



South Fork Ten Mile River Ranch

Mendocino County, California

Proudly Offered By



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Introduction



View from Phil's cabin

This 468 +/- acre ranch is located in Mendocino County about 6 miles north of the town of Ft. Bragg, CA. The scenic drive through the redwoods and wine country takes about three hours from the San Francisco Bay Area. This ranch has it all; ocean views, beach access, river frontage, redwood forests, cabins, meadows and income. Ft. Bragg is the biggest coastal town on the Northern California coast with 7000 residents. Ft. Bragg, as its name suggests, was started as a fort during the Civil War. Because of the Noyo harbor and the access to Redwood trees, it became a very successful lumber town. The mill closed in 2002. Because of the picturesque views of the Pacific Ocean and rugged Northern California coast line, tourism is a big industry in Ft. Bragg. The closest airport is in the town of Little River, 21 miles from the property and for commercial flights would be San Francisco at 196 miles. There is an old landing strip on the property that can be updated. A ranch like this one rarely comes on the market. The possibilities are endless. There is approval for a 20 unit Ten Mile Inn with ocean views and direct beach access. You can ride your horses from the ranch to the beach. The property has ten cabins that can bring some needed income or convert them into a great family compound. There is river frontage with wetlands and tidal marshes. There is harvestable timber and meadows for cows and horses. Come see this spectacular ranch and see what the California coast is like.

Size and Description



View from Parcel 3 looking North on the Ten Mile River

The ranch consists of five parcels created by certificates of compliance merging preexisting assessor's parcels. The individual parcels, zoning, and short description are presented as follows:

Parcel 2

APN	Acres	Zoning	Description
015-130-46	7 acres	OS DPR FP	Residential, beach access
015-130-47	21 acres	RL-160 FP	Residential, beach access

Parcel 3

APN	Acres	Zoning	Description
069-010-20	32 acres	RL-160 Rangeland FP	Residential, ocean views
069-010-21	7 acres	RL-160 Rangeland FP	Residential, ocean views
069-010-22	87.80 acres	RL-160 2c	4+ acre commercial
069-010-34	18 acres	RL-160 Timber Preserve	Residential, ocean views
069-020-02	38.15 acres	RL-160 FP	Residential, ocean views
069-020-05	25 acres	RL-160	Residential, ocean views
069-020-07	4.25 acres	RL-160 FP	Residential, ocean views

069-020-14	51 acres	RL-160 FP	Residential, ocean views
069-052-06	3.35 acres	RL-160	Residential, ocean views
069-070-07	36 acres	FL-160 FP TPZ	Residential, ocean views
069-070-11	36 acres	FL-160 FP	Residential, ocean views

Parcel 8

<u>APN</u>	<u>Acres</u>	<u>Zoning</u>	<u>Description</u>
069-070-15	13 acres	RL-160 FP	Residential, river or meadow
069-070-17	1 acres	RL-160 FP TPZ	Residential, river or meadow
069-070-20	5 acres	RL-160 FP TPZ	Residential, river or meadow

Parcel 9

<u>APN</u>	<u>Acres</u>	<u>Zoning</u>	<u>Description</u>
069-070-13	12 acres	RL-160 FP	Residential, river or meadow
069-070-19	31 acres	RL-160 FP TP	Residential, river or meadow

Parcel 10

<u>APN</u>	<u>Acres</u>	<u>Zoning</u>	<u>Description</u>
069-070-12	9.60 acres	RL-160 FP	Residential, river or meadow
069-070-18	30 acres	RL-160 FP	Residential, river or meadow

Total 468.15 acres

The property starts at the McKerricher State Park sand dunes and follows the Ten Mile river for over 1 ½ miles. Beautiful meadows, forests and blackberry bushes make up the path. The property turns at the confluence of the South Fork Ten Mile River and follows the meandering South Fork for over 1.8 miles. The property is accessed from two roads. Highway 1 touches Parcel 2 and Parcel 3. There is a locked gate at 28301 North Highway 1 that takes you to the approved Inn location and the main house. You have beautiful bluff views of the Pacific Ocean and the river. You can continue on back roads to all the cabins located on parcels 8, 9 and 10. There is also access from a county maintained road off of Highway 1 known as Camp 1 Ten Mile road. This gravel road reaches the property in approximately 2200 feet and takes you to all the cabins. This beautiful redwood forest traversing road travels for little over 2 miles to the cabins. An amazing feature of this property is on parcels 2 and 3. There is an old haul road (paved) that used to go all the way to Ft. Bragg for the logging trucks. The beach has taken over most of the road, but there is still a good paved road that follows Ten Mile River. Hawthorne Timber Company has over 200,000 acres near the property and still has easement rights to reach Highway 1 on the haul road. Power is provided by PG&E and all the cabins have septic tanks and wells or springs for water.

Home, Cabins, Barn and Outbuildings

The property has a main home and 9 cabins. The main house is a three bedroom two bath structure containing approximately 2134 sq ft which was built in 1991. It has beautiful river and ocean views. It is very private with its own entrance. It has power, septic and served by a well and a 1500 gallon water tank. The 1600 sq ft hay/equipment barn was built in 1951 and was recently remodeled. This redwood building sits on the westerly slope directly above the four acre inn site.



2134 sq ft main house 3 bd, 2 ba



1600 sq ft redwood barn



Cabin #1: 1016 sq ft, 2 bd, 1 ba, rent \$1,000 month Cabin #2 936 sq, 2bd, 1ba, rent \$250a month



Cabin #3: 848sq ft, 2 bd,1ba, rent \$900 month

Cabin #4: 936sq ft, 2 bd,1ba, rent \$1,000 month



Cabin #5: 1056sq ft, 2 bd,1ba, rent \$1000 month

Cabin #6: 740sq ft, 2 bd,1ba, rent \$1,100 month



Phil's Cabin 1120sq ft 2bd,1ba owner's cabin

Cabin #8, 880 sq ft, unfinished



Fern Meadow 1107 sq ft, 2 bd,1ba, rent \$1400

Cabin 10 is a dilapidated cabin that needs work



Camp One Road to cabins



Ten Mile River to Ocean

Recreation



View from the Inn location looking at McKerricher State Beach

This property is a recreational playground. You can walk to the ocean and hike for miles on McKerricher State beach. You can go fishing, surfing and sand dunning. The real jewel of this property is horseback riding. People pay lots of money to ride at Ricochet Ridge Ranch in FT. Bragg. It was recently named by Outside magazine as one of the top 25 trips of a lifetime. You can do this for free on your own property. The river, meadows, and forests all make for great

trails. For the hunter, you are in the A zone and deer tags can be bought over the counter. There are plenty of deer to keep you busy and you will be competing with the black bear for the blackberries. The Ten Mile River is currently being restored to bring back the Salmon and Steelhead. You will need to check with the local fish & game on regulations for fishing the river for salmon, steelhead and trout. There are plenty of waterfowl in the tidal marshes and turkey, quail and some dove for the bird hunter. The drive from the Bay Area will keep your wine cellars full from the local wineries. Within 90 minutes from the property there are over 20 wineries, many with tasting rooms and gift shops. Mendocino County is truly America's greenest wine region as famous for its untamed beauty, wide open spaces and earth friendly farming and ranching as it is for the wines produced in its diverse soils and microclimates.



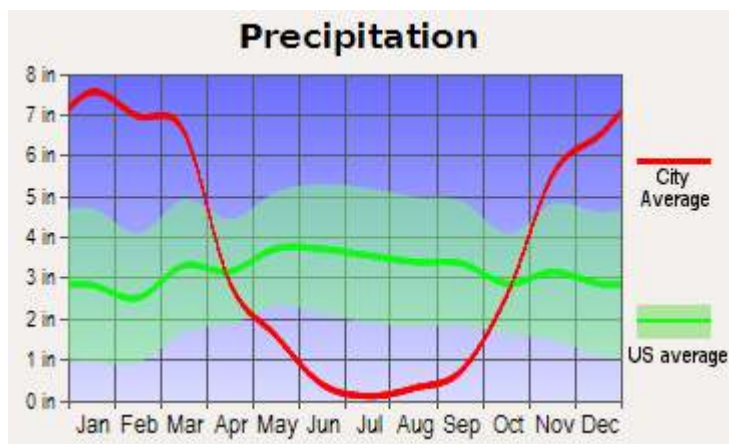
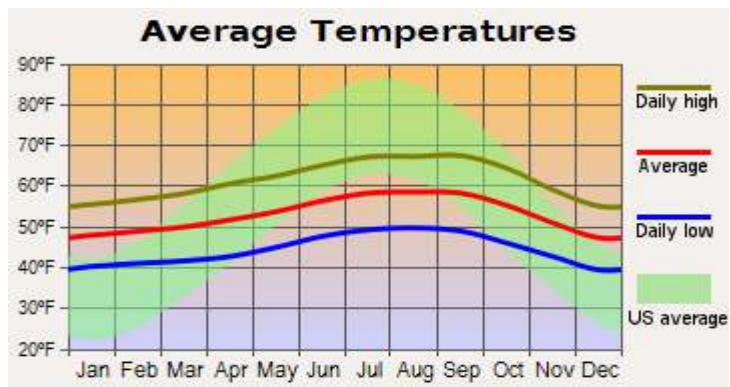
South Fork Ten Mile River winding through the meadows

Weather and Ft. Bragg

From Wikipedia, the free encyclopedia:

Fort Bragg is a city located in coastal [Mendocino County, California](#) along [State Route 1](#), the major north-south highway along the Pacific Coast. Fort Bragg is located 24 miles (39 km) west of [Willits](#),^[2] at an elevation of 85 feet (26 m).^[1] Founded as a military fort prior to the [American Civil War](#), Fort Bragg is now a popular tourist destination due to its

picturesque views of the [Pacific Ocean](#) and rugged Northern California coastline. The population was 7,026 at the [2000 census](#).



McKerricher State Park from website StateParks.com:

McKerricher State Park offers a variety of habitats; beach, bluff, headland, dune, forest and wetland. Tide pools are along the shore. Seals live on the rocks off the park's Mendocino coast. More than 90 species of birds visit or live near Cleone Lake, a formal tidal lagoon. During winter and spring, the nearby headland provides a good lookout for whale watching. The park is popular with hikers, joggers, equestrians and bicyclists. Fishing is also popular, with trout in two freshwater lakes. The park has a wheelchair accessible nature trail. From Laguna Point to Ten Mile River is 10 miles round trip; shorter hikes possible. Ten Mile Dunes and Inglenook Fen, Laguna Point and Cleone Lake. These are some of the intriguing names on an intriguing land?

McKerricher State Park. Extending from just north of the Fort Bragg city limits to Ten Mile River, this park offers the walker a chance to explore headlands and wetlands, sand dunes, forest and meadowland. In 1868, Scottish immigrant Duncan McKerricher paid \$1.25 an acre for a former Indian reservation, El Rancho de la Laguna. McKerricher and his heirs worked the land until 1949 when they gift-deeded it to the state. The vast redwood forests of the coast range in the areas bordering Ten Mile River were heavily logged. An early coast railroad connected the mills of the town of Cleone with a landing at Laguna Point. Lumber was loaded onto flatcars which rolled by gravity to waiting schooners; horses hauled the cars back to the mill. At the point, anchor pins and other signs of the old landing can be seen. A more obvious reminder of this coast's logging history is the old haul road that crosses the park. In 1949, the road replaced a railway, which for three decades carried timber from the Ten Mile River Area to the Union Lumber Company in Fort Bragg. In 1982, winter storms washed out sections of the road, closing the five mile stretch from Cleone Lake to Ten Mile River. The road is closed to motor vehicles and is a superb path for walkers. The old haul road travels the length of Ten Mile Beach to the mouth of Ten Mile River, so named because it's ten miles north of Noyo River. The beach is backed by one of the California coast's longest dune systems. Directions to trailhead: From Highway 1, three miles north of Fort Bragg, turn west into the main entrance of McKerricher State Park. Follow the signs to the Laguna Point Parking area.

Offering Price

Please call us for a price

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