

## Galletti Ocean Ranch

Mendocino County, California

\$2,890,000 | 324.00 Acres

11001 S. Hwy 1  
Elk, California

The historic Galletti Ranch was founded in 1917 by Charles Galletti, a Swiss dairyman, and operated as a dairy for 69 years. Today, the ranch is used for cattle grazing as it awaits its new owner.



### PROPERTY HIGHLIGHTS

- 324 +/- acres, almost all level ground
- 1/2 mile of private ocean frontage
- Class 2/3 soils perfect for grazing or agriculture
- 4 older homes, numerous outbuildings, shops, and barns
- Power through PG&E, 4 existing septic systems
- 40 acres of timber with the zoning to sustainably harvest it
- 2 springs, 2 ponds, year-round creek
- Williamson Act enrollment makes property taxes very low
- Proximate to the coastal towns of Point



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