



Alder Creek Ocean Ranch

Mendocino County, California

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Introduction



View of road down to beach

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. The scenic drive through the redwoods and wine country takes about three hours from the San Francisco Bay Area. 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. A ranch like this rarely comes on the market and this one has been in the same family since the 1950's. The area is filled with attractions. Just a few miles away is the unique community of Point Arena with it's organic co-op grocery store, incredibly beautiful restored theatre, public library, credit union and public fishing pier at the Point Arena Wharf. Manchester State Beach, which is 5 miles long and ranked in the top 10 for best beaches in the Pacific Northwest, is right next door. Take pleasure in walks along the beach looking for driftwood, build sand castles or watch sea lions. The Point Arena Lighthouse can be seen from the property and has been around since 1870. If you are a golfer, you can head north 24 miles to the Little River Golf Course or south 27 miles south to Sea Ranch Golf Course. Both have extraordinary views of the Pacific Ocean as well as pro shops and restaurants. Enjoy great fishing for salmon, steelhead, perch, smelt, and abalone. If you enjoy abalone, this part of California is known as the best abalone diving area. The possibilities are endless. The closest airport is in the town of Little River, 24 miles from the property. For commercial flights, the Santa Rosa Airport is 2 hours from the property. Come see this spectacular ranch and enjoy life on the Northern California Coast.

Size and Description



View most of the ranch, creek, beach, homes and fields

The property consists of six parcels. The property is zoned Agricultural Preserve and is in the Williamson Act.

“The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--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. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.”

132-180-01	112 acres	132-180-03	36 acres	132-180-14	20 acres
132-180-17	4.55 acres	132-220-07	60 acres	132-220-08	33.5 acres

The property has great access off of Highway 1, it borders both sides of the highway with a majority of the ranch on the west side. The main house sits above the farm field with views of Alder Creek, Pacific Ocean, and the sheep pasture. The caretaker home is located by the pasture and barns. The ocean bluff has incredible views and a road that takes you down to your very own beach. The current owners have leased out the road and beach to a local horse back riding business that brings clients from all over the world to experience this beautiful coast line.

Home, Barns and Outbuildings



View of all the structures

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. The kitchen has a large island with gas range, tile counter tops and dual ovens. The cabinets are custom made with Oregon Red Alder with a built in custom buffet and large walk in pantry. The master bedroom has a large walk in closet lined with redwood shelves and the ocean views are abundant. The master bath has new tiled floors plus tile counter tops. There are lighthouse and ocean views from the guest bedroom, as well. There is ample built in storage throughout the house. The laundry room is extra large with a deep porcelain farm sink. There is a large brick mantle, floor to ceiling, around the gas fireplace in the living room and the ceilings in the living areas are 16 ft high accented with large wooden beams. The garage has it's own access to the half bath plus built in wooden work bench.

The caretaker ranch house was built in the early 1900's and is currently rented out. It is 3 bedrooms with one bath and two stories. The barns and out buildings are in working order and provide ample room for livestock, hay and storage.

The houses are fed by a spring and even with the worst drought in California history are performing great. They feed into a 2500 gallon tank. Each house has their own septic system. Power is PG& E. The home is on the internet via a wi-fi hot spot via U.S. Cellular. The current owners run sheep and cows on the pasture. The farm pasture has riparian rights out of Alder Creek and the owners have irrigated the land in the past.

Recreation



Fly-fishing for Steelhead on Alder Creek

This property is a recreational playground. You can walk to the ocean on your own beach, go surf fishing, surfing or hike for miles on Manchester State Beach. Alder Creek flows through the property and has steel head in the winter months when the creek flows into the ocean, makes for some great fly fishing on your own creek. Enjoy relaxing horseback riding in your pastures, along ocean bluffs, and down to the beach. A great attribute of the ranch is that you can ride your horses on the beach and rarely see anybody. For the hunter, you are in the A-zone and deer tags can be bought over the counter. There are plenty of deer to keep you busy. The fishing is excellent. Salmon, steelhead, perch, smelt, cabazon can all be caught near the ranch. Several commercial sport fishing boats run out of Fort Bragg daily, which is also Northern California's best abalone diving area. This popular mollusk is the object of thousands of divers and pickers in this area every abalone season. There is a great fishing pier in Point Arena with restaurants and shops. The California Gray Whale migrates along the Mendocino coast in the winter and spring as they head down to their breeding grounds in Baja. Whale watching boats take tours out of Noyo Harbor in Ft. Bragg. There are plenty of waterfowl in the tidal marshes and turkey, quail and some dove for the bird hunter. The drive from the Bay Area will keep your wine cellars full from the local wineries. Within 90 minutes from the property there are over 20 wineries, many with tasting rooms and gift shops. Mendocino County is truly America's greenest wine region as famous for its untamed beauty, wide opens spaces and earth friendly farming and ranching as it is for the wines produced in its diverse soils and microclimates.

Weather and Pt. Arena



Your beach and your foot prints

From Wikipedia, the free encyclopedia:

Point Arena (formerly, **Punta Arenas** and **Puntas Arenas**)^[2] is a small coastal city in Mendocino County, California, United States. Point Arena is located 31 miles (50 km) west of Hopland,^[3] at an elevation of 118 feet (36 m) .^[2] The population was 449 at the 2010 census, down from 474 at the 2000 census, making it one of the smallest incorporated cities in the state. Its main street comprises part of State Route 1, California's coastal artery. Along with a number of other Mendocino County coastal communities, Point Arena is associated with the hippie and subsequent counterculture groups. Its reported economy is largely geared toward servicing the summertime tourist industry and marijuana growth. The City is near the headquarters of the Manchester Band of Pomo Indians of the Manchester-Point Arena Rancheria.

Manchester State Beach from California State Parks

This is an area of rich grazing lands flocks of sheep and herds of cattle which add a pastoral note to some of the most spectacular coastal scenery in the world. The works of man are definitely secondary to pounding surf, screeching gulls, and grazing animals that dominate the scene.

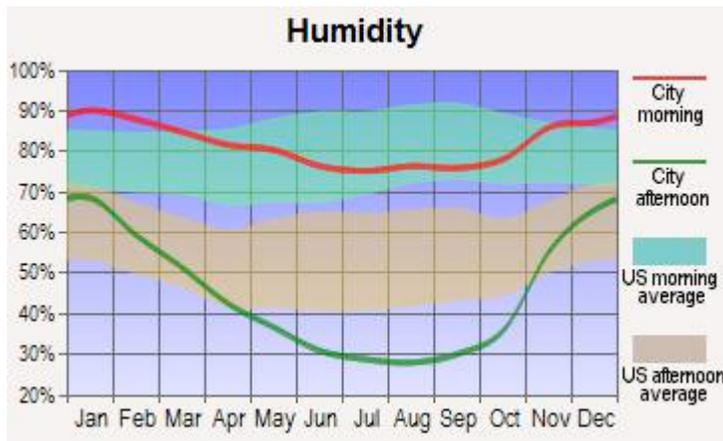
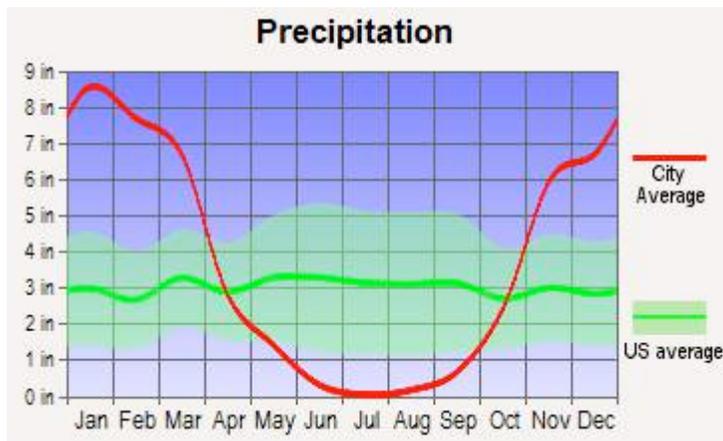
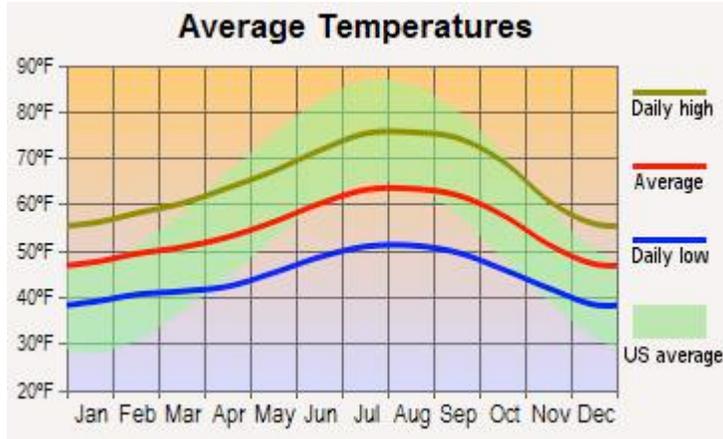
A county road a mile north of Manchester leads to Manchester State Beach. This unit of the State Park System consists of 760 acres of beach, sand dunes, and

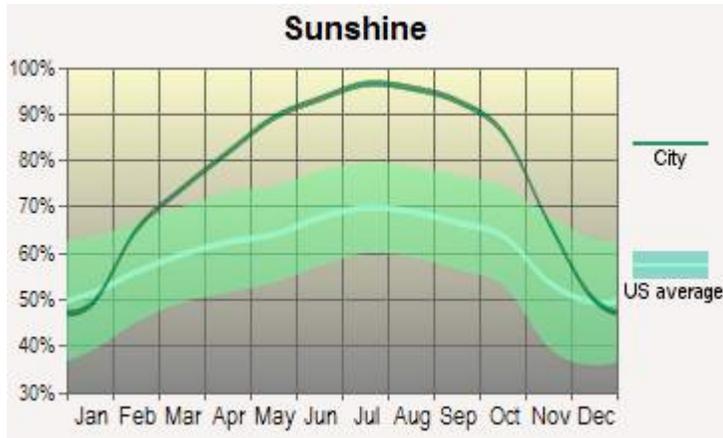
flat grasslands, with nearly 18,000 feet of ocean frontage. The beach line curves gently to form a "catch basin" for sea debris, which accounts for the volume of driftwood found here.

Most of the campground at Manchester State Park is separated from the beach by the sand dunes, which offer some protection from the winds. There are 18+ campsites, each with table and fire ring. Piped drinking water and pit toilets are available nearby. The day-use area is on the beach, with a few fire rings and pit toilets for visitor use. The parking area will accommodate approximately 50 vehicles. Ten environmental camps are available; a 1.1 mile walk in. No water is available.

The weather at Manchester State Park is typical of the entire north coast. Temperatures seldom rise above 72 nor dip below 50. Rainfall is heavy from September to May, and morning and evening fog is common during the summer months. Strong winds prevail year-round.







Offering Price

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