



HEDGPETH RANCH

12,445 ACRES | SONOMA COUNTY, CALIFORNIA



INVESTMENT HIGHLIGHTS

- + 12,445 acres located on the Sonoma Coast
- + Approximately 30 miles from Santa Rosa and 70 Miles from San Francisco
- + 7,500 acres of commercial forest, including old growth Redwood trees and high quality timber, provide for great investment potential
- + Wildlife species make Hedgpeth an excellent hunting ground
- + The diverse terrain and beautiful scenery allow for a variety of activities such as horseback riding, ATV riding and hiking
- + In the Southwest section of the property lies Hedgpeth Lake that can be used for agricultural purposes, swimming and fishing
- + Hedgpeth Ranch is a pristine location for vineyard winery and orchard creation because of the great coastal weather of the Sonoma Coast; current 50-acre lease in place with Jackson Family Wines (lease expiration date: 12/1/2027 with an option to extend for five (5) years)
- + Hedgpeth can be an excellent location to raise cattle and livestock as there are already improvements onsite that are available for use, such as a feeder barn, horse stable and a rancher residence
- + Other potential uses include: commercial equestrian facility, dairy, slaughterhouse, wine tasting room, and farm stand
- + Hedgpeth receives favorable property tax treatment via the Williamson Act (also known as the California Land Conservation Act of 1965)
- + The Hedgpeth Ranch has 97 underlying land patents or partial patents. With the merger of parcels too small for the Ag zoning designation, there are 87 potential Certificates of Compliance available for the ownership
- + Outstanding grove of over 100 Old Growth Coast Redwood trees with a beautiful walking path
- + Solar power generation potential
- + Wind power generation potential

ADDITIONAL INCOME



DAIRY



WINE



EQUESTRIAN
FACILITY



FARMING

CARBON POTENTIAL

There is a potential to enroll the over 5,000 acres of conifer forest into a voluntary carbon project. The present value of the carbon credits is estimated to be over \$2 Million.

CONSERVATION EASEMENT POTENTIAL

Hedgpeth Ranch has great potential to remain as a productive agricultural ground, as well as a quality fish and wildlife habitat. Should a purchaser have interest, this ranch does possess conservation easement qualities.



HEDGPETH RANCH

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LOCATION

COUNTY:	Sonoma County, California
NOTABLE FACTS:	This property consists of a variety of wildlife species that make Hedgpeth an excellent hunting ground
CLOSE CITIES:	Approximately 30 miles from Santa Rosa & 70 Miles from San Francisco
ACREAGE:	12,445 Acres

LOCATION OVERVIEW

Hedgpeth Ranch is a beautiful 12,445 acre property: a private hilltop estate with 50 acres of vineyard, a private lake with 22 acres of surface area and a storage capacity of 602.7 acre-feet of water, 87 miles of road and some of the largest Redwoods in Sonoma County. The property includes a grove of over 100 Old Growth Coast Redwood trees, the largest of which is nearly 13 feet in diameter. A road system of approximately 87 miles throughout the property offers convenient access. What makes Hedgpeth special, in addition to the privacy it affords, is the natural and beautiful scenery throughout the ranch. The Hedgpeth Lake is a private freshwater reservoir that may be enjoyed for swimming, boating, fishing, and other aquatic activities. The lake also has 22 acres of usable surface area for fishing and recreation. There is a series of creeks that flow throughout the property which include House Creek, Allen Creek, Pepperwood Creek, Danfield Creek, and Cow Creek. Nearby attractions include Harold Richardson Redwoods Reserve and Salt Point State Park. Hedgpeth Ranch is 8 miles from Timber Cove, 11 miles from Cazadero, 32 miles from Healdsburg and 52 miles from Downtown Santa Rosa and 70 miles from San Francisco.

SONOMA COUNTY

The Sonoma Coast is comprised of several beaches separated by rock bluffs and headlands. Sonoma Coast spans 17 miles from Bodega Head to Vista Trail, which is located approximately 4 miles north of Jenner. The beach is accessible from more than a dozen points along coastal Highway 1. The area is rugged and dramatic and can be enjoyed year-round. Sonoma County is home to an abundance of dining and hotel venues and 18 wine regions. These wine regions are home to more than 425 wineries, ranging from small family-run operations to internationally acclaimed wine houses. Sonoma Coast has so much to offer which makes it a beautiful and pristine vacation destination.

ZONING

- + One parcel is TPZ-Timber Production Zone/(RRD 320) Resources and Rural Development. Otherwise, it is all Ag Preserve and enrolled in the Williamson Act contract.



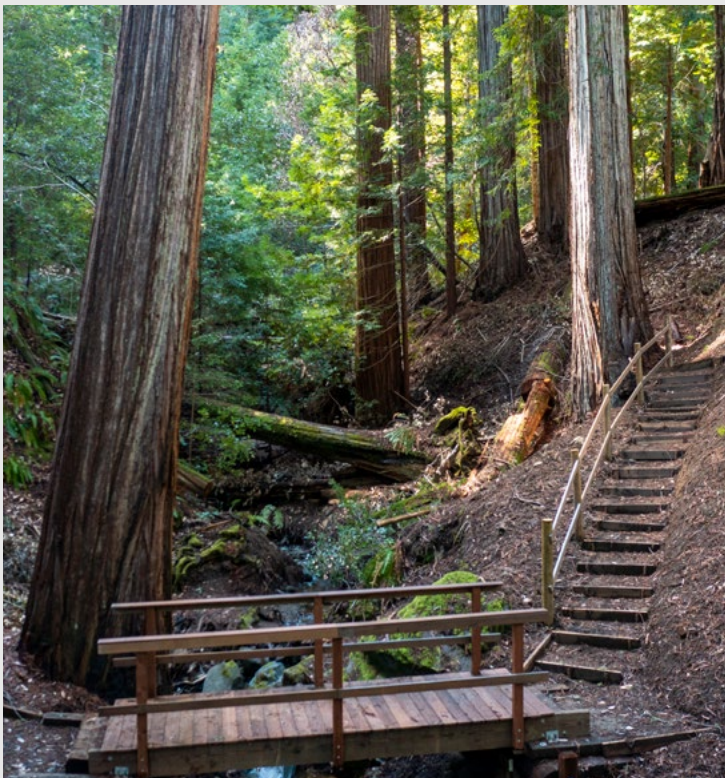
HEDGPETH RANCH

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REVENUE

Hedgpeth Ranch has an excellent opportunity for creating revenue stream. The temperate climate and consistent fog make Hedgpeth a great location to start a new vineyard. On the property now is a 50 acre vineyard featuring Cabernet Sauvignon and Chardonnay grapes, which is currently leased to Jackson Family Wines, expiring on 12/1/2027 with an option to extend for an additional five (5) years. The ranch has approximately 7,500 acres of Redwood and Douglas fir forest that can be managed for sustainable timber production. Current Conifer growth is estimated to be in excess of 1.15 million board feet annually. There is great potential to raise and manage livestock, which can be supported by various improvements that can be used to accommodate livestock, including a barn, shed, feeder shed and horse stable. Hedgpeth Ranch would make a great addition to any real estate portfolio as a recreational retreat along with agricultural production.



RECREATION/EVENTS

Hedgpeth Ranch offers great hunting grounds with its biodiversity within the area, allowing for a unique hunting experience. Hunting bird and big game (deer and pig) are accessible over intertwined roads and diverse terrain. Hedgpeth is well suited for scenic hikes, horseback riding and ATV rides. One of the greatest perks of the ranch is the Hedgpeth freshwater lake, which can be used for agriculture, swimming, and fishing. With abundant and private land, offering a clear view overlooking the Pacific coastline, the Hedgpeth Ranch may also be a great destination to host your guests for weddings and other special occasions. Hedgpeth Ranch features three houses: the Main House, the Guest House and the Caretaker's House - all located on a ridge with panoramic views of the valley. The Hedgpeth Ranch is approximately 2½ hours from San Francisco and features a scenic route through the heart of Sonoma County wine country and up into the California Coastal Range.

IMPROVEMENTS: STRUCTURES, VINEYARDS, BARN

Building Name/Use: Main House

Uses: Residential uses by owners, employees and guests

Date of Construction: 1942

Square Footage: 3,600

Newly refinished hardwood floors

Solar power 12kW (DC) and 10.32 kW (AC)

The Main House is the largest of the three ranch houses. It is two stories with six bedrooms and five full bathrooms.

Building Name/Use: Guest House

Uses: Residential uses by owners, employees and guests, game room, laundry

Date of Construction: 1942

Square Footage: 1,350

New hardwood floors

The Guest House is situated next to the Main House. There are two bedrooms, one full bathroom, a living room, bar, and a kitchen. Enjoy the private balcony with access from the living room, as well as the far bedroom.

NOTE: A large 9 person redwood decked spa is easily accessible from the Main and Guest House.

Building Name/Use: Carriage House

Uses: Possible fitness room

Date of Construction: 1942

Square Footage: 4,500

Building Name/Use: Caretaker Residence

Uses: Residence for Ranch Managers, shop and tools, wine storage

Date of Construction: 1942

Square Footage: 960

Building Name/Use: Feeder Barn

Date of Construction: 1942

Square Footage: 4,000

Building Name/Use: Feeder Shed

Date of Construction: 1947

Square Footage: 1,800

Building Name/Use: Garage Shed

Date of Construction: 1942

Square Footage: 180

Building Name/Use: Horse Stable

Date of Construction: 1914

Square Footage: 600

Building Name/Use: Rancher Residence

Uses: Residential

Date of Construction: 1904

Square Footage: 1,400

IMPROVEMENTS: STRUCTURES, VINEYARDS, BARNs

Building Name/Use: Rancher Storage Shed

Date of Construction: 1947

Square Footage: 800

Building Name/Use: Red Barn

Uses: Residential uses for vineyard workers, hunters, owners, employees

Date of Construction: 1996

Square Footage: 1,800

Building Name/Use: Red House

Date of Construction: 1930

Square Footage: 700

Building Name/Use: Shearing Shed

Date of Construction: 1942

Square Footage: 720

Building Name/Use: White Barn

Uses: Storage of materials and equipment, livestock feed

Date of Construction: 1950

Square Footage: 6,500

Building Name/Use: White Cabin Storage Building

Date of Construction: 1960

Square Footage: 200

Building Name/Use: Worker's Cabin

Date of Construction: 1942

Square Footage: 800

Building Name/Use: Carriage House Storage Shed

Date of Construction: 1942

Square Footage: 256

Building Name/Use: White Cabin

Uses: Residential uses for hunters, owners, employees, scientists

Date of Construction: 1923

Square Footage: 720

IMPROVEMENTS: STRUCTURES, VINEYARDS, BARN

Primary Residential Buildings:

Main House: Six Bedrooms, Four Baths, Living, Dining, Breakfast Nook, Kitchen, Laundry

Guest House:

Two Bedrooms, One Bath, Living/Dining, Kitchen, Wet Bar
Downstairs: Rec Room and Caterer Food Prep, Laundry

Caretaker House:

Two Bedrooms, Living/Dining, One Bath, Kitchen
Downstairs: Laundry, Shop, Wine Storage

Other Residential Buildings:

White House: Three Bedrooms, Two Baths, Living, Kitchen

Red Barn: Three Bedroom Nooks, Living, Kitchen

Rancher's Residence: Three Bedrooms, One Bath, Living, Kitchen, Storage

Ranch Manager's House: Two Bedrooms, One Bath, Living, Kitchen

11 – 5,000 Gallon Tanks



FOREST MANAGEMENT

Hedgpeth Ranch consists of a wide amplitude of coniferous forest types, deciduous and evergreen woodlands, as well as a mosaic of grasslands that intermix within the forested landscapes. This diverse and wide amplitude of habitat and species lends itself for a multitude of forest management options and available markets.

The Valley and Foothill Grassland occurs near drainage bottoms and a few occasional ridgetops and is dominated by introduced annual grasses, primarily *Avena* and *Hordeum*, and includes a mixture of annual and perennial native and non-native forbs. Few shrubs occur in this habitat. These grasslands provide desired forage for sheep, cattle, horses and wildlife.

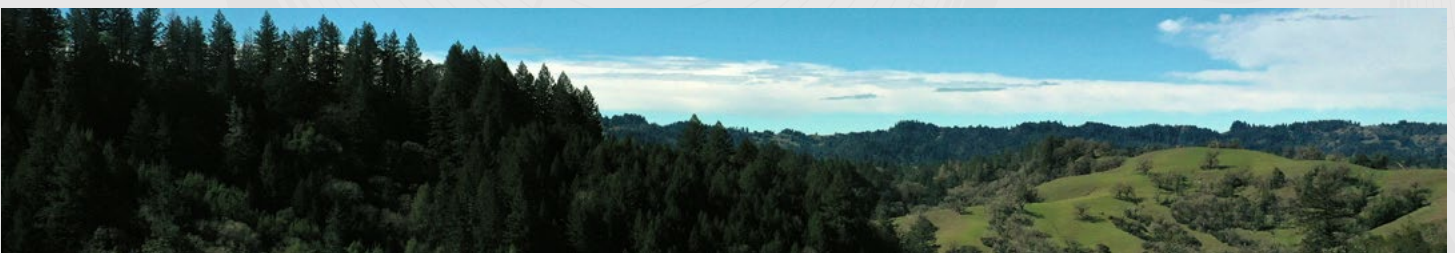
The Cismontane Woodland includes various species of deciduous and Evergreen Oaks (including *Quercus Lobata*, *Quercus Douglasii*, *Quercus Kelloggii*, *Quercus Wislizenii*, *Quercus Chrysolepis*) and a scattering of Madrone and Big-leaf Maple. Along the drainage bottoms there is also a significant component of larger sized California Laurel and a few Oregon Ash. Shrubs are sparse and include White-leaf Manzanita, Poison Oak, Toyon and Blackberries.

The Broadleaved Upland Forest is dominated by Tanoak, true oaks listed above, California Laurel and emergent conifers, primarily Douglas-fir. This habitat type is evolving toward Lower Montane Coniferous Forest as the Douglas-firs overtake the hardwoods. The understory is sparse and includes Poison Oak, grasses and forbs. Occasional springs support chain fern, horsetail, sedges and rushes.

Lower Montane Coniferous Forest is dominated by Douglas-fir, although a few groves of Coast Redwood lie in moist, north-slope drainages, along with Douglas-fir and mixed hardwoods. Some of these Redwood groves that exist on the property have not been harvested and some of the Redwood trees are over 290 feet tall and more than 13 feet in diameter. Occasionally, on a few of the ridges, Sugar Pine trees can also be discovered in between the Douglas-fir stands. The understory is sparse, consisting of Bracken Fern, Poison Oak and Douglas-fir seedlings.

In a small percentage of the landscape, the current landowner planted Monterey Pine and Monterey-Knobcone Pine hybrid trees during the 1960s, 1970s and early 1980s. Residual evidence of these pine stands still exist as many of these pine trees were infected by western gall rust and were previously salvage harvested. The majority of these areas that were harvested were replanted with Redwood and Douglas-fir trees and the regeneration of these new stands is evident across the landscape, full of vigorous groups of saplings. Some of these younger stands were recently pre-commercial thinned to reduce density to produce resilient forest stands for the future.

Over the decades, the current landowner has invested in tree planting, road improvement projects, stream crossing improvements, erosion reduction mitigation, timber stand improvement, as well as participating in local watershed groups to monitor habitat for listed anadromous species. From 1965 to 2019, the current landowner has planted 561,662 trees on the property.



HEDGPETH RANCH PLANTING RECORDS

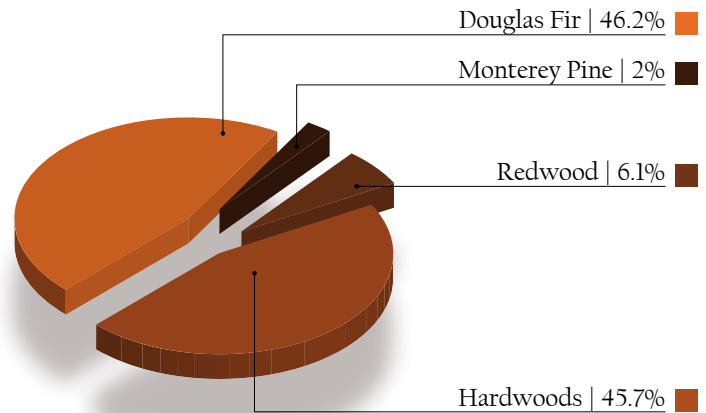
YEAR	TREES PLANTED
1965	600
1966	4,500
1968	11,000
1969	15,000
1970	15,000
1971	15,000
1972	30,000
1973	35,000
1974	15,000
1975	15,000
1976	30,000
1977	26,000
1978	30,000
1979	26,000
1980	30,000
1981	30,000
1982	30,000
1983	12,000
1984	28,800
1985	40,000
1986	3,500
1987	2,000
1993	18,100
1994	30,000
1995	7,795
2010	7,670
2013	18,000
2014	27,197
2019	8,500
Total Trees Planted	561,662

TIMBER INVENTORY BY SPECIES

SPECIES	GROSS VOLUME	PERCENTAGE
Douglas fir	40,355,303	46.2%
Monterey Pine	1,729,211	2.0%
Redwood	5,313,697	6.1%
Hardwoods	39,965,552	45.7%
Totals	87,363,763	100%

Hardwoods and Conifers are growing at a rate of approximately 2.5% per year. 1.15 million board feet of sawlogs equates to approximately 250 log truck loads. That is how much softwood timber this ranch is growing annually. This has implications for both sustainable timber harvest and carbon sequestration.

TIMBER INVENTORY PIE CHART





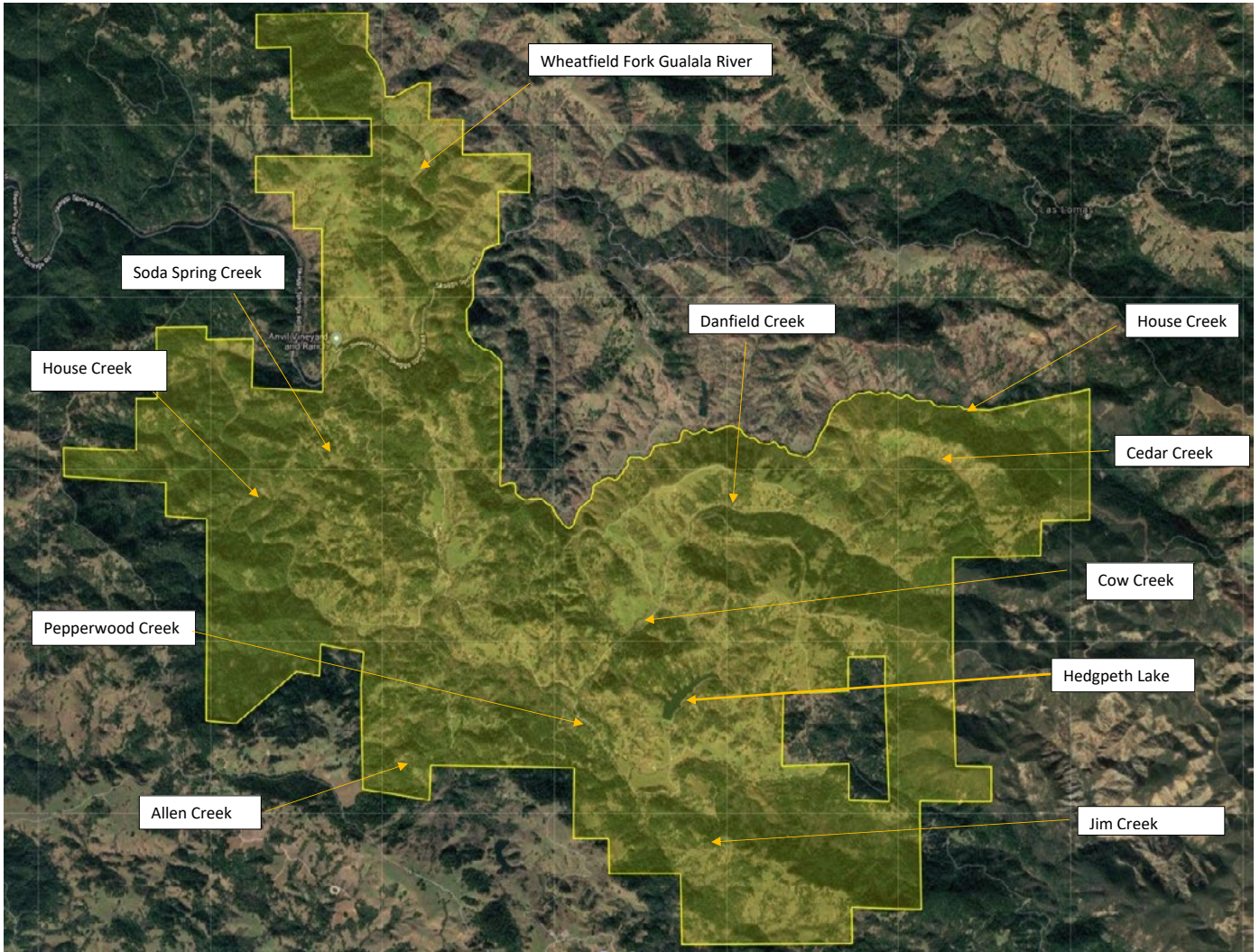
WEATHER

The north coast weather of Sonoma County can be foggy in the summer, burning off by midday. The cool ocean breezes make the Sonoma Coast a haven for visitors seeking to escape the inland heat. In the spring, the area is blanketed in explosions of wildflowers, and in the summer, the cool ocean breezes temper the sun. In the fall, the coast is warm with a Mediterranean climate, and temperatures continue to be mild even through winter.

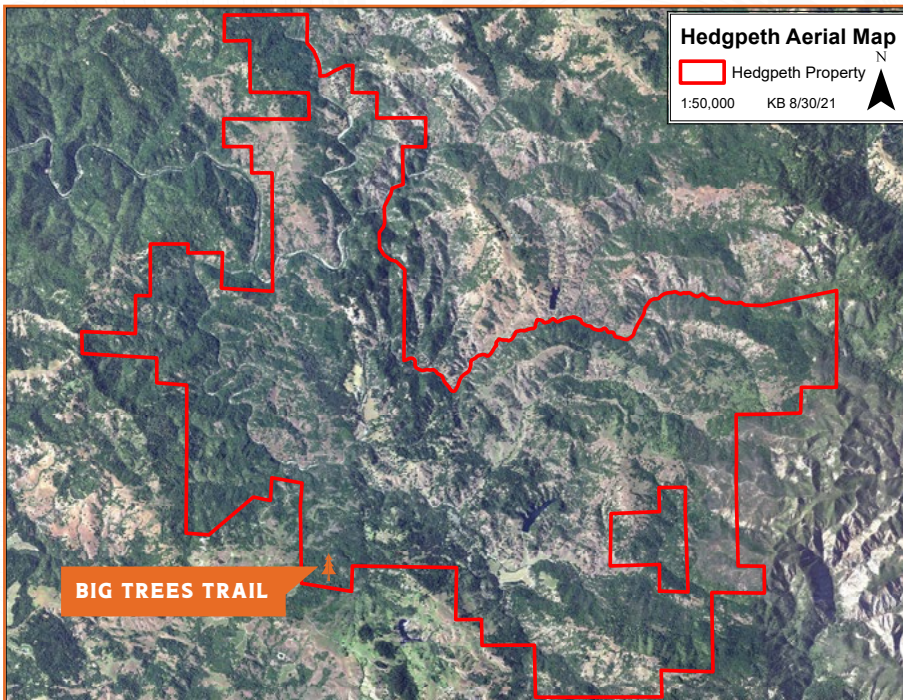
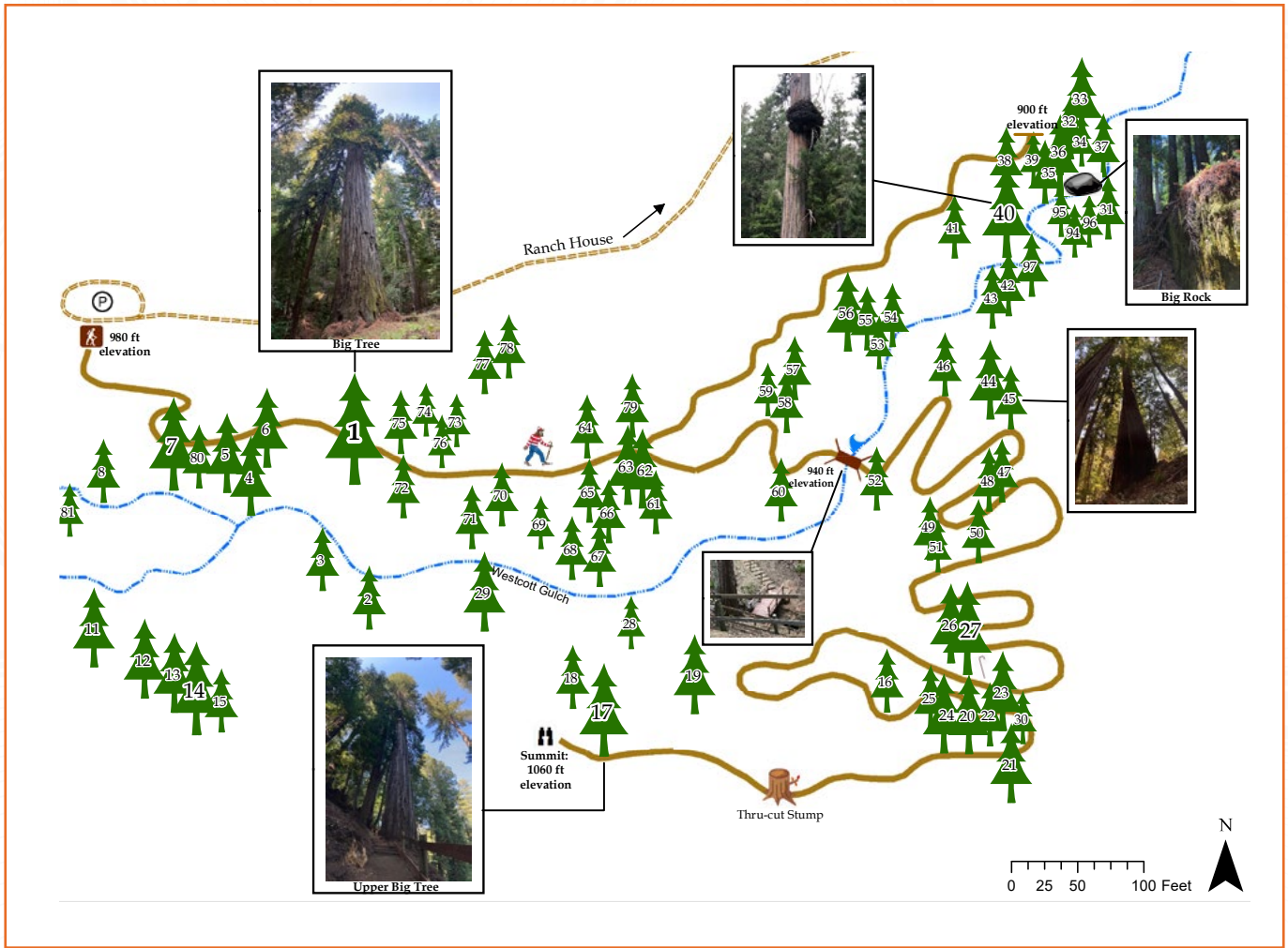


WATER LOCATIONS

Pepperwood Creek, House Creek, Allen Creek, Soda Spring Creek, Cow Creek, Danfield Creek, Jim Creek, Cedar Creek River, Wheatfield Fork Gualala River Lakes, Hedgpeth Lake. There are wells located at the Main House and at the Rancher's Residence. There is also a developed spring that provides domestic water to the vineyard complex.



HEDGPETH RANCH REDWOOD BIG TREE GROVE TRAIL MAP



HEDGPETH RANCH REDWOOD BIG TREE GROVE TREE MEASUREMENTS

TREE	DBH (IN)	HEIGHT (FT)
1	155.4	283
2	65.1	251
3	38.6	259
4	83.4	277
5	76.4	236
6	70.3	234
7	97.5	260
8	53.0	227
9	79.6	240
10	65.2	192
11	70.4	244
12	87.4	261
13	80.9	235
14	102.2	227
15	59.6	211
16	65.1	146
17	98.4	278
18	60.3	241
19	78.8	247
20	70.4	255
21	73.4	248
22	65.9	236
23	86.6	270
24	82.6	255
25	61.4	178
26	81.9	258
27	91.0	272
28	47.0	192
29	81.3	238
30	49.7	186
31	58.4	201
32	55.5	203
33	70.6	205

TREE	DBH (IN)	HEIGHT (FT)
34	45.0	165
35	60.8	199
36	73.9	227
37	56.2	209
38	64.5	208
39	49.9	175
40	92.3	252
41	59.9	188
42	58.4	216
43	50.6	200
44	78.3	263
45	67.2	180
46	67.1	233
47	61.2	221
48	56.1	230
49	57.7	219
50	55.0	224
51	46.3	257
52	66.3	267
53	47.6	163
54	54.4	242
55	65.4	248
56	70.6	239
57	66.1	192
58	54.2	215
59	45.7	211
60	63.5	242
61	60.2	190
62	72.7	265
63	72.8	180
64	57.8	234
65	56.6	226
66	60.1	255

TREE	DBH (IN)	HEIGHT (FT)
67	59.5	234
68	53.5	225
69	48.3	228
70	50.8	230
71	62.4	234
72	64.3	189
73	49.2	195
74	49.3	192
75	52.5	208
76	44.1	144
77	50.9	171
78	56.0	202
79	55.4	235
80	54.1	177
81	45.6	189
82	55.2	221
83	46.1	170
84	46.0	171
85	56.0	189
86	89.1	169
87	68.4	176
88	46.8	160
89	48.1	170
90	61.4	175
91	53.3	172
92	63.9	178
93	46.8	170
94	46.7	181
95	46.9	190
96	47.6	195
97	51	185

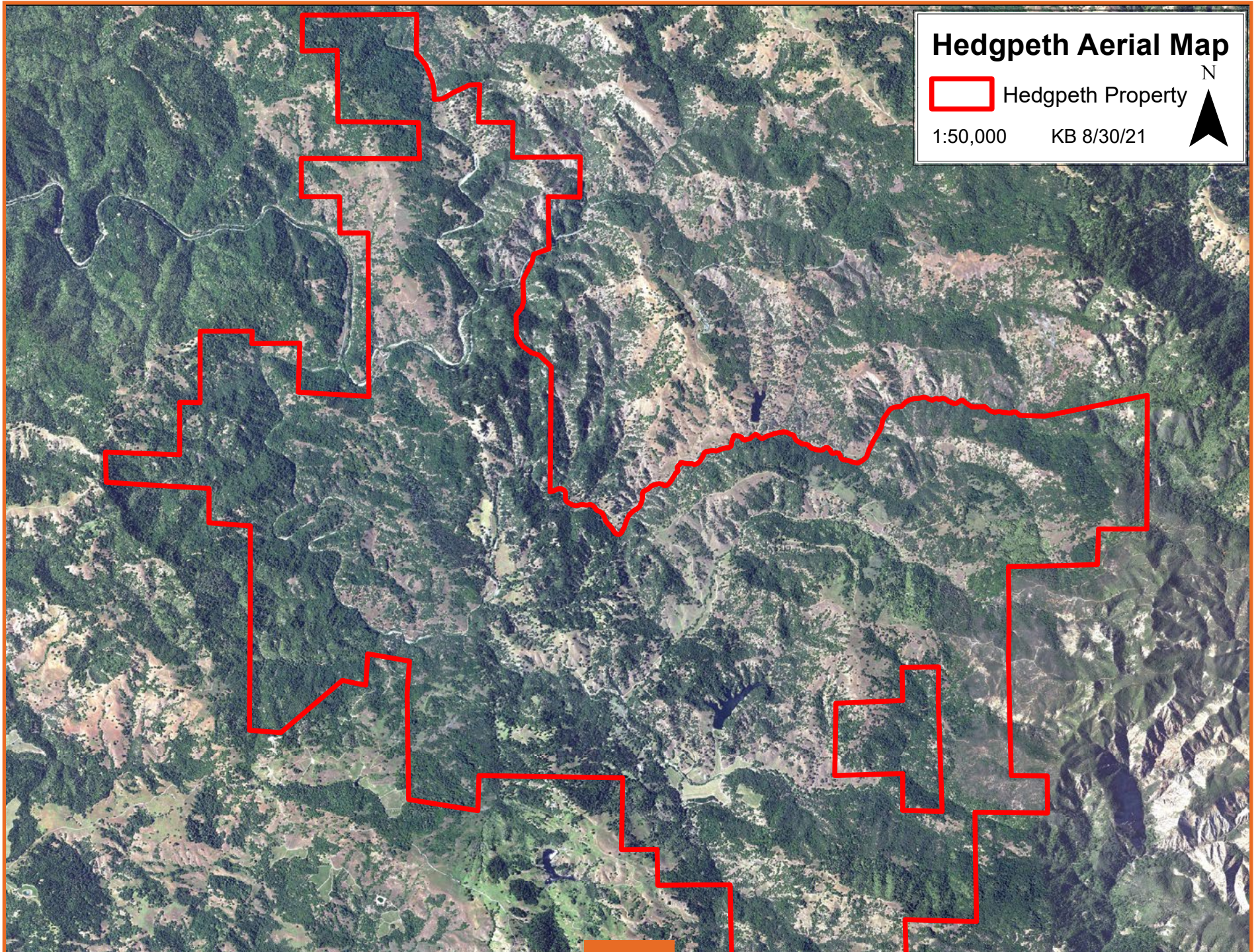
PHOTO GALLERY



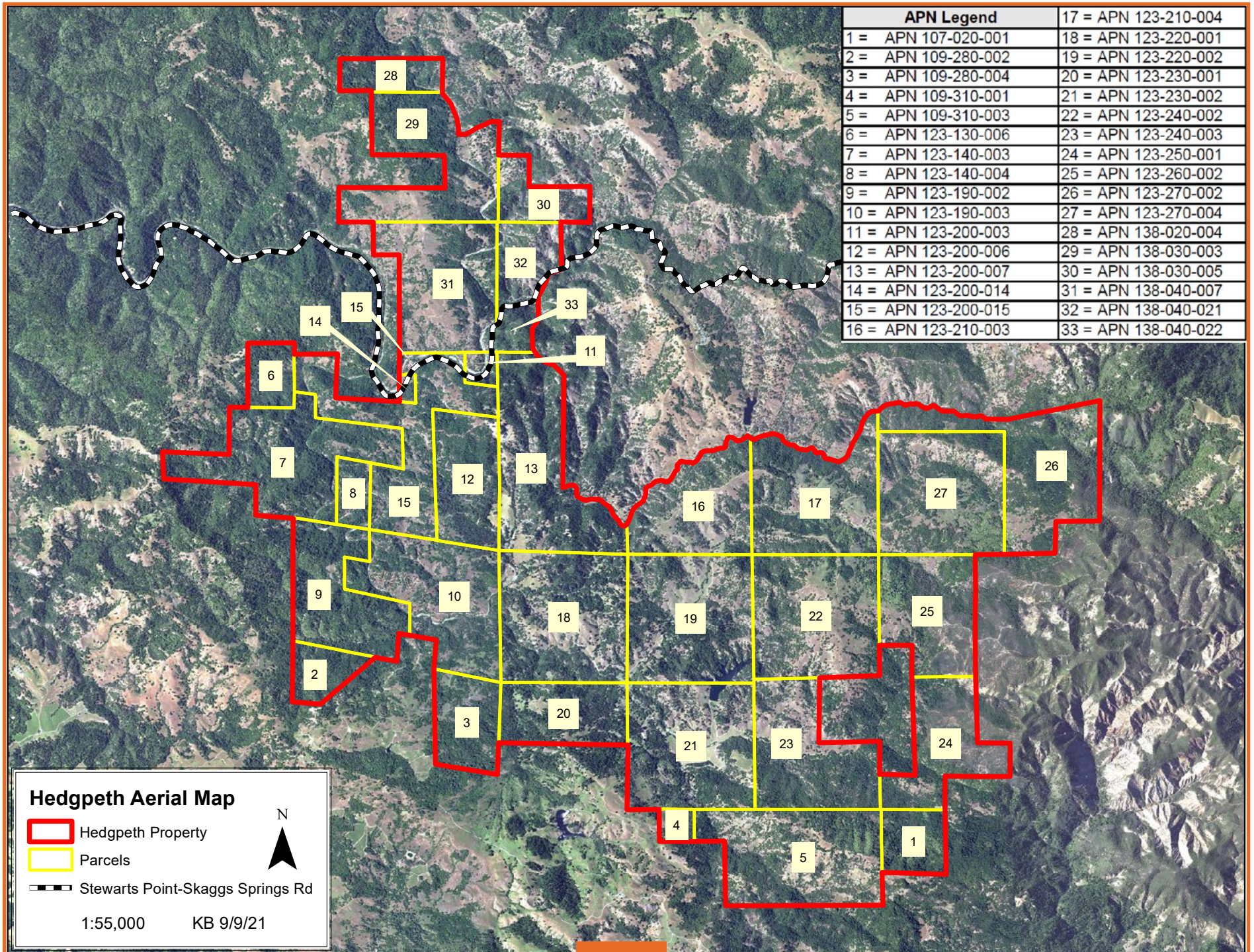
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PARCEL MAPS

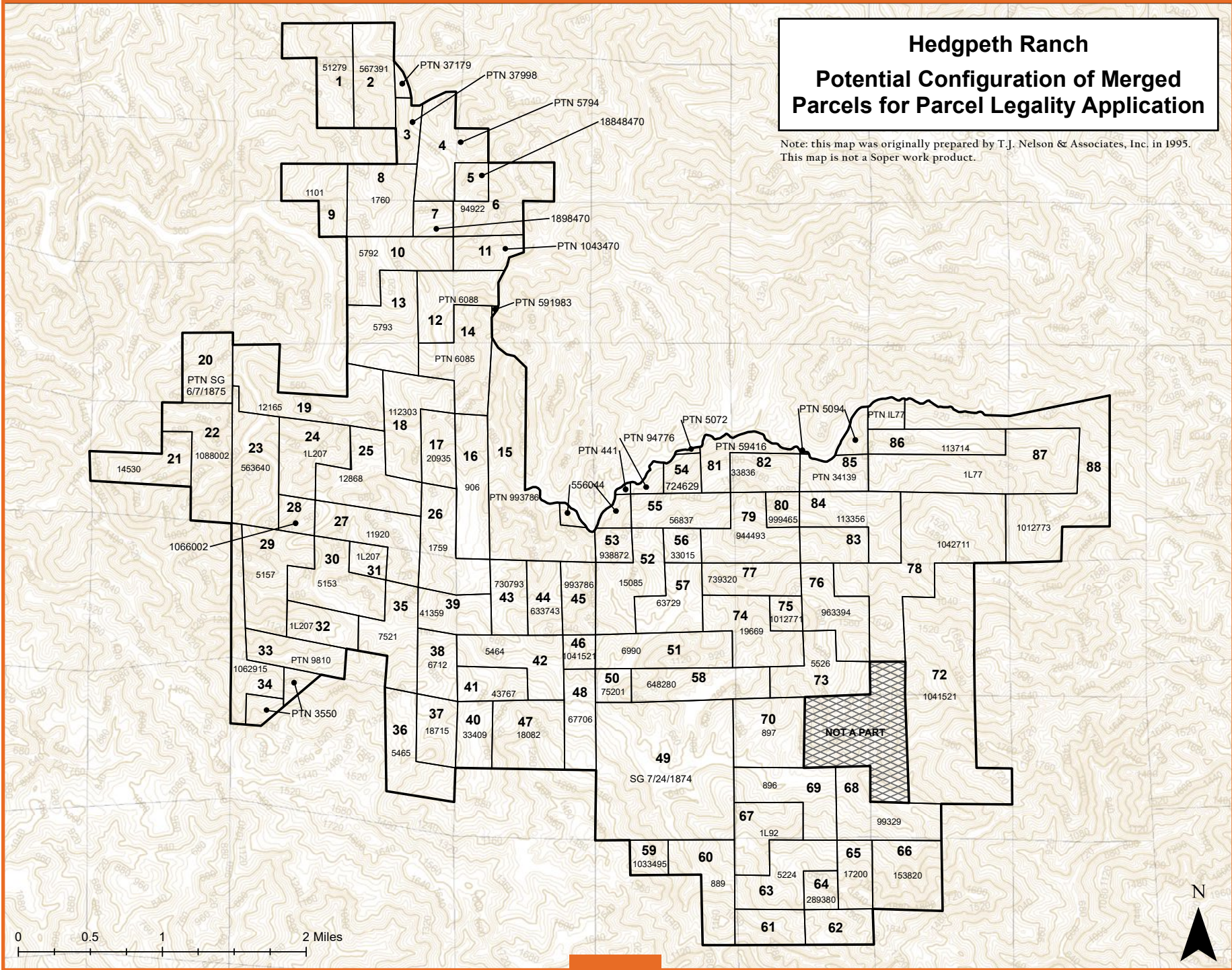


HEDGPETH RANCH | AERIAL PARCEL MAP

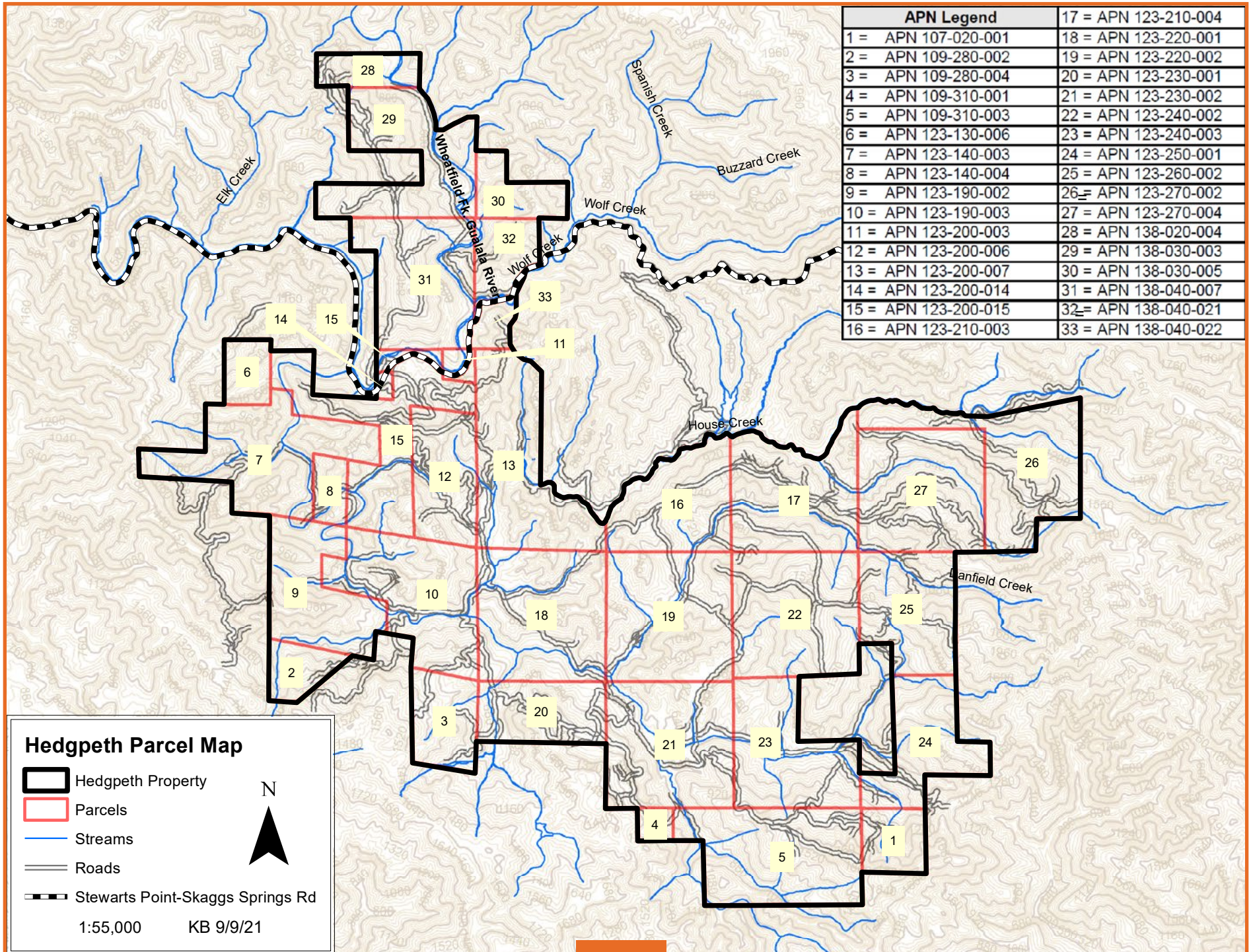


Hedgpeth Ranch Potential Configuration of Merged Parcels for Parcel Legality Application

Note: this map was originally prepared by T.J. Nelson & Associates, Inc. in 1995.
This map is not a Soper work product.



HEDGPETH RANCH | CONTOUR MAP

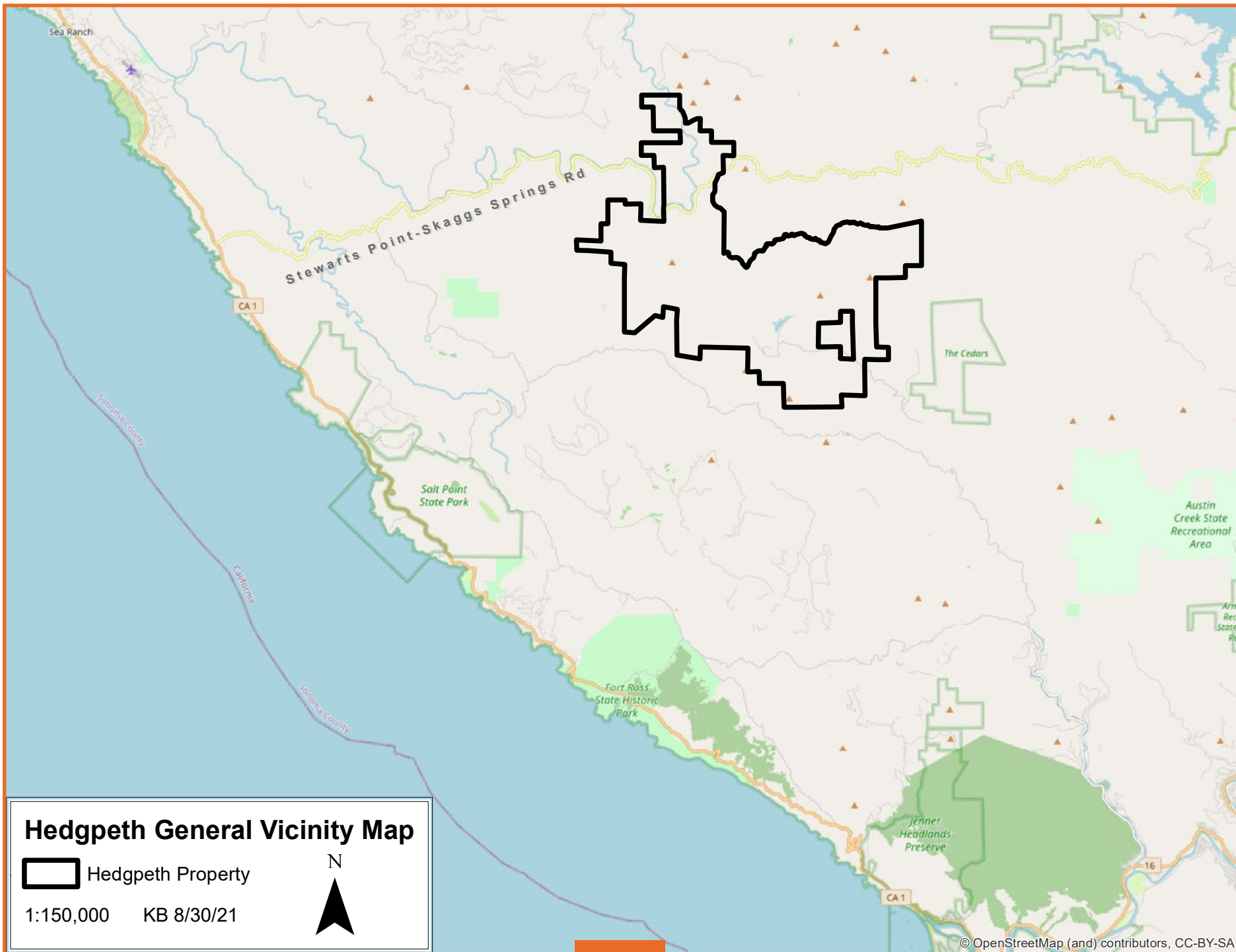


Hedgpeth Parcel Map

-  Hedgpeth Property
 -  Parcels
 -  Streams
 -  Roads
 -  Stewarts Point-Skaggs Springs Rd
- 1:55,000 KB 9/9/21



HEDGPETH RANCH | GENERAL VICINITY MAP



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HEDGPETH RANCH

12,445 ACRES | SONOMA COUNTY, CALIFORNIA

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