



Alder Creek ~ 100 Acres
Mendocino, California

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PROPERTIES®

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INTRODUCTION



The 100 acre property sits at an ideal location along the rugged and beautiful Mendocino coast. At 150' elevation and just 1 mile from the sea, the property gets an ideal mix of cool clean air and full sun exposure. Sweeping views and a sense of privacy, yet only a few minutes by car to groceries, restaurants, and the Point Arena harbor.

Alder Creek flows through the property for over 1/2 mile. Because you own both sides of the creek, you have complete privacy while you fish for Steelhead.

The property contains 30 +/- acres of class 2 and 3 soil, making a small-scale agricultural operation a viable possibility. The diversity of habitat is quite impressive on these 100 acres; pastures lined with grand old cedars slope down into spring-fed valleys with mossy Alder trees. A stand of eucalyptus keeps watch over the home and barns, and the ridges give rise to towering fir and pine trees.

The property is well suited for a small cattle operation, running approximately 15-20 pair.

A quaint 2 bedroom 1 bath home with garage allow for immediate occupancy while the new owner breathes new life into the improvements.

Whether you desire a country home, small farm business, or vacation rental, this property has much to offer.



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SIZE & DESCRIPTION



132-230-01

100 acres

RL 160

The property consists of one assessor parcel for a total of 100 +/- acres.

The parcels are in the RL (rangeland) district. This district is intended to encompass lands within the Coastal Zone which are suited for and are appropriately retained for the grazing of livestock and which may also contain some timber producing areas.

The zoning on the property is RL-160, meaning that the parcels cannot be split beyond 160 acres. Permitted uses in the current zone include residential development, vacation rental, the keeping of livestock and horses, and agricultural pursuits.

Approximately 30+/- acres of the property is class 2/3 soils, lending itself to a variety of agricultural uses. There is good pasture for livestock and the ground is suitable for many crops.



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IMPROVEMENTS



The buildings on the property are older and need work, but full of the charm of the coast.

Original wood floors, whitewashed walls, picture windows. Some TLC would take the structures to a whole new level.

Power is provided by PG&E, and water is supplied by a spring. The home has a septic system.

The property is perimeter fenced and partially cross-fenced for livestock.

Homes
2 bedroom, 1 bath house

Outbuildings
700 Sq. Ft. garage





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RECREATIONAL ATTRIBUTES

Alder Creek flows through the property for over 1/2 mile.

Because you own both sides of the creek you have complete privacy to fish for Steelhead.

The ranch and its surrounds will satisfy any recreational desire.

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

The property is well suited for a small cattle operation, running approximately 15-20 pair.

Hike down into the valleys or along the ridge tops.

Head to a nearby harbor for some fishing.

This part of the coast is known for its world class abalone diving and salmon fishing.

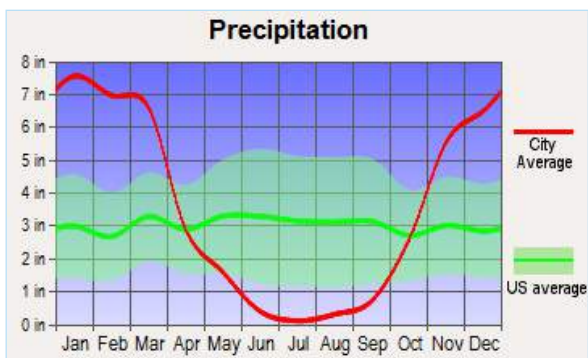
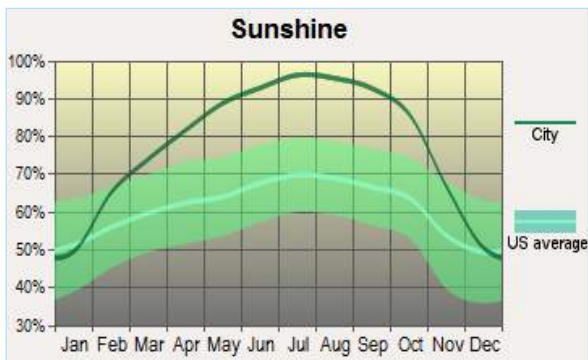
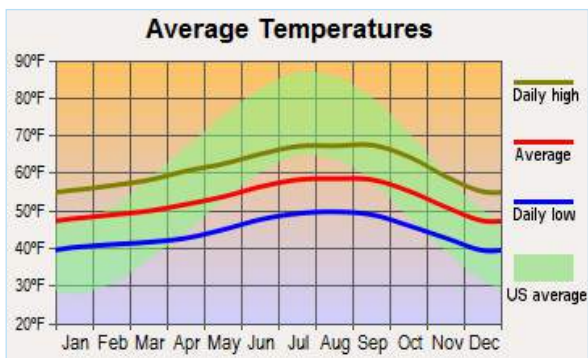
Hunt for deer, quail, dove and turkey in the wide fields and valley floors. You are in A-zone and can buy tags over the counter.

If you are a golfer, you can head North 33 miles to the Little River Golf Course or 17 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.





WATER RESOURCES AND CLIMATE

A spring by the home provides water for domestic use. Several springs exist on the property, and create a small seasonal creek.

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.





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SURROUNDING AREA AND ACCESS



Alder Creek 100 acres is located about 7.3 miles north of Point Arena and 1.7 miles from Manchester, 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, 20 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 its organic co-op grocery store, incredibly beautiful restored theater, public library, credit union and public fishing pier at the Point Arena Wharf.

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



Photos:

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 3 hour drive from the San Francisco Bay Area.

Offering Price

~ Please call us for a price ~



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