



# Petaluma Victorian Ranch

Sonoma County, California

---

Proudly Offered By



*California* **OUTDOOR  
PROPERTIES**

707 Merchant Street, Suite 100, Vacaville, Ca 95688

(707) 455-4444 Office (707) 455-0455 Fax

[info@CaOutdoorProperties.com](mailto:info@CaOutdoorProperties.com)

[www.californiaoutdoorproperties.com](http://www.californiaoutdoorproperties.com)

EXCLUSIVE PARTNER OF



**LANDLEADER**  
[www.LANDLEADER.COM](http://www.LANDLEADER.COM)

## Introduction



**Historical 107-year-old redwood barn**

The beautiful 105 acre organic pastureland is tucked within the coastal valley of Sonoma County. The ranch is less than three miles from the quaint town of Valley Ford as you head northwest and eight miles to the Pacific Ocean as you head west. The historical town of Tomales and the coastal resort towns of Dillon Beach and Bodega Bay are about 12 miles away. Petaluma and Santa Rosa are each less than 22 miles away. You can be crossing the Golden Gate Bridge in less than 55 minutes.

The ranch features a Victorian farm house with 3 bedrooms and two baths, hardwood floors, an historical redwood barn built circa 1907, 4 other outbuildings, a 750 sq ft granny flat that rents on a month to month contract and the pasture is leased to local dairy for yearly lease. The ranch has great soils and has the potential for vineyards, pure bred organic cattle outfit or just a idyllic home with panoramic pastoral views.

The ranch has 50 acres of Steinbeck loam soil with a rating of class 2/3, 7 acres of Los Osos clay loam with a rating of 4, 5 acres Steinbeck loam soil with a rating of class 4, and 43 acres of Steinbeck loam class 6.

Because this is a working cattle ranch, you must call Broker, Todd Renfrew, to see the unique property as entry is by *appointment only to qualified buyers*.

The property may be a candidate for an AG Land Easement by the Sonoma AG Preservation and Open Space District because it is in the view shed corridor, as well as nearby farms are already enrolled.

## Size and Description



**Nice green pastures for cattle or grapes**

The 105.4 +/- acre ranch has one APN number 027-010-005 and is zoned Land Extensive Agriculture District in Sonoma County. The purpose is "to enhance and protect lands best suited for permanent agricultural use and capable of relatively low production per acre of land; and to implement the provisions of the Land Extensive Agriculture land use category of the General Plan and the policies of the Agricultural Resource Element." A detailed permitted uses can be requested.

As you turn on to Carroll Road you will see the farm house off in the distance and surrounded by big beautiful pastures. As you drive into the driveway you will be greeted by the 107 year old redwood barn and the four other barns. You can drive to the attached three plus car garage on the farm house or continue on the road to the Granny flat that is far enough away to make it private. Hike to the top of the hill behind the home and you will be awarded with awesome views of entire valley.

The property has a plethora of wildlife: deer, turkey, eagles, burrowing owls, bobcats, and birds of all color. It is also a National Registered Way Station for the Monarch Butterfly.

## Barn and Outbuildings



**The circa 1907 Redwood barn**



**Three of the five barns**

There are five barns on the ranch that are all-functional and just need a little TLC. Back in the day this was a bustling place with blacksmith shop, farm equipment and livestock. No matter what you want to do with this property, winery, purebred cattle, or just a getaway, you can never have enough storage and these barns will fit the bill.

## Ranch Headquarters



**View looking west in mid December 2014**

The ranch headquarters house is a classic Victorian Farm house that is approximately 1500 sq ft with three bedrooms and two baths. Nice hardwood floors and a remodeled kitchen. The main bathroom was remodeled in marble. The house has a big three-car garage and shop attached with a covered enclosed porch area that the owner currently uses as the laundry room.



**Victorian farm house and attached three car garage and shop**

## Rental House



The bull guarding the rental house



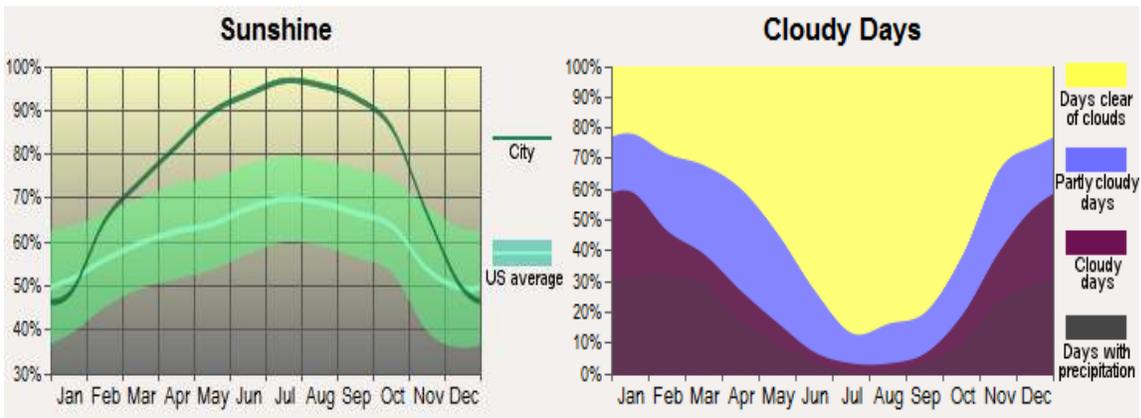
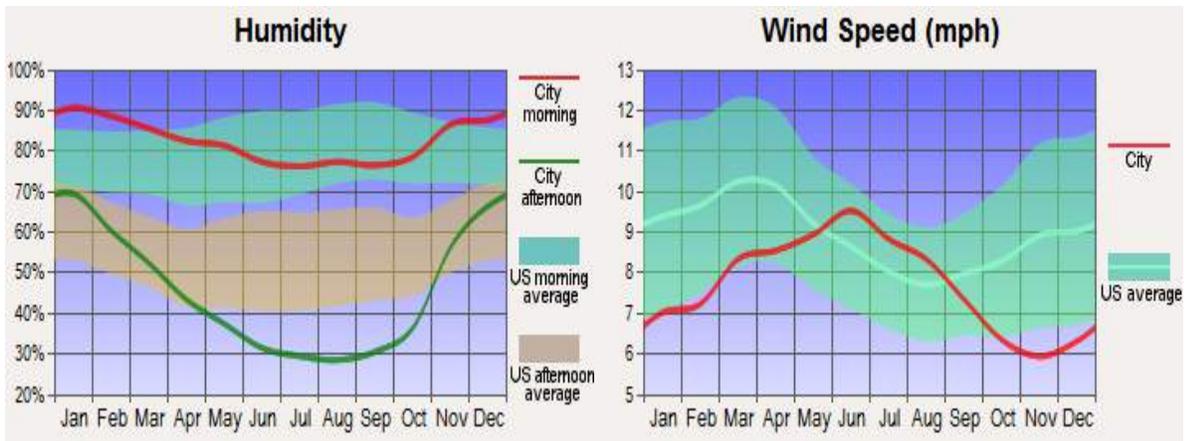
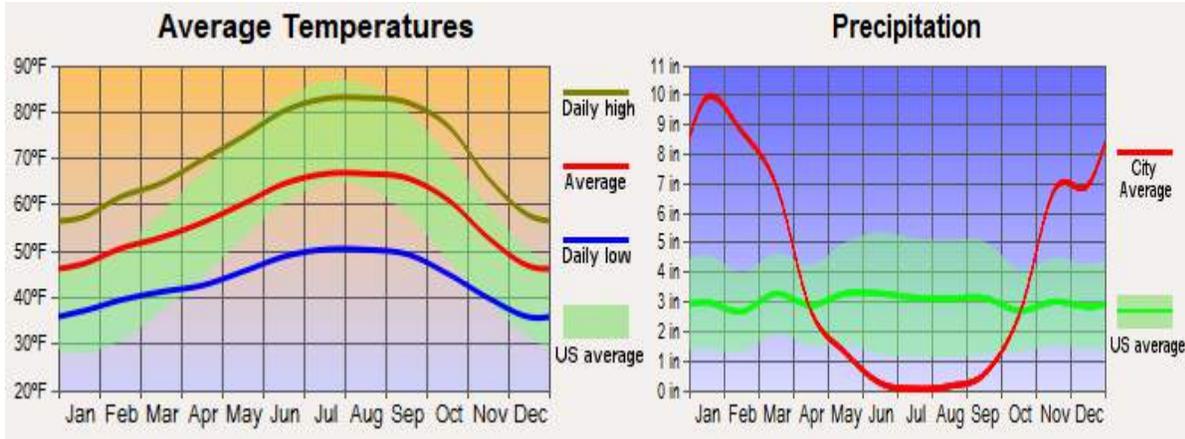
The rental home is approximately 750 sq ft with two bedrooms and one bath. Hardwood floors, washer/dryer, kitchen has gas range and fridge. Bathroom has shower only. Rents for on a month to month lease.



**Dairy cattle feeding before the rains, early November 2014**

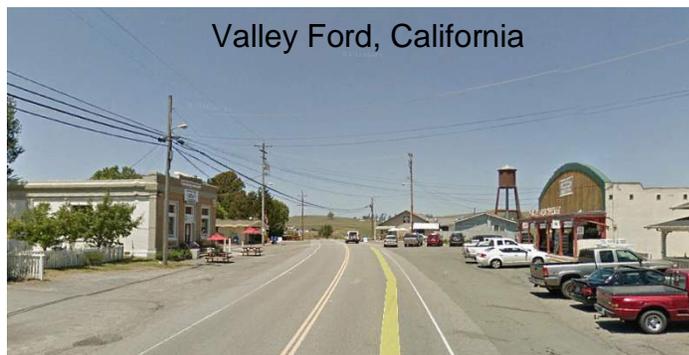
### **Weather and Marin County**





**Wikipedia notes in part:**

Sonoma is the southwestern county and largest producer of California's Wine Country region, which also includes Napa, Mendocino, and Lake counties. It has 13 approved American Viticultural Areas and over 250 wineries. In 2002, Sonoma County ranked as the 32nd county in the United States in agricultural production.<sup>[4]</sup> As early as 1920, Sonoma County was ranked as the eighth most agriculturally productive US county and a leading producer of hops, grapes, prunes, apples, and dairy and poultry products,<sup>[5]</sup> largely due to the extent of available, fertile agricultural land in addition to the abundance of high quality irrigation water. More than 7.4 million tourists visit each year, spending more than \$1 billion in 2006. Sonoma County is the home of Sonoma State University and Santa Rosa Junior College.



*The nearby town of Valley Ford, CA, as noted in part in Wikipedia, is an unincorporated community in the adjacent county of Sonoma. It is located on State Route 1 in an area of rolling hills about 75 minutes north of San Francisco by automobile. Like all of Sonoma County, Valley Ford is included in both the San Francisco Bay Area and the Redwood Empire. The village lies just north of the Estero Americano, about 5 mi from the Pacific Ocean. It is 7 mi north of Dillon Beach, 9 mi east of the town of Bodega Bay and 20 mi southeast of Jenner.*

*Valley Ford had a grain mill in the mid-19th century. Starting in the 1870's, Valley Ford was a stop on the North Pacific Coast Railroad connecting Cazadero to the Sausalito ferry, enabling local ranchers and fishers to export produce to San Francisco.*

*Prior to its settlement by Europeans, the indigenous Coast Miwok and Pomo people hunted, fished, and gathered in the area. A Miwok village named Ewapalt has been documented in the Valley Ford area. Europeans explored the coastline in the early 17th century but did not settle until 1812, when Russian fur traders came south from Alaska and built Fort Ross about 22 mi northwest of Valley Ford.*

*The Russians remained until 1841, when the area came under Mexican rule. In 1850, the year California became a U.S. state; the area was made part of Sonoma County.*



*In 1976, Christo and Jeanne-Claude's installation art piece, Christo Running Fence passed through Valley Ford on its way through Marin County to Bodega Bay and the Pacific Ocean, The Smithsonian called it "the single most important work of art in the latter half of the 20th century."*

This **Ranch** is in the area of The Running Christo Fence.

### **Offering Price**

Please call us for a price.

***California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.***

California Outdoor Properties Inc.  
707 Merchant Street, Suite 100, Vacaville, California 95688  
707-455-4444, fax 707-455-0455

[info@caoutdoorproperties.com](mailto:info@caoutdoorproperties.com), [www.californiaoutdoorproperties.com](http://www.californiaoutdoorproperties.com)