



Crispin Redwood Property  
160 acres | Mendocino, California

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## INTRODUCTION



The property sits at an ideal location along the rugged and beautiful Mendocino coast. At 400' elevation and just 3 miles from the ocean, the property gets an ideal mix of cool ocean air and full sun exposure. Sweeping views and a sense of privacy, yet only a few minutes by car to groceries, restaurants, and the Point Arena public harbor.

The property consists of 160 acres; 20 acres of grassland and 140 acres of timber. Two blue-line creeks run through the beautiful property, Spanish Creek and Mill Creek.

The diversity of habitat is quite impressive on these 160 acres of massive Redwood Forests and a sprinkling of Douglas and White Firs. Along the riparian areas, hardwood such as Tan Oaks, Madrone and Alder trees.

A charming three bedroom, one bath older Victorian home offers a cozy porch, a wood stove and hardwood floors. Improvements include a historic barn, large metal shop and storage shed. A manufactured home sits on a grassy knoll overlooking the ocean.



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SIZE & DESCRIPTION



**The property consists of one parcel**

**133-060-14**

**160 acres**

**TP Timber Preserve**

The parcel is in the TP (Timber Preserve) district. This district is intended to encompass lands within the Coastal Zone which are suited for and are appropriately retained for the grazing of livestock and which may also contain some timber producing areas.





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## TIMBER



~ One parcel zoned TP (timber preserve)

~ NTMP timber harvest plan

~ 20 acres of grassland and 140 acres timber;  
Redwood 57% / Douglas Fir 32% / Grand Fir 7%

Species	BFT Volume/AC
Douglas-fir	4.77 Mbf
Redwood	8.40 Mbf
Grand fir	1.65 Mbf
Total	14.83 Mbf





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## IMPROVEMENTS



Main home 2 bedrooms / 1 baths



### **Outbuildings**

- ~ Large newer barn
- ~ Newer metal shop

### **Manufactured home**







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## RECREATIONAL ATTRIBUTES



The ranch and its surrounds will satisfy any recreational desire.

Ride horses across your pasture or bring them down to Manchester State beach and take a gallop on the sand.

Hike down into the valleys or along the ridge tops.

Head to a nearby harbor for some fishing.

This part of the coast is known for its world class abalone diving and salmon fishing.

Hunt for deer, quail, dove and turkey in the wide fields and valley floors. You are in A-zone and can buy tags over the counter.

The fertile soil on the property is ideal for flower and vegetable gardening.

If you are a golfer, you can head North 33 miles to the Little River Golf Course or 17 miles South to Sea Ranch Golf Course.

Within 90 minutes from the property there are over 20 wineries, many with tasting rooms and gift shops.

If you can pry yourself away from the ranch, you'll find endless opportunity for adventure and exploration along the coast and inland forests.

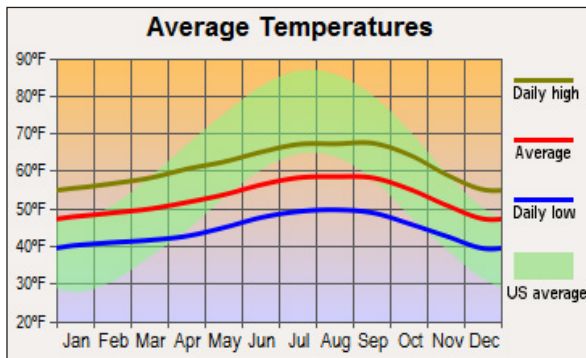




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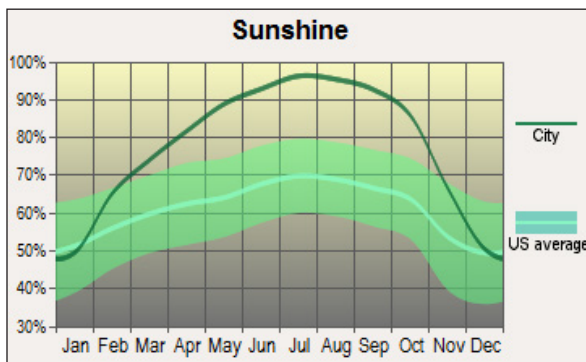
## WATER RESOURCES AND CLIMATE



A spring by the home provides water for domestic use. Several springs exist on the property, and create a small seasonal creek.

Nighttime fog from the ocean keeps the soil moist and the trees lush. The temperature inversion caused by the property's ocean proximity keeps the temperature to a comfortable level all year.

Despite misty days, the area receives far more sunshine than the average U.S. city on an annual basis.



**WINTER** is crisp, with an occasional storm. It's amazing to be here after a good storm blows through; the sun shines, the birds sing and the ocean dances for you!

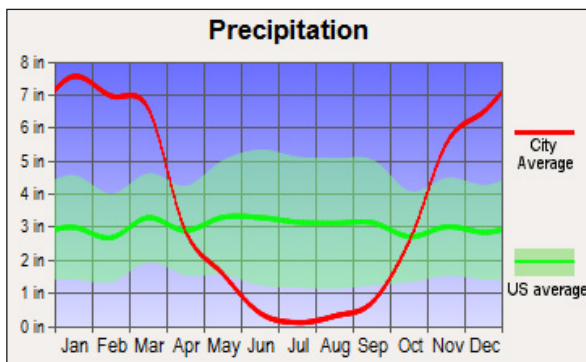
**SPRING** brings perfect kite flying days with an occasional shower to water the incredible flowers you'll see everywhere.

**SUMMER** Ahh, the most popular time of year! Mostly because kids are out of school and ...

"IT'S ALWAYS COOL IN MENDOCINO!"

**FALL** is probably the most beautiful time of year (weather wise) it doesn't get any better than Indian summer conditions.

Regardless of the season, ***It's always beautiful here!***

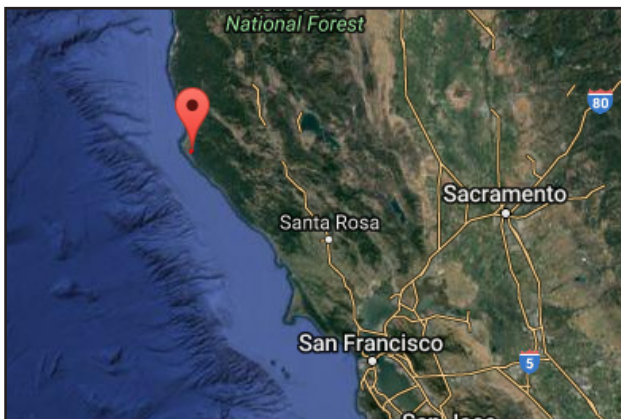






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Above, top to bottom:

The town of Elk and its public beach.

Point Arena's 1928 vintage vaudeville theater brings films and live music to the area.

The property is about a 3 hour drive from the San Francisco Bay Area.

## SURROUNDING AREA AND ACCESS

Crispin Redwood Property is located about 7.3 miles north of Point Arena and 1.7 miles from Manchester, CA.

The scenic 3 hour drive from the Bay Area can be taken along the coast on Hwy 1 or inland through the quaint town of Booneville and the beautiful Anderson valley. The property has easy access off Hwy 1 with no difficult driveways to navigate.

The closest airport is in the town of Little River, 20 miles from the property. For commercial flights, the Santa Rosa Airport is 2 hours from the property.

Just a few miles away is the unique community of Point Arena with its organic co-op grocery store, incredibly beautiful restored theater, public library, credit union and public fishing pier at the Point Arena Wharf.

A quick jaunt to the North, the town of Elk offers a wonderful cafe, general store, pub, and spa.

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. 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.

Whale watching boats take tours out of Noyo Harbor in Ft. Bragg. Here you can also access commercial goods and services not found in the smaller coastal





## Offering Price

~ Please call us for a price ~



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