



# BONNY DOON RANCH

79+ ACRES | SANTA CRUZ, CALIFORNIA





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## REVENUE

Bonny Doon Ranch provides an excellent opportunity for creating a revenue stream. The temperate climate, consistent with its proximity to the Pacific Coast makes Bonny Doon a great location for lodging and raising livestock. Bonny Doon has a commercial-scale equestrian facility, allowing for up to 50 horses with the capacity of hosting large scale equestrian events. The equestrian facility may also be leased, granting a steady revenue stream. Another notable aspect of the ranch is the timber on the property. Bonny Doon is forested with Redwood and Douglas Fir along with other high-quality timber. A timber harvest plan has been approved, and will yield approximately 1.4 million board feet of Redwood timber. There is also great potential to raise and manage livestock with various improvements in place, including a barn, horse pen, covered arena and mare motel. Bonny Doon Ranch would make a great addition to any real estate portfolio as a recreational retreat along with agricultural production.



## RECREATION/EVENTS

In addition to the ranch's economic attributes, it affords immense recreational potential. There is a well-maintained road and trail system throughout the ranch that allows access to almost all points and may be used for horseback and ATV riding. The ranch plays host to a number of species including black-tailed deer, coyote, gray fox, quail, owls, and many others. With this abundant private land, offering a clear view of the Pacific coastline, Bonny Doon Ranch may also be a great destination to host guests for weddings and other special occasions.



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## LOCATION

<b>COUNTY:</b>	Santa Cruz County, California
<b>NOTABLE FACTS:</b>	This property is a commercial-scale equestrian facility forested with high-quality timber
<b>CLOSE CITIES:</b>	Approximately 70 miles from San Francisco, 40 miles from San Jose, 84 miles from Big Sur and 60 miles from Monterey, Carmel and Pebble Beach
<b>ACREAGE:</b>	79+

## LOCATION OVERVIEW

Bonny Doon Ranch spans 79+ acres, consisting of one separate land parcel. The property lies west of Bonny Doon Road, spanning 79.27 acres. The north area of this parcel contains large meadowed and light wooded areas with flat-to-rolling topography, which are part of the Bonny Doon Plateau. The south end of the parcel drops steeply toward the coast bisected by a ravine with a seasonal stream (West Liddell Creek Headlands), providing water for the forest. This parcel includes a permit for up to 50 horses with significant improvements, including a 10,400 square foot main barn, a 22,500 square foot equestrian arena, and 3 acres of fenced corrals. A Timber Harvest Plan has been approved by CALFIRE which will yield approximately 1.4 million board feet of Redwood timber. The property has 3 phase electricity, wired broadband internet provided by Comcast, a working septic system and wells for water. What makes Bonny Doon special, in addition to the privacy it affords, is the natural and beautiful scenery throughout the ranch. Bonny Doon Ranch is located just 3 miles from State Highway 1 off the Pacific Ocean, allowing for convenient accessibility

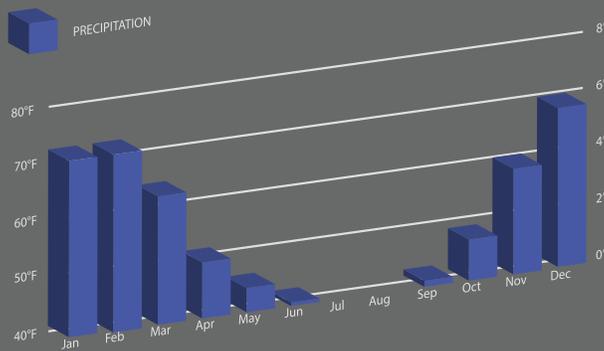
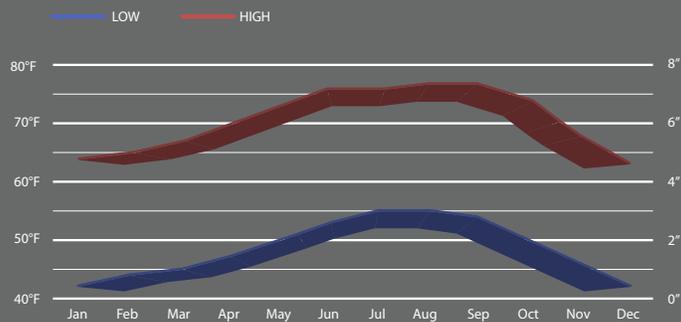
## COUNTY OVERVIEW

Santa Cruz County has a total of 276,603 residents and is a destination of natural beauty present in the pristine beaches, lush Redwood forests, and rich farmland. Santa Cruz County is located on California's Central Coast, 65 miles south of San Francisco and 35 miles north of Monterey. Situated on the northern side of Monterey Bay and hugged by Redwood forested mountains, Santa Cruz County has 29 miles of beaches and an extraordinary number of state parks - 14 in all - offering a unique experience for visitors. The nearest airport is in San Jose, 30 miles northeast of Santa Cruz. The County's strong local economy is anchored by tourism, agriculture, and technology.



## WEATHER

The weather of Santa Cruz is mild with summer temperatures in the mid-70s and winter temperatures in the mid-50s. The sun shines 300 days a year with low humidity for a coastal city and occasionally experiences fog due to changing Pacific currents. The average rainfall is 31 inches per year, with most of the rainfall occurring between November and April. Overall, Santa Cruz is a coastal paradise that has a beautiful temperate climate which attracts visitors every year.



## INVESTMENT HIGHLIGHTS

- + 79+ acres located near the Santa Cruz Coast
- + Fully functional equestrian ranch with a use permit for up to 50 horses
- + Extensive improvements suitable for raising horses and livestock, including a 10,400 square foot main barn, a 22,500 square foot equestrian arena and 3 acres of fenced corrals
- + Approximately 70 miles from San Francisco, 40 miles from San Jose, 84 miles from Big Sur and 60 miles from Monterey, Carmel and Pebble Beach
- + Located just 3 miles from State Highway 1 on the Pacific Coast
- + Opportunity to build your 'Dream Home'
- + Approved Timber Harvest Plan with potential yield of approximately 1.4 million board feet of Redwood timber
- + The diverse terrain and beautiful scenery provide for a variety of activities, such as horseback riding, ATV riding, and hiking
- + Solar power generation potential
- + Wind power generation potential



## IMPROVEMENTS: STRUCTURES & BARN

### Building Name/Use: Main Barn

Square Footage: 10,400

Comments: Castlebrook pre-engineered barn with two central aisles. Steel building with wood walls in average condition-well maintained. Contains single restroom and small office.

### Building Name/Use: Mare Motel

Square Footage: 4,800

Comments: Steel pipe frame with metal roof.

### Building Name/Use: Covered Arena

Square Footage: 22,500

Comments: Pre-engineered steel frame, commercial interior lights, high ceiling, thick sand floor. Good quality and condition. Fresh with new sand.

### Building Name/Use: Round Horse Pen

Square Footage: 2,800

Comments: Steel frame, wood walls, sand floor. Good quality and average condition.

### Building Name/Use: Outdoor Dressage Arena

Square Footage: 12,915

Comments: Standard design and size with sand footing enclosed by railroad ties.

### Building Name/Use: Hay Barn

Square Footage: 1,152

Comments: Metal frame, wood walls, and metal pitched roof. Average condition.



## ZONING

(TPZ) - Timber Production

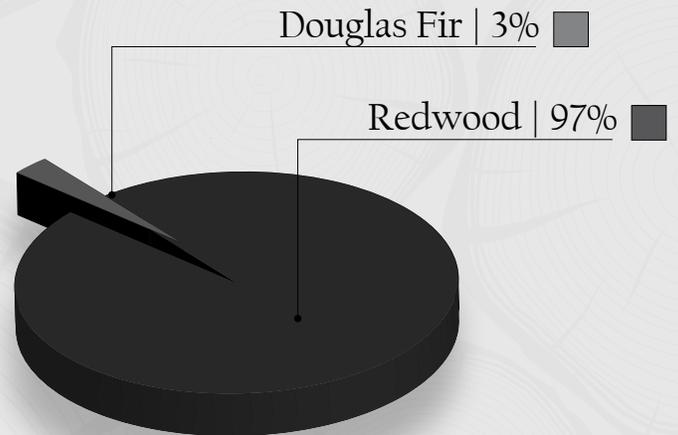
## CONSERVATION EASEMENT POTENTIAL

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

### TIMBER INVENTORY BY SPECIES

SPECIES	GROSS VOLUME	PERCENTAGE
Douglas Fir	132,878	3%
Redwood	4,695,570	97%
Totals	4,828,448	100%

### TIMBER INVENTORY PIE CHART



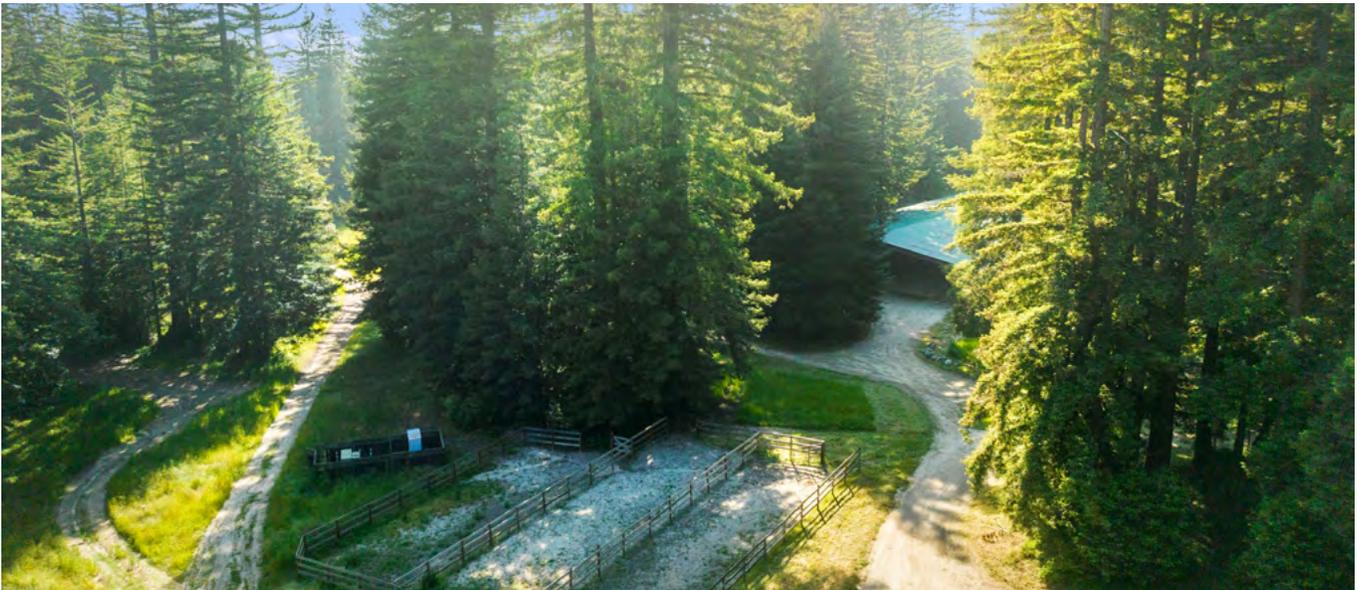
## WATER: WELLS, RIVERS, LAKES, RESERVOIRS

Two wells on the property provide adequate water supply.

## PHOTO GALLERY



# PHOTO GALLERY



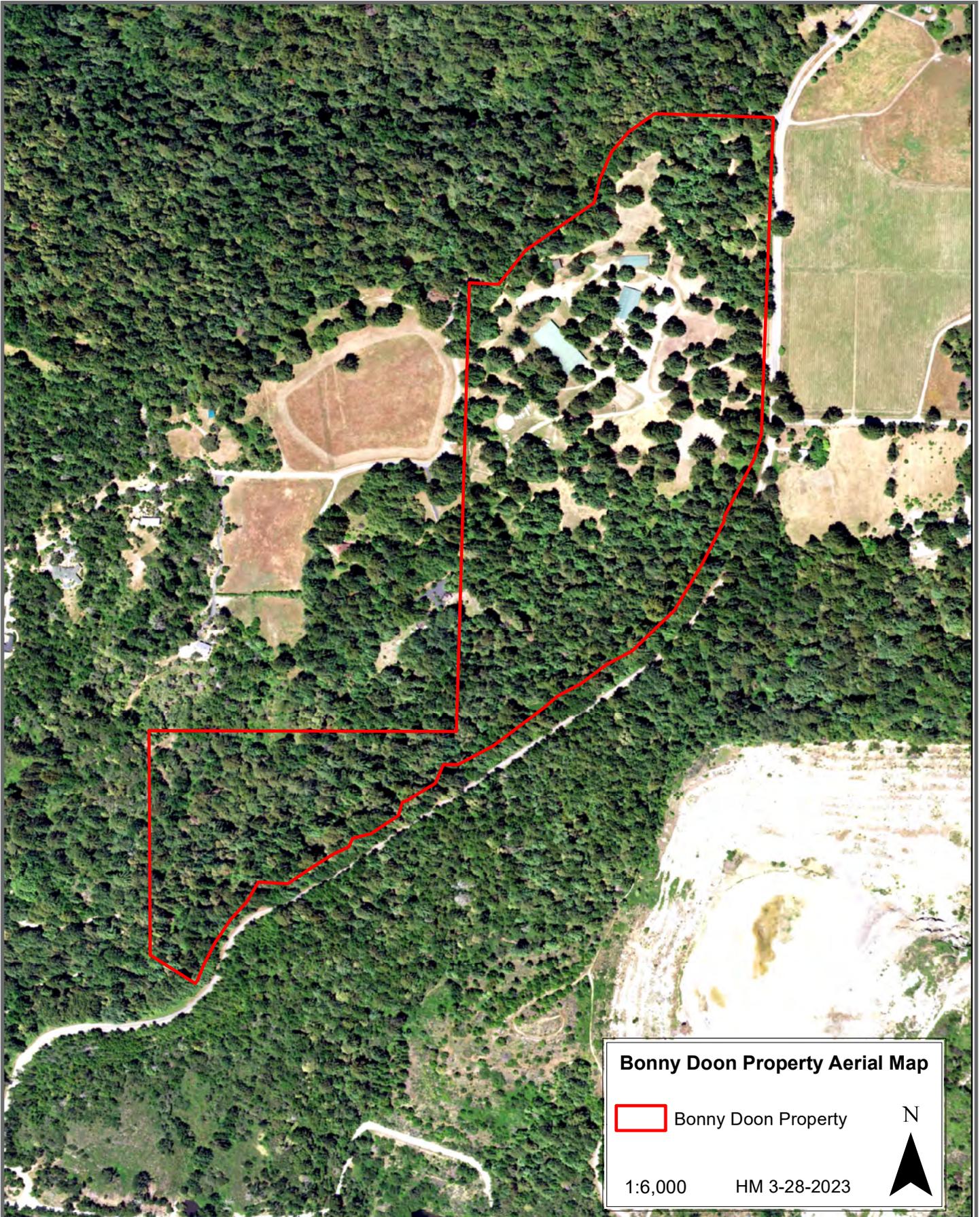
# PHOTO GALLERY



# PARCEL MAPS



**BONNY DOON RANCH | AERIAL MAP**



**Bonny Doon Property Aerial Map**

 Bonny Doon Property

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1:6,000

HM 3-28-2023

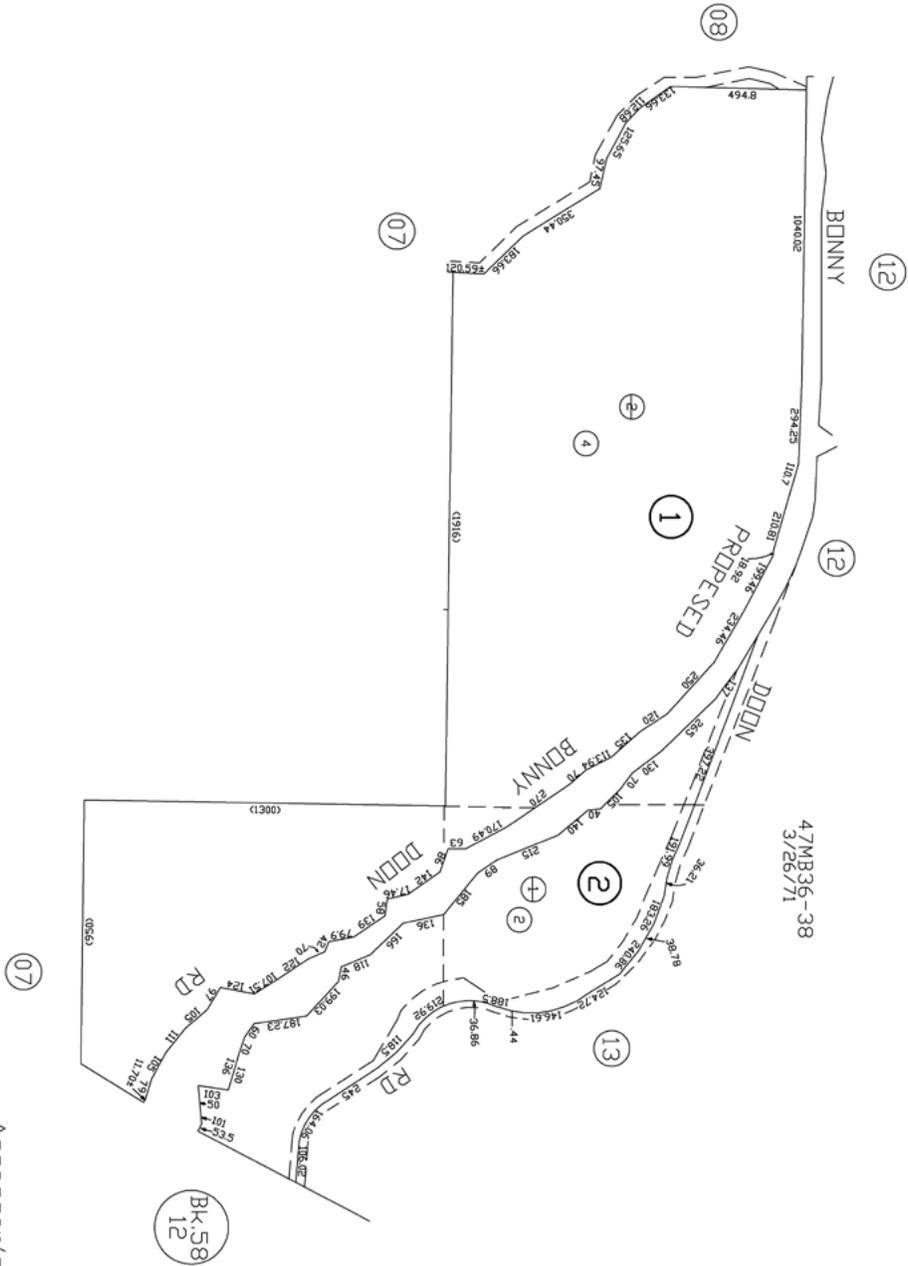
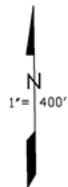
# BONNY DOON RANCH | ASSESSOR'S MAP

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PDR. SEC. 26, T.10S., R.3W., M.D.B. & M.

Tax Area Code  
 58-001

63-23

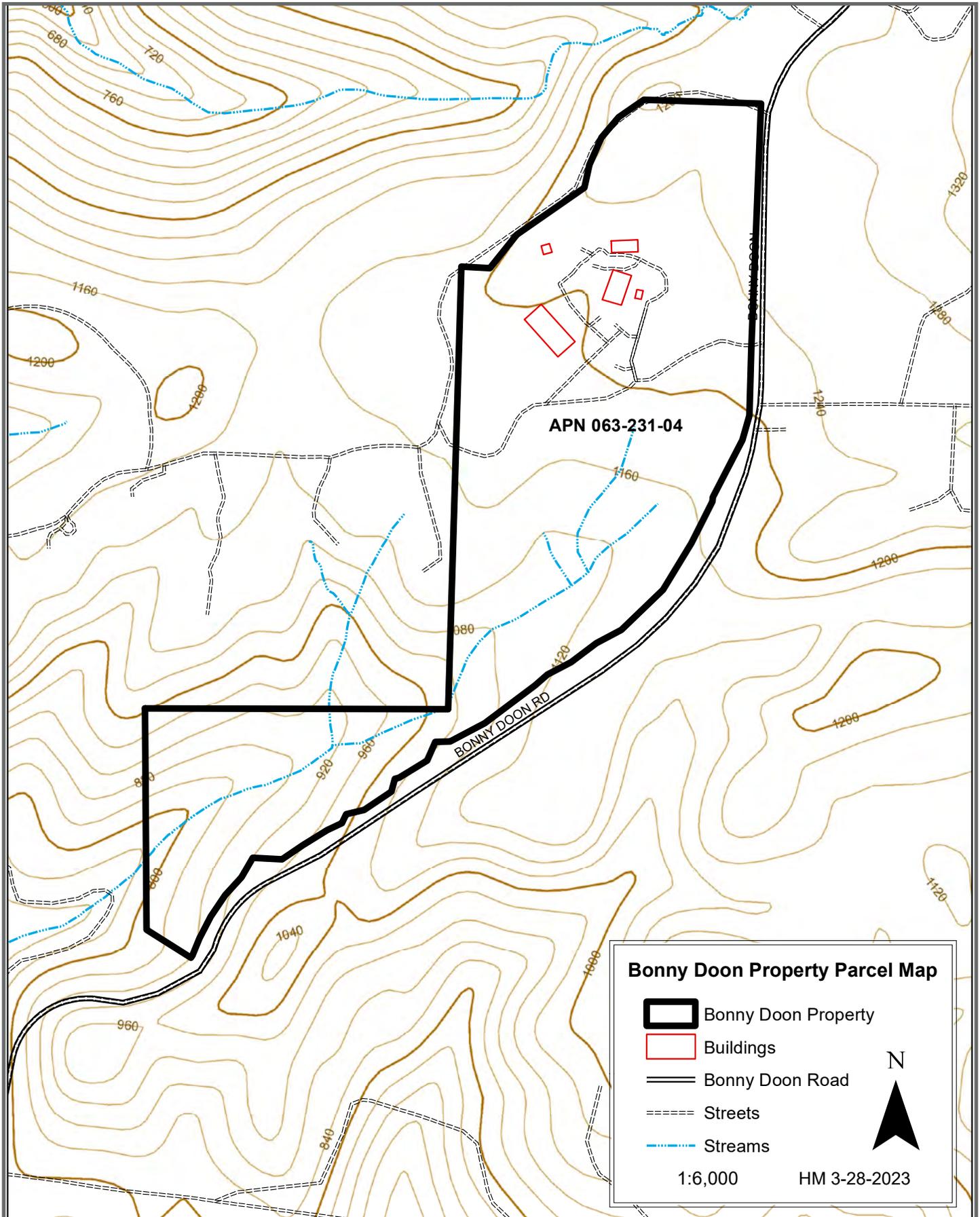


Electronically Redrawn 12/2/99 KB  
 Rev. 7/11/01 nvn (changed page refs.)

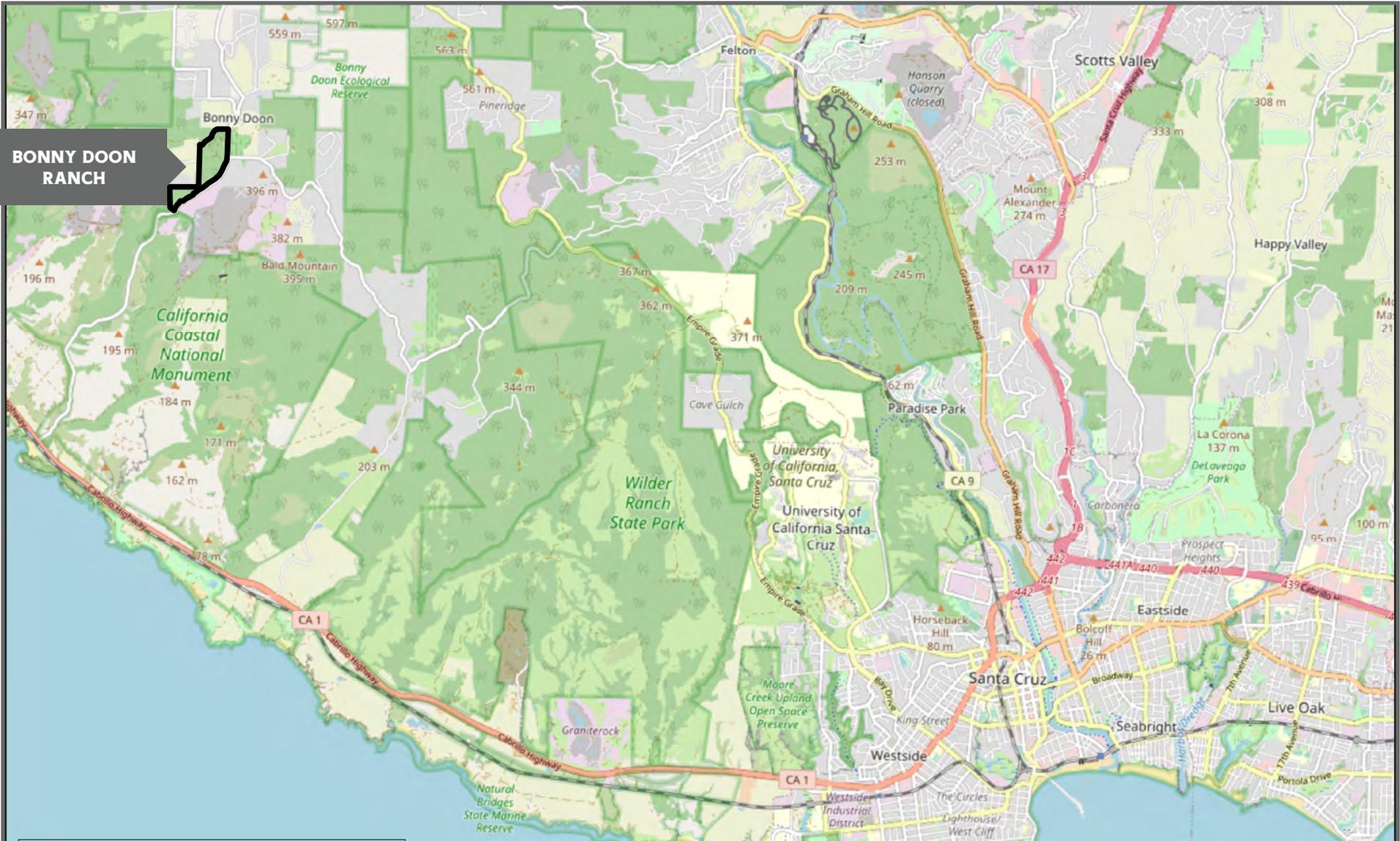
Note - Assessor's Parcel & Block  
 Numbers Shown in Circles.

Assessor's Map No. 63-23  
 County of Santa Cruz, Calif.  
 Nov., 1999

# BONNY DOON RANCH | PARCEL CONTOUR MAP



# BONNY DOON RANCH | LOCATION MAP



**BONNY DOON RANCH**

**Bonny Doon General Vicinity Map**

 Bonny Doon Property

1:70,000      HM 2-28-2023

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# BONNY DOON RANCH

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