



## OUTDOOR PROPERTIES

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# Hagemann Ranch 1

328.87 ± Acres | Sonoma County, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294





The Hagemann Ranch 1 encompasses 328.87 acres on the Northern California coast. It is only 60 miles to San Francisco and has easy access to CA HWY 1. The property has been a working sheep and cattle ranch since 1857. There are two ponds, one with bass and the other a quarry pond, one well, and springs. Improvements include the original 1800s homestead with a 5 bedrooms / 2.5 baths, a newly renovated guest house with covered patio, a small apartment, two barns, a main shop, and additional outbuildings. Great opportunity to create the ranch of your dreams on the California Coast!

# Highlights

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- 328.87-acres on CA Highway 1
- Working sheep and cattle ranch since 1857
- Water: Two ponds, one with bass and the other a quarry pond, one well, and springs
- Improvements:
  - Original Homestead: 5 bedrooms / 2.5 baths
  - Guest House: Newly renovated
  - Two Barns
  - Main shop with 4 bay, office, and mechanic shop
  - Additional outbuildings
- In the Williamson Act





# Livestock

Hagemann Ranch 1 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 Ranch 1 has water. There are two ponds, one well, and springs. As for the ponds, there is a bass pond and a quarry pond.



*Pictured Above: Bass pond*



*Quarry pond with Pacific Ocean in the background*



*Quarry pond*



# Improvements

There are two homes, an apartment and multiple outbuildings on the property. 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 on the parcel:



*Main ranch homestead; built in the 1800s*



# Improvements Cont'd



## Homes:

**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

## 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

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

**MISC** - 8x12 Wood shed, 18x20 Greenhouse, 8x8 Smoke House

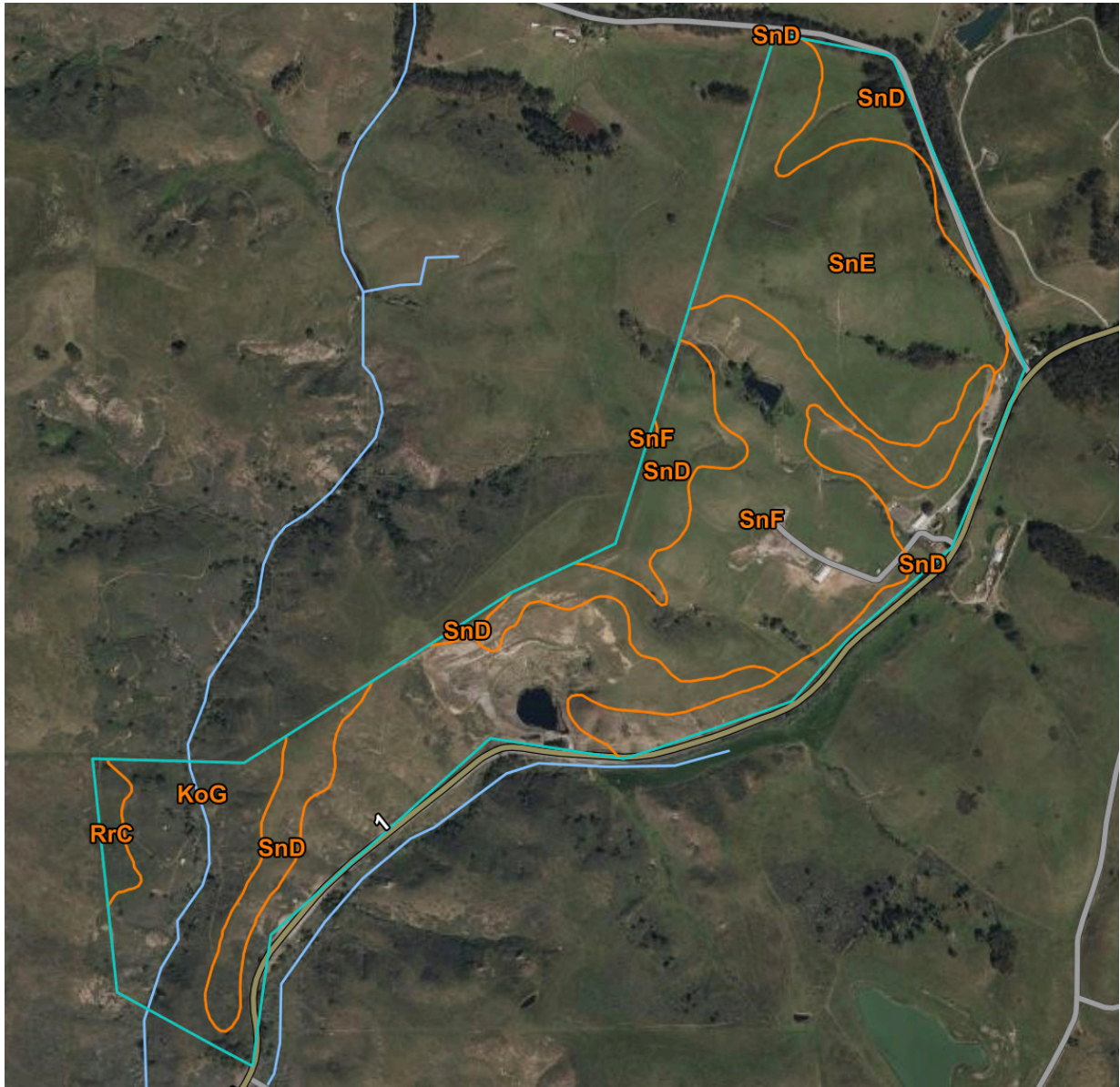


## Improvements Cont'd



*Main shop with 4 bay, office, working mechanic shop, etc.*

# Soil



*\* Map not to scale\**

Map Unit Symbol	Acres in AOI	Classification
KoG	102.5	NA / 7e
RrC	4.5	2e / 3e
SnD	76.4	4e / 4e
SnE	78.3	NA / 6e
SnF	83.5	NA / 6e



## Location



### 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.

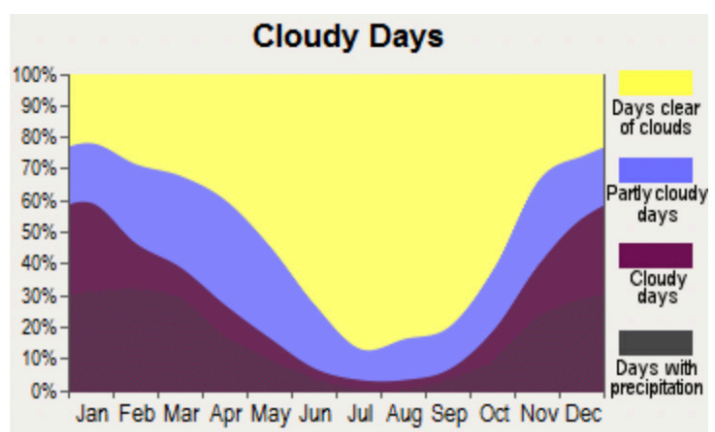
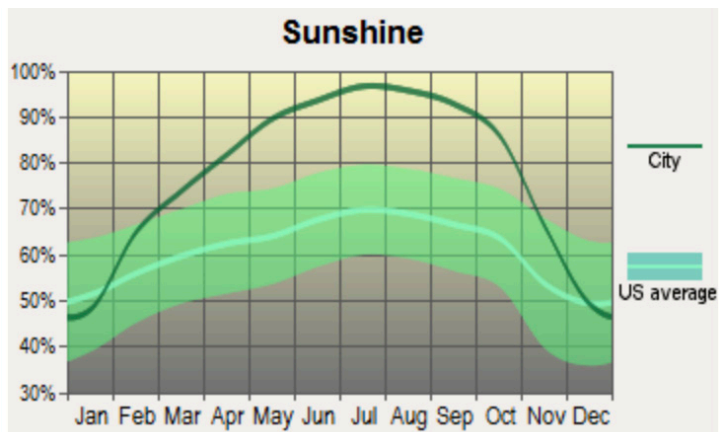
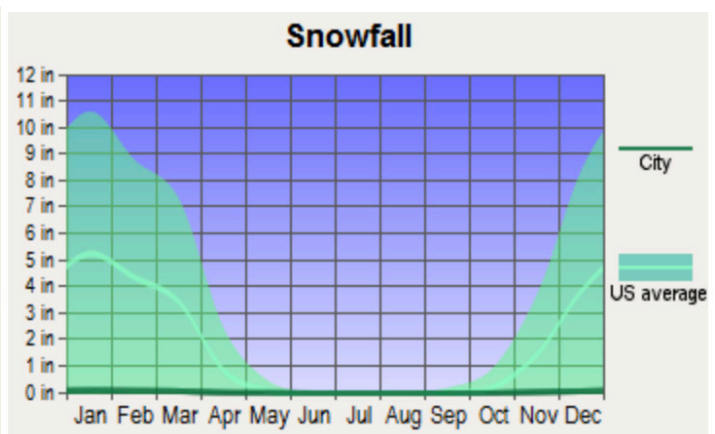
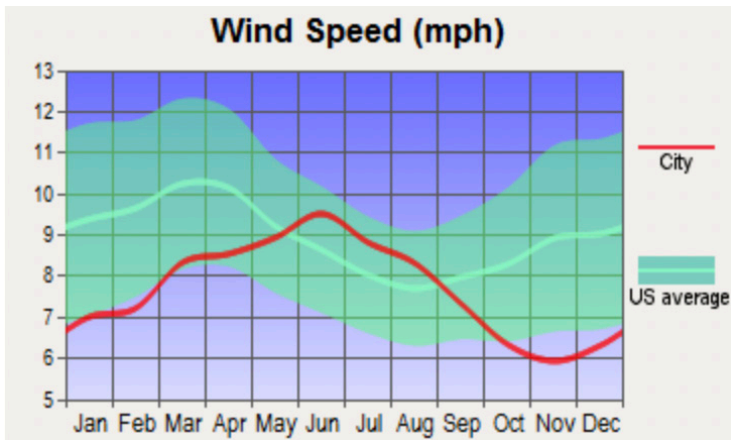
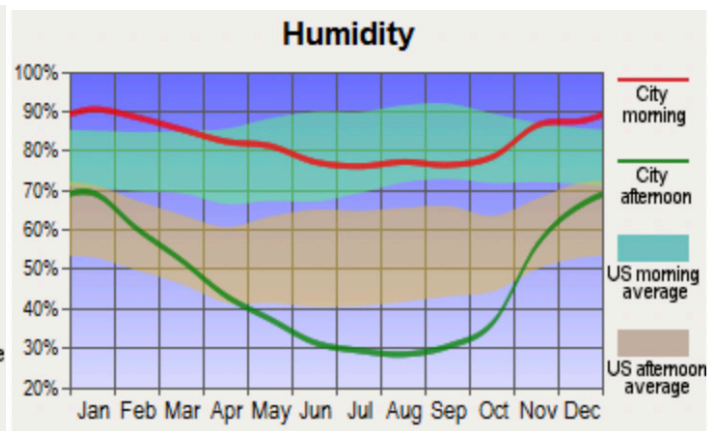
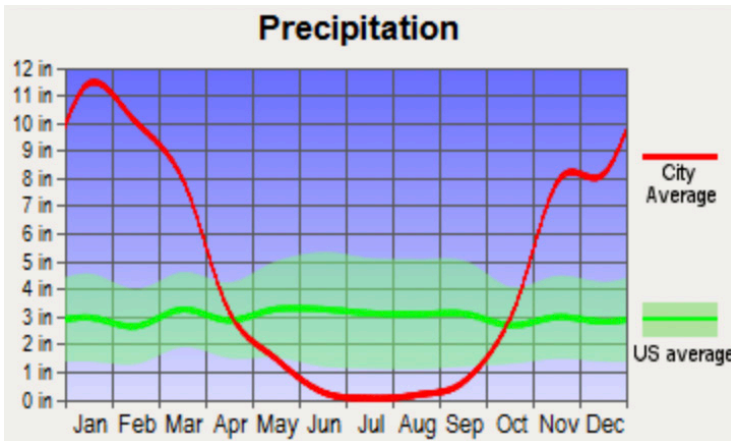
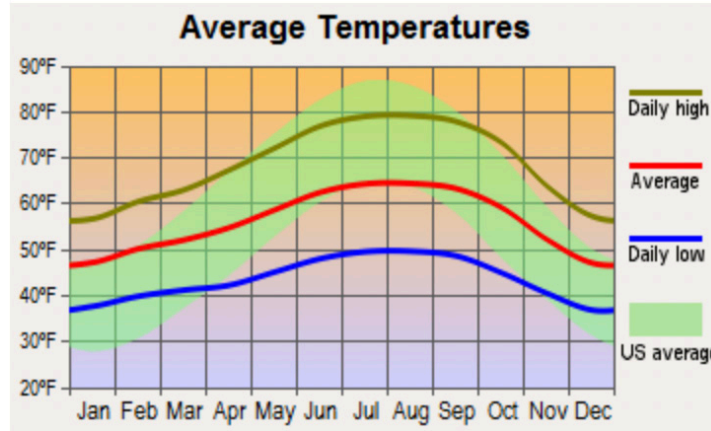


**Nearby airports:** *Domestic airports*- Charles M Schulz- Sonoma County Airport (27 miles from Bodega Bay). *Local airports* - *Petaluma Municipal Airport* (30 miles) that has 220 acres and has one runway measuring 3601 x 75 feet. *International airports* - Oakland International Airport (79 miles) 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.



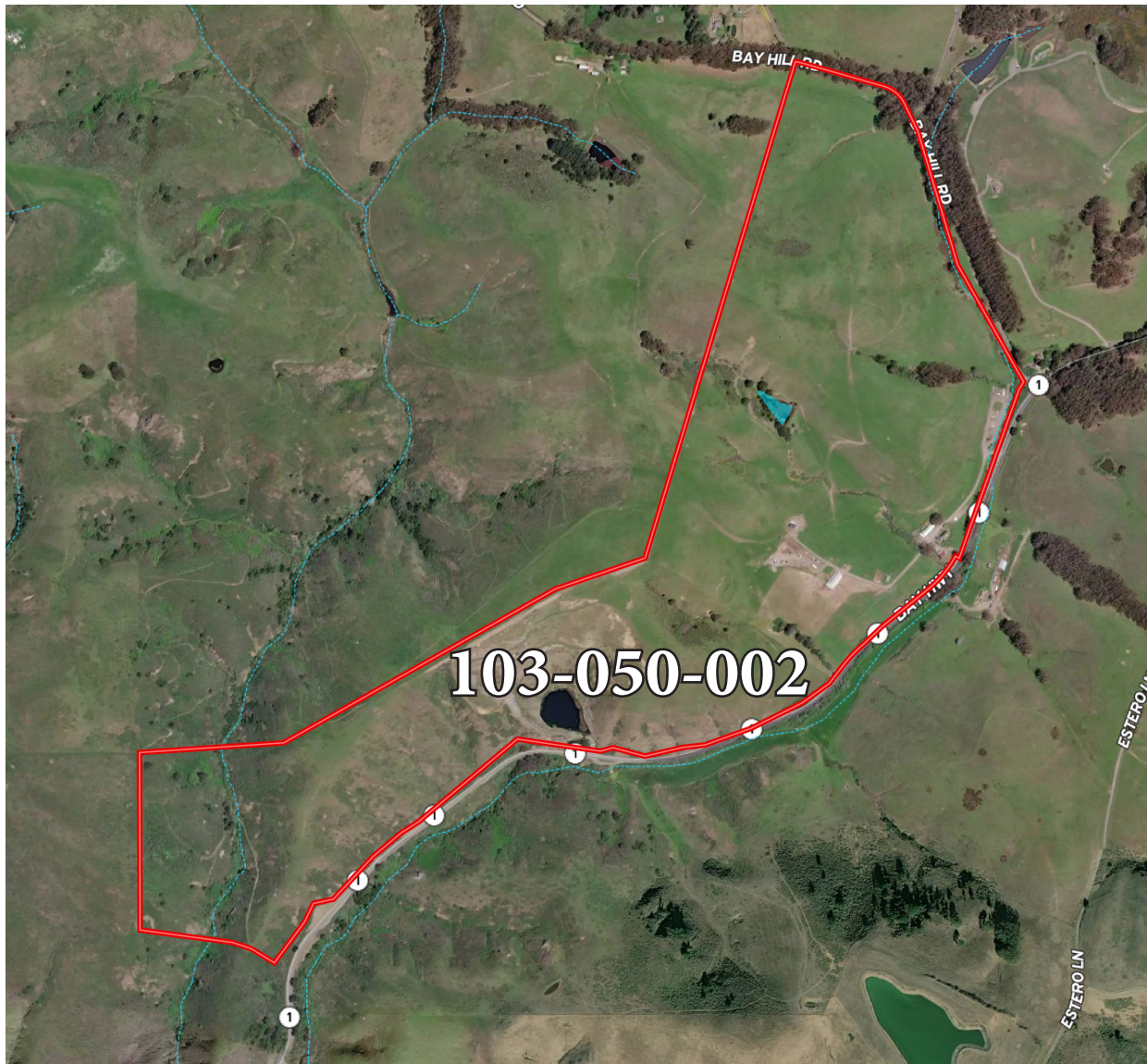




## Size & Zoning

The Hagemann Ranch 1 consists of one parcel totaling 328.87 acres. It is 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
<b>TOTAL</b>	<b>328.87</b>		<b>\$5,105</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


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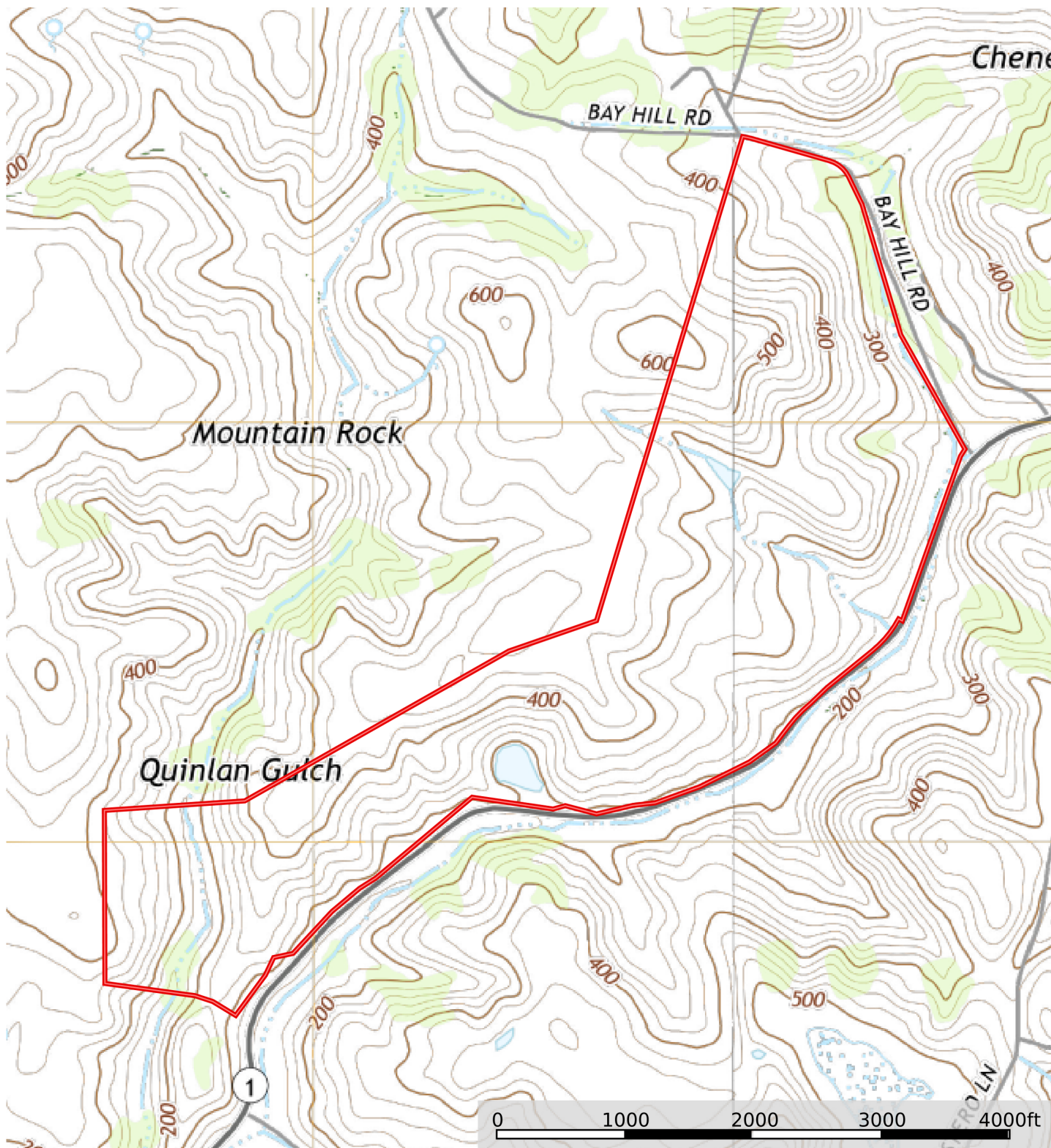
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 Boundary
  Stream, Intermittent
  River/Creek
  Water Body

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 Boundary

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