

# GALLETTI OCEAN RANCH

MENDOCINO  
COUNTY, CA



*California*  
**OUTDOOR PROPERTIES**

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*Above, center: Cattle graze in the East pasture as they have done for nearly a century.*

*Above, left: Pacific Ocean foam gathers beneath the ranch's Southernmost tip.*

## THE HISTORIC GALLETTI RANCH

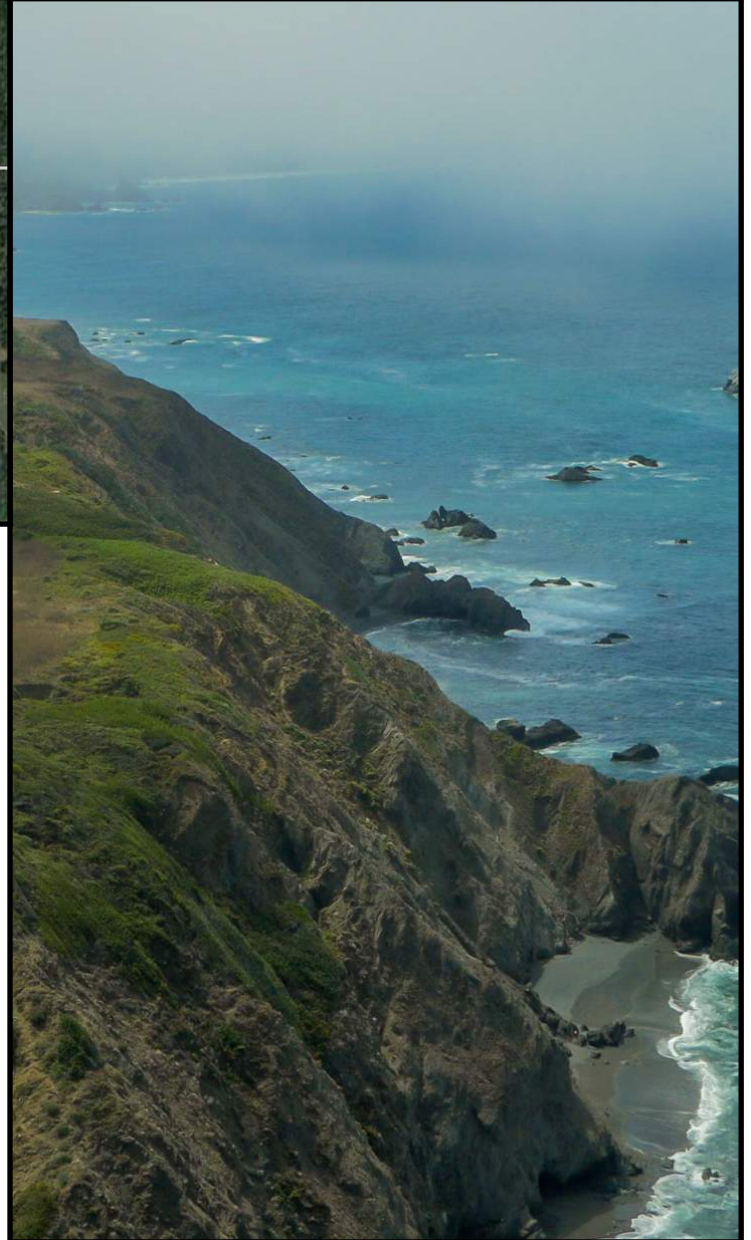
was founded in 1917 by Charles Galletti, a Swiss dairyman, and operated as a dairy for 69 years. Today, the ranch is used for cattle grazing as it awaits its new owner.

With 200 +/- acres of class 2 and 3 soil, along with great water and a large year-round pond, the productive capacity of this property is significant. Rich pastureland can be used for livestock or diverse crop cultivation.

The ranch has four older homes as well as numerous shops, barns, and other outbuildings. The property lends itself equally to a rustic family compound, recreational retreat, or working ranch.

Best of all, the property includes ½ mile of private California coastline.

At Galletti Ranch, you can experience a stream-side setting among young redwoods and alders, a private black sand beach with incredible abalone diving and rock fishing, long stretches of golden pasture, and endless ocean views. With ½ mile of private coastline, good soil and historic roots, this is a true California gem.



## Size and Description

The ranch consists of seven assessor parcels (two legal parcels) for a total of 324 +/- acres.

The majority of the acreage is in the AG (agriculture) and RL (rangeland) districts with a zoning of AG-60. The remaining 40 acres is in the TP district with a zoning of FL-160.

The AG and RL districts permit residential development, vacation rental, the keeping of livestock and horses, and agricultural pursuits. AG-60 zoning means that a lot cannot be subdivided beyond 60 acres.

The TP district designates coastal areas best suited for the growing and harvesting of timber. This district also allows for residential development; minimum lot size is 160 acres.

*Above: Ocean mist makes for green cliffs all year*

*Above left: Outline of assessor parcels*

APN	Acres	District, Zone
131-030-11-00	54	RL, AG-60
131-030-12-00	31.5	RL, AG-60
131-030-15-00	40	TP, FL-160
131-050-21-00	12	AG, AG-60
131-050-20-00	83	RL, AG-60
131-050-18-00	55	AG, AG-60
131-050-16-00	48	AG, AG-60

Approximately 200 +/- acres of the property is class 2/3 soils, lending itself to a variety of agricultural uses. The vast majority of the acreage is level ground, and has been used primarily for grazing in the past. Artichokes, peas and hay have also been produced on the ranch, and the ground is suitable for many other crops.

All parcels except 131-030-15-000 are currently in the Williamson Act, providing significant tax savings.





*Below left: 3 bed, 1 bath home  
wine basement wine cellar*

*Below right: one of the many  
barns on the property*



## Homes and Outbuildings

There are four older homes on the ranch, and numerous barns and outbuildings. Most structures were built in the early 1900's and have some deferred maintenance.

Power is provided by PG&E, and water is piped to the houses directly from the developed spring; clean, ample water even under drought conditions.

Each of the four homes on the ranch has its own separate septic system.

### **Homes**

3,000 sq ft. 6 bed, 1 bath

Victorian-style home

1,500 sq ft. 3 bed, 1 bath wood-sided home (painted red)

Small 1 bed, 1 bath cabin

1,440 sq ft. mobile home

### **Outbuildings**

5,200 sq ft. metal shop

3,240 sq ft. horse barn

1,950 sq. ft mechanic shop

2,200 sq ft. bus barn

1,000 sq ft. garage

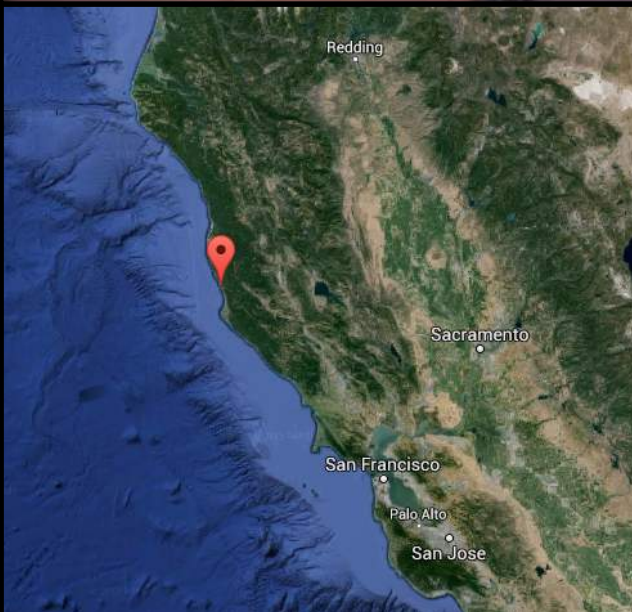
1,632 sq ft. former dairy building



*Left: Victorian home with wraparound porch*

*Above: Main structures viewed from above*





## Surrounding Area and Access

The Galletti Ranch is located about 13 miles North of Point Arena and 3.5 miles south of Elk, CA.

The scenic 3 hour drive from the Bay Area can be taken along the coast on Hwy 1 or inland through the quaint town of Booneville and the beautiful Anderson valley. The property has easy access off Hwy 1 with no difficult driveways to navigate.

The closest airport is in the town of Little River, 19 miles from the property. For commercial flights, the Santa Rosa Airport is 2 hours from the property.

Just a few miles away is the unique community of Point Arena with it's organic co-op grocery store, incredibly beautiful restored theater, public library, credit union and public fishing pier at the Point Arena Wharf. The Point Arena Lighthouse can be seen from the property and has been around since 1870.

A quick jaunt to the North, the town of Elk offers a wonderful cafe, general store, pub, and spa.

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. 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.

Whale watching boats take tours out of Noyo Harbor in Ft. Bragg. Here you can also access commercial goods and services not found in the smaller coastal towns to the South.

*Above, top to bottom:*

*The town of Elk and its public beach.*

*Point Arena's 1928 vintage vaudeville theater brings films and live music to the area.*

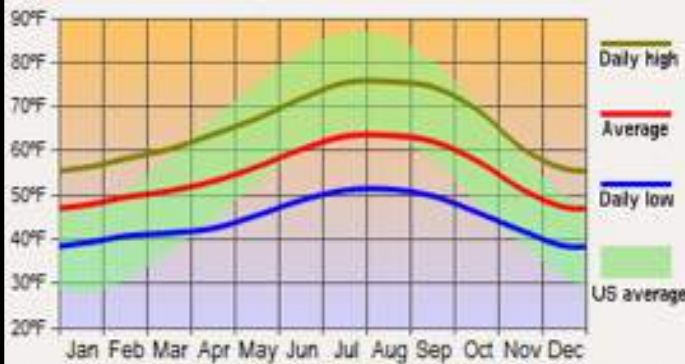
*The property is about a three hour drive from the San Francisco Bay Area.*

*Right: The ranch's Northern pastures*

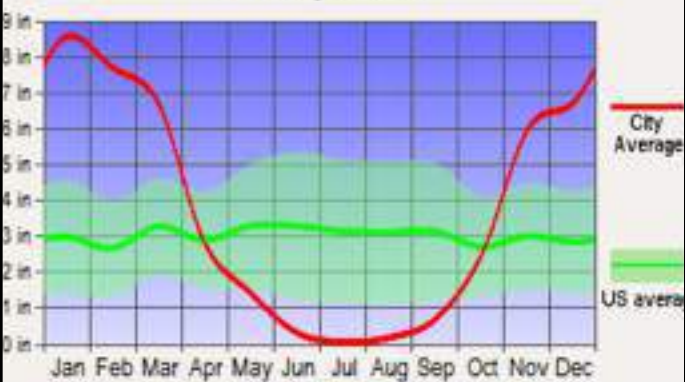




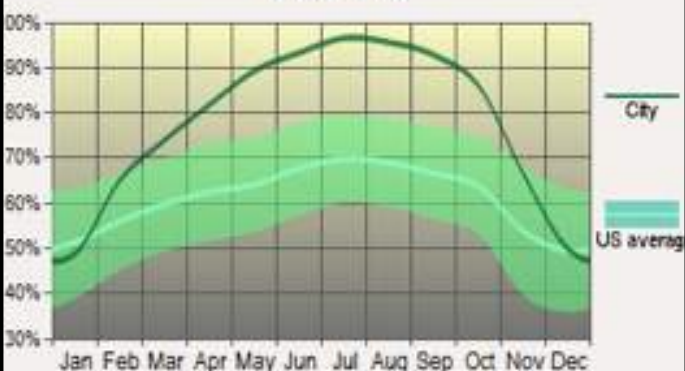
### Average Temperatures



### Precipitation



### Sunshine



## Water Resources and Climate

The ranch is blessed with ample water resources.

A well developed spring on the Eastern side of the property provides the homes with water and creates a year-round creek that runs through the property. Several smaller springs feed the pasture and run throughout the ranch.

A large pond and smaller reservoir provide water for irrigation, and there is electricity to the pump site at the large reservoir.

Nighttime fog from the ocean keeps the soil moist and the trees lush. The temperature inversion caused by the property's ocean proximity keeps the temperature to a comfortable level all year.

Despite misty days, the area receives far more sunshine than the average U.S. city on an annual basis.

*Left: The area's average temperature, precipitation and sunshine compared to U.S. averages*

*Above: The ranch's large reservoir provides water for livestock and agriculture*





## Recreational Attributes

The ranch is a recreational paradise.

Ride horses across your pasture or bring them down to Manchester State beach and take a gallop on the sand.

Walk the ocean bluffs and view incredible sunrises and sunsets.

Dive for abalone and fish off the rocks from your private coastline. This part of the coast is known for its world class abalone diving and salmon fishing.

Hunt for deer, quail and turkey in the wide fields or above the tree line. You are in A-zone and can buy tags over the counter.

Watch the Grey Whales on their Spring and Winter migration and the seals as they cluster on the rocks below the cliffs.

If you are a golfer, you can head North 24 miles to the Little River Golf Course or 27 miles South to Sea Ranch Golf Course.

Within 90 minutes from the property there are over 20 wineries, many with tasting rooms and gift shops.

If you can pry yourself away from the ranch, you'll find endless opportunity for adventure and exploration along the coast and inland forests.



*Above: Hiking down the cliffs to the shore below*

*Left: Preparing to enter the water from one of Galletti Ranch's private beaches; inset of abalone shell*

## *Offering Price*

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~Please call us for a price ~



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