

CASARI RANCH

523± Acres

Mendocino County, California

\$4,290,000



The iconic Casari Ranch is nestled on over 520 acres of parklike pastured bluffs and canyons overlooking the Pacific with unyielding ocean views stretching to the horizon. As breathtaking and aesthetically dramatic as Casari Ranch is, its true beauty may be found in how this landscape lends itself to creating a world-class working ranch firmly rooted in the concept of self-sustainability. At Casari beauty and functionality is compounded by infrastructural improvements of the highest order going to make this ranch one of California's finest and an exceptional and valuable acquisition opportunity for the discerning investor.

The ranch's main house is elegantly tucked away above the Pacific Coast Trail in a private setting surrounded by grassy meadows, gardens and year round pond and springs. The quintessential outdoor living with large decks off of the kitchen and a second entertainment deck by the pond lends itself to the perfect setting for a multitude of events. Current owners have played host to festivals, "Farm to Table" events as well as weddings in this beautiful setting.

JIM MARTIN
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OUTDOOR PROPERTIES





Walk across the meadows and take in the numerous dramatic ocean views with the coast's soul uplifting breeze at your face or get lost on the ranch's numerous trails through fern strewn meadows, forests and gullies or follow the game trails along the spring-fed blue line Moat Creek and Point Arena Creek that run through the property.



There are numerous avenues for income generation on the Casari. The current owners grow, mill and make wool products retailing the same and other farm products at the onsite Casari Retail Shop & Farm Stand. In addition, world-renowned equine coaching seminars are conducted by the owners (*please see website casariranch.com*). Additional income flows from vacation & "glamping" site rentals, event & wedding hosting, livestock and farm product marketing i.e. eggs, herbs, vegetables, canned goods, etc. Furthermore, there exists the possibility of a conservation easement and carbon sequester.



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PROPERTIES**
www.CaliforniaOutdoorProperties.com

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EXCLUSIVE PARTNER OF
LAND LEADER
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Main House —

Approx. 1850 sq ft, built in 2002

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The Main House consists of 2 bedrooms, 2 baths, large walk-in closet. Each bedroom has sliding glass doors to surround porches with hot tub just a few steps away in the west garden. Cathedral wood ceiling in living room/family room area, with large 2 story library shelving and Rumford Fireplace overlooking level & cross-fenced pasture-lands bordered by stately Douglas Fir and Cypress forests and the Mendocino Forest Ridge-line in the far off distance.

- Cement slab with radiant floor heating
- Standing Seam Copper roofing
- Copper gutters and downspouts
- Imperial #1 Curley Redwood Shingle siding with stainless steel fasteners
- Wrap around Slate porch
- 1920 Rumford cooking fireplace
- Fireplace mantel of old growth redwood telephone pole
- Kitchen has Corian countertops and Poplar wood custom cabinets
- Viking Professional kitchen with extra large refrigerator, Bosch dishwasher, heavy duty garbage compactor, 1600 cfm exhaust fan/hood, 4 burner stove with middle griddle cook area, upper shelf with heat lamps and 2 ovens, one large and one smaller.
- Iron bathtub
- All interior walls are insulated
- Munchkin flash boiler with superstore hot water tank and hydronic floor heat
- Acid etched concrete floors
- All decks are Trex on redwood and treated frames
- Plenty of storage closets throughout home
- Plus laundry room, pantry with wash sink and separate entrance
- Freshly painted interior in 2016
- Large attic with plywood sub-floors and lights. Could potentially turn into a loft or den space.



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Guest/Caretaker's Residence

1961 original farmhouse, stucco with a metal roof.

3 bedroom and 1 bath

Living room, dining room, kitchen and separate mud room entrance.

- Ocean view from living room and main bedroom
- Original wood floors
- Double pane windows
- Wood Stove
- Propane heat
- Washer, dryer hookup
- Bathtub, shower
- Freshly painted interior in 2016
- Each bedroom has a closet, plus a hallway closet
- Has its own PGE meter, its own septic system
- Shares propane with main house, could easily separate
- Currently, this house is listed at the county as a storage barn, but it may be possible to convert to farmworkers' housing or a 2nd residence. Prior to current owners it was the main house (3 bedrooms) and what is now referred to as the main house (2 bedrooms) was the farmworkers housing. Previous owners rebuilt the farmworkers housing and made it their main residence. Current owners have used it for guest stays and Airbnb. Currently, they pay transient occupancy tax' when they rent it out.



Casari Farm Stand & Retail Shop

With Art Studio Loft Spacious & High ceilings

- Cement slab floor with radiant floor heating (hydronic), stainless steel insulated roll-up doors
- Standing copper seam roof and gutters
- Welded steel frame
- Interior walls are plywood sheer-walled
- Metal halide lighting
- 220 V welding outlets
- Steel entry door
- Water heater
- Connected to sewer system
- Sink and cupboard
- Current owners have used the space for their farm stand and storage. Can also house tractors, boats, etc.
- Roof overhangs on 2 sides by approx. 12' each side for carport, boat storage, outdoor covered pens. Outdoor shower and abalone and fish cleaning area for the sports diver.



Art Studio Loft

Music room, home gym, office, meeting room, yoga studio, etc.

- Current owners have used it for workshop space, office and product development and for family visits.
- Carpeted throughout
- Large picture windows look out onto pastures and Mendocino Forest on one side and park with spring and pond on the other.
- Propane heat and ceiling fans
- Current owners put in a half bath and sinks without permits
- Cathedral ceiling with exposed steel and wood ceiling
- Electric circuit wired to avoid line noise for music recording



Red Agricultural Barn

New 36' x 48' ag barn built with wood milled right off the ranch includes:

- Tack room
- Chicken coop
- Root and wine cellar with hidden stairs depending within
- Drying room for herbs
- Plenty of room for hay and feed, stalls, equipment storage and/or livestock pens

Workshop & Wool Mill

Newer 30' x 50' barn with:

- Cement floor
- Raftos for extra storage space
- Redwood shingle exterior
- Standing seam copper roof
- Insulated stainless steel roll-up door
- Commercial hot water heater on demand
- Metal halide lighting
- 220V welding circuit
- 3 phase power installed by current owner and permitted on a separate meter
- Owners currently use it for equipment, tool storage, and wool mill processing equipment.

Pump House

Plenty of water on this ranch. In the east fields, there are 2 wells, the southeast field has year round spring which collects in cement vault and overspill runs down creek to Moat Creek. All buildings and livestock fields are currently watered by a large spring system that collects in a 3000-gallon tank and then overspills to the pond which then overspills to a creek that runs through the property towards Point Arena Creek.

- Improved spring with Grumphus submerged pump
- 3 stage pre-filter manifold
- 3000-gallon tank, high and low float switch
- Triple O ozone filtered water
- Jet pump
- Pressure tank
- Annular seal and concrete foundation
- Redwood shingle exterior
- Copper Roof