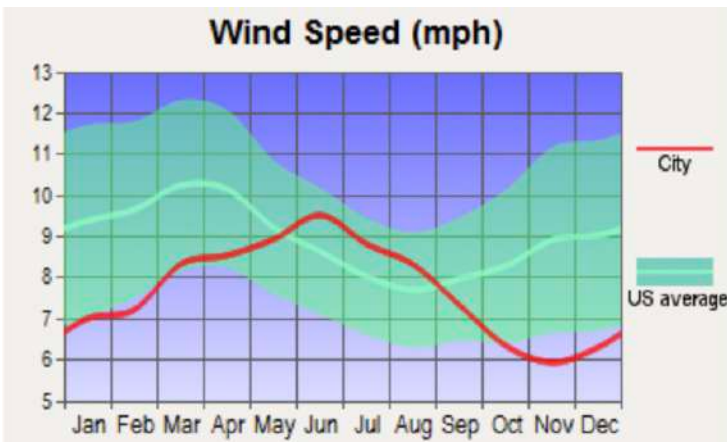
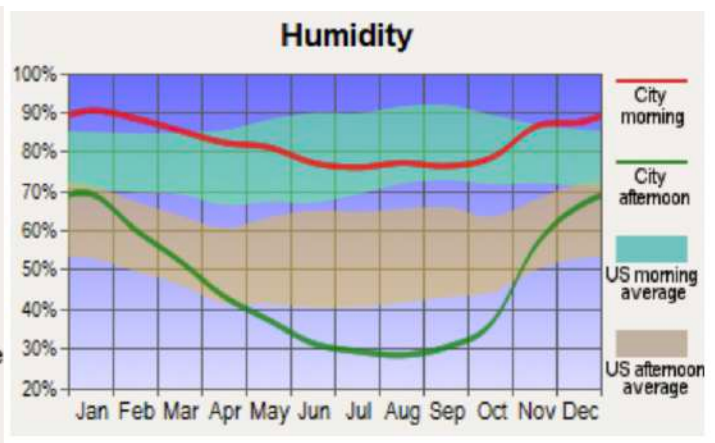
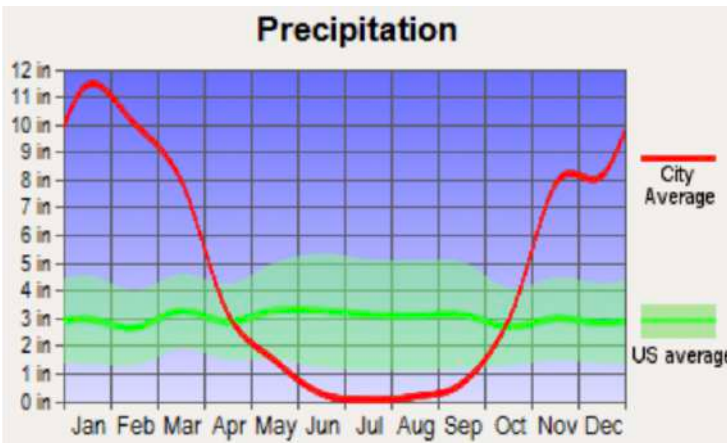
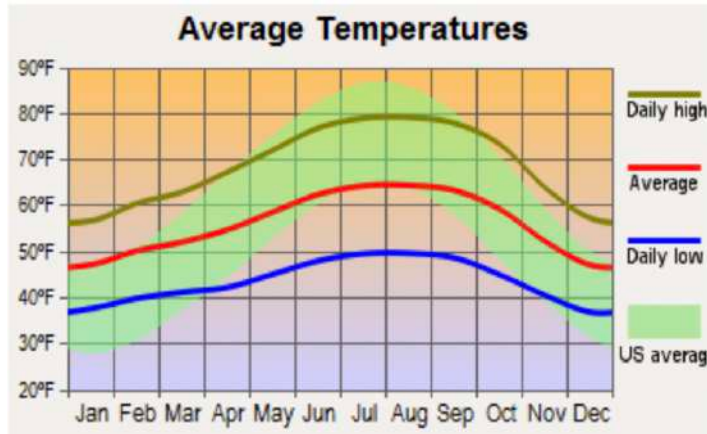
*International airports* - Oakland International Airport (79 miles) and San Francisco International Airport (88 miles).

### **About Sonoma County:**

Sonoma County is located in Northern California. Its population was 483,878 as of the 2010 United States Census. The county seat and largest city is Santa Rosa. This southwestern county is the largest producer of California's wine country region, which also includes Napa, Mendocino, & Lake counties. It is one of thirteen approved American Viticultural Areas and has over 250 wineries. Sonoma County is a leading producer of hops, grapes, prunes, apples, dairy, and poultry products largely due to the extent of available, fertile agricultural land and high-quality irrigation water. Sonoma County is bounded on the west by the Pacific Ocean and has 76 miles of coastline. The major coastal hydrographic features are Bodega Bay, the mouth of the Russian River, and the mouth of the Gualala River. All the county's beaches were listed as the cleanest in the state in 2010.







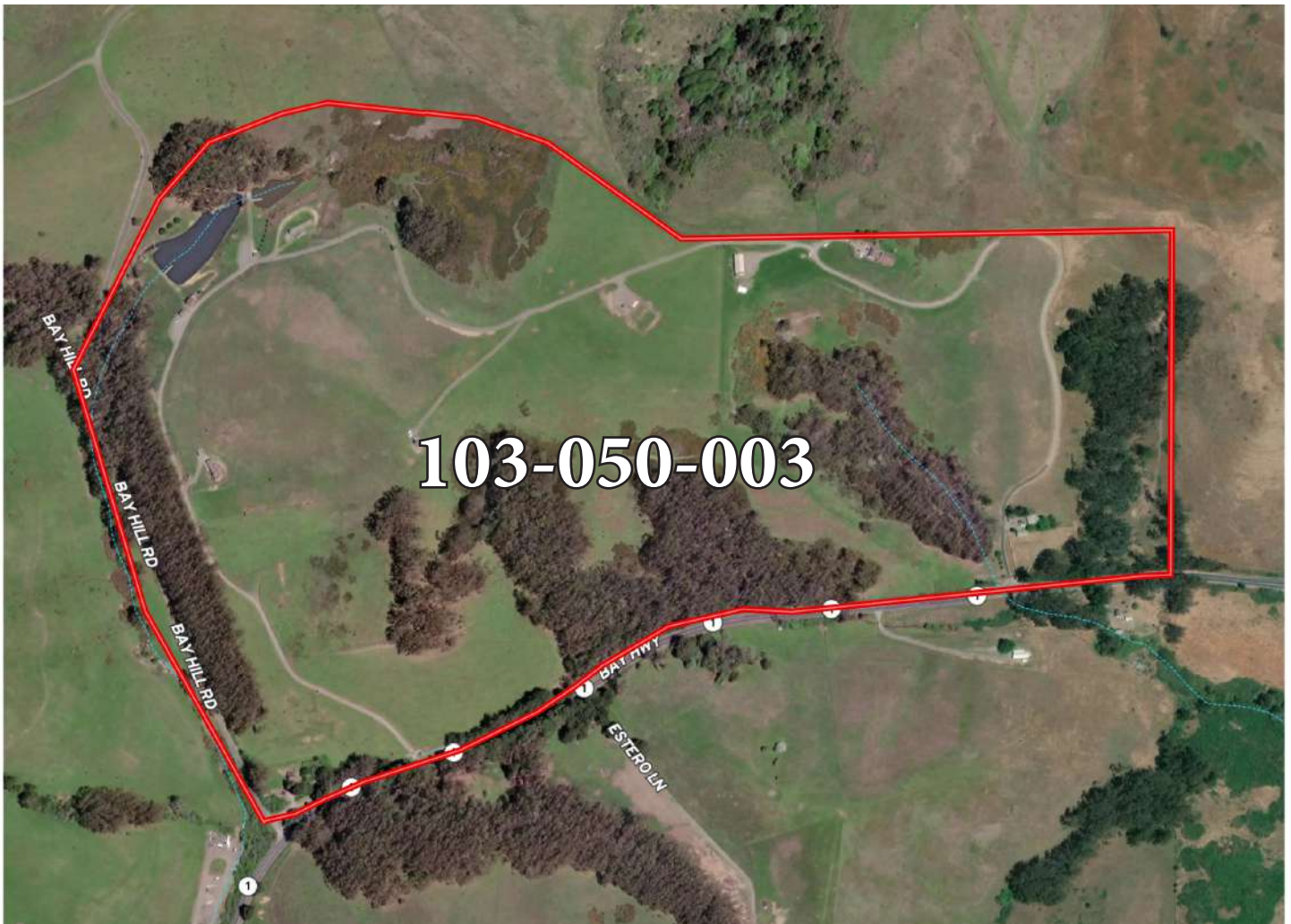




# Size & Zoning

The Hagemann Ranch 2 consists of one parcel totaling 215.30 acres. The parcel is zoned CZ and is in the Williamson Act contract. See below for more information:

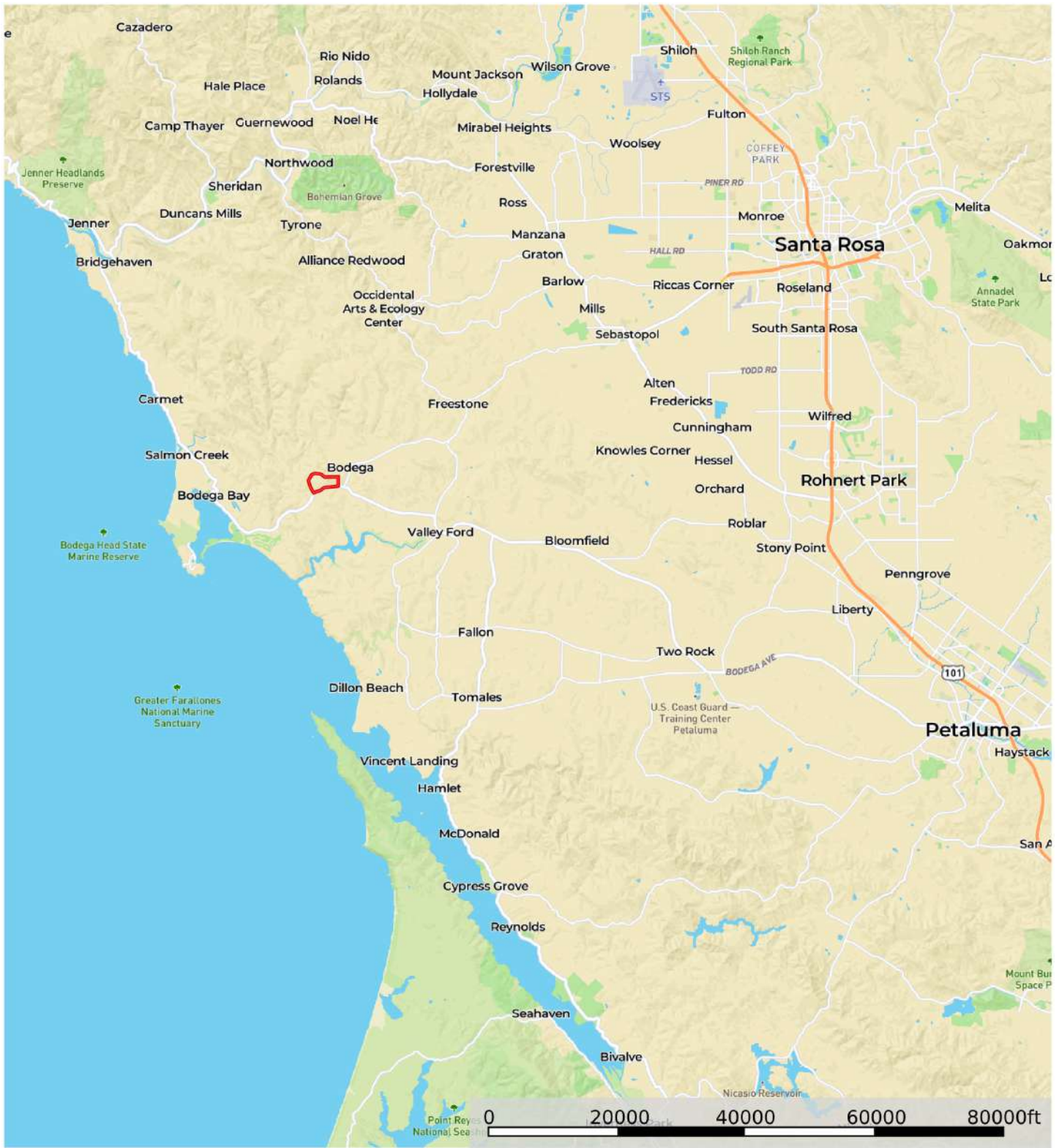
APN	ACRES	ZONING	TAX AMOUNT (2021)
103-050-003	215.3	CZ	\$11,510
<b>TOTAL</b>	<b>215.3</b>		<b>\$11,510</b>



*“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”*


– from the California Department of Conservation





 Boundary

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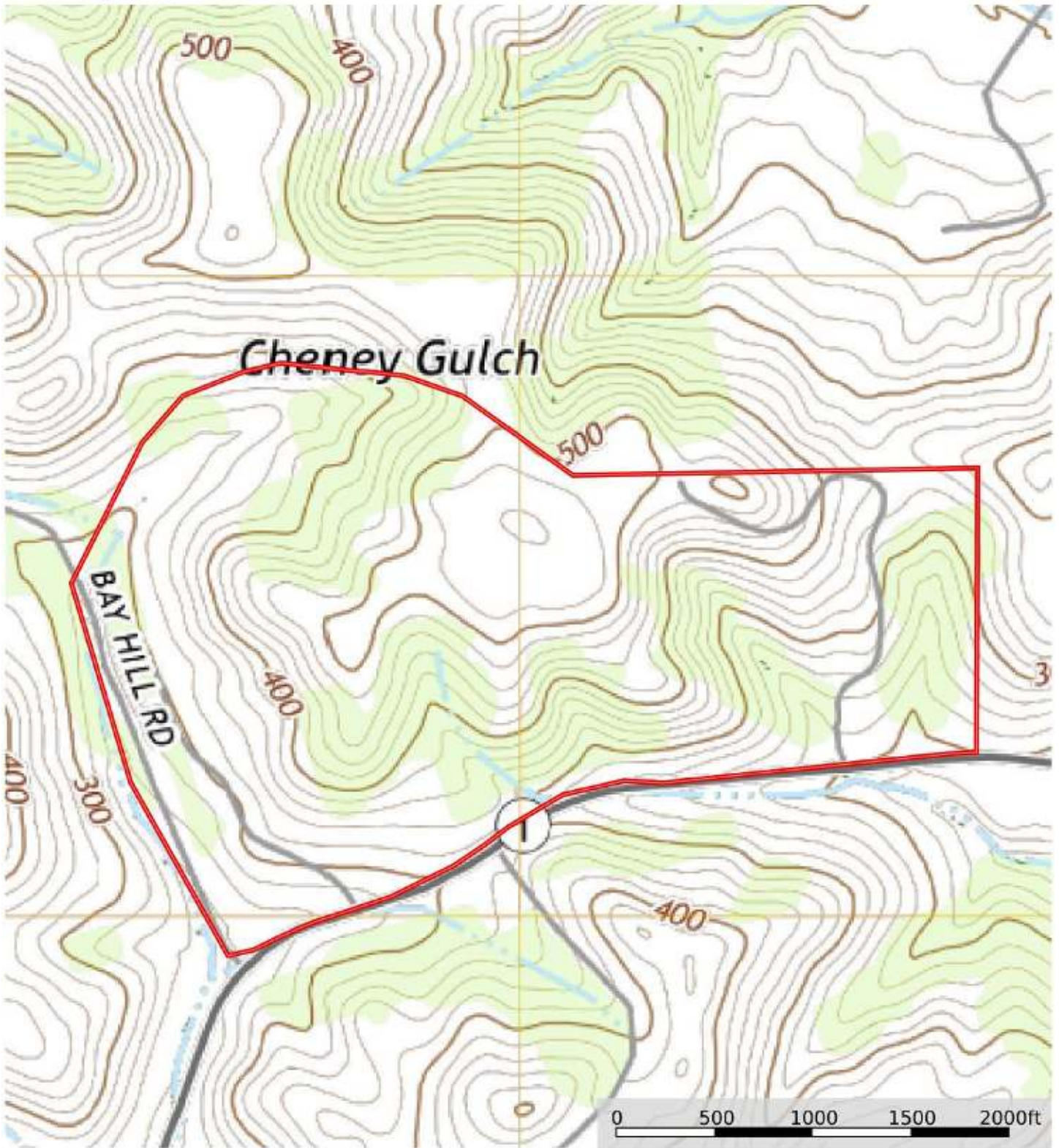


▬ Boundary    
 - - - Stream, Intermittent    
 — River/Creek    
 ▭ Water Body

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