



## **Albion River Park**

**Mendocino County, California**

---

Proudly Offered By



*California* **OUTDOOR  
PROPERTIES**

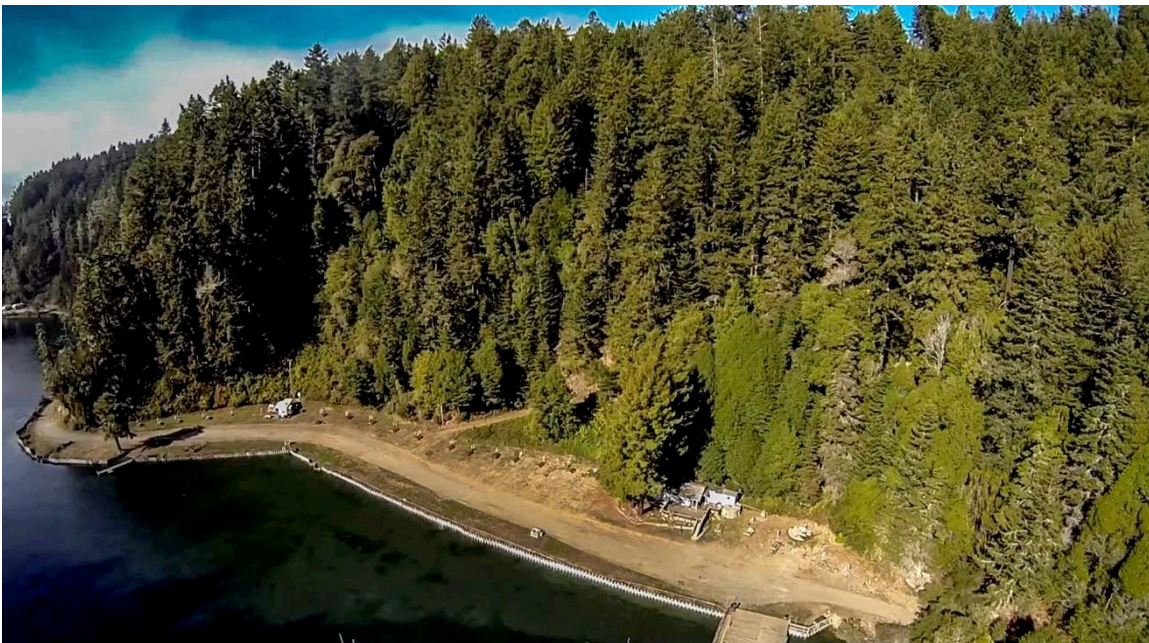
707 Merchant Street, Suite 100, Vacaville, Ca 95688  
(707) 455-4444 Office (707) 455-0455 Fax  
[info@caoutdoorproperties.com](mailto:info@caoutdoorproperties.com)  
BRE #01838294



## Introduction



The 48 +/- acre RV/Trailer Park is located in Albion, Mendocino County about 6 miles south of the historic village of Mendocino. The scenic drive through the redwoods and wine country takes about three hours from the San Francisco Bay Area. Albion is a quiet little town between Elk and Mendocino. It was started in 1853 as a sawmill town and is still a pretty little town overlooking the Albion River. The property can be run as an eco-tourism site, educational village, RV/Trailer Park or a great family compound.





## Size and Description



The ranch consists of two parcels, 32 acres and 16 acres, APN# 123-060-14, APN# 123-060-10 for a total of 48 +/- acres. The property is zoned fishing village.

The property sits at the mouth of the Albion River and goes up the river for over 3700 feet. The property varies from flat grassy parking spots along the river to steep hillsides covered with Redwood, Firs, Hemlock, Oak, Madrone and Eucalyptus. The property is known as Schooner Landing Park. There is a concrete boat ramp and docks to handle the fisherman, abalone divers and explorers. The property comes with three rental houses along the river and an owner's home on top of the ridge.

## The Property



This is a rare opportunity to own 48 +/- acres on the Albion River. This tidal influenced river is one of the few navigable rivers in the state. You can travel five miles up the river and enjoy the splendor of wildlife and the towering redwoods or head out to sea and fish for Salmon or Rock fish. The property has 41 campsites. 16 of the campsites have power and water and can be rented out for \$30.00 a night. In addition, they have 25 full hook up sites for your RV with power, water and sewer for \$35.00 a night. The property has a nice concrete boat ramp that charges \$10.00 a boat. There are 700 feet of dock space to park your boat for \$150.00 per month. The owner has a live-in manager that stays at the front house and rents out the remaining three houses. All the rental units are on a month to month lease and would need 60 days to vacate. The road along the river is mostly paved and in good shape. The campsites and houses are serviced by 5 septic systems and the owner usually pumps them every three years. All the campsites and houses are watered from the same water system. (See water). The property is next door to the Albion River Campground and Marina and private land. The North end of the property along the ridge is bordered by county road 403. This road gives the access to the owner's home that is currently rented out.



## Water



The water source to all the homes, campsites and rentals comes from springs that feed two large concrete tanks, 5000 gallon and 7000 gallon. The owner estimates that the springs are producing 15 gpm and stated that they have never gone dry, even in the worst droughts. All the campsites, rental cabins and owner house are fed from the springs and tanks. The Albion River is an estuary and is the main draw for this region. As stated on Wikipedia.com

“The **Albion River** is a [river](#) in [Mendocino County, California](#). The river drains about 43 square miles on the Mendocino Coast and empties into the [Pacific Ocean](#) near the town of [Albion, California](#). The river's overall direction is east to west, but it moves significantly in the north-south direction. The tributaries of the river include Railroad Gulch, Pleasant Valley Creek, Duck Pond Gulch, South Fork Albion River, Tom Bell Creek, North Fork Albion River, and Marsh Creek. The river's most inland point is only 15 miles from the [coast](#) and its highest [elevation](#) is about 1,570 feet. There is a large [estuary](#) at the mouth of the river and [tidal](#) waters travel up to 5 miles upstream. The Albion River was

previously used to power a [sawmill](#) on the river mouth, but there are no major [dams](#) or [reservoirs](#) on the river.”

## **Houses and Buildings**



The main home is approximately 1500 sq ft two story home overlooking the river from the ridge with 2 bedrooms and 2 baths. The custom built home is approximately 5 years old with a detached 2 car garage. The home is wood construction and is accessed by the paved county road 403. It is surrounded by beautiful forests and very private, yet accessible. The owner is currently renting the house out for \$1800 a month.



The office manager's home is approximately 600 sq ft and has 2 bedrooms and 1 bath. It is right at the Schooners landing gate and has beautiful views of the river and the historic wooded Albion Bridge. The owner allows the caretaker to stay at the home and pays a stipend and a % of the sales.





The café house was once the restaurant and is approximately 700 sq feet and has 1 bedroom and 1 bath. It is an older wooden structure made with redwood. The owner is currently renting the house out for \$900 a month.



The “greenhouse” sits in the back of the property is approximately 500 sq ft with 1 bedroom and 1 bath. The house has views of the back dock and river. It is also an older structure with redwood construction. The owner is currently renting the house out for \$750 a month.





The owner currently rents out space to two RV's on a month to month basis for \$350 a month. The owner has considered changing the RV Park to more of a permanent RV Park with full time residences.

### **Equipment**



The owner will leave his 1980's 580 Case backhoe.



## Conservation Easement



The property has lots of potential for conservation easements. The river being one of the few navigable rivers in the state as well as a river-estuary makes this a rare property. The Redwood Coast Watershed Alliance states on the internet. "Though a small river, the Albion's beneficial uses include, among others, cold freshwater habitat and estuarine habitat. Approximately 85 miles of Class I (fish-bearing) streams in the basin support both Coho and steelhead throughout the river; the remnant population of Coho, a native stock, with all three year-classes present, comprises a genetic refugia that may be a vital component of Coho recovery in Mendocino County. The estuary supports extensive eel grass beds, tracts of both fresh and saltwater marshes, and mudflats, all home to numerous species of invertebrates. The National Marine Fisheries Service has listed estuaries as critical habitat for Coho, both for feeding and for the acclimatization to salt water."

## Recreation



This property is a recreational play ground. You can run the RV/Trailer Park as an eco-tourism center with canoes and kayaks that take people up the river and view the protected wilderness lagoons, redwood forests and the wild life. You can run boats out into the ocean for whale watching or it can be the launching pad for divers and fisherman, who will come from all over to have protected access to the ocean for prized abalone, salmon, rock cod, Dungeness crab, bottom fish, and sea urchin. If you want to go horse back riding on the beach or redwoods, drive up 25 minutes to Ricochet Ridge Ranch in FT. Bragg that was recently named by Outside magazine as one of the top 25 trips of a lifetime. The drive from the bay area will keep your wine cellars full from the local wineries. Within an hour from the property there are 20 wineries many with tasting rooms and gift shops. The Mendocino wine grape and wine commission stated that "Mendocino is one of the nations', most spectacular diverse wine regions. Mendocino County is truly America's greenest wine region – as famous for its untamed beauty, wide opens spaces and earth friendly farming and ranching as it is for the wines produced in its diverse soils and microclimates.



If you are looking for world class cuisine, just minutes away is the *Albion River Inn*. This is a beautiful Inn with Ocean front cottages and private hot tubs.

## Weather



Albion weather is very similar to Mendocino. The spring and fall are the best times to visit for clear beautiful days. The winter time you get plenty of rain with almost 38 inches as an average.

<b>January Avg Temp:</b>	39°F
<b>July Avg Temp:</b>	64°F
<b>Sunny Days:</b>	189
<b>Precipitation Days:</b>	94
<b>Rainfall (inches):</b>	38
<b>Snowfall (inches):</b>	0

## **Offering Price**

Please call us for a price

The price includes the equipment.

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 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)