



## **Ocean View 61 acres with Two Homes**

**Mendocino County, California**

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## Introduction



**View of home near the forest**

This 61 +/- acre property is located in Mendocino County about 2.6 miles north of the town of Manchester, CA and 8 miles north of Pt. Arena, CA. The scenic drive through the redwoods and wine country takes about three hours from the San Francisco Bay Area. This property has much to offer; ocean views, grasslands for horses or livestock, two homes, and access to the beach. This property has been in the same family since the 1960's. The area is filled with attractions. Just a few miles away is the unique community of Point Arena with it's organic co-op grocery store, beautifully restored theatre, public library, credit union and public fishing pier at the Point Arena Wharf. 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. The Point Arena Lighthouse can be seen from the property and has been around since 1870. If you are a golfer, you can head north 24 miles to the Little River Golf Course or south 27 miles to Sea Ranch Golf Course. Both have extraordinary views of the Pacific Ocean as well as pro shops and restaurants. Enjoy great fishing for salmon, steelhead, perch, smelt, and abalone. If you enjoy abalone, this part of California is known as the best abalone diving area. The possibilities are endless. The closest airport is in the town of Little River, 24 miles from the property. For commercial flights, the Santa Rosa Airport is 2 hours from the property. Come see this spectacular ranch and enjoy life on the Northern California Coast.

## Size and Description



**View most of the ranch, creek, beach, homes, and fields**

The property consists of one parcel 132-210-43 and is zoned RL which stands for Range Land. "This district is intended to create and preserve areas for (A) the grazing of livestock,(B) the production and harvest of natural resources, and (C) the protection of such natural resources as watershed lands from fire, pollution, erosion and other detrimental effects."

The property has great access off of Highway 1, and runs east of the ocean with incredible ocean and lighthouse views. As you drive up the private gravel road, about midway up the parcel you will come to the first home. A very cute cottage, at almost the end of the parcel where the forest meets the grasslands is the second home with a nice garden and again incredible views of the Pacific Ocean and Pt. Arena Lighthouse.



**Meadows**

## HOMES



**Main home near forest**

The main home has an attached garage and is approximately 1550 sq ft with 3 bedrooms and two baths built in the 1950's. The property is currently rented out for \$1375 a month. The second home is a cute cottage measuring about 550 sq ft with one bedroom and one bathroom, also built in the 1950's. The cottage is rented out for \$700 a month. The houses are fed by a spring on the neighboring property for the last 40 years and even with the worst drought in California history are performing great. Each house has their own septic system. Power is PG& E. You can get Internet via a Wi-Fi hot spot via U.S. Cellular.



**Cute cottage**

## Recreation



**Fly-fishing for Steelhead on Alder Creek**

This property is a recreational playground. You can walk to the ocean through Irish Beach, go surf fishing, surfing or hike for miles on Manchester State Beach. Alder Creek flows near the property and has steel head in the winter months when the creek flows into the ocean, makes for some great fly fishing on your own creek. Enjoy relaxing horseback riding in your pastures, along ocean views, and down to the beach. A great attribute of the ranch is that you can ride your horses on the beach and rarely see anybody. 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. The fishing is excellent. Salmon, steelhead, perch, smelt, cabazon can all be caught near the ranch. Several commercial sport fishing boats run out of Fort Bragg daily, which is also Northern California's best abalone diving area. This popular mollusk is the object of thousands of divers and pickers in this area every abalone season. There is a great fishing pier in Point Arena with restaurants and shops. The California Gray Whale migrates along the Mendocino coast in the winter and spring as they head down to their breeding grounds in Baja. Whale watching boats take tours out of Noyo Harbor in Ft. Bragg. 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 opens spaces and earth friendly farming and ranching as it is for the wines produced in its diverse soils and microclimates.

## Weather and Pt. Arena



One of the many meadows

From Wikipedia, the free encyclopedia:

**Point Arena** (formerly, **Punta Arenas** and **Puntas Arenas**)<sup>[2]</sup> is a small coastal city in Mendocino County, California, United States. Point Arena is located 31 miles (50 km) west of Hopland,<sup>[3]</sup> at an elevation of 118 feet (36 m) .<sup>[2]</sup> The population was 449 at the 2010 census, down from 474 at the 2000 census, making it one of the smallest incorporated cities in the state. Its main street comprises part of State Route 1, California's coastal artery. Along with a number of other Mendocino County coastal communities, Point Arena is associated with the hippie and subsequent counterculture groups. Its reported economy is largely geared toward servicing the summertime tourist industry and marijuana growth. The City is near the headquarters of the Manchester Band of Pomo Indians of the Manchester-Point Arena Rancheria.

Manchester State Beach from California State Parks

This is an area of rich grazing lands flocks of sheep and herds of cattle which add a pastoral note to some of the most spectacular coastal scenery in the world. The works of man are definitely secondary to pounding surf, screeching gulls, and grazing animals that dominate the scene.

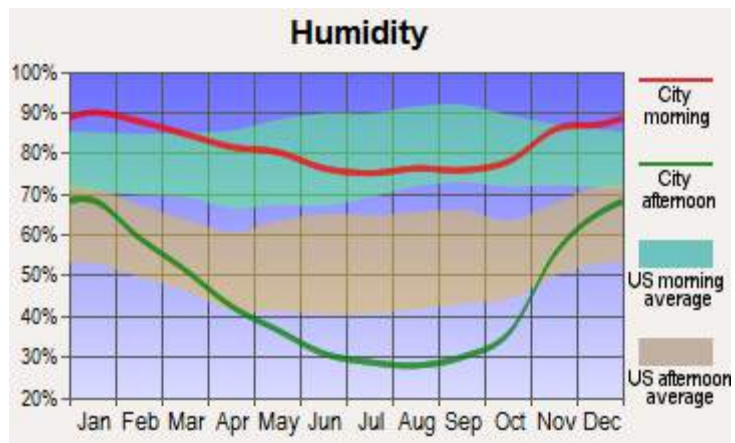
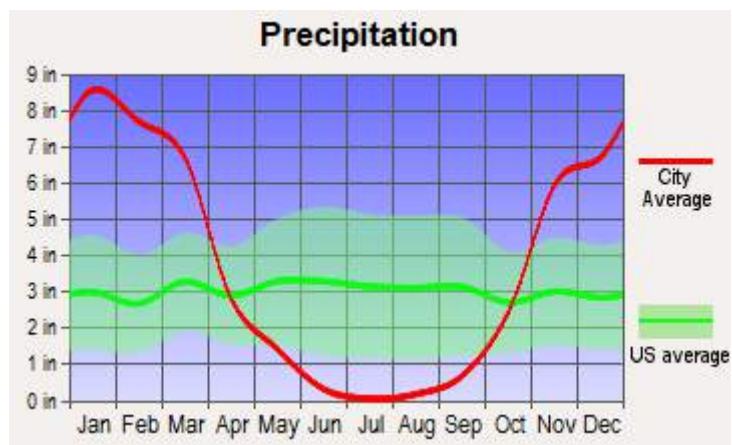
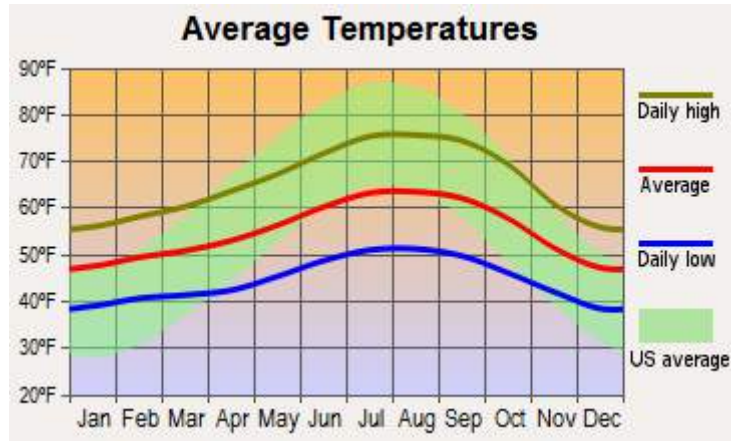
A county road a mile north of Manchester leads to Manchester State Beach. This unit of the State Park System consists of 760 acres of beach, sand dunes, and

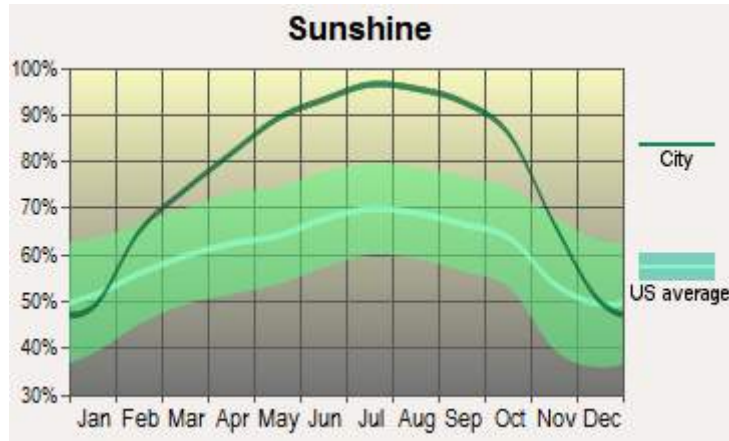
flat grasslands, with nearly 18,000 feet of ocean frontage. The beach line curves gently to form a "catch basin" for sea debris, which accounts for the volume of driftwood found here.

Most of the campground at Manchester State Park is separated from the beach by the sand dunes, which offer some protection from the winds. There are 18+ campsites, each with table and fire ring. Piped drinking water and pit toilets are available nearby. The day-use area is on the beach, with a few fire rings and pit toilets for visitor use. The parking area will accommodate approximately 50 vehicles. Ten environmental camps are available; a 1.1 mile walk in. No water is available.

The weather at Manchester State Park is typical of the entire north coast. Temperatures seldom rise above 72 nor dip below 50. Rainfall is heavy from September to May, and morning and evening fog is common during the summer months. Strong winds prevail year-round.







## Offering Price

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