

Crawford-Austin Ranch

Ukiah, CA

Offered at \$1,800,000



COMPASS

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Property Details

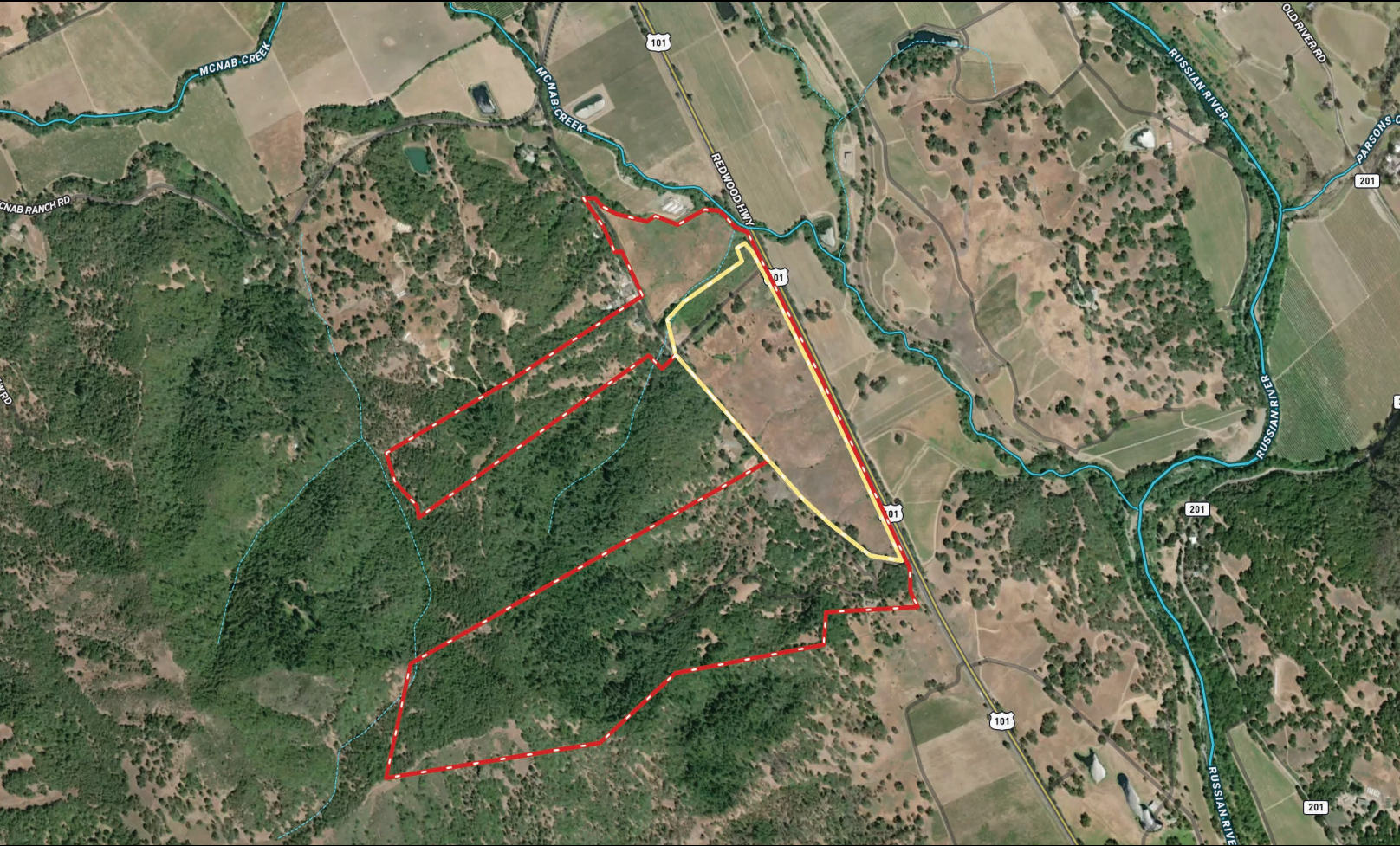
Location	9151 S Highway 101, Ukiah, CA 95482
County	Mendocino
APN	047-170-40 047-230-16 047-170-17 047-290-01 047-300-17
Parcel Size	246.19 ± total acres
Level Pasture	8 ± acres
Infrastructure	3,000 ± Primary residence 2,800 ± 2nd residence
Water	2 Wells
Price	\$1,800,000

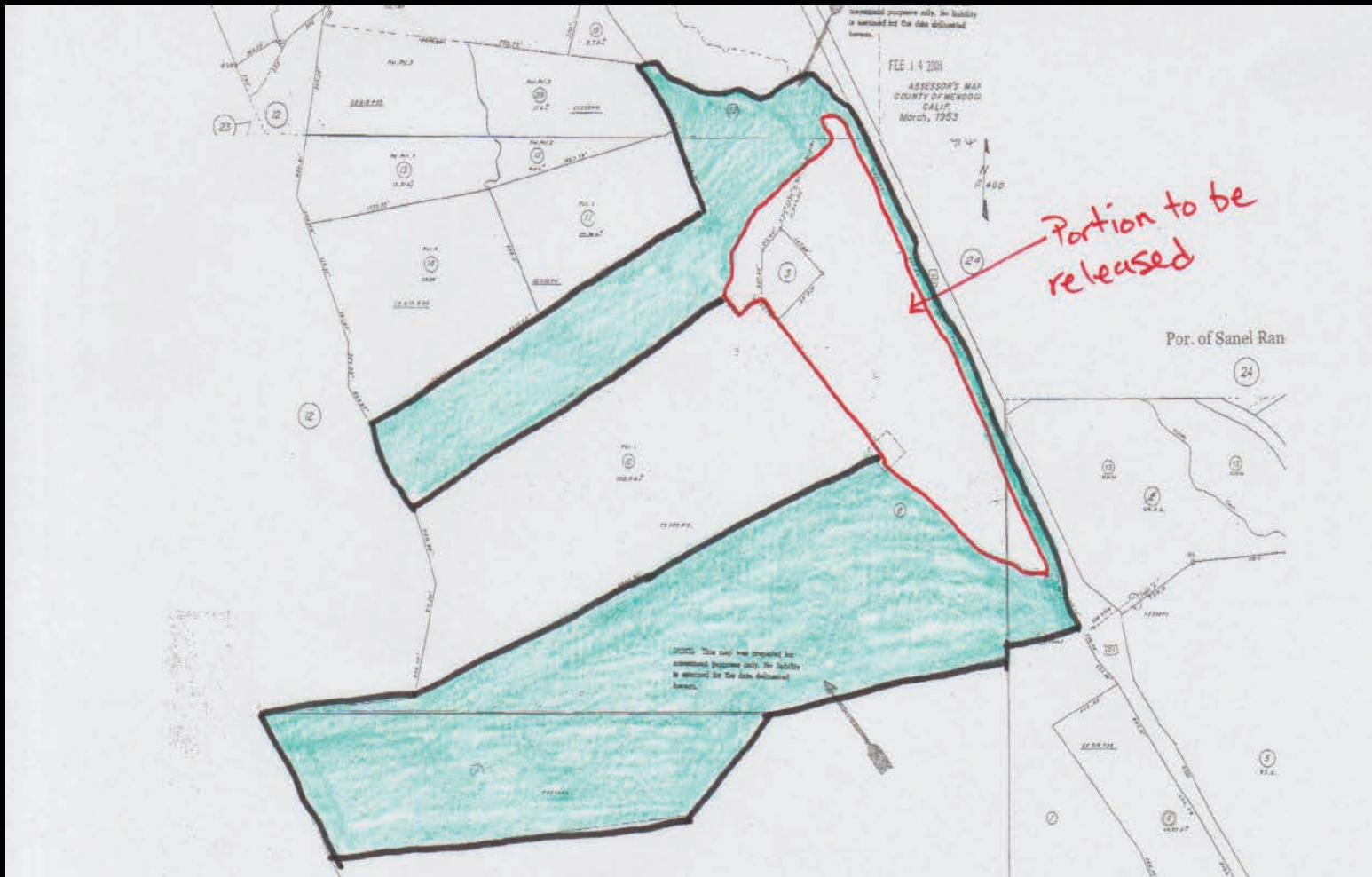
About the Offering



Crawford-Austin Ranch, centrally rooted between Ukiah and Hopland, encompasses 246+/- acres about 15 minutes north of Sonoma County, with easy access to Highway 101. This multi-family offering is graced by two large luxury homes, both with unique style and flair. Behind the residences is your own mountain to recreate on, with looped roads for the ATVs and rich with wildlife like; Columbian Blacktail deer, wild pigs, turkeys, and California Quail. The 1920's farmhouse is 2,800+/- sq ft with soaring ceilings and has been elegantly remodeled. It boasts 4 bedrooms, 3 of which have suites, and a grand kitchen for your culinary connoisseur. In front of the farmhouse is an 8+/- acre level pasture, perfect for the equestrian enthusiast or grape grower. The home on the south end of the ranch was built in 2010 and is 3,000+/- sq ft. The chef's kitchen and living room lead you to the scenic courtyard that is perfect for entertaining. The property has excellent water with two great wells.

Aerial Map





History

The Crawford Austin Ranch was settled in the 1860's by four Crawford brothers under the Mexican Land Grant program. Over the 160 year history of the ranch, it has produced a wide range of agriculture and cattle products to include hops, pears, grapes, beef, and sheep. At the time of settlement, the brothers and their families worked closely with the indigenous Pomo population, aiding each other in harvesting and hunting. The current owner's grandmother told stories of how Pomos lived near the ranch house where she would play with the Pomo children, learning how to weave and tan.

As the 20th century progressed, the dam at Lake Mendocino and the current Highway 101 changed the landscape of the property. After a truck ran off the new highway and traveled through the property's hop kiln, burning it to the ground, the hops were removed from the property. In 1927, great grandfather Charles Crawford graced the cover of California Grape Grower, a publication dedicated to viticulture. Some thirty years later, the vineyard was removed and another planted to the south. All that remains on the land today is grazing land which up until 2010, was used for cattle.

Over the years, the property has also produced great blacktail, pig, and turkey hunting frequently producing Boone and Crockett deer. Covered in large Redwood and Douglas Fir stands, the property was selectively logged 50 years ago with the prospect of another harvest on the horizon. From the top of the property, the views are 360 degrees and provide stunning sights of the surrounding valleys. The current owner has been caring for the property since he was nineteen when his father passed away. During that time, he remodeled a 1920 Craftsman and built a new house on the south end of the property. Today, the property stands ready for the next chapter of its life.





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No. 1

ANNUAL MEETING OF GRAPE GROWERS' EXCHANGE

By H. F. STOLL

As we go to press, the 875 mark has been passed in the membership campaign of the California Grape Growers Exchange. During the next ten days every effort will be made to line up additional growers and it now looks as if at least 950 old and new members would be enrolled in the organization before the annual membership meeting is held in Yosemite Hall, Native Sons' Building in San Francisco on Tuesday afternoon, January 11th, at one o'clock.

From growers all over the State come letters urging that the marketing activities of the Exchange be revived by all means for the three years' period covering 1927, 1928 and 1929. It is up to the membership to make the decision on the 11th and not the Board of Directors or the management.

An important event of the annual meeting will be the election of the Board of Directors for the coming year. In each of the



Mendocino County, in proportion to its acreage, is better represented in the California Grape Growers Exchange than any grape district of the State. 130 growers have been enrolled largely through the efforts of Director Charles Crawford, whose vineyard near Ukiah is pictured above. There were 910 cars of juice grapes shipped out of Mendocino County during 1926.





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