



# 97 ACRE PRIVATE FOREST

MENDOCINO COUNTY, CA



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**OUTDOOR PROPERTIES**

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*Above, main: View looking up*

*Above, small: Wild huckleberries,  
part of a forager's heaven*

A PRIVATE FOREST enclave awaits you on the Mendocino coast.

97 +/- ridge top acres of beautiful redwoods, douglas fir, bishop pine, madrone, and pepperwood trees.

Two cleared home sites are already in place, with trails throughout the forest. Ocean views of the sea beyond Schooner's Gulch can be obtained with a little tree thinning. There are multiple springs on property with the potential for pond development. Even with the many trees, there is great solar exposure.

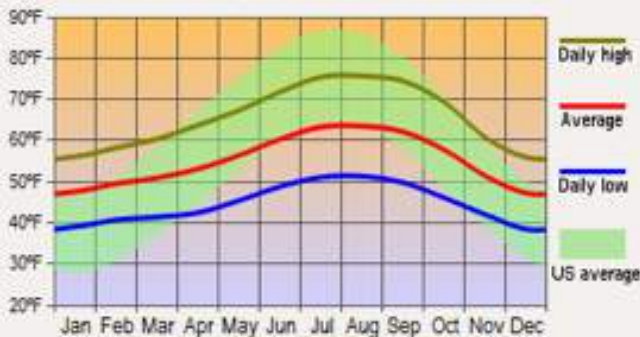
Signs of an old homestead include a number of large fruiting pear trees along the road. Wild huckleberry bushes are scattered throughout the forest.

There are many options for this property. Clear a meadow to create some pasture for horses, build a home, a tree house, or an off-the-grid retreat. With the ocean just a few miles away, you have the best of all worlds

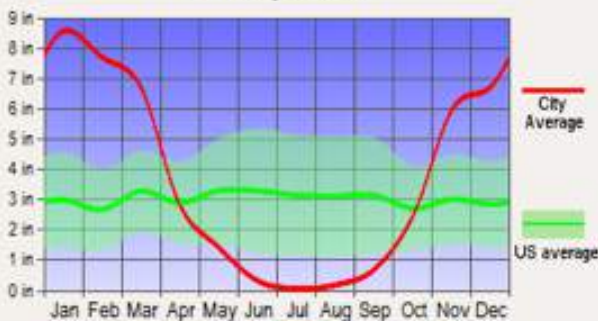




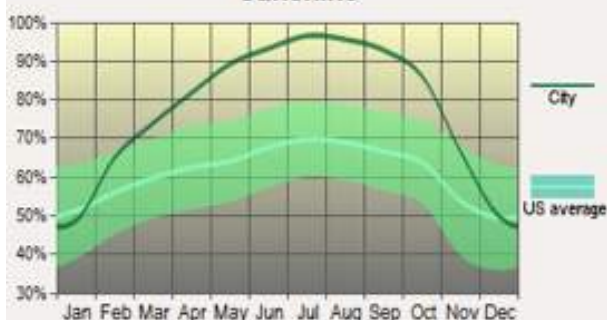
Average Temperatures



Precipitation



Sunshine



## Water Resources and Climate

Several springs exist on the property and create a small seasonal creek. Pompas grass and other water-loving vegetation are scattered throughout.

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.

*Left: The area's average weather compared to U.S. averages*

*Above: A green patch fed by an underground spring*





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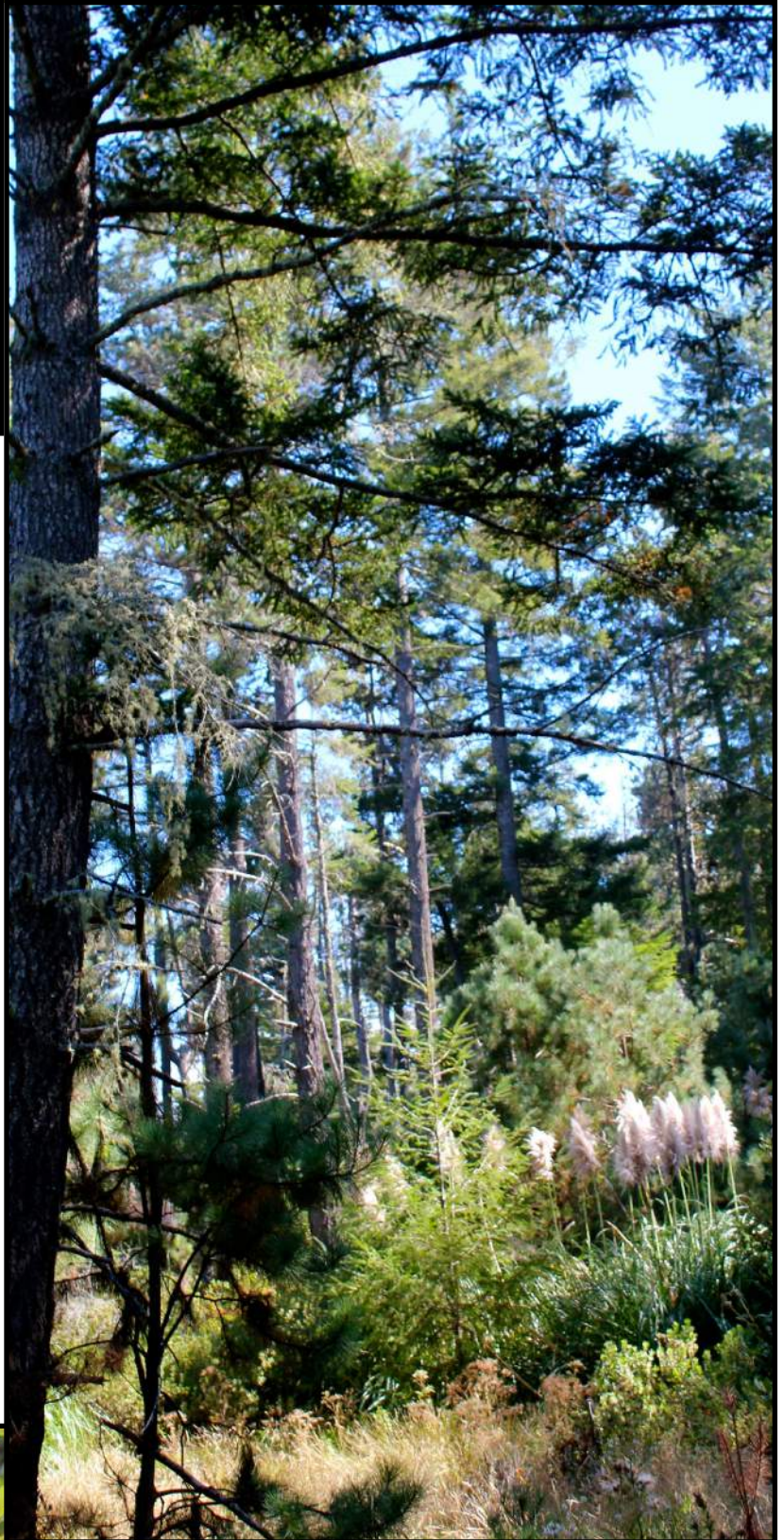


## Size and Description

The property consists of one assessor parcel (027-462-01-00) of 97.18 +/- acres. The parcel is in the FL (forest land) district. This district is intended to encompass lands within the Coastal Zone which are suited for and are appropriately retained for the growing, harvesting and production of timber and timber-related products.

The zoning on the property is FL-160, meaning that the parcel cannot be split beyond 160 acres under the current designation.

Permitted uses in the current zone include residential development, vacation rental, the keeping of livestock and horses, commercial recreation, and various agricultural pursuits including timber processing.



*Above: Forest foliage*

*Above left: Outline of assessor parcel*

*Left: Pears at the old homestead site*



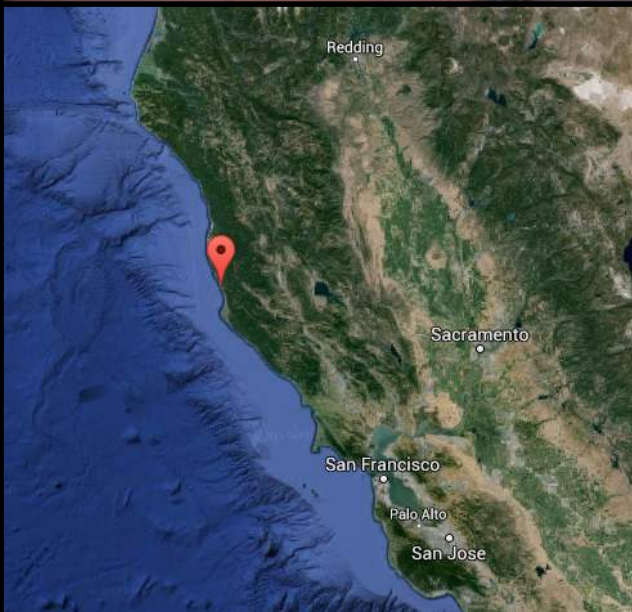


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## Surrounding Area and Access

The 97 acres of forest land are located about 3.3 miles Southeast of Point Arena and 21.5 miles south of Elk, 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 to Tenmile Rd.

The closest airport is in the town of Little River, 37 miles from the property. For commercial flights, the Santa Rosa Airport is 2 hours away.

Just a few miles away is the unique community of Point Arena with it's 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 towns to the South.

*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 three hour drive from the San Francisco Bay Area.*

*Right: Pink lady flowers growing wild under the trees*





## *Offering Price*

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~Please call us for a price ~



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