



## OUTDOOR PROPERTIES

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# Hagemann Ranch

544.17 ± Acres | Sonoma County, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294







For the first time ever, Hagemann Ranch is for sale to the public, offering 544.17 beautiful acres in two parcels on the Northern California coast. The ranch is located in the rolling coastal hills between Bodega and Bodega Bay, only 60 miles to San Francisco, with easy access to CA HWY 1, allowing plenty of visits to the coastline. The property is fully operational, diverse, and sustainable. Since 1857, the ranch has been a working sheep and cattle ranch. Hagemann Ranch is known to locals and tourists alike for its rainbow trout fishing operation, horseback riding experience, and high-quality cattle. The Hagemann Family made the ranch into what it is today, a successful income-generating operation. This is a working cattle ranch including a cow/ calf operation finishing feedlot and multiple working facilities. Improvements on the ranch include multiple, well-maintained homes, various barns, workshops, and outbuildings. This ranch has water! Four ponds, three wells, and various springs. Hagemann Ranch offers the opportunity for new stewards to take over an already popular, highly profitable coastal ranch to enjoy and make their own.



- 544.17-acres located in the rolling coastal hills between Bodega & Bodega Bay
- Highly successful income-generating operation
- In the Williamson Act
- Working sheep and cattle ranch since 1857
- Well-known from its rainbow trout fishing operation, horseback riding experience, & high-quality cattle
- This ranch has water!
- Four ponds, three wells, and various springs
- The trout pond has been stocked with rainbow trout for nearly 50 years
- Improvements include multiple, well-maintained homes, various barns, workshops, & outbuildings
- Beyond farming, fishing, & horseback riding opportunities, the ranch also offers great hunting
- Hunting species include: coastal black tail deer, quail, turkey, dove, and varmint
- Plenty of trails for hiking, mountain biking, ATVing, & horseback riding
- 60 miles to San Francisco with easy HWY 1 access







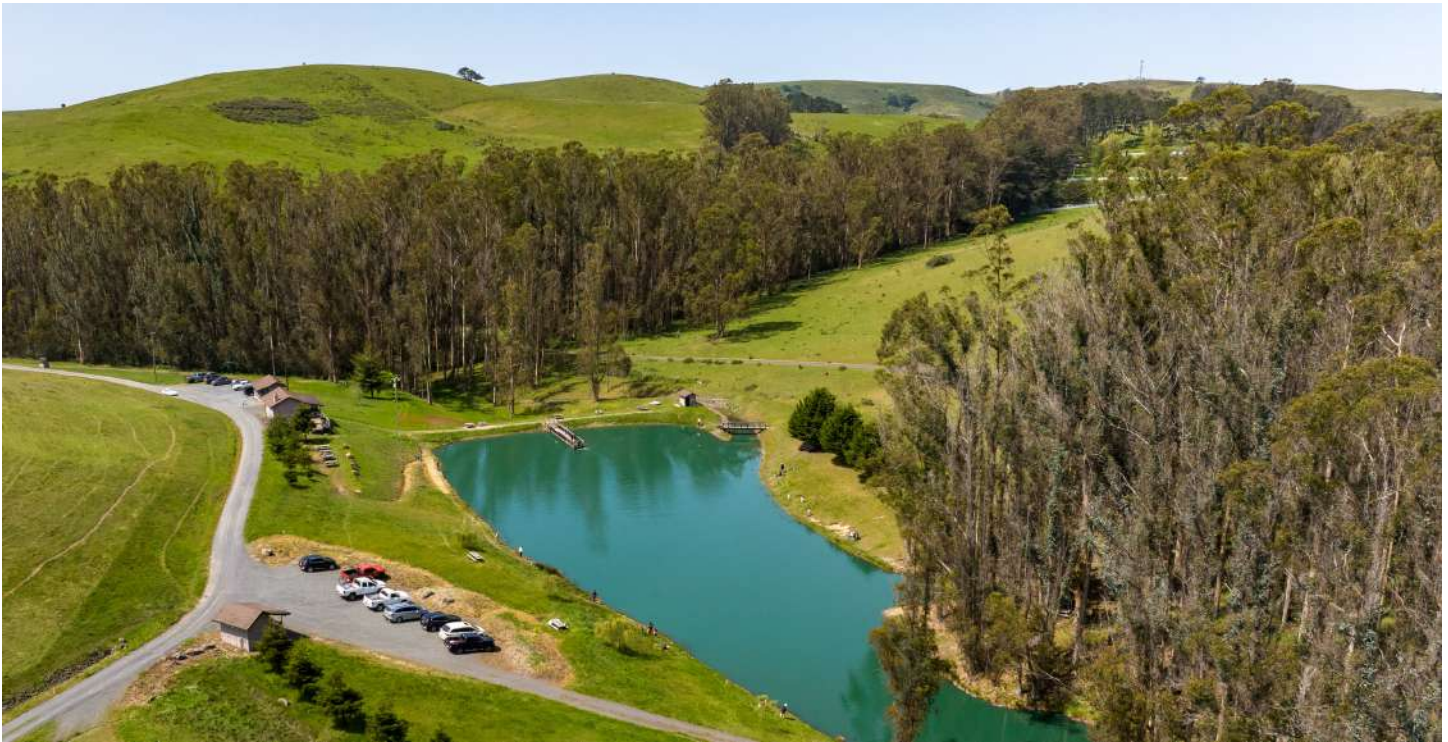
# Trout Farm



One of the most popular features of the Hagemann Ranch is the fishing pond. This desirable, seasonal fishing pond has been stocked with rainbow trout for nearly 50 years. The current operation offers a unique, outdoor family experience, including poles to rent, bait and tackle for sale, nets, and stringers to use, and snacks. For decades visitors nationwide have enjoyed making memories fishing at the pond with easy access off Highway 1.











# Livestock

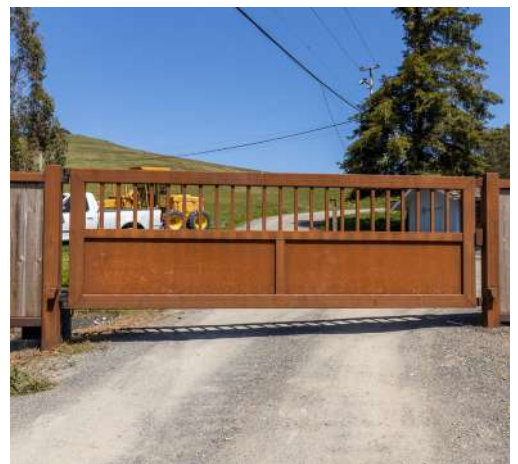
Hagemann Ranch has been a working sheep and cattle ranch for nearly 165 years. The cattle operations on the ranch, have historically been registered Polled Herefords. Most recently, it is a successful commercial Black Angus cow/calf operation.



The Hagemann family is on the cutting edge of the newly emerging industry of carbon farming, utilizing state of the art methods and equipment.



## Recreation: *Horse 'N Around Trail Rides*



A horseback trail riding business on the ranch is operated by a tenant, "Horse 'N Around Trail Rides". This operation gives horseback rides throughout the ranch on various trails all maintained by the tenant. Pictured below on the bottom is the Saddle Barn building for Horse 'N Around.







## Recreation Cont'd

Beyond farming, fishing, and horseback riding opportunities, Hagemann Ranch also offers great hunting. Hunting species include coastal blacktail deer, quail, turkey, dove, and varmint. Additionally, there are plenty of trails on the property that are used for hiking, mountain biking, ATV trails, and horseback riding allowing you to enjoy the beautiful coastal scenery.

The local surrounding areas of the ranch provide plenty of recreational activities. Hiking, ocean fishing, swimming, surfing, windsurfing, boat tours, biking, kayaking, beaches, & more. A short drive to Bodega Head peninsula will take you to a premier whale-watching spot, where you are able to spot whales all year long. Golf at The Links, an award-winning golf course, satiate your hunger with seafood and clam chowder on the marina while enjoying the beautiful Pacific Ocean coastline. Venture further north and visit the historic Fort Ross, a former Russian settlement. There is plenty to do on this beautiful Northern California ranch and surrounding areas.





The Hagemann Ranch has water. There are four ponds, three wells that produce a combined 19 GPM, and various springs. As for the ponds, there are two trout ponds, a bass pond, and a quarry pond.



*Pictured Above: Bass pond*



*Quarry pond with Pacific Ocean in the background*



*Two trout ponds*





# Improvements

There are multiple homes and outbuildings on the ranch, all providing additional income. The main home is the original homestead built in the late 1800s, recently renovated with 5 bedrooms and 2 1/2 baths. This is a list of all the current structures:



*Main ranch homestead; built in the 1800s*







## Homes:

**Ranch Hand House** - 2 bedrooms/2 bath - 1,764 SF & 360 SF dog kennel & workshop

**New Ranch Hand House** - completed in 2016, 3 bedrooms/2.5 bath - 2,250 SF & 560 SF attached garage

**Top House** - 4 bedrooms/2.5 bath custom built, 3,014 SF with an 888 SF garage & 320 SF butcher shop/meat room

**Small apartment** - 1 bedroom/1 bath - 600 SF

**Guest House** - Recently renovated 2 bedroom/1.5 bath - 1,072 SF, outside covered area of 840 SF

**Small Corner House** - One of the original ranch homes, 2 bedrooms/1 bath - 1,250 SF including a 24x24 shed

**Larger Two-story Corner House** - Another one of the original homes, with 4 bedrooms/1 baths - 1,850 SF, 10x120 shed

## Outbuildings:

**Old Barn** - Built around the 1850s - 2,208 SF

**Hay Barn** - Built in the mid 70s and can hold about 8 loads of hay, has 10 stalls, tack room, and half bath - 8,320 SF

**Saddle Barn** - 42x30 office building, 1,260 SF

**Main Shop** - 4 bay, office, storage room, full working mechanic shop, fabrication shop, and machine shop - 3,102 SF

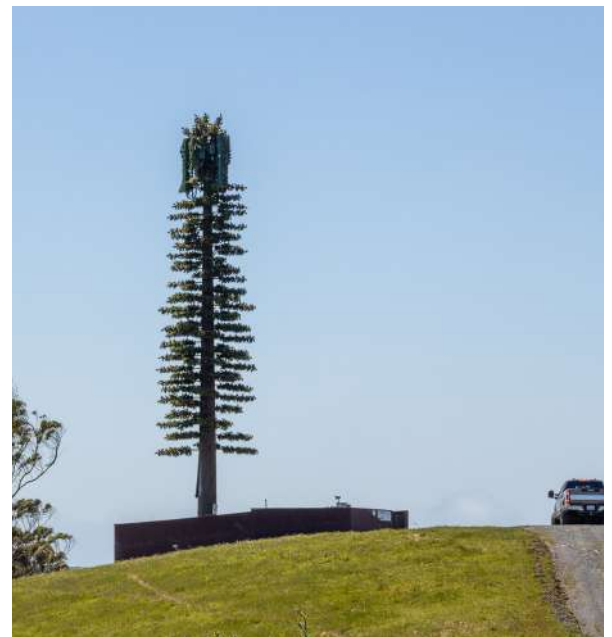
**Top Shop** - 3 bay with built-in air compressor and 55KW generator. Also includes car lift - 2,376 SF, 112 SF generator room, and a 320 SF dog kennel

**MISC** - 8x12 Wood shed, 18x20 Greenhouse, 10x12 pump house, 10x12 building, 10x12 Tuff shed, 8x8 Smoke House, 8x8 out-house, 8x8 pump house, 10x12 pump house, 16x24 building with two bathrooms & storage, Two 8x36 redwood fishing docks with aeration equipment





There is a cell tower located on the property generating additional passive income. The tower currently services T-Mobile. There is potential for more companies to put their towers/equipment which can substantially increase revenue. *Photo shown below on the bottom right*







*\* Map not to scale\**

Map Unit Symbol	Acres in AOI	Classification
KoG	73.1	NA / 7e
SnD	148	4e / 4e
SnD2	30.7	4e / 4e
SnE	73.3	NA / 6e
SnE2	74.2	NA / 6e
SnF	92	NA / 6e





## About Bodega:

Bodega is an unincorporated community and census-designated place in Sonoma County. The town had a population of 220 as of the 2010 Census. Bodega is located on Bodega Highway, about 5 miles west of Freestone, California. Salmon Creek flows through the town. Bodega is also popularly known as the filming spot for Alfred Hitchcock's film, *The Birds*.

## About Bodega Bay:

Bodega Bay is a small picturesque coastal town located along the CA HWY 1. According to the 2020 Census, the population was 912. It is located approximately 40 miles northwest of San Francisco and 20 miles west of Santa Rosa. This coastal town has a lot of outdoor activities such as hiking, whale watching, surfing, kayaking, fishing, swimming, & more. Bodega Head, a rocky headland forming the entrance to the harbor, has the best whale-watching viewpoints! The Estero de San Antonio Creek & Americano Creek both flow into the bay. Historically, Coast Miwok Native Americans lived on the shores.

**Nearby airports:** *Domestic airports*- Charles M Schulz- Sonoma County Airport (27 miles from Bodega Bay).

*Local airports* - Petaluma Municipal Airport (30 miles) that has 220 acres and has one runway measuring 3601 x 75 feet.

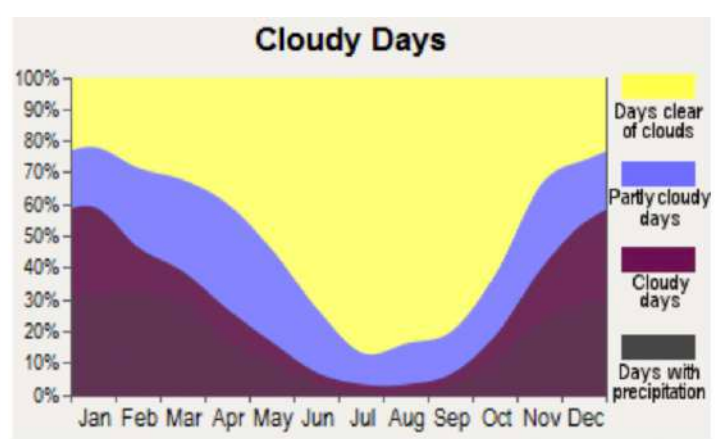
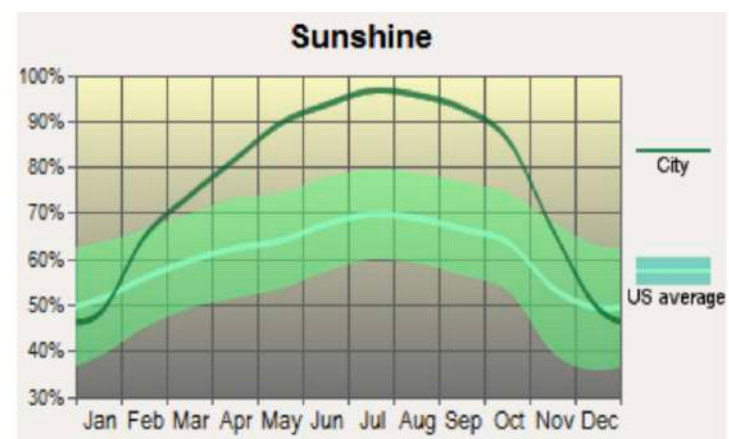
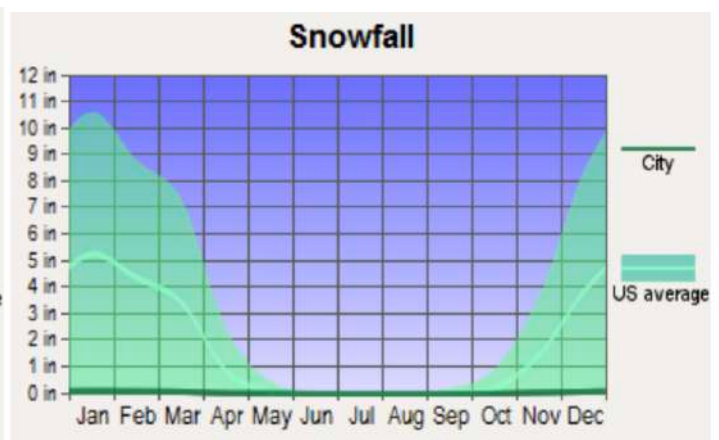
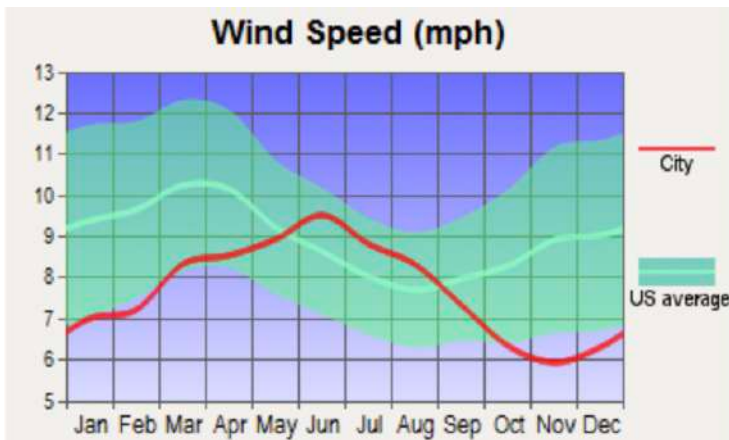
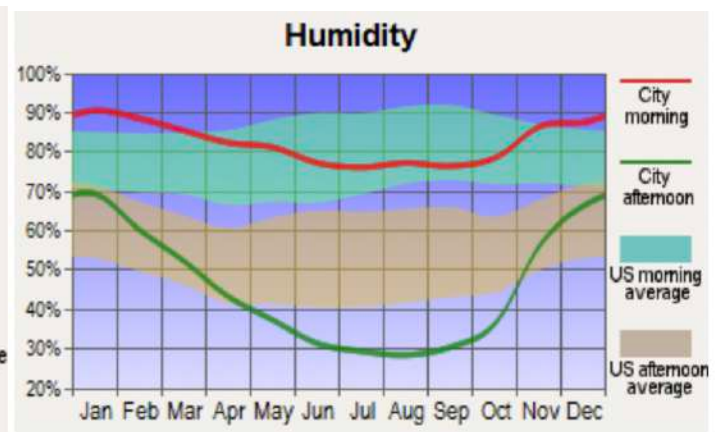
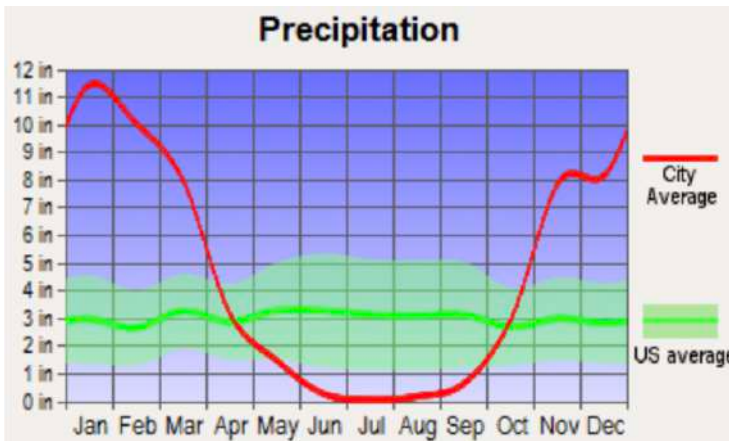
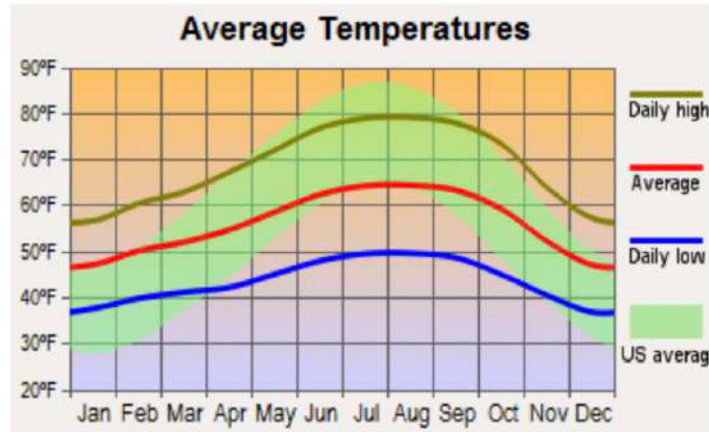
*International airports* - Oakland International Airport (79 miles) and San Francisco International Airport (88 miles).

## About Sonoma County:

Sonoma County is located in Northern California. Its population was 483,878 as of the 2010 United States Census. The county seat and largest city is Santa Rosa. This southwestern county is the largest producer of California's wine country region, which also includes Napa, Mendocino, & Lake counties. It is one of thirteen approved American Viticultural Areas and has over 250 wineries. Sonoma County is a leading producer of hops, grapes, prunes, apples, dairy, and poultry products largely due to the extent of available, fertile agricultural land and high-quality irrigation water. Sonoma County is bounded on the west by the Pacific Ocean and has 76 miles of coastline. The major coastal hydrographic features are Bodega Bay, the mouth of the Russian River, and the mouth of the Gualala River. All the county's beaches were listed as the cleanest in the state in 2010.







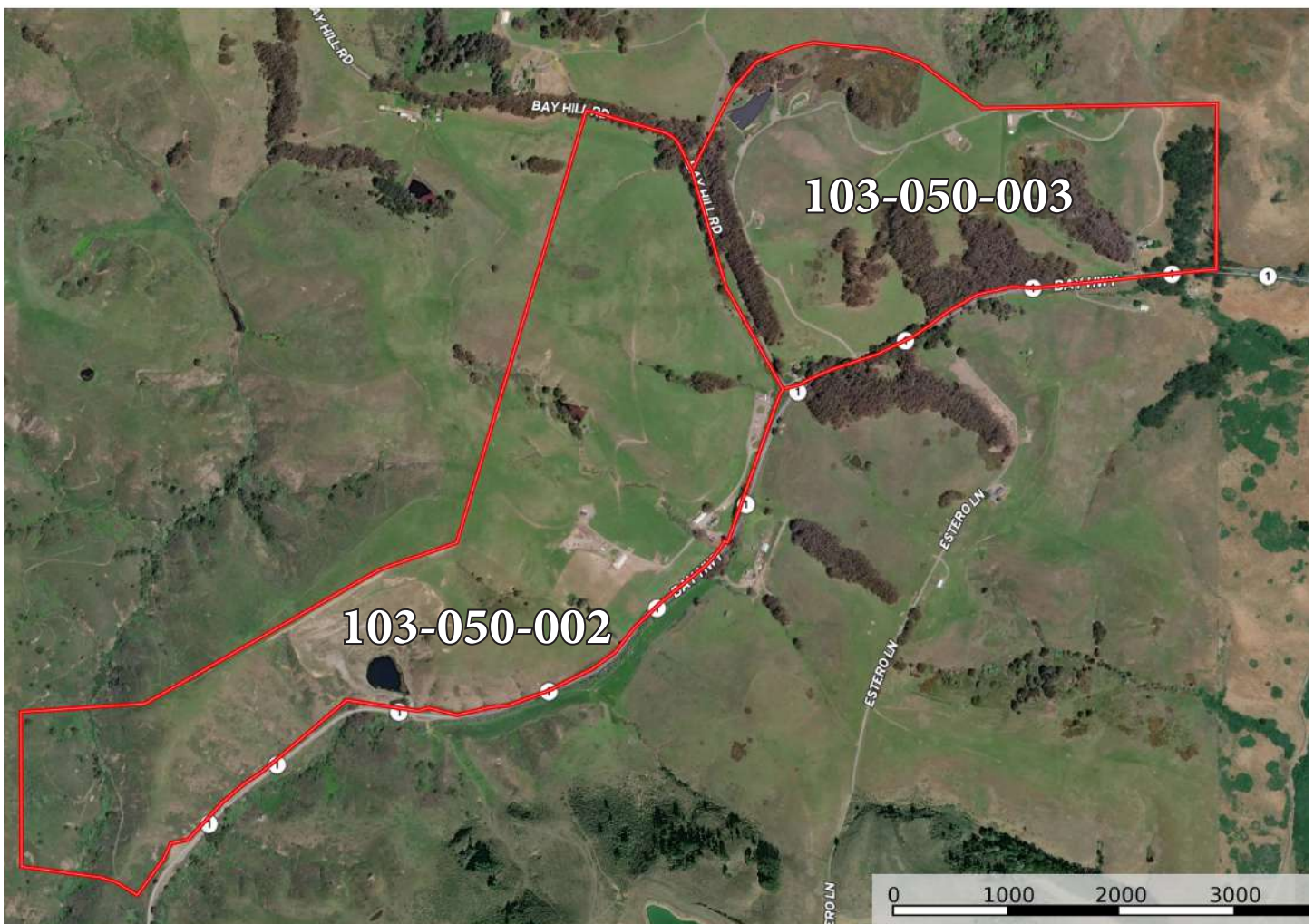




## Size & Zoning

The Hagemann Ranch consists of two parcels totaling 544.17 acres. Both parcels are zoned CZ and are in the Williamson Act contract. See below for more information:

APN	ACRES	ZONING	TAX AMOUNT (2021)
103-050-002	328.87	CZ	\$5,105.00
103-050-003	215.3	CZ	\$11,510.00
<b>TOTAL</b>	<b>544.17 acres</b>		<b>\$16,615.00</b>



*“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”*

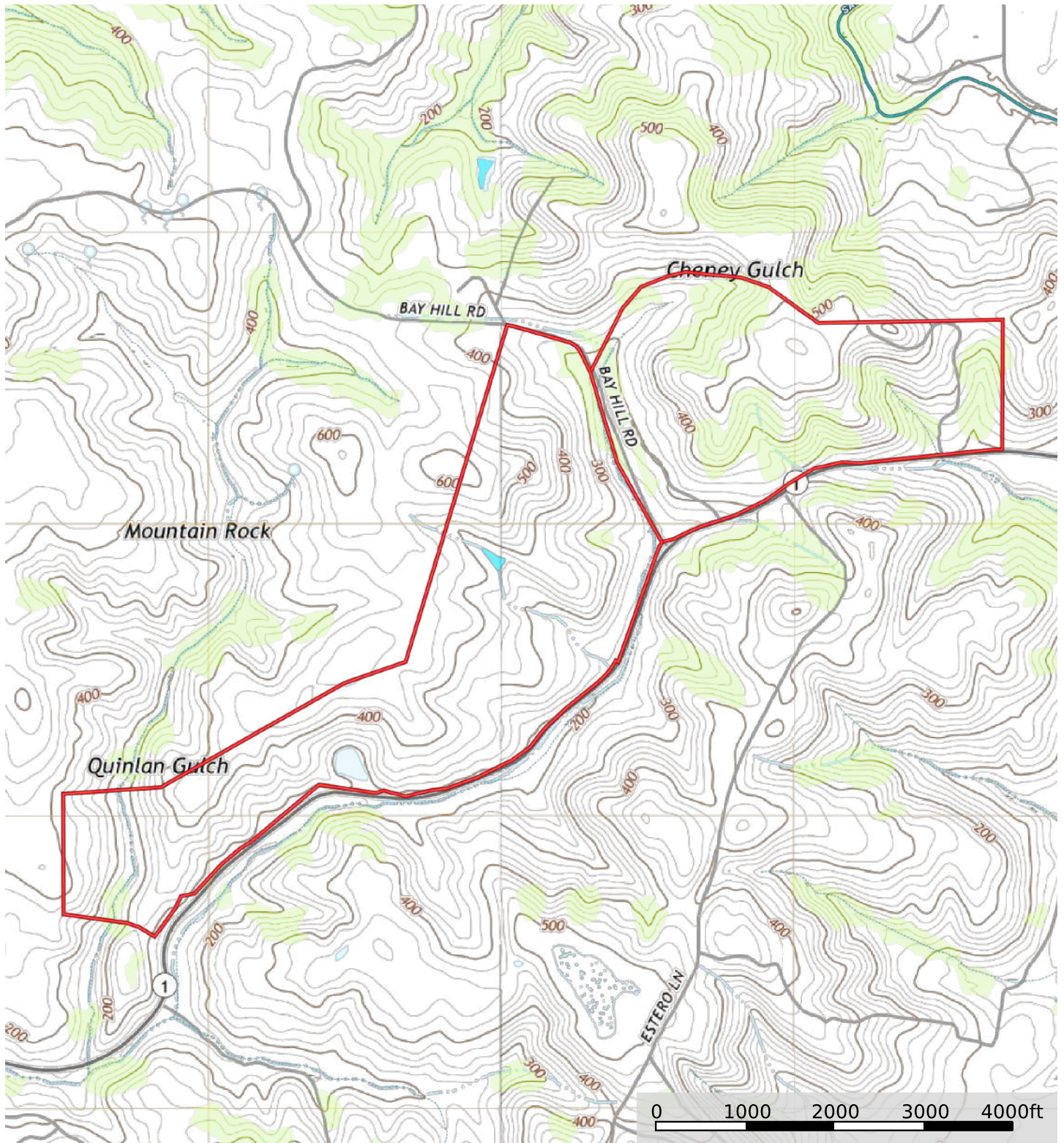
– from the California Department of Conservation





 Boundary     Stream, Intermittent     River/Creek     Water Body

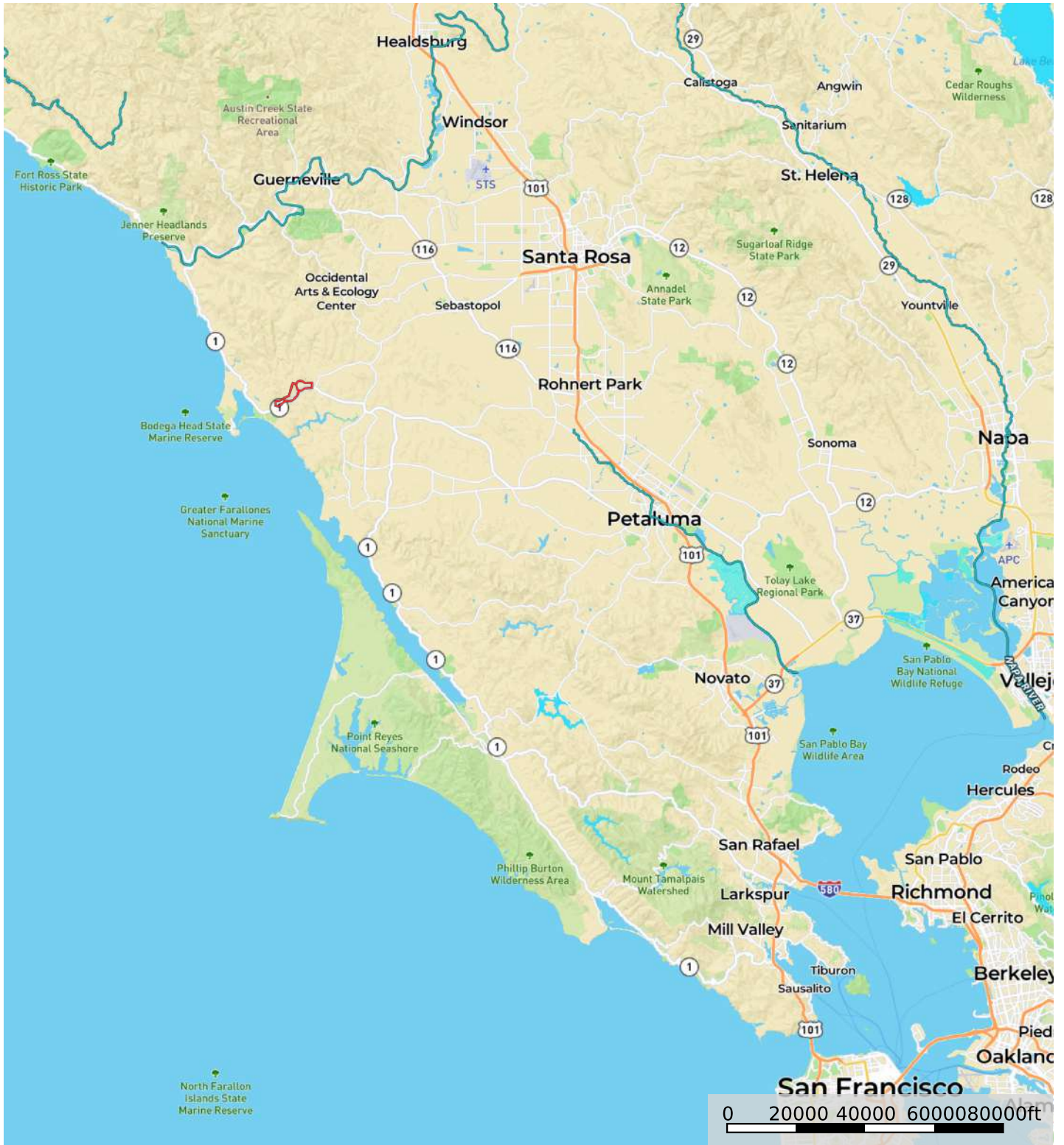




Boundary Stream, Intermittent River/Creek Water Body







 Boundary
  Stream, Intermittent
  River/Creek
  Water Body







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