

# Smythe Ranch ~ Mendocino County

48600-48650 Highway 101 ~ Laytonville, CA

**FOR SALE \$3,500,000**



APN #013-180-01-00



**SELLER FINANCING AVAILABLE - SELLER WILL CONSIDER ALL OFFERS**  
**212 ACRE GRAZING/AGRICULTURE RANCH**



**Aurora McKnight**

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**COLDWELL BANKER  
COMMERCIAL**  
BROKERS  
OF THE VALLEY

(707) 258-5200

1775 Lincoln Ave.

Napa, CA 94558

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## EXECUTIVE SUMMARY

The Smythe Ranch is truly a rare offering to come to market after being family operated for three generations. A 212 acre ranch of grazing and farming land zoned AG40. A once-in-a-lifetime opportunity to purchase this beautiful property that epitomizes the best of Mendocino County topography of highlands, breathtaking views, gently rolling pastures, open meadows and secluded yet accessible. The property has one mile of Highway 101 frontage and is located in a temperate year-round climate. All within the Williamson Act which provides a property tax benefit to the owner.

There is a year-round creek running through the property with Steelhead Trout and King Salmon. As you visit the Smythe Ranch, it feels as if you've stepped back in time with beautiful ancient Oaks, Douglas Fir and Ponderosa Pine trees, giving you a sense of tranquility and peace. A paved road leads to the main custom built craftsman two-story home with 1800 square feet, three bedrooms, two full-sized baths and a detached two-car garage. Built by the Smythe Family, the home is set back in a peaceful private setting. A second home which has been recently updated and is an income-producing rental has 900 square feet, two bedrooms and two full-sized baths and a one-car detached garage. Also, a large 40'X 50' metal barn/workshop with 16' roll-up doors is located closer to the main residence. A 12'X 12' horse stall and pump house are also nearby.

Recreational opportunities are abundant with many trails for ATVs and horseback riding, fishing and hunting. There is a year-round creek running through the property with Steel Head Trout and King Salmon. There are three recorded archaeological sites on the property in addition to cross-fencing throughout, 2 residential wells (8GPM), septic/leach fields, electricity and propane. The property has been surveyed with established corners. The Smythe Ranch is offered for sale with amazing unsurpassed views, picturesque splendor, privacy and na-



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## PHOTOS



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### 360 Degree Panorama



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## PROPERTY HIGHLIGHTS (Page 1)

- **Price** **\$3,500,000**
- **Price per Acre** **\$16,509.43**
- **Land Zoning/Usage:** **AG40 - Grazing & Farm Land**
- **Land Acreage/SF** **212 Acres /9,234,720 Sq. Ft.**
- **Topography** **Level, Rolling Terrain, Hilltop Views**
- **Primary Home Building** **1,800 Sq. Ft.**
- **Primary Home Bedroom/Bath** **3 Bedrooms/2 Full-Size Baths**
- **Rental Home Building** **900 Sq. Ft.**
- **Rental Home Bedroom/Bath** **2 Bedrooms/2 Full-Size Baths**
- **Metal Barn/Workshop** **40' x 50' with 16' Clearance**
- **Horse Stall** **12' x 12'**
- **Pump House**

(Cont.)



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## PROPERTY HIGHLIGHTS (Page 2)

- **Williamson Act Program** Proof of \$2,200 production annually for each parcel. If divided, each parcel requires 90 acres
- **Two Residential Wells** 8 GPM
- **Electricity/Propane** Main House: 250 Amps  
Rental House: 100 Amps
- **Cable/Internet** StarLink/Tenants installed in Rental
- **Sewer/Septic** Septic & Leach Field
- **Year-Round Creek** Running through Property
- **Tree Types** Oaks, Douglas Fir, Ponderosa Pine, Conifer
- **Fencing** Perimeter and cross fence throughout entire property. Farm Bill/NRCS - Cost/Share Natural Resource Conservation Service (Farm Services Agency)
- **Water Testing** PH high sodium & methane gas

(Cont.)



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## PROPERTY HIGHLIGHTS (Page 3)

- **Archaeology Sites** Three recorded Archaeology sites  
(Limitation: If subdivided, cannot built on these sites but O.K. to farm)
- **Endangered Species/Creek** Steel Head Trout & King Salmon
- **Share Bridge/Road** Stuart Beuley, owner of bridge/road  
(ranch behind property)
- **Percolation Testing** Has been done in the past
- **Property Survey** Property has been surveyed with  
established corners
- **Road Frontage** Along Highway 101 for one mile
- **Primary Home** 1,800 Sq. Ft., heat only/propane, two-car  
garage, 3 Bd/2 Bath
- **Rental Property** 900 Sq. Ft., heat only/propane, new roof,  
painted inside and out, single car garage,  
2 Bd/2 Bath



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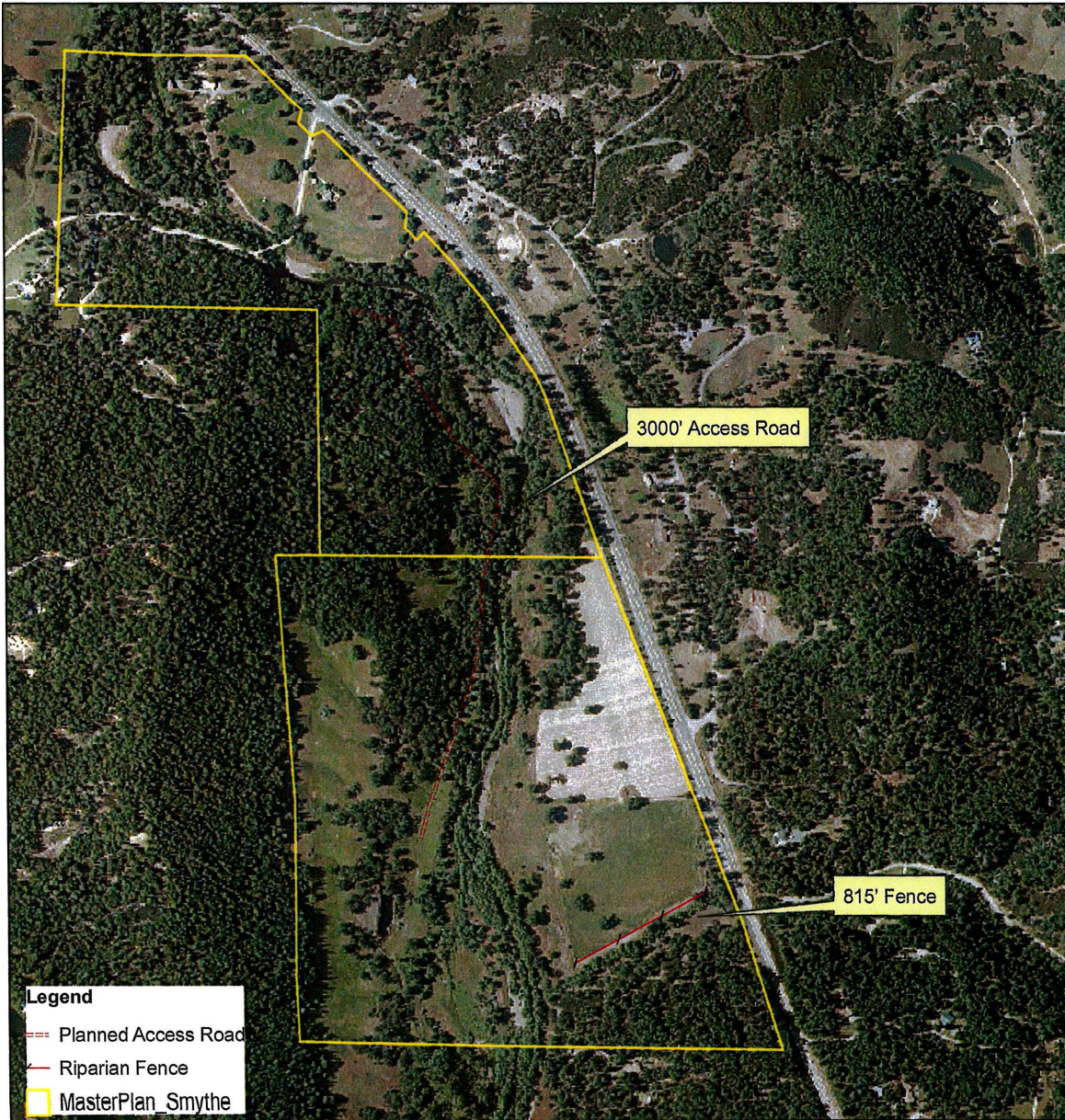


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## Mendocino County



Conservation Plan Map  
749104124JP



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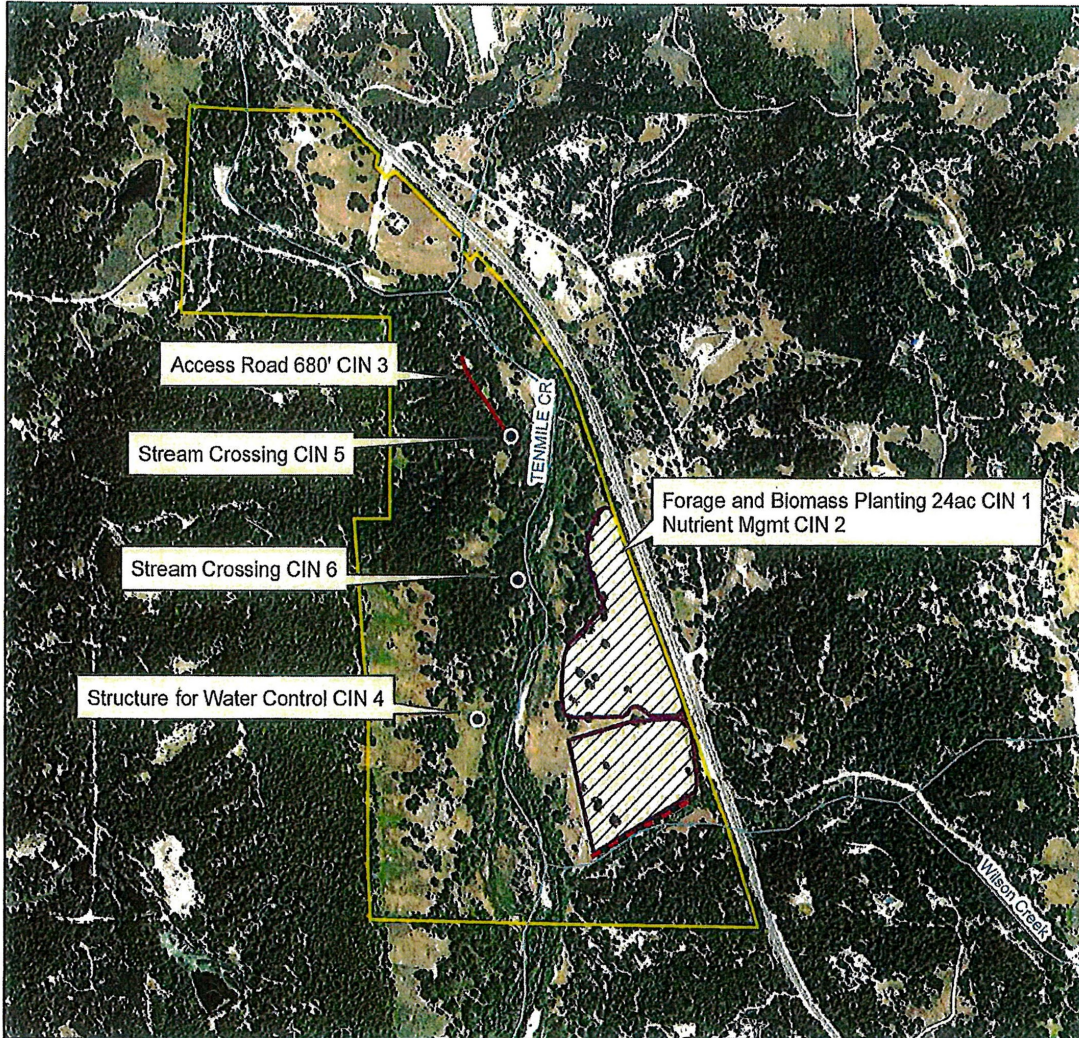


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EQIP 2013 Project Map



**Legend**

- hydrarca\_z10\_l\_ca045
- MasterPlan\_Smythe
- EQIP13\_Road\_Points
- EQIP13\_AccessRoad
- EQIP13\_Riparian\_Fence
- ▨ EQIP13\_Forage\_Planitng

Approximate Acres: 223.9  
 Legal Description: T 2218 F 1542  
 T22N R15W  
 Cahto Peak Quad Sec. 26 & 35

CIN 3 - 680' Road  
 CIN 4 - 30" x 30' CulverT  
 CIN 5 - 360 SQ FT ARMORED X-ING  
 CIN 6 - 600 SQ FT ARMORED X-ING



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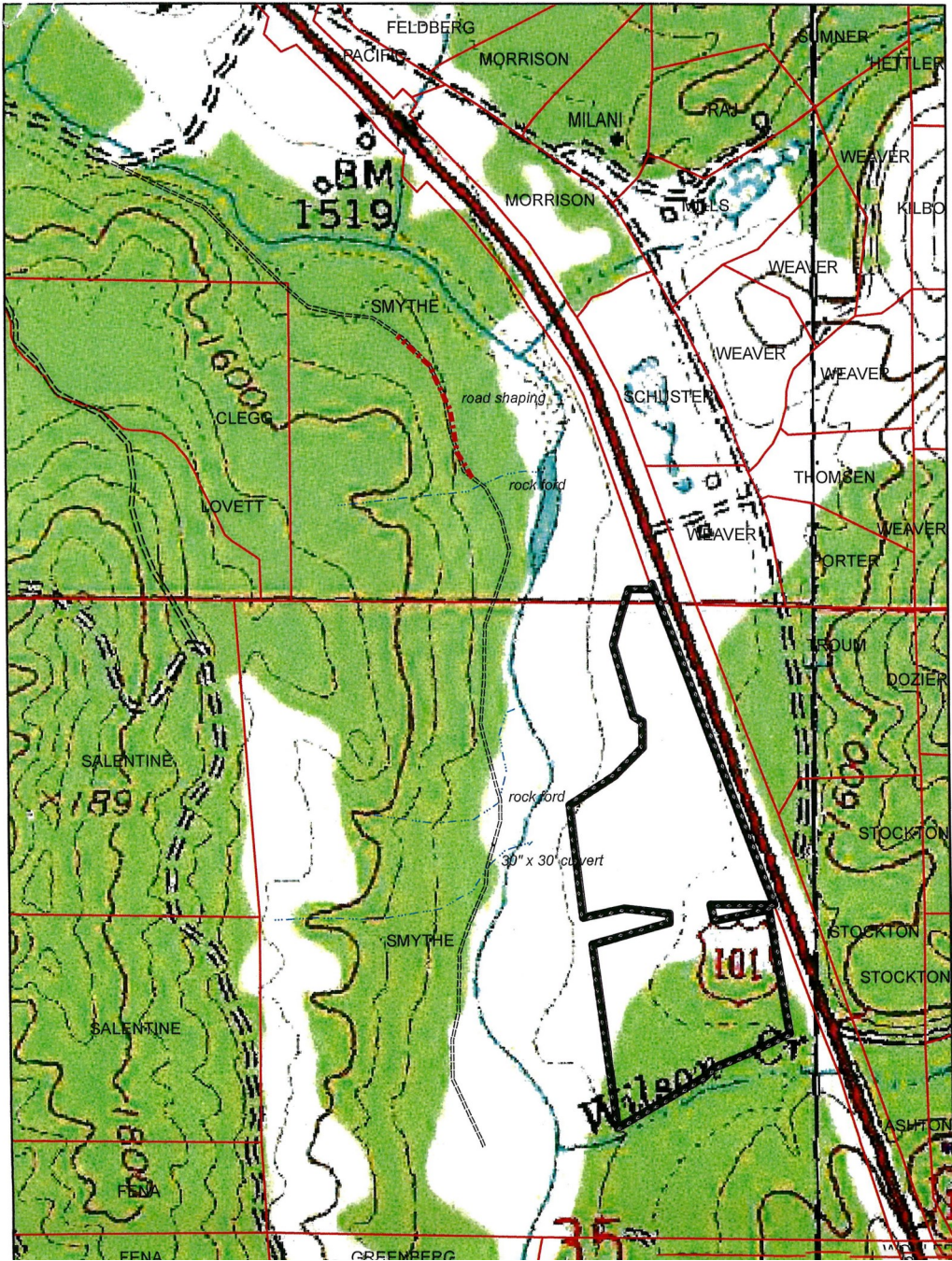


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