

Mazzini Ranch

1,900 acre Historic Ranch

www.mazziniranch.com

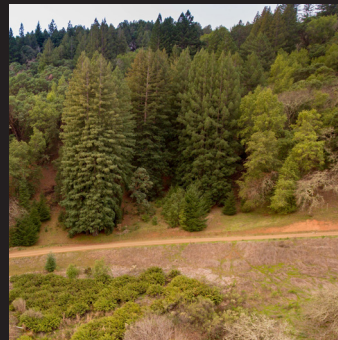
Offered by Rancheria Realty

Tim Mathias, Broker
707-272-9280
tim@rancheriarealty.com
DRE #00819467

www.rancheriarealty.com

Office 707-895-3333

Josh Mathias, Co-Agent
707-972-1428
josh@rancheriarealty.com
DRE #02038940

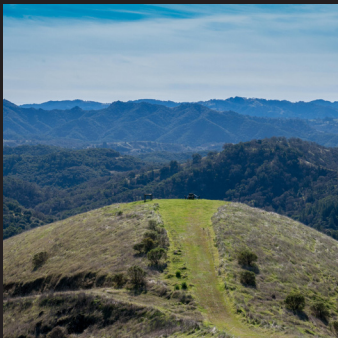


MAZZINI RANCH

With 1,900 acres of majestic mountain vistas and diverse beautiful landscapes, the Mazzini ranch provides a great place to live and recreate. As a homestead ranch, there are some incredible building sites for that country home you have always wanted to build, with water developed and great access. There are ample meadows for horses and other grazing animals, vineyards and orchards. As a hunting or wildlife appreciation ranch, it is plentiful with deer, wild hogs, wild turkey, quail, and other wildlife. All this potential lies just a few minutes from the developing village of Cloverdale and Hwy 101. The ranch fronts on Hwy 128 and boasts absolute privacy with no easements through it. There is an unparalleled 25+/- mile road network on the ranch, that gives easy access to every corner.

The diversity in vegetation, topography, and soils is striking, with towering redwoods, wide open ridgetop meadows, oak woodland, and madrone forests. This ranch has it all. Water, a valuable commodity in today's world, is developed and abundant. There are ample springs in many areas of the ranch, a productive well, with an estimated 70 gallons per minute, and two small ponds. There is a set of ranch buildings that provide for gatherings with friends and family, and a large shop & garage buildings for storage of ranch equipment.

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SIZE: 1,900+/- acres:

Ridgetop ranch with huge vista views. Oak, madrone, redwood, and fir forests. Grasslands.

STRUCTURES:

Owner's Cabin: 2bed/2bath with kitchen, living room and dining area. Large fenced yard.

Caretaker's Headquarters: 1bed/1bath apartment with kitchen and attached 1bed/1bath bunk room.

Large Shop supporting all ranch activities. Large 3 bay garage with three roll doors for all ranch equipment.

WATER:

Developed Sources

70+/- GPM well, several abundant springs, two ponds.

ELECTRICITY:

400 amp PG&E service at two meters at the headquarters.

ROADS:

25+/- miles ranch road system. Exceptional ranch access through many great roads, including a newly built and well-rocked road from the ranch headquarters to the top of the ridge.

ZONING: RRDW240:

Preliminary research has indicated the possibility of an estimated 17 legal parcels via certificates of compliance. RRD Zoning - County Website

MULTIPLE BUILDING SITES:

Many fine building sites. Developed well and new road provide water and access to several of the best sites.

TAXES:

Ag Preserve - The ranch is subject to a Type Two Ag Preserve under the Williamson Act, providing substantially reduced property taxes.

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josh@rancheriarealty.com

History Of Mazzini Ranch



Caesar Mazzini and his wife Ernesta purchased what is now the Mazzini ranch in 1914 after coming to the United States from Italy in 1888. The Mazzini's worked the land hard, planting a vineyard and fruit trees, tending a large sheep herd, and building a winery. During Prohibition, Caesar had a permit to make sacramental wine for churches. The winery produced more wine than he needed for the churches he serviced. It was said that a truck was loaded with wine, and after the deliveries made to the churches, the excess was delivered to the Speakeasies of San Francisco. They were able to create a working

ranch from nothing and were a prominent and well-known family in the Cloverdale area for 50 years.

In the early 1960s, the Stashak and Myers families purchased the ranch from the Mazzini family, and used it primarily as a hunting ranch. In 2013, the Maymar family purchased the ranch, and have made many wonderful improvements to restore the usability of the ranch.



34201 Highway 128, Cloverdale Ca. 95425

5 miles from downtown Cloverdale - 25 minutes from Healdsburg - 1.5 hrs to San Francisco

\$5,975,000

Rancheria Realty
14250 Hwy 128 Boonville, Ca 95415

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