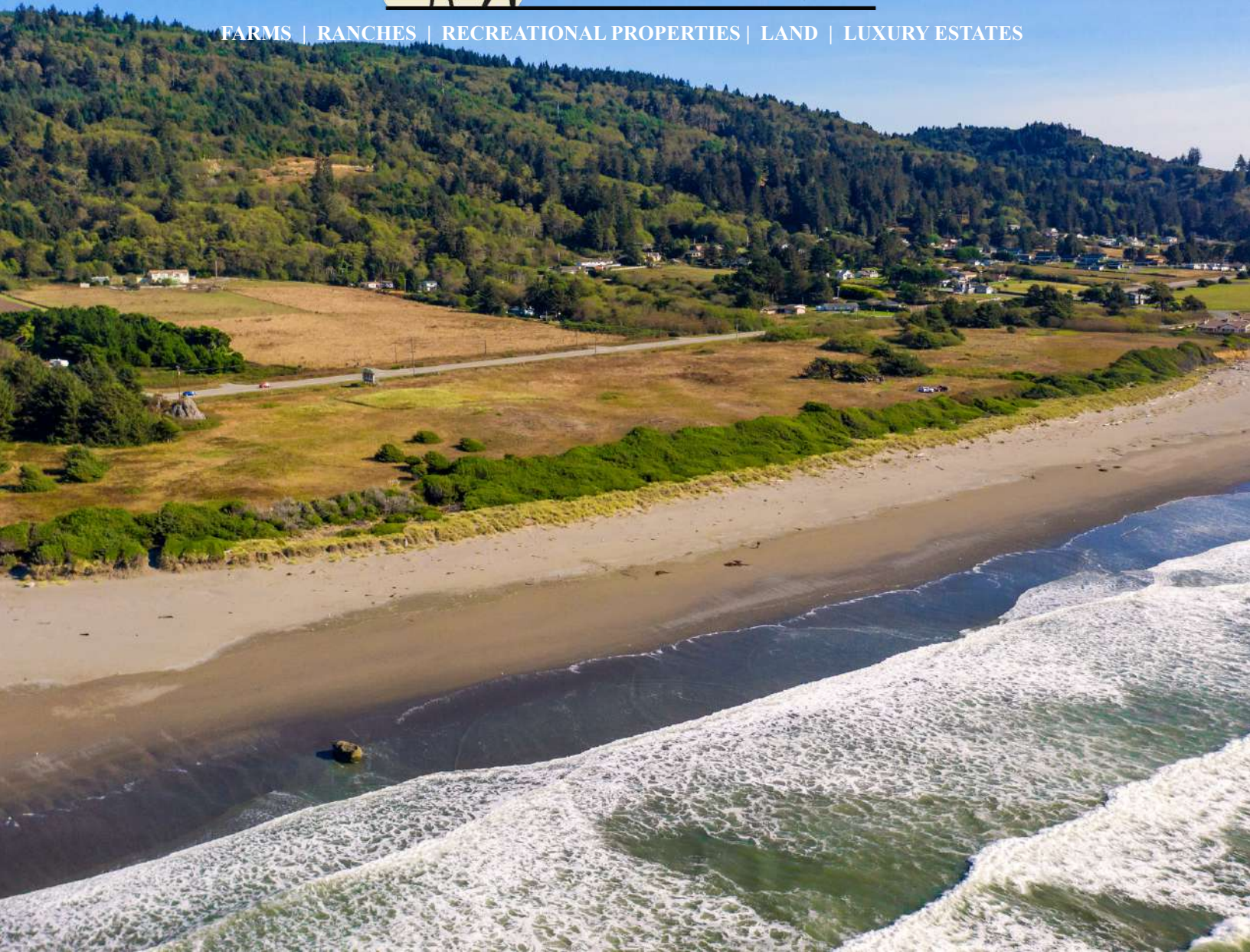




California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



The Beach

26 +/- Acres | Smith River | Del Norte County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | www.CaliforniaOutdoorProperties.com

DRE# 01838294



Introduction



Exclusive 26+ acre oceanfront parcel near the California/Oregon border. Featuring over 1800 feet of ocean frontage with easy beach access, this expansive property enjoys spectacular ocean views that will excite the most discerning buyers. **CONTRACTORS / DEVELOPERS:** Potential subdivision per county with 1-acre minimums similar to the neighboring subdivision to the south. Perfect for a private family retreat, build your family compound, or explore this property's subdivision potential! Then reward yourselves with luxury living including long and private walks on the beach! 50-minute commercial airline access to the Bay Area. Enjoy coastal living in the quaint and scenic town of Smith River.



Highlights

- Exclusive 26+ acre oceanfront parcel near the CA/OR border!
- Over 1,800 feet of ocean frontage with easy beach access
- Enjoy spectacular ocean views
- Private Family Getaway for a custom ocean estate
- Contractors/Developers: Potential subdivision per county with 1-acre minimums to similar neighboring subdivision to the south
- 50-minute Commercial airline flight to Bay Area



Size & Zoning

This 26.47 +/- acre ranch consists of three parcels.

<u>APN:</u>	<u>Acres:</u>	<u>Land Use:</u>	<u>Property Taxes (2019):</u>
101-021-027	13.12	Underdeveloped Residential	\$6,687
101-021-025	7.1	Underdeveloped Residential	\$3,621
101-021-026	6.25	Underdeveloped Residential	\$3,183

Total Taxes: \$13,491



Location



About Crescent City

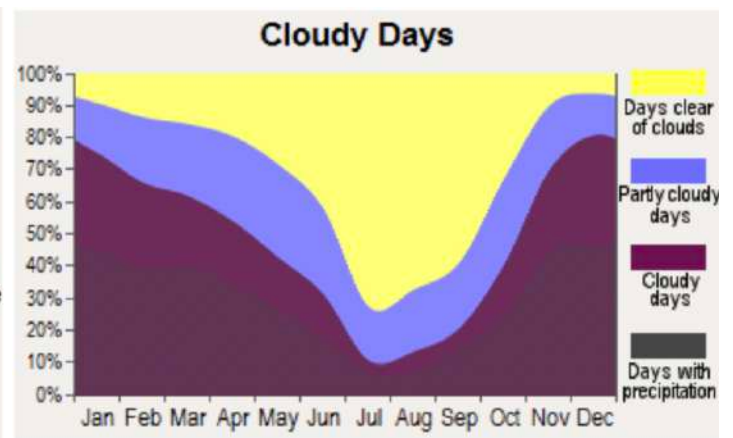
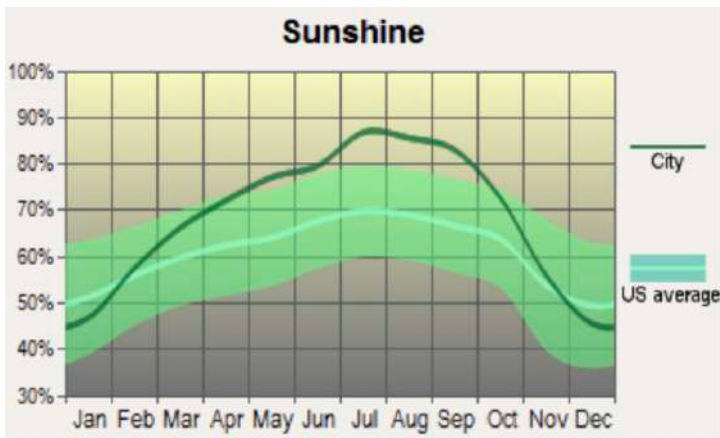
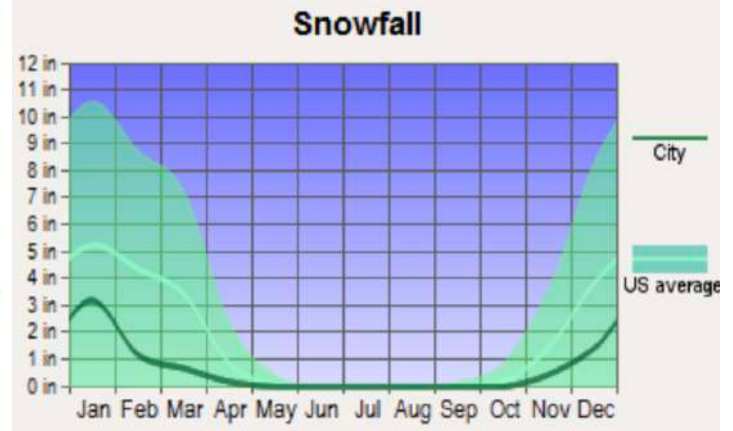
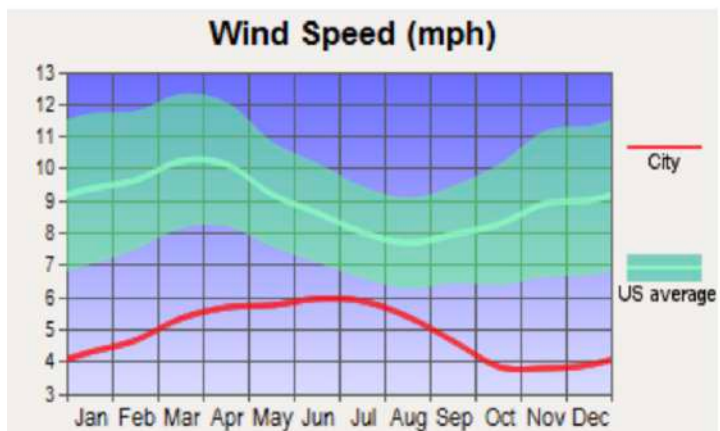
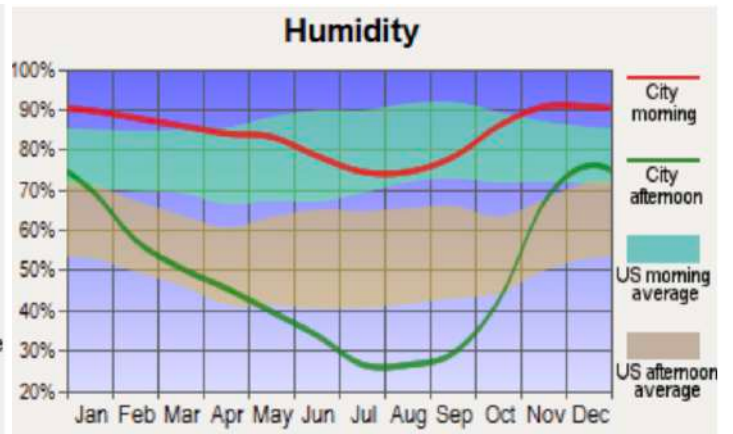
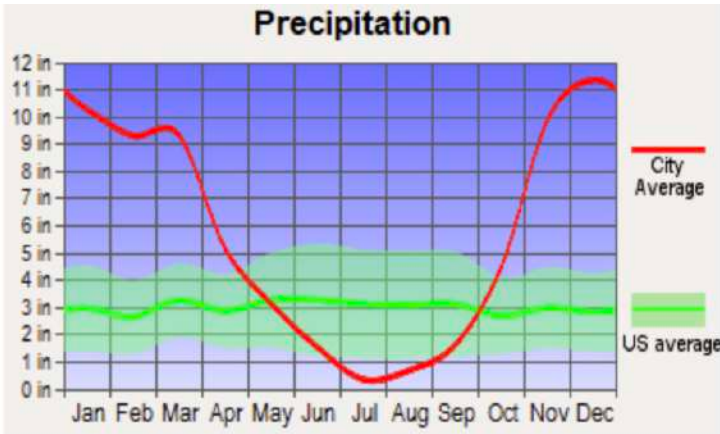
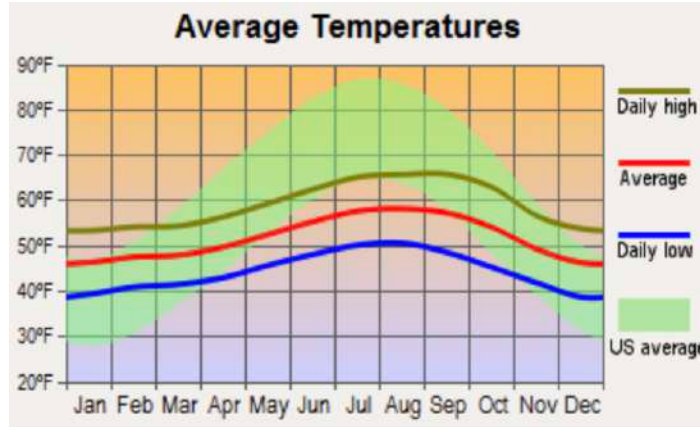
Crescent City is located on the Northern California coast, on HWY 101, about 20 miles from the Oregon Stateline border. The city gets its name from the crescent shape stretch of the beach just south of the city. According to the 2010 US Census, there was a population of 7,643. There are notable sites in the city including the historic Battery Point Light, Crescent City Harbor, and the headquarters of the Redwoods National Park. With the various proximities to the Pacific Ocean, Smith River, and National Recreation Areas, Crescent city is ideal for outdoor recreation. The closest regional airport is Del Norte County Regional Airport, 3 miles northwest of Crescent City.




About Del Norte County

Del Norte County is located at the top northwest corner in California along the Pacific Ocean, next to Oregon. According the 2010 US Census, the population was 28,610. The county is known for its beautiful coastline, giant coastal redwoods, diverse eco-system, rivers, historic lighthouses, and outdoor activities. Crescent City is the county seat and only incorporated city in the Del Norte County.

Weather

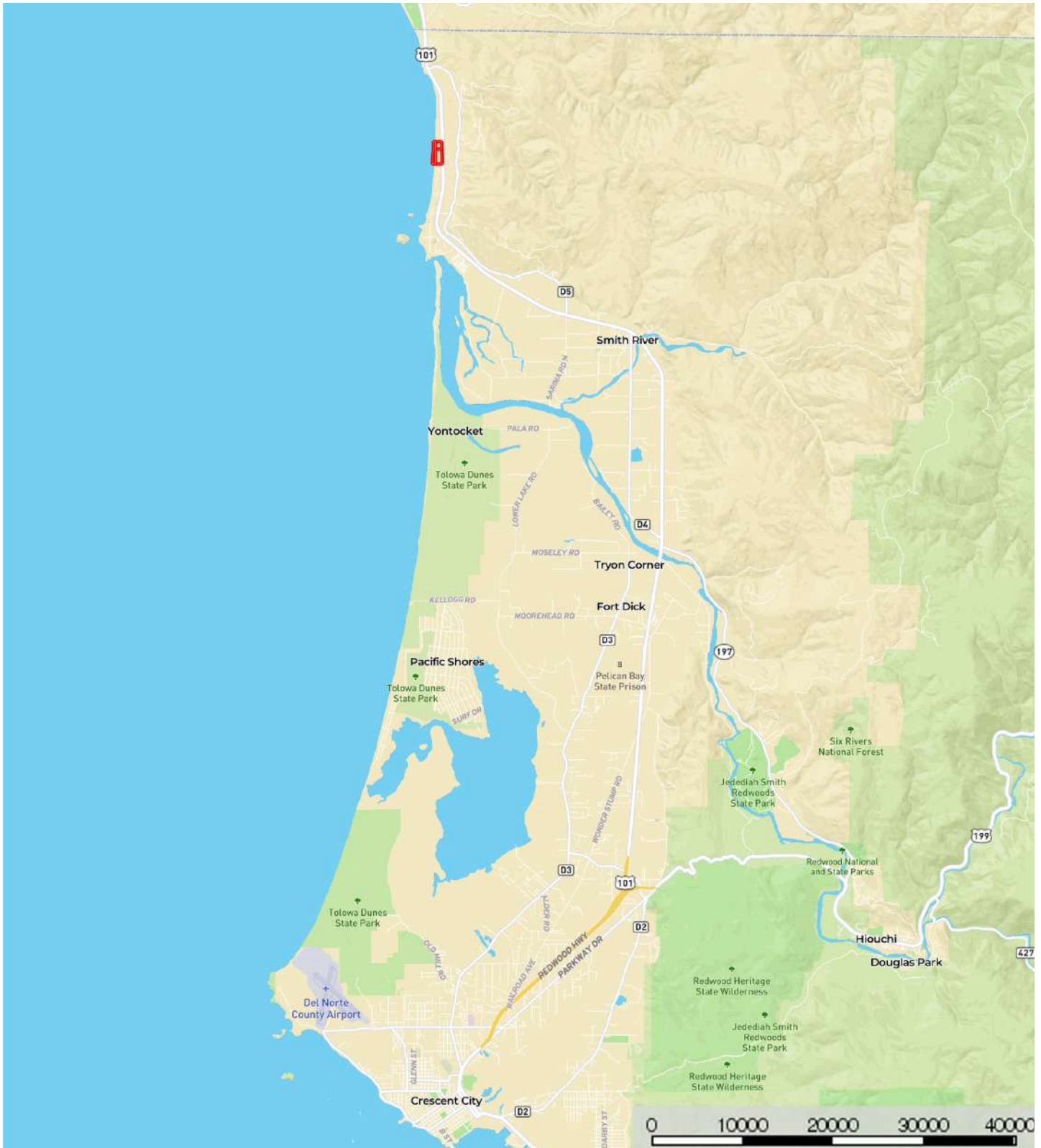




 Boundary









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 prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.



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