

Biaggi Ranch
16401 South Highway 1
Manchester, CA 95459

\$10,900,000
1,382.500± Acres
Mendocino County



Biaggi Ranch
Manchester, CA / Mendocino County

SUMMARY

Address

16401 South Highway 1

City, State Zip

Manchester, CA 95459

County

Mendocino County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

39.0063 / -123.687101

Dwelling Square Feet

700

Bedrooms / Bathrooms

1 / 1

Acreage

1,382.500

Price

\$10,900,000

Property Website

<https://www.landleader.com/property/biaggi-ranch-mendocino-california/37066>



Biaggi Ranch

Manchester, CA / Mendocino County

PROPERTY DESCRIPTION

The historic Biaggi Ranch is situated on Mendocino's pristine coast between the coastal hamlets of Manchester and Elk. A ranch of this caliber rarely comes to market. Comprising of over 1382 acres, the ranch rises from almost sea level rolling grassland pasture to over 1600 feet elevation with towering redwood forests. Intermixed in this diverse topography are lush mountain meadows, spring-fed draws, and building sites with big, unobstructed coastal views south to Point Arena's lighthouse and north to Irish Beach, and west across the Pacific as far as the eye can see.

Historically the ranch has run sheep and dairy stock with the occasional grain crop being cultivated on the ranch's western flats. Since the 1970s, however, the ranch has been utilized more as a beef operation running between 80-100 cows. Throughout its history, the Biaggi Ranch's forest has proved to be a sustainable and reliable resource providing split rail fencing, railroad ties, shake, lumber, and tanoak bark from the late 1800s thru the mid-late 1900s at which time the ranch's focus changed to longer-term forestry practices that stressed sustainability, yield, and quality while preserving the ecological integrity of the ranch. The ranch has an estimated +18 million board feet of timber with roughly that split between Redwood and Douglas Fir with a small amount of White Fir. There is an NTMP in place. This timber stand is a significant resource allowing the new owner many opportunities including sustainable harvesting, carbon credit banking, conservation easement potential, or a combination of all three.

Besides the ranch's economic attributes, the ranch affords immense recreational potential. There is a well-maintained road and trail system throughout the ranch that allows access to almost all points and could double as equestrian and ATV trails. The ranch plays host to a number of different species including Blacktail Deer, wild turkey, mountain and valley quail, blue grouse, occasional black bear, wild hog, and many other species. The ranch would be an ideal hunting retreat or for the matter a wildlife preserve. Besides its wildlife, the ranch has numerous streams including Owl Creek and Alder Creek tributaries which provide critical habitat for the steelhead coming from the Pacific.

In regards to improvements, the ranch has two modest homes that were built in the early 1900s (1200 sq ft and 800 sq ft) that could serve as a temporary abode while the new owners build their new home and then later converted to caretaker's quarters. The two older barns are in working order and provide ample room for livestock, hay, and storage. The houses are fed by a spring and even with the worst drought in California history performed without fault. The ranch is fenced and crossed fence in parts.

The ranch is about 2 1/2 to 3 hours from the San Francisco Bay Area. The closest airport is in the town of Little River, 24 miles from the property. For commercial flights, the Sonoma County Airport is 2 hours from the property.

Property Highlights:

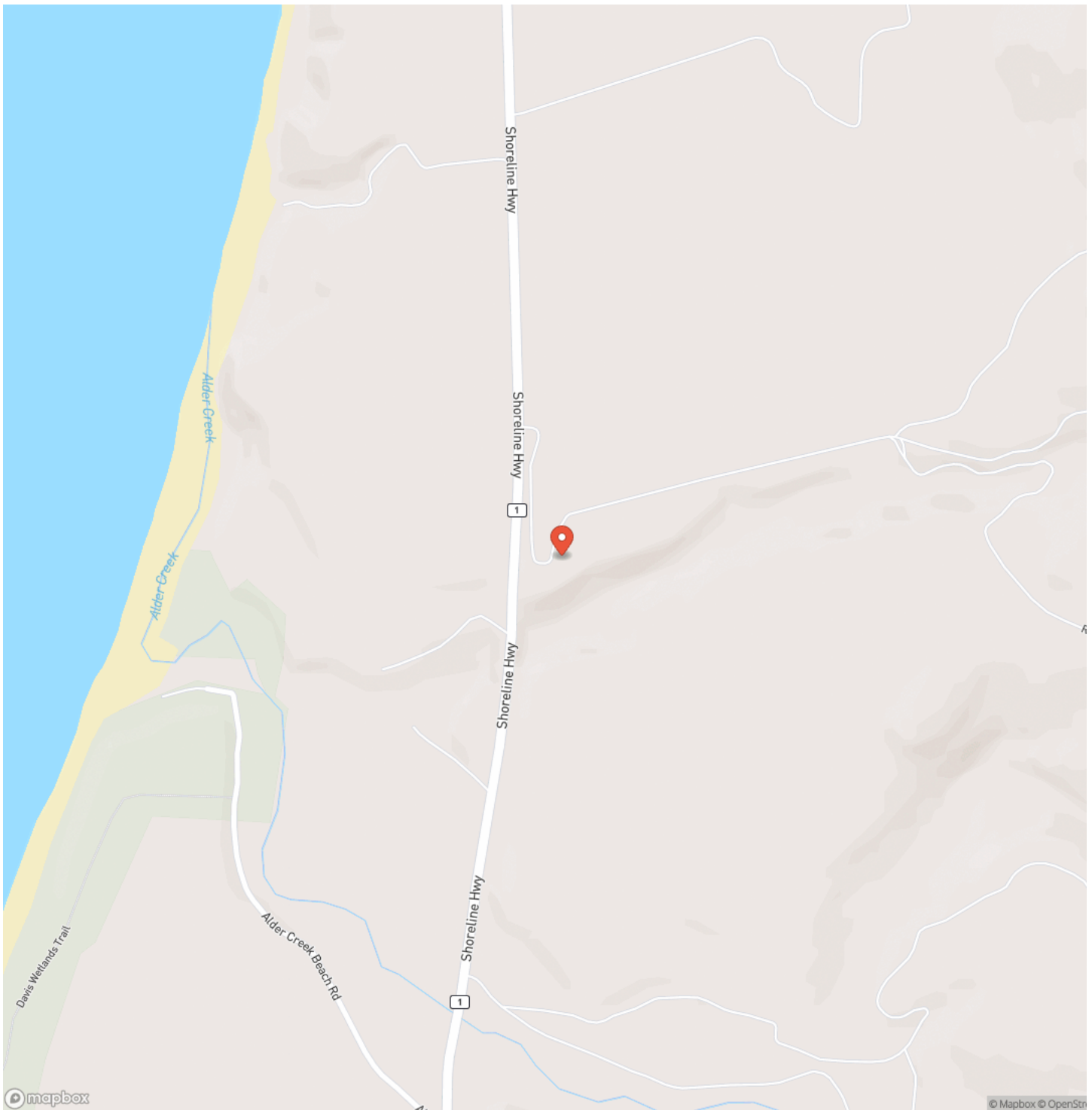
- 1382.5 Acres Comprising 10 Legal Parcels of gently rolling pasture, heavy forest, spring-fed draws, open mountain meadows, and unbelievable Pacific view building sites on various parts of the ranch
- An estimated +18,000,000 Board Foot of Timber - Redwood and Douglas - NTMP in place
- 80-100 head carrying capacity for a cattle operation and substantially more for a sheep operation
- Teeming in native wildlife including Blacktail deer, wild turkey, quail, bear, wild hog, and more in addition to having creeks and springs throughout
- Point Arena is just down the road with its organic co-op grocery store, incredibly beautiful restored theatre, public library, credit union, and public fishing pier at the Point Arena Wharf. Manchester State Beach, which is over 3 miles long and ranked in the top 10 for best beaches in the Pacific Northwest, is right down the road.



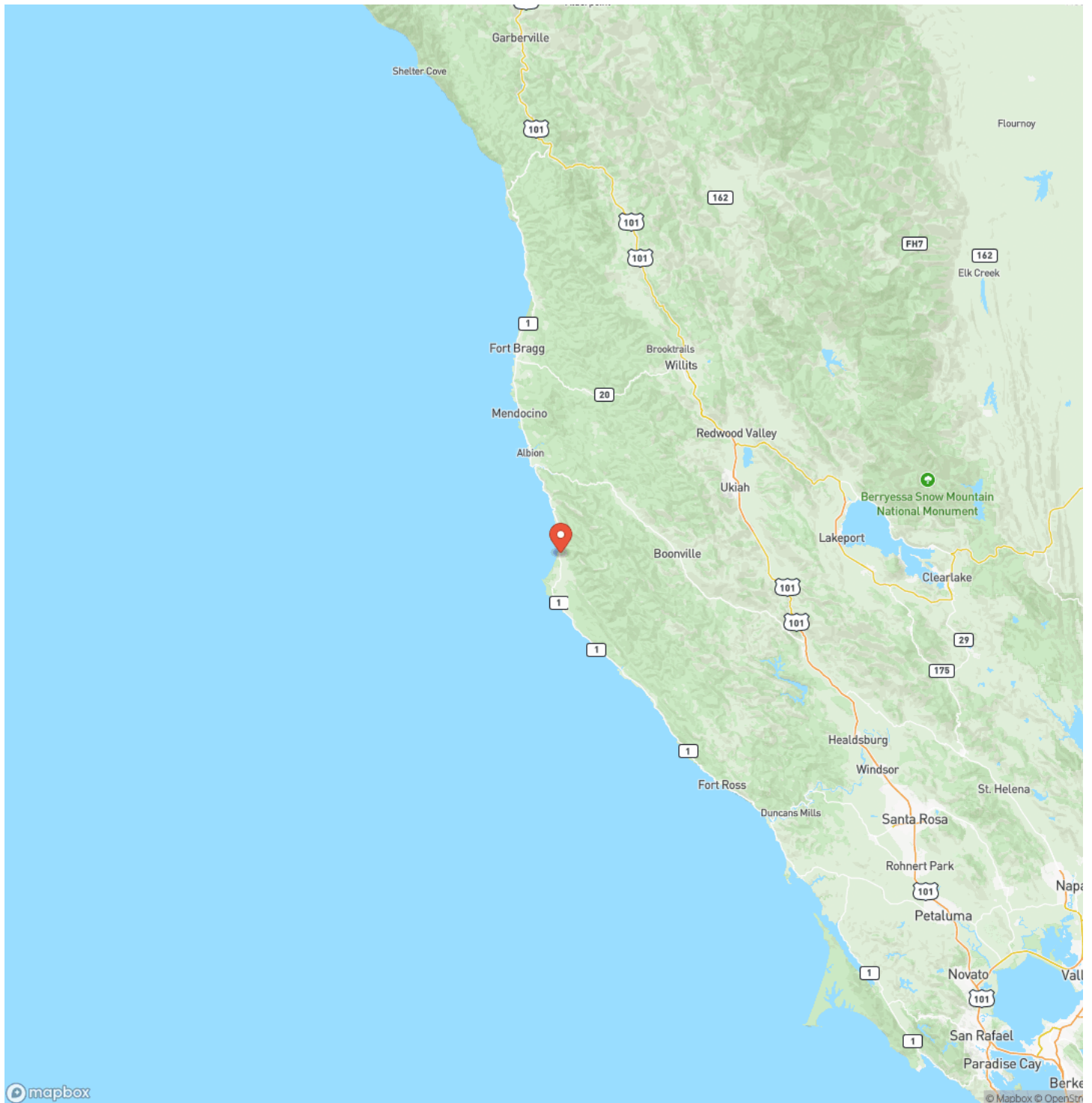
Biaggi Ranch
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Locator Map



Locator Map



Satellite Map



Biaggi Ranch
Manchester, CA / Mendocino County

LISTING REPRESENTATIVE

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NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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