



## **OUTDOOR PROPERTIES**

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# South Fork Eel Ranch

3,206.34 ± Acres | Humboldt County, CA



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DRE# 01838294



# Introduction

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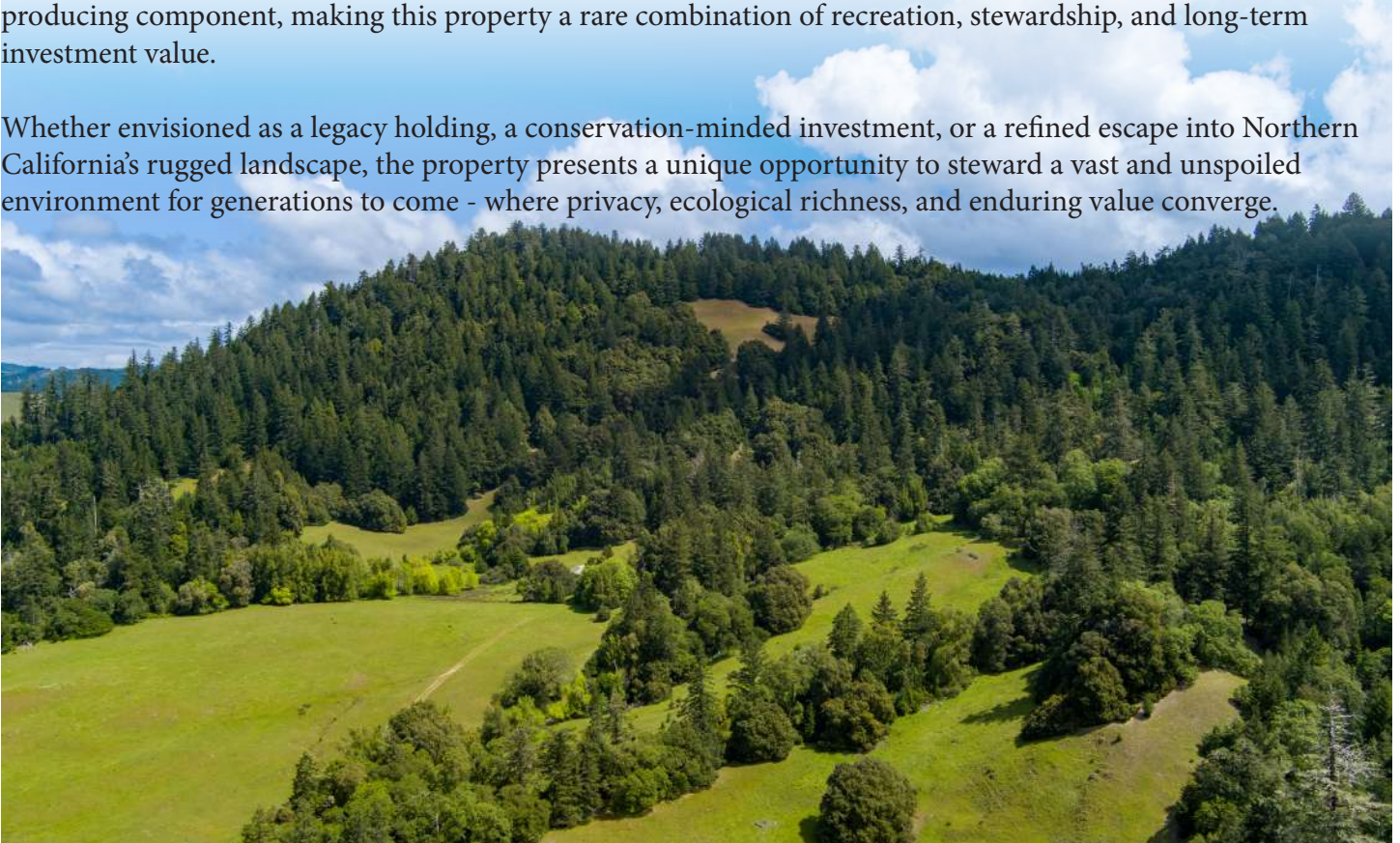


Set along the Humboldt and Mendocino County line, the 3,206 ± acre South Fork Eel Ranch offers a compelling blend of scale, privacy, and natural beauty. Elevations range from 1,000 feet along the East Branch South Fork Eel River to 2,800-foot ridge lines, creating diverse terrain and sweeping views. Over 2.6 miles of South Fork Eel River frontage, nearly two miles of Tom Long Creek, along with several seasonal creeks provide abundant, year-round water, and anchor the ranch's rich landscape.

Historically a premier hunting retreat, the property remains an exceptional recreational haven. Its varied habitat supports wild pig, turkey, blacktail deer, bear, and quail, while the river offers trout fishing opportunities. With plentiful water resources including a multitude of wells, coupled with extensive acreage to explore, the ranch is well suited for a private sporting estate, corporate/business retreat, or family getaway.

Equally notable is the ranch's significant conservation potential. Its size, water resources, and intact ecosystems present opportunities for conservation. The ranch supports a strong inventory of merchantable Douglas-fir, complemented by moderate hardwood volumes across the property. The merchantable timber adds an income-producing component, making this property a rare combination of recreation, stewardship, and long-term investment value.

Whether envisioned as a legacy holding, a conservation-minded investment, or a refined escape into Northern California's rugged landscape, the property presents a unique opportunity to steward a vast and unspoiled environment for generations to come - where privacy, ecological richness, and enduring value converge.



# Highlights

- 3,206 ± acre ranch located along the Humboldt–Mendocino County line
- Elevation ranges from ~1,000 to 2,800 feet with varied terrain and views
- Over 2.6 miles of South Fork Eel River frontage
- Nearly two miles of Tom Long Creek plus multiple seasonal creeks
- Strong year-round water resources supported by natural sources and wells
- Historically used as a hunting and recreational property
- Habitat supports deer, pig, turkey, bear, quail, and other wildlife
- Trout fishing opportunities in the river
- Suitable for a private retreat, recreational use, or family compound
- Includes merchantable timber for potential income
- Offers conservation potential with intact ecosystems
- Combination of recreation, natural resources, and long-term investment value

# Water

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South Fork Eel Ranch is defined by its exceptional water resources, anchored by over 2.6 miles of frontage on the South Fork Eel River and nearly two miles of Tom Long Creek, complemented by several seasonal creeks that weave through the landscape. Elevations ranging from 1,000 to 2,800 feet support a dynamic watershed, delivering abundant, year-round water that sustains the property's diverse ecosystems. Additional water infrastructure, including a multitude of wells, further enhances reliability and usability, making water one of the ranch's most valuable and distinguishing features that supports recreation, habitat, and long-term stewardship potential.



# Timberland

South Fork Eel Ranch consists of moderately productive timberland dominated by primarily 80-year-old Douglas-fir stands, intermixed with tanoak, madrone, red alder, and other hardwood species. Smaller concentrations of ponderosa pine and grand fir are also present, representing less than 1% of the overall timber composition. The ranch supports a strong inventory of merchantable Douglas-fir, complemented by moderate hardwood volumes across the property. All but one parcel are zoned Timber Production Zone (TPZ) and Agriculture.



The ranch has a history of prior timber harvest activity and continues to support substantial merchantable timber resources throughout the property. Much of the timber appears suitable for tractor logging operations, with some areas potentially requiring yarder logging methods. Based on the property's characteristics, an opportunity may exist for a Timber Harvest Plan (THP) permit to be obtained. Below is a summary of the estimated harvestable timber volumes by species across the ranch.

ESTIMATE OF HARVESTABLE DOUGLAS-FIR TIMBER VOLUMES				
Description of Area	Acres	MBF	Estimated	Total Harvestable
	Area	Tot. Vol.	x Harvest Amt.	= MBF in Area
Timber Stands 1-8	1978	25723.89	0.65	16720.53
Stream buffer, WLPZ	506	6580.53	0.15	987.08
NSO AC's	200	0.00	0.00	0.00
Open Roads/Grassland*	551	0.00	0.00	0.00
<b>Totals</b>	<b>3235</b>			<b>17707.61</b>
<b>TOTAL HARVESTABLE TIMBER VOLUME (ROUNDED)</b>				<b>17708</b>

Note: \*Roads & grassland outside of WLPZ.

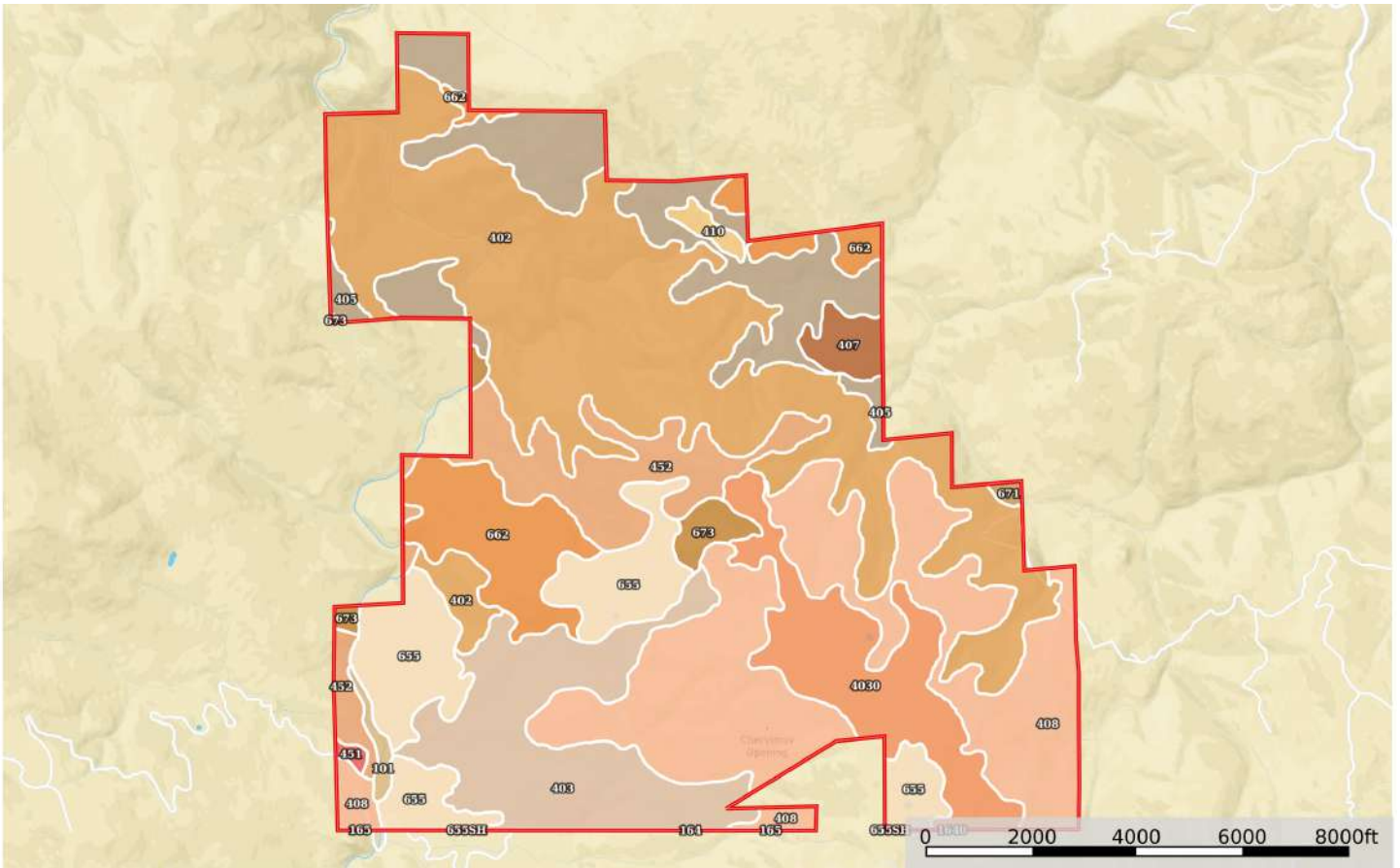
# Recreation

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Previously used for hunting and recreation. Habitat supports pig, turkey, blacktail deer, bear, and quail. The river provides trout fishing. The size, water sources, and terrain support recreational use, private retreat, or group use.



# Soil Map: Overview



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
402	Tannin-Wohly-Rockyglen complex, 50 to 75 percent slopes	968.7 4	29.18	0	13	7e
408	Holohan-Hollowtree-Casabonne complex, 30 to 50 percent slopes, MLRA 5	654.9 3	19.73	0	30	6s
403	Holohan-Hollowtree-Casabonne complex, 9 to 30 percent slopes	324.7 4	9.78	0	47	5e
405	Tannin-Wohly-Rockyglen complex, 30 to 50 percent slopes	324.5 4	9.78	0	38	6e
655	Yorknorth-Witherell complex, 15 to 30 percent slopes	281.1 8	8.47	0	50	4e
4030	Holohan-Hollowtree-Casabonne complex, 9 to 30 percent slopes, low fld	241.8 6	7.29	0	43	4e
452	Burgsblock-Coolyork-Tannin complex, 30 to 50 percent slopes	210.2 7	6.33	0	34	6e
662	Yorknorth-Witherell complex, 30 to 50 percent slopes	194.3	5.85	0	36	6e
673	Coolyork-Yorknorth complex, 30 to 50 percent slopes	37.86	1.14	0	35	6e
407	Tannin-Wohly complex, 9 to 30 percent slopes	37.1	1.12	0	63	4e
410	Rockyglen-Hollowtree-Rock outcrop complex, 50 to 100 percent slopes	14.3	0.43	0	7	7e
101	Typic Udifluvents-Fluvents complex, 0 to 2 percent slopes	13.16	0.4	0	13	8
451	Burgsblock-Coolyork-Tannin complex, 15 to 30 percent slopes	5.16	0.16	0	53	4e
671	Coolyork-Yorknorth complex, 5 to 30 percent slopes	5.13	0.15	0	58	4e
164	Holohan-Hollowtree-Casabonne complex, 9 to 30 percent slopes	2.86	0.09	0	47	5e
165	Holohan-Hollowtree-Casabonne complex, 30 to 50 percent slopes, MLRA 5	1.69	0.05	0	30	6s
655sh	Yorknorth-Witherell complex, 15 to 30 percent slopes	1.44	0.04	0	50	4e
1640	Holohan-Hollowtree-Casabonne complex, 9 to 30 percent slopes, low fld	0.37	0.01	0	43	4e
TOTALS		3319. 63(*)	100%	-	31.09	5.86

Contact our office for full soil report

# Location



## **About Garberville, CA:**

Garberville, California is a census-designated place in Humboldt County along U.S. Route 101. The population was 818 at the 2020 United States census. It is located on the South Fork of the Eel River about 52 miles south of Eureka and roughly 200 miles north of San Francisco. Surrounded by forested hills, Garberville is near Humboldt Redwoods State Park and serves as a hub for the surrounding rural region. Historically connected to logging and ranching, the town has a small downtown with local businesses and services. Its natural setting and location make it an important center for nearby communities.

*Garberville is served by several nearby airports, including Garberville Airport (2 miles) and Shelter Cove Airport (25 miles) for private aviation, Rohnerville Airport in Fortuna (50 miles) for regional general aviation, California Redwood Coast–Humboldt County Airport (approximately 75 miles) for commercial flights, and Sacramento International Airport (about 200 miles) for major domestic and international travel.*

## **About Humboldt County, CA:**

Humboldt County is located along California's northwestern coast and is known for its natural landscapes, small communities, and relaxed pace of life. The county had a population of about 136,000 in 2020, with main cities including Eureka, Arcata, and Fortuna. It is home to extensive redwood forests, rivers, and a scenic Pacific coastline. The area was originally inhabited by Indigenous groups such as the Wiyot, Yurok, and Hupa. Settlement expanded in the mid-1800s, and industries like logging, fishing, and agriculture became central to the local economy. These industries helped shape the region's development and infrastructure.

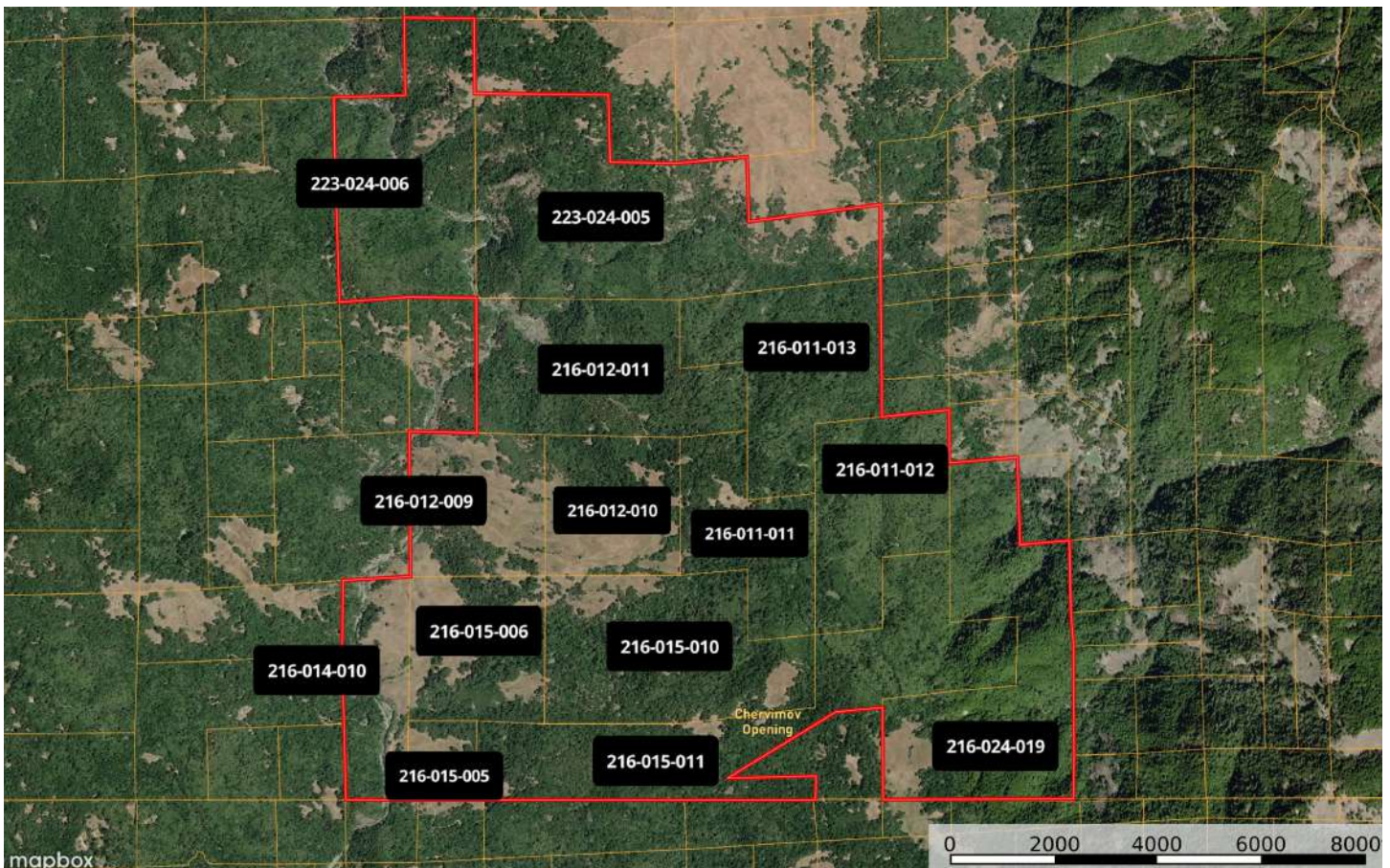
Today, Humboldt County offers a mix of rural living and essential services. Cal Poly Humboldt in Arcata provides educational opportunities and contributes to the local economy. Tourism, healthcare, and agriculture also play important roles. The county appeals to those looking for open space, natural surroundings, and a quieter environment. While it is more remote than many parts of California, residents value its strong sense of community, access to outdoor recreation, and slower pace compared to larger urban areas.



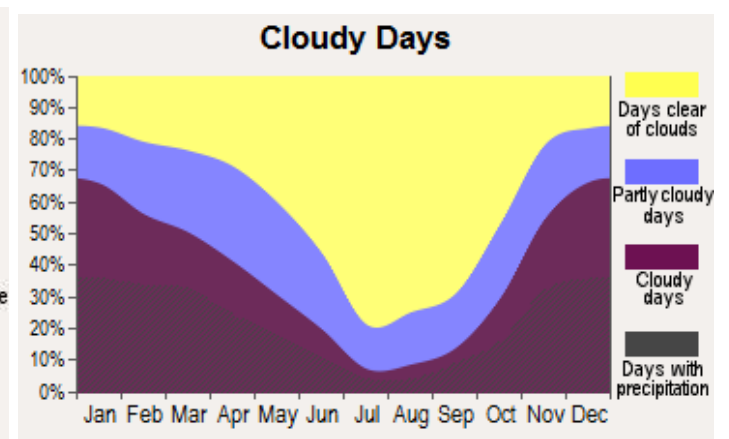
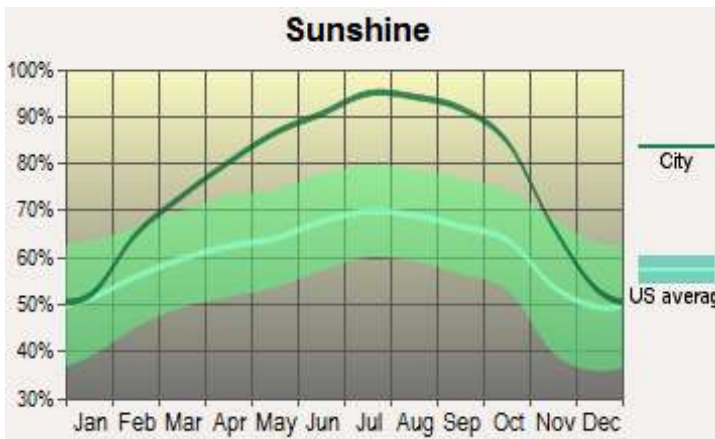
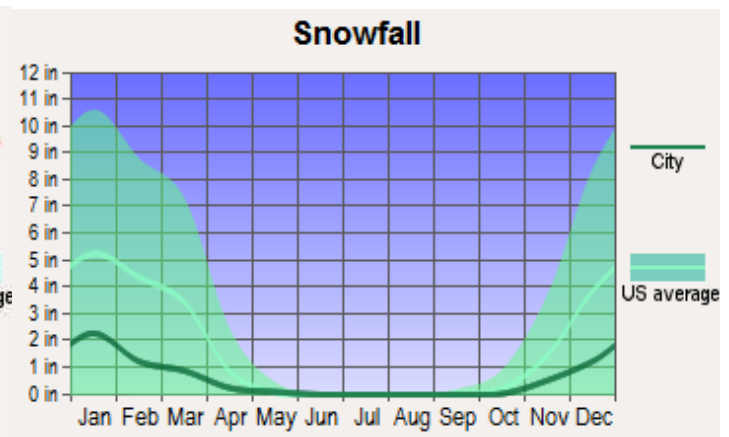
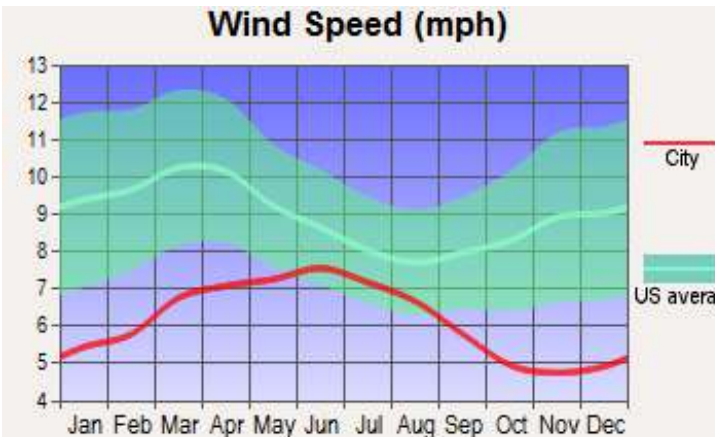
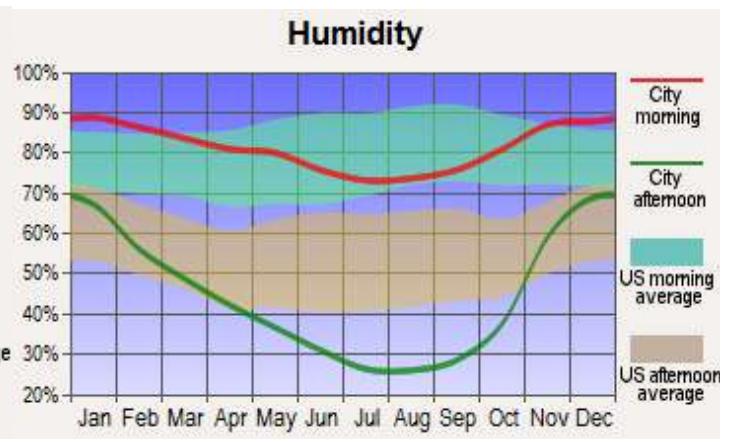
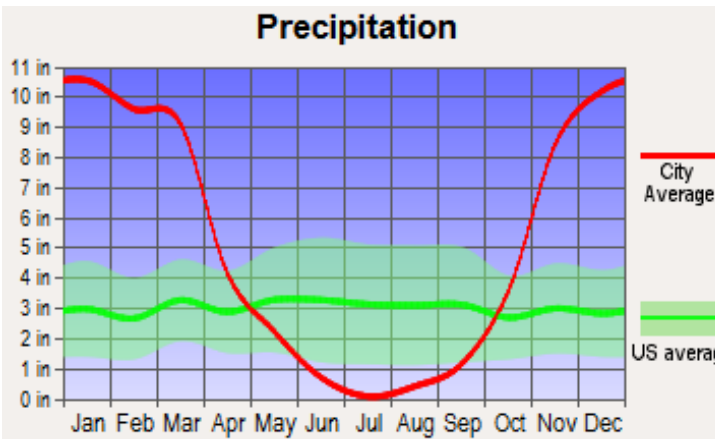
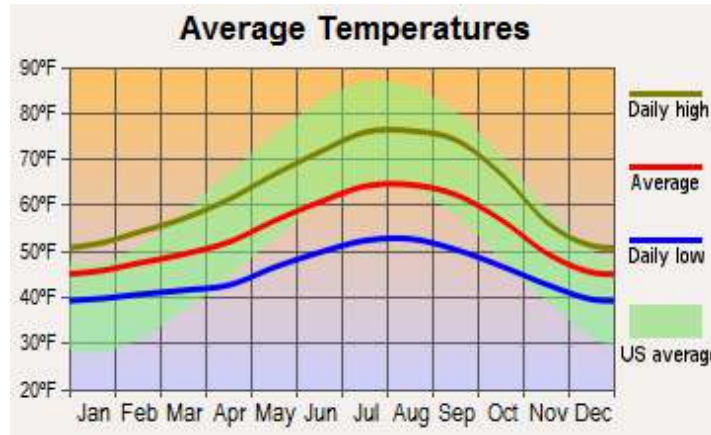
# Size & Zoning

The South Fork Eel Ranch consists of 14 parcels totaling 3,206.34 ± acres. The property taxes for 2025 were \$8,151. There is one parcel with AG Preserve zoning.

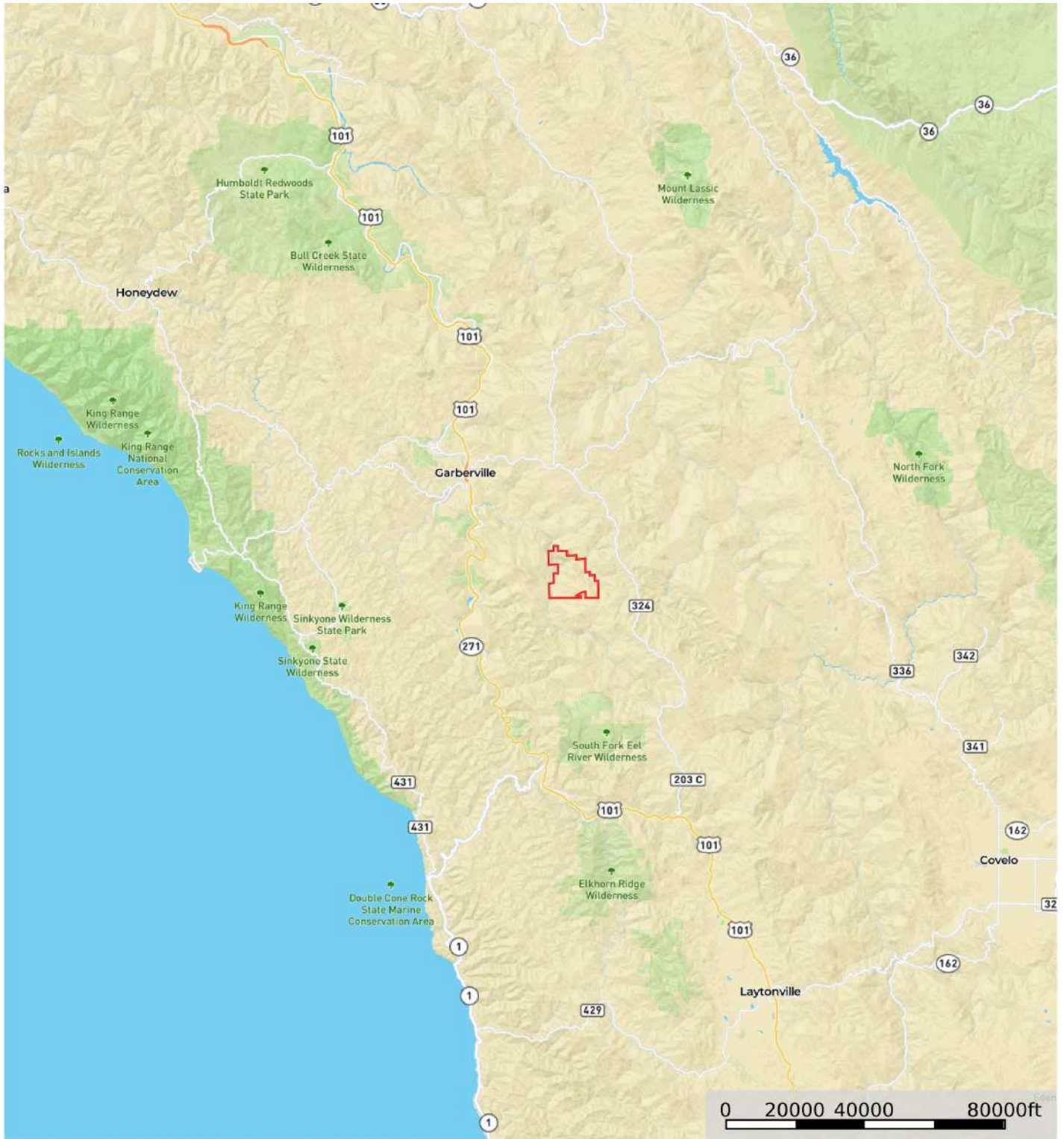
APNs	ACREAGE	ZONING	AG PRESERVE	TAXES (2025)
216-011-011-000	166	PURE TPZ WHITEWOOD VACANT	N	\$162.00
216-011-012-000	212	PURE TPZ WHITEWOOD VACANT	N	\$211.00
216-011-013-000	216	PURE TPZ WHITEWOOD VACANT	N	\$228.00
216-012-009-000	179	PRTION TPZ WHITEWOOD VACANT	N	\$2234.00
216-012-010-000	168.50	PRTION TPZ WHITEWOOD VACANT	N	\$2169.00
216-012-011-000	238	PRTION TPZ WHITEWOOD VACANT	N	\$304.00
216-014-010-000	127.25	PRTION TPZ WHITEWOOD VACANT	N	\$186.00
216-015-005-000	31.09	AG PRESERVE VACANT	Y	\$59.00
216-015-006-000	160	PRTION TPZ WHITEWOOD VACANT	N	\$335.00
216-015-010-000	262	PURE TPZ WHITEWOOD VACANT	N	\$251.00
216-015-011-000	351	PURE TPZ WHITEWOOD VACANT	N	\$469.00
216-024-019-000	338	PURE TPZ WHITEWOOD VACANT	N	\$358.00
223-024-005-000	470.50	PRTION TPZ WHITEWOOD VACANT	N	\$543.00
223-024-006-000	287	PRTION TPZ WHITEWOOD VACANT	N	\$642.00
<b>TOTAL</b>	<b>3,206.34</b>			<b>\$8,151.00</b>



# Weather for Garberville, CA

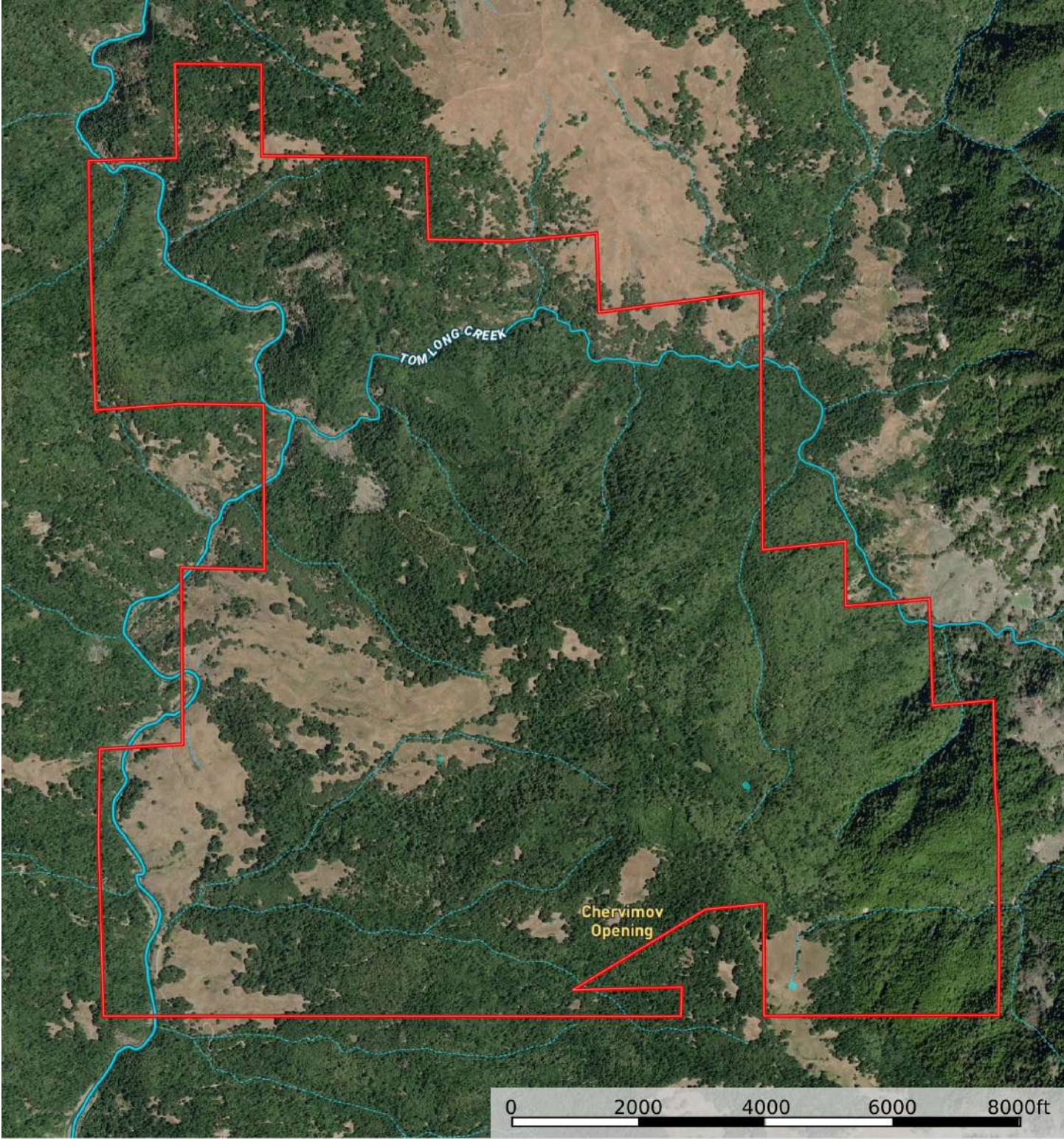


# Street Map



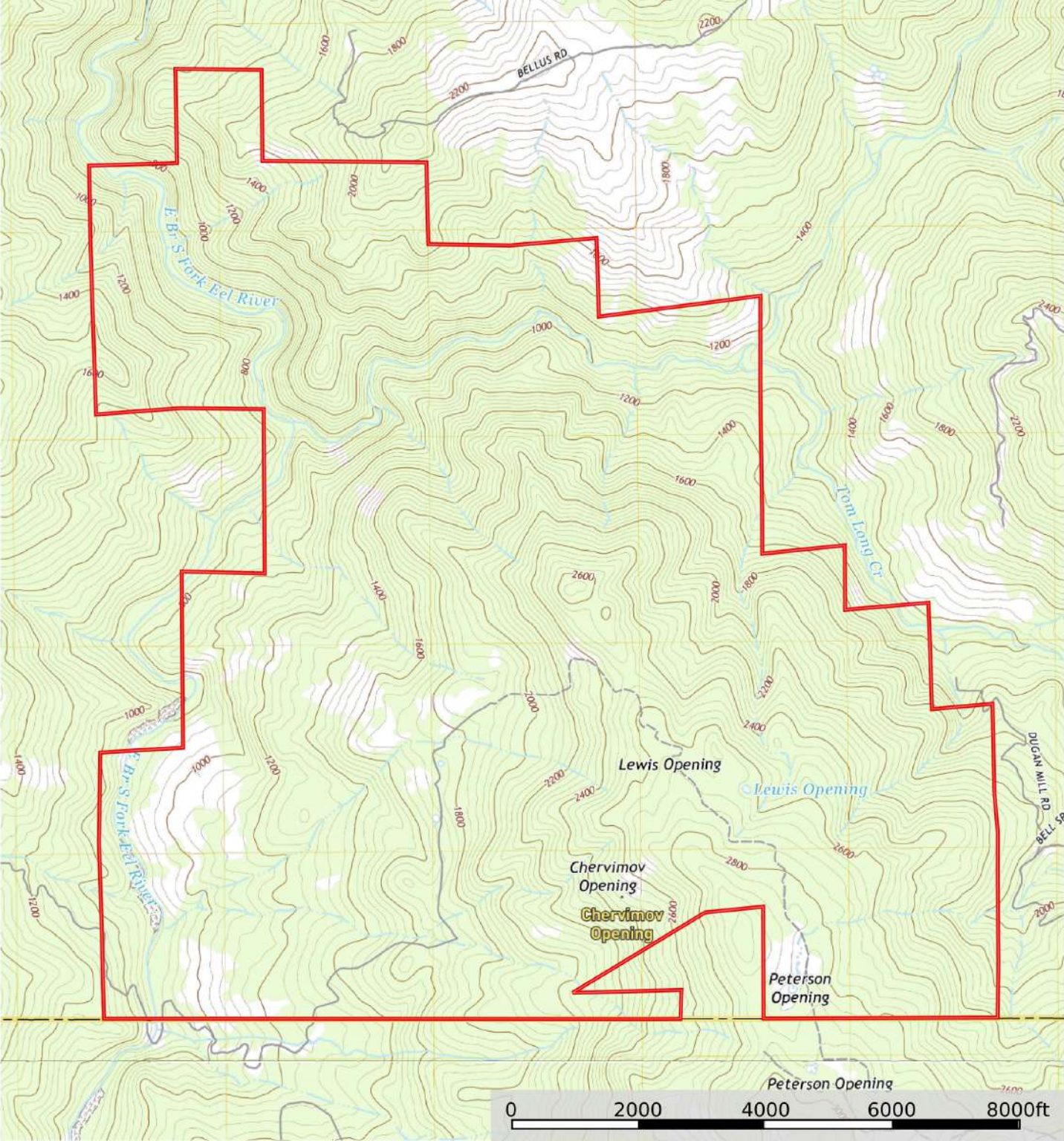
 Boundary

# Satellite Map: Overview



□ Boundary    - - - - Stream, Intermittent    — River/Creek    ■ Water Body

# Topo Map: Overview



 Boundary



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