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CHUBBY'S

KITCHEN FULL OF DREAMS

[COOKING UP SMALL BUSINESS SUCCESS]

Larry Knowles, shown here harvesting kombu for his first company, Rising Tide Sea Vegetables, realized he wanted a larger sense of community, plus he needed a place to process his seaweed products. He acquired both by establishing Chubby's Kitchen, in Fort Bragg, where business owners create many kinds of edible magic and make their own entrepreneurial dreams come true.

Photo provided.



Larry at the large-capacity oven, affectionately known as "Chubby."

Photo provided.

Shared-use kitchen supports many local food entrepreneurs

Bolliver's
Baked Apples
en Croute
Photo provided.



Robert Goleman, one of Chubby's Kitchen's clients, and His Lovely Assistant, Sandy Glickfeld, use Chubby's Kitchen for their astounding Magical Dinners, and it's also where Goleman produces his popular gourmet take-out offerings from Bolliver's Fine Foods and Confections.

Larry Wagner Photo

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CHUBBY'S KITCHEN FULL OF DREAMS

By K. Andarin Arvola

Do people clamor after the jams and jellies you produce each year?

Are you smitten by the sensuality of creating exotic chocolates?

Does the ocean enthrall you and, when seaweed wraps around you while diving, do you think — SUSHI?!

Or, have you been a chef all your life as well as a magician, and wondered how to integrate the two disparate talents?

For several coastal residents, terrific ideas aren't just dreams. A shared-use commercial kitchen has ushered their dreams into reality.



CHUBBY'S: A COMMUNITY BUSINESS

"I started Chubby's in 2007. My business, Rising Tide, involved me in the whole foods and specialty markets but didn't involve me in the local community to any appreciable amount. I found I wanted that involvement," Knowles says. "I also needed a physical place for production."

"I've worked extensively with the West Company in Fort Bragg with both of my businesses." Knowles encourages people to go to them for business plans and advice. "They were invaluable to me in helping to set up Chubby's. All the current users of Chubby's have used West Company."

Knowles continues, "I feel that 'Main Street' is the heart of the world economy, so with Chubby's, producing wholesome food and facilitating a food-loving community of kitchen users fills my need to be involved."

"Up to the time we opened Chubby's as a shared-use kitchen, the county had developed no standards for such an establishment. In order for us to open, the county had to create a template with stringent requirements for a commercial community kitchen. Because the county is now familiar with this kind of business, it's easier for another one to be approved."

"Maintaining a shared-use kitchen that can accommodate a wide range of products is paramount. For example, Chubby is open for operation twenty-four hours a day, there is room for more than one small business to work in the space at one time, and, under certain circumstances, we will purchase additional equipment for a user to help them succeed at their endeavor," Knowles says.

"It's possible to incubate a small business, for example, Pacific Preserves' jams and jellies," Knowles continues. "The owner can see if she has a viable plan. The ultimate goal is that her business will get so big, she'll need her own facility. This is good news for our local economic community."

CHUBBY'S: THE OVEN AND THE KITCHEN

Larry Knowles is a Mendocino Coast business owner who wears two hats, one for Chubby's Kitchen and the other for Rising Tide Sea Vegetables

For bakers, canners, confectioners or other creative food entrepreneurs, Chubby's Kitchen, a fully certified commercial kitchen in Fort Bragg, is now available on a pay-by-the-hour basis so people with fresh ideas can start a new food business or continue their own enterprises in a clean, well-equipped, affordable shared-use space.

Chubby, the kitchen's namesake, Knowles says, is a huge rotating deck oven, so big, in fact, that it holds sixteen full-sized sheet pans at once. She was built in the 1940s and was previously known as Big Bertha. Chubby came to the coast by way of Margaret Fox, founder of the famous Café Beaujolais, who purchased it from United Airlines in 1983.



Chubby's Pedigree

Besides the oven, the twelve hundred square-foot kitchen is equipped with lockable storage space, refrigeration, range, convection oven, a thirty-quart mixer, and stainless steel counters.

Current users include Fuller's Fine Herbs, Pacific Preserves, Rising Tide Sea Vegetables, Wicked Bonbon Chocolatier, and Bolliver's Fine Foods and Confections.

OTHER SHARED-USE KITCHENS

In addition to Chubby's, which specializes in food production, there are other shared-use community kitchens. The Caspar Community Center is geared towards events such as weddings, cooking classes and community activities. The Inglenook Grange has a kitchen that's being renovated and currently puts on its monthly breakfast, plus cooking

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ABOVE: Is anyone's mouth watering? These magical Raspberry Truffle Tortes from Robert Goleman's *Magical Dinners (The Art of Playing With Your Food)* are filled with dark chocolate cake saturated in Chambord, filled with raspberry conserve and a fresh raspberry truffle filling, enrobed in dark chocolate ganache and wrapped in dark and white chocolates. Yea gads! Photo provided.

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and canning classes and community events.

Also, according to Cyndee Logan of the Little Lake Grange in Willits, their facilities can be rented for commercial use.

RISING TIDE SEA VEGETABLES

For nearly twenty years Knowles has produced culinary-grade, edible seaweed products harvested from May through August on the Mendocino Coast. Additional seaweed is imported from the Atlantic coast, and organic sushi nori sheets that are used in the product line come from China.

“The heart of our line, our raw seaweed, is packaged at Chubby’s. Our snacks, especially our baked sesame bars and toasted sea palm, can be baked in that huge oven. The oven is what makes the product financially viable. Chubby’s holds sixteen full-sized restaurant sheet pans,” says Knowles.

“If a business is doing small lots the cost goes up in competition with anyone able to produce large lots of a product,” Knowles explains.

“In my experience, people are willing to pay more for local eating, local products; they know what they’re getting and whom they’re getting it from. It’s that ‘sweet spot’ that supports eating local, being a small business here, and being able to be successful even against a much larger business. This is working, even in today’s economy with people being so conscious of price,” Knowles concludes.

CHOCOLATE DREAMS

“There is very little flexibility with making chocolate,” Shelley Fields of Wicked Bonbon Chocolatier and Cocoa Bungalow tells me. “It’s a delicate process. I became enthralled because it requires precise temperatures and humidity levels. This diva of the culinary world requires that it be treated just so or it will seize up or find some other way to refuse to behave and make me crazy,” she says emphatically. “Ironically, this is what attracts me to working with it. It can be very frustrating, but the elation when it works out is superb. But the real satisfaction is when people enjoy what I’ve made,” she says.

“Chubby’s Kitchen has given us the flexibility of a home-based Internet sales business. It’s given us a commercial kitchen without large overhead, without the major expense of having to build our own kitchen, to say nothing of the time involved with finding a space, getting permits and everything else. Chubby’s is already in place and ready to use,” Fields continues.

“It was great timing. My husband and business partner Alex and I were working with Nancy Banker at West Company, crunching numbers, trying to figure out a way to go without building a kitchen and having a store. I saw a flyer at Harvest Market about Chubby’s, met with Larry, and saw the space.”

She clarifies that chocolate can not be exposed to other foods, for example if someone is baking there might be flour in the area. “I realized I needed a room of my own and Larry was flexible about converting one to meet my needs. He’s been so great, he really wants everyone who rents Chubby’s to be successful.”

Her first line of chocolate was Cocoa Bungalow, a four-flavor assortment decorated with four different images of Mackintosh roses from the early 1900s. Fields chose these images “because I love the Arts and Crafts motif.” She advertised in Arts and Crafts magazines and received a good response.

“When a chocolate lover eats a chocolate they like, there is an immediate physical and emotional reaction that people don’t normally censor. Food in general does this, but there’s something inherently sensual about chocolate that exaggerates this reaction, intensifies it. This is why I am a chocolatier. I enjoy creating something that elicits this response and so I started Wicked Bonbon Chocolatier.”



The finished product, baked and packaged at Chubby’s Kitchen: Rising Tide Sea Vegetable’s addictive kelp and sesame seed Chewnami Nibbles. Photo provided.



Shelley Fields of Wicked Bonbon Chocolatier in Chubby’s Kitchen with those “wicked” chocolates. Photo provided.



Lemon Ginger Marmalade, one of the top-selling items at Pacific Preserves. Use this as a glaze for chicken or salmon. Photo provided.

I ask her why she calls it Wicked Bonbon. “On the East Coast something that is good, something that is naughty is called ‘wicked’, I say Wicked Bonbons are a gateway drug—as a joke! As a joke!” she laughs.

On the horizon is the opening of a physical presence in Mendocino. “People will say there is chocolate already in Mendocino but in chocolate there’s room for everyone. We make it our own. Like artists; they may use the same materials but the art is different—like chocolate. We’ve followed our dreams to live here and we all do whatever we can to stay in this beautiful area. My husband and I are building something for ourselves and our family,” Field concludes.

PACIFIC PRESERVES

“We carefully handcraft small batches of artisan jams, jellies and preserves in delicious flavor combinations that are as unique as the area we live in,” Becky Ahmadi says about Pacific Preserves, her small, family-run company.

“We strive to select the most delicious, sustainably-grown produce for our preserves. All products contain 100 percent natural ingredients and organic sugar. Some ingredients are grown in our own orchards and gardens, while others are acquired from local farmers and farmers’ markets or purchased from regional growers during our travels,” Ahmadi continues.

“I like to include my family in my business as much as possible especially to show my two children where their food comes from, such as fruit from trees, and vegetables from the ground; that it doesn’t just magically appear from the store,” Ahmadi shares.

At the Fort Bragg Farmer’s Market I see her wares and after tasting her Silky Apricot Butter I take home a jar for my morning toast. Like eating sunshine!

Pacific Preserves opened its “doors” for business in August 2010. They sell at local art shows, farmers’ markets and through the Internet. “Because of the small, artisan nature of our products as well as the seasonality of produce, we don’t always have all of our stock available year-round. If you have a favorite flavor, it’s best to stock up on jars or pre-order,” Ahmadi cautions.

Challenges often accompany success. In an interview with Bob Borden of the Small Business Administration, in 2010, Becky Ahmadi says she’s held a variety of jobs in her life, but admits the toughest job she’s had is being her own boss and starting a business.

“We have a pretty active healthy food movement up here and though being a stay-home mom was fulfilling, it was time to do something else,” Ahmadi says. “I made some jams that people really liked, so I decided to try and cash in on that.”

Ahmadi was referred to Heather Gurewitz, director of the Women’s Business Center (WBC) in Fort Bragg. “I’ve never taken any formal business classes but the information I received was relevant and educational,” says Ahmadi. “She really got me focused and motivated.”

“When I was thinking about the business, I saw a flyer for Chubby’s Kitchen. Larry gave me the idea of using the commercial kitchen. I couldn’t do what I wanted without it. It’s a beautiful kitchen to work in. I use the commercial range and can cook larger batches more efficiently. Having all the necessary professional equipment there is a big help,” says Ahmadi.

“Also, to sell at the farmers’ markets and other events I have to have a county health certificate and, since Chubby’s is an approved facility, it made it simple for me,” Ahmadi states.

“It’s also interesting to see what the other people who use Chubby’s are doing. Plus, we ‘taste test’ each other’s products,” she laughs.



"I love the interaction I have with my customers and even use their suggestions in developing and improving my recipes for Pacific Preserves," says Becky Ahmadi. Photo provided.

"I like being in business and I think I'm a good salesperson," says Ahmadi. "I like talking to customers and getting to know the farmers. When you promote a local product in a small community, you get to know people and to develop a loyal following."

MAGICAL FOOD

"When I conceived of the idea of putting my past catering knowledge to use I actually came up with two ideas: First, create specialty foods for individuals to be able to conveniently pick up," Robert Goleman says. "Many people just don't have the time to cook like they'd like to, so I do it for them. Bolliver's Fine Foods and Confections is going well," says Goleman.

Food can be ordered by phone or e-mail from a menu that Goleman sends out each week, and he sells some of the food items at local farmers' markets in the county. The most popular items right now are the pot pies — chicken, vegetable, and lamb and gorgonzola with pears — and the lime chiffon pie for dessert.

"Mostly people come to the Fort Bragg or Ukiah farmers' markets to pick up their food or else they make arrangements with me," says Goleman "It's great getting to meet everyone who orders food, and the feedback is terrific."

Goleman and his three employees use Chubby's Kitchen because it's "convenient, clean, well-equipped, permits are in place, and the people are nice. It's the only commercial kitchen around and the storage is awesome. It's very expensive to put in and maintain a commercial kitchen, so this is perfect."

His other idea was to cater dinners in people's homes. But, not just any dinners — *Magical Dinners*. Over the past nineteen years Robert Goleman and his Lovely Assistant Sandy Glickfeld have entertained us with amazing magic shows on stage. Wrought with professional style, logic-defying "tricks-up-their-sleeves", this pair now takes all their skill, charm and expertise right into their clients' homes. (While the food is made at the home, much of the preparation is accomplished beforehand at Chubby's



Preparing the savory ingredients in Chubby's Kitchen for one of Bolliver's favorites—chicken pot pie—are Robert Goleman, Summer Smethurst and Ronay Gonzalez-Aguilar. Andarin Arvola photo.

Kitchen.) Anticipate a more than memorable meal!

You and your guests sit down to a table barely laid; only a few unlit candles, a tablecloth, dinnerware. From then on the magic never ceases, those candles are magically lit and so is the evening.

Courses appear, disappear; the food, all six courses, comes from out of this world. Where before there was silent anticipation, now there is wonder, dazzling sleights of hand, live music is added to the mix — laughter and amazement reign.

By the end of the evening, be it for an anniversary, a birthday or other occasion, no guest will forget these hours of delicious magic.

The common denominator among all these entrepreneurial endeavors is Chubby's Kitchen. So, if you, too, are "a baker, canner, confectioner or other creative food entrepreneur," maybe this shared-use community resource can help make your dream come true, too. Maybe producing a quality local product, that, because it is local, will create that "sweet spot" for it to be successful here on our fabulous coast — and even beyond? REM



Kombu and seagrass at low tide. The Mendocino coastal waters, where Rising Tide harvests their seaweed, are among the five cleanest coastlines in the world. The seaweed is hand-harvested from living kelps, either by kayaking to outlying reefs or clamboring over slippery near-shore rocks. Bags of harvested kelps are hauled by wheelbarrow to the waiting truck and placed in the sun to dry by noon of the same day, then moved to a solar-heated drying room to finish the process. Photo provided.



Larry Knowles prepares to toast armloads of dried sea palm for Rising Tide Sea Vegetables in his shared-use commercial kitchen for their Sea Crunchies snacks.

Larry developed harvesting, drying and packaging systems over the last twenty years. Rising Tide is the second largest hand harvested seaweed business in the United States, and by far the largest on the West Coast. Larry's wife Erica Fielder loves it when they develop new products and recipes because they get to have tasting and snack naming parties with all their friends. Chewnami Maple and Ginger Snacks were named by friend, Maggie Watson, at one of their naming parties. Photo provided.

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GREAT LOCATION for your business! Next to the health club and near the hospital. This would be a great spot for anything health related. (23508) **\$295,000**



BEAUTIFUL PROPERTY! 4.6 acres of fruit trees and redwoods surround this 3 bedroom, 2 bath, 1,750 sq. ft. home. So many extras! There is a 26 ft. x 42 ft. shop with two large bays. Deck, patio with lemon trees, paved driveway, attached garage as well as detached storage shed. This home even has its own wishing well. Come take a look. There is a lot to see. (23348) **\$599,000**



WELL-MAINTAINED HOME set back from the road down a long driveway. Lot's of redwoods, rhodies and open areas to enjoy. Greenhouse, treehouse, and fairy house make this perfect for the imaginative. Large south-facing back deck. Picture windows in master bedroom and living room. New roof in 1995. (23226) **\$375,000**



SUCCESSFUL NORTH COAST lodge in great Little River location, just two miles south of Mendocino. Spectacular ocean views from all twenty-one guest rooms. Deeded access to private cove—great for abalone diving. One of only few inns on the coast that are pet-friendly. Amphitheater and open lawn are great for weddings. Spa. Permitted for twenty-three guest rooms total. Conference room and manager's quarters may be rebuilt. (23172) **\$1,998,800**



MANY UPGRADES on this neat-as-a-pin, 2 bedroom, 2 bath home with office and family room. Vaulted ceiling and rock fireplace in living room. Includes oversized garage with full bath and pellet stove. Beautiful lawn and landscaping. Great neighborhood, short drive to the village. New automatic generator. Covered porches on front and back. White picket fence! No work to do to move into this one. Relax on you covered porch and enjoy the privacy of you backyard. (23512) **\$349,000**



GREAT INCOME PROPERTY and business as well. Mini storage, office; former store building now leased to a furniture outlet. Dairy building and business included in this price. Time for owner to retire. (23421) **\$2,600,000**



ONE COULD CONSIDER this a sunbelt property. Three bedroom, 2 bath home with two-car attached garage. The home and garage with workshop area are connected by a room that could be used for a den with doors to deck. The back deck is facing south with access off of living room and den. Large open living room, dining room, and kitchen. Bedrooms on east side of home with hall access. This property is surrounded with beautiful redwoods. This is a great property for your country living, but still close to town. (23492) **\$379,000**



WARM AND WHIMSICAL 3 bedroom home plus loft and office in main house. Additional detached office with bath has a unique nautical design. Ocean views from the dining room, living room, deck, loft, hot tub, and master bath claw foot tub. Open-beam ceilings and skylights. Detached two-car garage built in 2010 has great space above for hobby or recreation room. Original Hyla Bolsta murals in kitchen and master bed. (23555) **\$712,000**



COMPLETE PRIVACY and spectacular views from this ridgetop home with newer, 2 bedroom, 1 bath, second unit. 26.88 acres with two separate parcels and RR1 zoning. Over a quarter mile of beautiful Noyo River frontage with easy access and gorgeous meadows. South-facing property in the sunbelt with a short, straight drive to town. Older cabin near river with electric, water and septic (condition unknown). Lots of redwoods. Did I say private? (23475) **\$1,075,000**



UNOBSTRUCTED and fantastic white water ocean views from this well-landscaped, 3 bedroom, 2+ bath home just south of Fort Bragg. One of those few hidden areas with little traffic on this street. Now used as a vacation rental, this home has it all! Solar design; solarium views not be missed! Heather garden and some very beautiful landscaping make this a must-see. Whale watching is easy from your many ocean view locations for this home. Well-designed floor plan. Also there is an attached garage large enough for your RV; shop and lots of storage, too. (23158) **\$799,000**



IDEALLY LOCATED with privacy and easy access. Close to Mendocino village and ocean. Park-like setting with redwoods, ponds, and cleared building sites. Used as a summertime family compound for many years. Bordered on west by state park land. Main house is a manufactured home with a stick-built addition. It has one bedroom, one bathroom, a kitchen, and small office area. Property also has two single-room cabins (no bathrooms) and a one-bedroom trailer with bathroom. Also has an additional outdoor kitchen. (23532) **\$399,000**



ENJOY FILTERED OCEAN VIEWS to the west and filtered cove views to the north in this great neighborhood on an over-size lot. Old cypress trees line south side of parcel. Minutes to Mendocino. Home is fixer-upper and needs some TLC, but priced accordingly. Two units and large shop make this worth a look Great getaway spot! (23017) **\$299,000**



RURAL MENDOCINO home located on almost 4 acres in the sunbelt. Comfortable home ready to move into. Includes a small shop, storage sheds and a greenhouse. Well-cared-for by one owner. Covered porch with skylights. (23144) **\$359,000**



WOULD YOU LIKE TO LIVE in one of California's most beautiful coastal towns? Many upgrades have been completed in the recently reopened Elk Store. With the state park just feet away, and a great parking area for access to the store. Wonderful product lines, both local and otherwise have been added to make this a great owner-operated business with potential to live in or rent out the 1,200 sq. ft., 2 bedroom, 2 bath home located behind the store. Income is on the increase due to the overwhelmingly beautiful little village, where the locals value small town community and breathtaking ocean views! (23466) **\$649,000**



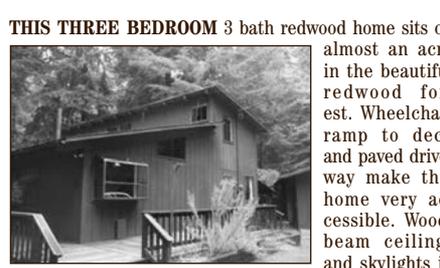
THIS IS TURN-OF-THE-TWENTIETH-CENTURY home built in 1900. Charm and more charm. This 3 bedroom, 3 bath home with garage and storage. The home could be a four-bedroom as the owner is using as a living room also a dining room, den, and large kitchen. Pull-down stairs to upstairs attic area. Remodeling has been done with a beautiful large landscaped yard. Property is very well maintained. Guest unit. Close to the junior high, senior center, and Bainbridge Park. Only an eight-block walk to downtown. You will pass by the library and Wiggly Giggly Playground on your way. Single-car garage with a storage area. Outdoor patio between home and garage. Paved driveway to home with sidewalks resurfaced. Furnishing are negotiable except for a few owner items. New roof, exterior paint, and furnace in 2008. New ducting in 2012. (23527) **\$425,000**



FANTASTIC OCEAN VIEW overlooking Big River Beach, the headlands, and the village. House includes gracious living room, formal dining room, updated kitchen, atrium, office, sunroom, bidet, and more. Located in Historic District B. A most unique house! (21558) **\$995,000**



THIS BEAUTIFUL HOME sits on 4.4 acres on a ridge with great forest views. Built in 2006, this 2,600 sq. ft. home has two bedrooms, three baths, stone fireplace, vaulted ceilings, and a loft that overlooks the living area below. Granite counter-tops throughout, top-of-the-line appliances, and 2.5-car detached garage. A fantastic home for a good price! (23518) **\$599,000**



THIS THREE BEDROOM 3 bath redwood home sits on almost an acre in the beautiful redwood forest. Wheelchair ramp to deck and paved driveway make this home very accessible. Wood-beam ceilings and skylights in great room. Detached two-car garage. (23519) **\$359,000**

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True sunbelt three-acre parcel with power, well, pump house, septic, fruit trees, and wire fencing. Building pad exists for home that has been removed, or choose another site on this sunny property. Ready to go! (23426) \$185,000



Discerning buyers will want to see this lovely home. Built in 2006 and used as a second home, it is tasteful and pristine with many custom upgrades. The floor plan is ideal with two bedrooms, with bath nicely separated from master bedroom area. Drip system maintains the attractive landscaping and the great deck and patio are in full sun at west side of home. Bright, open living room features custom El Dorado

stone hearth with Jotul woodstove, deep mantel and built-in bookcases. Sliding patio doors from living room and master open to large TimberTech deck. All in impeccable condition including the great laundry room and attached, finished garage. (23548) \$420,000



Pretty city lot amongst newer homes in the east area of Fort Bragg. Level parcel is partially fenced with sidewalk installed and neighborhood defined. Sunny western exposure and convenient location on nice, dead-end street. Possible owner terms. (23165) \$115,000



Noyo riverfront multi-use commercial building outfitted with kitchen setup, fish buying or marine store potential, 1,500 sq. ft. luxury apartment with decks up and down, and a second apartment, office space, and the harbor "ways" haul-out facility, too. (22741) \$850,000



Great curb appeal setting for this Woods home—trees and gardens all around without any neighbors on two sides! If location is important to you, the privacy inside, on the decks, on the patio, and in the gardens will make this the spot for you. Remodeled kitchen, with wrap-around counter and stools, opens into extra long great room. Sunny family room off the great room provides comfortable spot for anything. Windows and built-ins all complementary. Unit is on HCD licensing to



Impressive residential parcel in an outstanding location just east of Fort Bragg and the Noyo Harbor—2 beautiful acres with stands of redwoods, drilled well, and easy septic design completed. Charming private access and cul-de-sac will make building here a joy. Underground phone, power and cable in place in area of nice homes. (23175) \$237,000

reduce annual expense. (23533) \$142,000

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NEW LISTINGS

RIGHT PLACE AT THE RIGHT TIME beach house. Fresh, open home is made for entertaining! Located near the village of Mendocino, fine dining, golfing, beaches, fishing, walking, and kayaking. Built in 2000 with little use since. Many upgrades to home. Vaulted ceilings in the living room and stone fireplace, balconies all around, and a chef's kitchen. This home is a must-see to appreciate all it has to offer and the spectacular ocean views. Ozone treatment system and large water holding tank. RV hookup. Turn-key home is ready for you! (23525) **\$765,000**

TOP-NOTCH QUALITY CRAFTSMAN home with 600 sq. ft., 1 bedroom, 1 bath cabin and 300 sq. ft. workshop on 5 acres. This property is in the transitional area between the pigmy and the redwoods, in a quiet, private setting 0.4 miles off Comptche-Ukiah Road. Just five minutes from the village of Mendocino! (23546) **\$525,000**

ENJOY THE GOOD LIFE in Little River in this Cape Cod-style 1870s home. Completely remodeled from the foundation to the roof (2012) Located close to fine dining, golf, abalone diving, walking, kayaking, beaches, and the village of Mendocino. Little River is a coveted place to live, and this home will get you into the right spot. All new Viking appliances and Silestone countertops. New custom cabinets in kitchen, new foundation, plumbing, bathroom, and stone wall. High Speed Wi-Fi. On-demand water heater. Barn has been turned into another bedroom or home office with sweeping views of the fruit trees and meadow beyond. Southern exposure and a sunny deck make for warm living all year around. No restrictions for vacation renting, if you can give this home up for a night! (23471) **\$499,000**

OCEANFRONT VIEW OPPORTUNITY with a quiet trail to the Navarro Beach...main house and guest house on over two acres of prime view property perched above the river as it enters the Pacific Ocean. Stand on your deck and take in the blue and white water to the south, the rugged coastline, and the Point Arena Lighthouse. Gaze to the east up the majestic Navarro River as it winds its way through the redwood trees. This is the location of a lifetime. (23470) **\$1,200,000**

STRIKINGLY GORGEOUS with floor-to-ceiling windows and doors, and expansive, panoramic, unobstructed ocean and cove views. Quietly located at the end of one of the "Seven Sisters", minutes from Mendocino...it doesn't get any better than this. Completely remodeled, just finished, the pictures will speak for themselves. Detail list of features attached to this listing. One-of-a-kind custom home in one of the best locations on the Mendocino Coast. **\$1,375,000**

OCEANFRONT LIVING One of the only oceanfront homes available now in the Mendocino area, completely remodeled in 2011 with all new kitchen, roof, and paint; choice of carpet colors for the new buyer. Panoramic ocean unobstructed ocean views, this home would be ideal as a part-time vacation rental. Oversized lot with lots of potential for private gardens protected from the wind. Large upper deck. This is a great location and priced to sell. (23409) **\$798,000**

UNIQUE CUSTOM HOME Contemporary home overlooking the Albion River as it meets the Pacific Ocean. Dramatic exterior and interior construction style, huge beams, granite and tile finishes, and metal staircase. Multiple rooms with skylights; huge floor-to-ceiling windows and doors. This is a showcase, cornerstone home. Very private location. (23336) **\$1,200,000**

LITTLE RIVER ESTATE Luxury living in Little River...a rare opportunity to own in this fine neighborhood. This home features a fabulous great room in the center, perfect for entertaining parties and family Fireplaces, a fabulous chef's kitchen, lots of windows, landscaping, and elegant flooring throughout this beautiful property make for a dream home. Guest cottages and studio. Six acres. All this near fine dining, golf, and beaches. (23366) **\$2,299,000**

SERENE LIVING Split-level home with two bedrooms upstairs; one bedroom and a multi-purpose room downstairs. Main level includes dining room, sunken living room, laundry room, half bath, and mud room. Sunny location overlooking the Noyo River on over 2 acres. (23030) **\$479,000**



COMMERCIAL PROPERTY The first grocery store after a thirty-minute drive through the redwoods on Highway 128. Large free-standing building, upgraded refrigeration throughout, meat department, deli department, small gift store with fishing and diving equipment, two gasoline pumps. Ocean view. Turn-key operation. Immediately adjacent to the local post office and hardware store. (23164) **\$2,499,000**

FAMILY RETREAT Expansive main residence and very nicely done guest cottage located just a short drive from Mendocino and Fort Bragg. Large additional 1,600 sq. ft. garage and shop designed for a home business. A must-see! (23377) **\$550,000**



TRANQUILITY AND OPEN SPACE under skylights make this double-wide manufactured home in The Woods a serene sanctuary. Tile entry opens to a large living room with ceiling fan and wood stove. Brand new heater and one-year-old roof! (23385) **\$155,000**

COUNTRY PROPERTY Spacious single-story main residence with sunny rooms, adjacent two-story unit with living quarters on 5.12 acres. Valley and mountain views. Only a short distance from forested area and a short drive to the beach. A welcoming family home (23200) **\$465,000**



PRIME COMMERCIAL LOCATION Cornerstone property in the heart of downtown Fort Bragg, California. Prominent location at Franklin and Oak streets, first time on the market since the early seventies. Large three-story commercial building with adjacent vacant lot. Multiple possibilities for retail or commercial use. (21923) **\$565,000**

TWO HOMES ON TWENTY ACRES Escape to your own private forest just minutes from the beach and the village of Mendocino. Main home has two bedrooms and two baths with unique custom features. Second residence is a 2 bedroom, 1 bath home in near-new condition. Beautiful landscaping, flower garden, and paths through the woods. (22385) **\$599,000**



YOUR OWN TEN ACRES OF WOODS Wander into your own redwood forest just minutes from the Mendocino beaches with over ten sunny acres of woods sloping down to the Albion River. This hard-to-find secluded property is surrounded by hundreds of acres of timberland. Permits for a house are active and the electricity is already on the property. Seasonal stream and year-round springs. All you have to do is complete your dream home. (23279) **\$580,000**

MENDOCINO OPULENCE Custom-built, 3 bedroom, 2.5 bath home with every amenity imaginable. Located in the Hills Ranch subdivision, only a short walk to the village of Mendocino. Beautiful entertainment room with doors leading to the deck, and views of the valley leading to the ocean. (22945) **\$759,000**



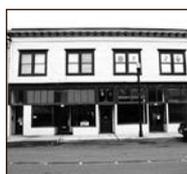
SAME TIME NEXT YEAR vacation home is near beaches and shopping, yet is an oasis of calm that feels miles away...This home has beautiful Japanese touches throughout. This home must be seen in person to appreciate, the feeling here is amazing. Most of the furnishings are included to make this a turn-key investment home. Shoji screens, laminate bamboo flooring, and custom cabinetry throughout. Japanese soaking tubs in bathrooms, tiles and custom cabinetry throughout. Wi-Fi. Additional information on the rental is at www.vrbo.com listing #222582. **MOST FURNISHINGS INCLUDED IN SALE!** (23231) **\$499,000**

COAST HIGHLANDS ESCAPE This home offers an expansive single-story floor plan with easy-living style. The upper story has a bath, two bedrooms or a bedroom and living area, and a generous deck surrounded by mature cypress trees and a view of the ocean. Ground floor private master suite, game room/library with French doors leading to a luxuriously landscaped backyard. (23037) **\$799,000**



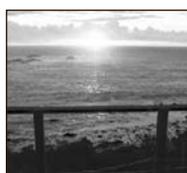
PEACEFUL HOME IN REDWOODS Spacious, 3 bedroom, 2 bath home in The Woods adult community located next to Van Damme State Park in the redwoods. Skylights and high ceilings. On demand generator and fireplace. Use of clubhouse and pool. (22681) **\$160,000**

FORT BRAGG COMMERCIAL building is the perfect location for a live-work situation that offers convenience and practicality. Two large downstairs storefront retail shops, two upstairs apartments, and owner's quarters that are comfortable and welcoming. This building has had many different types of businesses in the past! Don't miss out on this great opportunity. (22552) **\$849,000**



RIDGETOP LUXURY panoramic Pacific Ocean white water views greet you when you arrive at this Navarro Ridge home on 6 private acres. Large living room with tile fireplace, formal dining room, kitchen with breakfast room, library/guest room and two bedrooms with adjoining baths. (23311) **\$936,000**

OCEANFRONT RENTALS Gorgeous oceanfront home with income—Get Paid to Live the Mendocino Dream! Few homes offer you the opportunity to have turn-key income while you can live in a beautiful, four-bedroom home overlooking the Pacific Ocean. Currently all three units have income being professionally managed by the Inn at Schoolhouse Creek. **\$1,475,000**



CLEONE BEAUTY Beautifully maintained, 2 bedroom, 1.5 bath home on one acre in Cleone. This home is move-in ready and has a remodeled kitchen. Many upgrades inside and a meditation garden outside. This property is fenced and cross-fenced for horses; two stalls are currently in place. (23308) **\$330,000**

BEACH ACCESS Own your own beach and stream flowing to the magnificent Pacific Ocean. First time on the market and a very special opportunity. Four plus acres on two separate parcels. Custom-built ranch-style home Level property has abundant potential. Located just south of the Fort Bragg city limits provides easy access to amenities, yet has ultimate privacy. (23083) **\$2,400,000**



COMMERCIAL PROPERTY located on the northwest curve of the newly constructed roundabout on north Highway 1 in Fort Bragg, California. High visibility with ease of access. Both buildings are currently occupied with longstanding tenants. Access from both Highway 1 and the Old Coast Highway makes this a unique commercial property with lots of potential. (23137) **\$489,000**

EIGHT-ACRE FORESTED PARCEL Huge mature trees frame a sunny meadow. There is a spring on the property and an old farmhouse remains. Located about ten minutes from Mendocino and Fort Bragg. (23201) **\$469,000**



BUSINESS FOR SALE A full-service printing business with strong local following is waiting for an offer! Owners are ready to retire. Great location and loyal staff. **MAKE AN OFFER!**



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RESIDENTIAL LISTINGS



CASPAR CREEK FARM At 98 acres this is one of the last large parcels, next to Jackson State Forest with breathtaking sunsets and ocean view from the property. Secluded, yet convenient to Mendocino or Fort Bragg. Features a world class workshop with radiant in-floor heat, glass doors, skylights, and a full bath, perfect for an artist or craftsman to live and work in. Great property for horses, mountain biking, or hiking in the old growth groves. This treasure comes with NTMP. Seller is highly motivated. Price recently reduced. **\$1,995,000**



WELL-BUILT Italian villa out in the country yet walking distance to the beach. In the sunbelt with lots of privacy. Large rooms; three bedrooms, 2.5 baths, solarium with attached garage and guest-house. All new wiring; new roof. Home is very well constructed. Wonderfully landscaped; great water with new septic. A gardener's delight. **OWNER MAY CARRY \$490,000**



PRICE REDUCED

COMFORTABLE COASTAL HOME Only a short walk to historic Mendocino village, close to the beach, this cozy home has been recently remodeled. Views of the sunsets over the ocean can be seen from the tastefully designed kitchen, featuring gourmet appliances. Hardwood floors throughout; new roof, attached two-car garage. Joshua Grindle Park is adjacent on the west boundary. **\$350,000**



MAIN STREET: Great opportunity to live and work on Haul Road at the beach. Zone—Light Industrial. Bring Dream and Live... Work...Walk...on the Beach! **\$399,000**



BREATHTAKING VIEWS of Elk Beach from this secluded 2 bedroom, 1.75 bath home with large living room and den. Bordered by state land, enjoy looking toward sea rocks and caves.. Wake to the sound of the waves in the morning. A diamond in the rough. Easy access to the beach! **\$675,000**

BUSINESS LISTINGS



SENIOR HOUSING in Fort Bragg close to hospital and store. One hundred percent occupancy and UDSA subsidized with a waiting list of more than a hundred people. Plans to build on lot next door up to forty-four units. **\$6,500,000; price includes both parcels.**



THE ONLY GAS STATION IN TOWN OF MENDOCINO; Owner now will sell business separately from land. A great opportunity in the heart of town. Currently sale of gas and oil, and oil changes, and tires, but it would be possible to expand and add products. Land is also for sale and can be bought separately. **\$1,600,000**

LAND PARCEL

GREAT OPPORTUNITY on this market to buy a commercial lot next to botanical gardens. Owner has drafted site plan for mini storage and possible store. Close to ocean and to town. **OWNER MAY CARRY! \$365,000**

REDWOOD WONDERLAND WITH OCEAN VIEW Come build your dream home on this amazing ocean view parcel, with Albion River flowing through the north side of the property. Redwood forest, meadows, and a pond; 58± acres with a well, septic, three-phase power and phone. Forty acres are zoned RR5; minor subdivision is on file with the county; also included is a sixty-year timber management plan. The owner has applied for a Coastal Development Permit to build. **\$890,000**



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TOTALLY REMODELED SINGLE-STORY HOME offers total privacy and filtered ocean views. Excellent floor plan with master suite, his and her custom baths and bedroom/dressing room, 18' ft. resistance (lap) pool and outdoor shower, home office, and two two-car garages with attached greenhouse, deck, and carport. Seller is licensed real estate broker. (23472) **\$548,440**

SPECTACULAR COUNTRY PROPERTY



AT THE END OF A LONG PAVED DRIVEWAY sits this contemporary 3 bedroom, 2 bath home in the middle of a meadow surrounded by a forest of redwood trees. Vaulted ceilings, granite counters, stunning bathrooms, master bedroom with walk-in closet, detached oversized two-car garage plus a two-room office. Paddock with two-stall horse barn; tack room with hay storage. This well-maintained home with over three acres of property is a must-see. (23333) **\$449,500**

RURAL FORT BRAGG

ONE OF THE MOST DESIRABLE areas of rural Fort Bragg, this well-designed home offers a commanding



view of the Pudding Creek watershed. The sale of this property is subject to the lender approval of a short sale. (23312) **\$335,000**

LONG A FAVORITE

TOTE FETE is an established business in the heart of Mendocino village. With an excellent ocean view location this business offers excellent goodwill. It generates an outstanding income year-round. (23186) **\$183,315**



BEAUTIFULLY DESIGNED HOME



IN EXCELLENT CONDITION in east Fort Bragg neighborhood. Highlights include vaulted ceilings, a huge master suite with oversized bath and passthrough between kitchen and formal dining room. The lot behind the house (23190) is also for sale for \$75,000. (23146) **\$219,000**

VILLAGE TOWNHOUSE



NEWLY REMODELED Hills Ranch townhouse. New carpet and lighting make this a desirable and affordable home within walking distance to the village. This is one of the best deals in the Mendocino school district. (23277) **\$298,500**

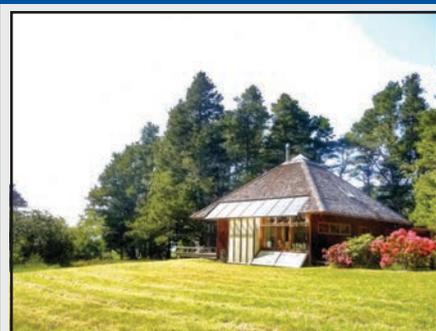
WHITE WATER VISTAS

LEVEL COUNTRY LOT with excellent soils.



Wonderful, quiet neighborhood on dead-end street. Sea breezes carry the sounds of abundant wildlife. In the coastal exclusion zone for ease of permitting and construction. (23251) **\$140,000**

JUG HANDLE HIDEAWAY



40 ACRES OF UNSPOILED PARADISE Across from Jug Handle State Natural Reserve are two assessor's parcels. Two dwellings and an art studio, two bars, 20+ GPM well, pond, year-round creek, market garden, and the southernmost stand of Sitka spruce. (22831) **\$930,000**

TWO STUNNING WHITE WATER VIEWS

ONE IS OF MENDOCINO HEADLANDS and the other is northwest facing. Wrap-around deck, lots of windows, and a treehouse! Open floor plan between kitchen, dining, and living areas. Nice hardwood floors in kitchen/dining areas. Patio is protected and has just been power washed. Bock heating system. New interior paint and cleaning. Two large water storage tanks due to poorly producing well. (23529) **\$589,900**



on over four acres of bluff top. Adjacent to the KOA Wages Creek Campground, it has a longstanding vacation rental history. (23368) **\$520,000** Property may also be purchased in conjunction with Wages Creek KOA Campground MLS# 23367.

COMMANDING VIEWS

FROM THE TOP OF A KNOLL overlooking Wages Creek Beach, this two-bedroom bungalow enjoys forever vistas



A THOUSAND FEET OF BEACHFRONT!

WAGES CREEK KOA CAMPGROUND



is a destination with a long history of goodwill and many upgrades. Features include: 75 full-hookup campsites, general store, playground with gym and volleyball, group sites, Wages Creek flows through the property. (23367) **\$2,600,000**

BLUE WATER OCEAN VIEWS

CUSTOM-DESIGNED HOME with great flow from kitchen-dining through to living areas. Blue water ocean views are visible from most of the interior. This home is conveniently located between Mendocino and Fort Bragg on a quiet street. (23304) **\$369,712**



A HOME WITHOUT PEER

IT IS QUINTESSENTIAL MENDOCINO



with gorgeous gardens, filtered ocean views and a myriad of new upgrades. You will love the big rooms with new windows and a new roof. The open floor plan that merges kitchen and living rooms makes modern living a reality. Truly exquisite! (23149) **\$448,000**

LOOKING FOR INCOME?



FULLY OCCUPIED AND HIGHLY DESIRABLE commercial center with 950 lineal feet along Highway 1., Directly across from Mendocino Coast Botanical Gardens. Excellent income. Good, long-term tenants. (23208) **\$699,000**

NAVARRO RIVER & OCEAN VIEWS

IT JUST DOESN'T get any better than this! Soaring vaulted ceilings in the living, dining, and kitchen areas are punctuated by an enthralling Navarro River



vista. (22957) **\$925,000**

LAND



LEVEL CITY LOT just doors from beautiful redwood-studded Otis Johnson park. Flag lot off of East Laurel ready to build your dream house. Super good neighborhood with quality homes. (23190) **\$75,000**



GREAT PRICE for these two parcels historically used for grazing land. Fenced and level. Currently leased for cattle grazing. Year-round creek. Two wells. (23206) **\$450,000**



BEAUTIFUL, level, fenced ocean view parcel surrounded by large parcels and bordering Belinda Point Access Trail. (22959) **Price Reduced \$119,000**



Big River Realty

For more detailed information and photos, and to search the MLS, visit www.BigRiverRealEstate.com

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THIS ISSUE'S SHOWCASED LISTINGS



URBAN TRANQUILITY Mature gardens and privacy hedges surround this perfectly tended, 3 bedroom, 2 bath home. An extensive remodeling in 2004-05 included new floors, carpeting, garage door, and jetted tub. The exterior remodel added landscaping, a striking brick patio, and dramatic decking. A new roof was installed in 2008. The large central room boasts a dining room, bright kitchen with gleaming granite counters. The best description may be blissful urban tranquility. (23489) **\$350,000**



OCEAN VIEW PROPERTY Peaceful and private property in Albion has 2 bedroom, 1 bath, single-level home with additional, 1 bedroom, 1 bath, guest unit. Gorgeous views from every window. Home has radiant heat, walk-in closet, wood and slate tile floors, and a pantry/laundry room. The kitchen features Dacor appliances, a built-in wine rack, and a wine refrigerator. A backup generator, outbuilding, dog kennel, three-car garage... the list is almost endless! (23283) **\$895,000**



RESIDENTIAL AND INCOME OPPORTUNITY Two great units, one on the street and one in the rear, on one parcel, for a buyer's investment or residential use. Located close to shopping and services. Both units use wood stoves for heat and have separate electric meters. Currently occupied with rent of \$1,085 and \$1,080. Great opportunity for investment purposes with steady income... or use one as a residence and the second as a rental. (23536) **\$215,000**



IMMACULATE HOME IN PARK-LIKE SETTING This 4 bedroom, 2.5 bath home is move-in ready with two fireplaces as well as oil heat. Storage shed with water/electricity and laundry is right outside the door. Four telephone lines, DSL, and added Dish will provide complete access for any "techie". Walking distance to Mendocino. Ocean view and your own pond round out this ideal scene. (23133) **\$410,000**



PRIVATE GARDEN HOME Private, yet conveniently situated, this move-in ready home is surrounded by gardens expertly designed by landscape artist Peggy Quaid. The yard is fabulous with dry creek, drip system, deck, mature trees, flowers, and shrubbery. This home was completely remodeled in 2004 and includes a beautiful kitchen, spacious master bedroom, large guest room, and sunroom. Detached studio (with a half bath) and a large two-car garage. (23459) **\$435,000**



IMMACULATE HOME Well-built and maintained, 3 bedroom, 2 bath home on 3.27 private acres with lots of redwoods on desirable Gary Lane. Home is immaculate with quality craftsmanship and features beautiful redwood interior, vaulted ceilings, open floor plan, skylights, and lots of windows. Recently painted, new tile installed, fresh exterior staining, new appliances, and lots of recent additional improvements. This property is ready for a sale. (22728) **\$449,000**



COZY, COASTAL COTTAGE WITH RENTAL UNIT Just steps away from the Mendocino Headlands State Park, the Pacific Ocean, and the historic village of Mendocino, this wonderful home and rental provides a wonderful opportunity. Tranquil, spacious, and romantic units offer panoramic, white water views of the ocean. Enjoy private views from the deck or the Jacuzzi tub inside. Fireplaces in each unit. Two-car garage, delightful landscaping, and a comforting courtyard. (23494) **\$650,000**



GEODESIC DOME HOME ON FORTY-FOUR ACRES Surrounded by lush forest, this custom-designed redwood geodesic dome strategically located on a ridgetop, takes advantage of inspiring distant views. The home on 44.63 acres has a lot of character with a loft bedroom, triangular skylights, wood floors, and redwood slab countertops. It is off the grid and ready for solar. If you're looking for a spot to be self-sufficient, sustainable and green, this is it! (23538) **\$299,000**

COMPLETE CATALOG OF LISTINGS – Details at www.BigRiverRealEstate.com

Listings shown in *italic* have new lower prices.

RESIDENTIAL

\$43,000	2bd/1ba Manufactured home in adult park	MLS#23110
\$90,000	2bd/1ba Fort Bragg condo	MLS#23044
\$155,000	3bd/2ba Custom manufactured home in sr. park	MLS#23163
\$179,000	2bd/1ba Rustic bungalow in Fort Bragg	MLS#23226
\$215,000	2bd/1ba Residential plus rental. Fort Bragg	MLS#23536
\$220,000	2bd/1ba On 0.5 acre, Fort Bragg	MLS#22642
\$285,600	2bd/1.5ba Mendocino farmhouse with ocean view	MLS#23479
\$299,000	1bd/1ba Geodesic home on 44 acres, Comptche	MLS#23538
\$299,900	2bd/2ba Redwood home in the sun. Fort Bragg	MLS#23480
\$300,000	3bd/2ba Walk the Pomo Bluffs from this home	MLS#22937
\$305,000	2bd/2ba Todd's Point home, Fort Bragg	MLS#23028
\$319,000	Hidden delight! 2bd/1ba on 3 acres, Mendocino	MLS#22880
\$350,000	3bd/2ba Beautiful home w/ mature gardens. F.B.	MLS#23489
\$359,000	3bd/2ba Craftsman with view of Pudding Ck. F.B.	MLS#23490
\$380,000	2bd/1ba Sherwood Road cutie	MLS#22879
\$409,000	2bd/1.5ba Enjoy sunbelt living. Fort Bragg	MLS#23330
\$410,000	4bd/2.5ba Park-like with ocean view. Mendocino	MLS#23133

\$417,500	2bd/2ba Home with redwoods, Mendocino	MLS#23239
\$430,000	2bd/2ba 1.7 acres in sunbelt. Fort Bragg	MLS#22483
\$435,000	1bd/2ba Private garden home, Fort Bragg	MLS#23459
\$449,000	3bd/2ba Beautiful home on 3 acres, Mendocino	MLS#22728
\$502,000	3bd/1ba Ridge-top views on 9 acres, Albion	MLS#23358
\$539,000	2bd/3.5ba Ocean view, 9+ acres, Point Arena	MLS#19919
\$629,000	Salmon Creek Farm, multiple cabins. Albion	MLS#23303
\$650,000	2bd/3ba Ocean view cottage with rentals. Mendocino	MLS#23494
\$650,000	2bd/2ba Spectacular white water vistas. Mendocino	MLS#23439
\$669,000	3bd/2ba Navarro Ridge with ocean views, Albion	MLS#23235
\$695,000	3bd/1ba Craftsman-style home, Mendocino	MLS#21916
\$749,000	2bd/2.5ba Home with highest quality materials	MLS#23335
\$887,000	3bd/2.5ba home on 25 acres. Westport	MLS#22747
\$895,000	2bd/1.75ba Custom home w/guest unit in Albion	MLS#23283

RESIDENTIAL INCOME

\$215,000	Two rental units in town. Fort Bragg	MLS#23536
\$629,000	8 cabins on 30 acres. Albion	MLS#23302
\$650,000	Ocean view cottage with rental units. Mendocino	MLS#23494
\$1,295,000	3bd/2.5ba Residential/Commercial, Mendocino	MLS#22424

COMMERCIAL & COMMERCIAL LAND

\$200,000	Building w/off-street parking on Franklin St., F.B.	MLS#22980
\$680,000	7-unit apartment complex. Fort Bragg	MLS#23428
\$950,000	Caspar Inn: bar, restaurant, inn, and rental	MLS#23384
\$1,295,000	Main Street Commercial; Residence/gardens in back, Mendocino	MLS#22421
\$1,400,000	Main Street/Laurel corner location, Fort Bragg	MLS#21565
\$1,450,000	1 Commercial block on Lansing St., Mendocino	MLS#20569

LAND & LOTS

\$139,000	Residential lot in Manchester with view	MLS#22704
\$219,900	2.84 acres, close to Mendocino; well and storage tank	MLS#23272
\$275,000	2.93 acres, 3 miles north of Fort Bragg	MLS#22928
\$275,000	1.11 acres with ocean and Navarro River views	MLS#22929
\$449,000	30 acres with permit for 3bd/2ba home, Caspar	MLS#22521
\$598,500	8 acres with views, Navarro Ridge, Albion	MLS#22050
\$649,000	64 acres, ocean view, near 10 Mile, Fort Bragg	MLS#22308
\$730,000	2.55 acres, ocean view, near Haul Road Ft. Bragg	MLS#22626
\$730,000	2.25 acres, ocean view, near Haul Road Ft. Bragg	MLS#22991

INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED AND IS SUBJECT TO CHANGE

Our team of Brokers and Realtors provide information, listings, and services for Short Sale, Foreclosure, and Bank-owned Properties.

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QUAINT RUSTIC COTTAGE amid a garden setting of long-time award-winning flowers to be enjoyed from the private patio and many walkways. The three-bay detached garage with shop is a must-see for the hobbyist or collector. Located within walking distance of beaches and park. MLS 21427 Reduced to **\$325,000**

THIS GRAND PIECE OF OCEANFRONT PROPERTY with its panoramic views from its 12.9 acres, is located approximately 1 mile south of the quaint town of Elk. There is a small comfortable studio on a slab foundation as well as a two-story, 1,600 sq. ft., Dutch barn with living quarters above. MLS 23281 Listed for **\$1,475,000**



THIS IS A GREAT PROPERTY, located in the sunbelt with plenty of room on its 2 acres to have a tractor-size garden, and also enjoy the mature landscaping and fruit trees as well. Comfortable, 3 bedroom, 1 bath home. MLS 23290 Reduced to **\$325,000**

THE VALUE is in the gently sloping 1.45 acre of land, located within a short distance to the Haul Road with its parks and beaches. The trailer is a 1962, 1 bedroom, 1 bath home. The existing stick-built home is a tear down. Garage and shop with slab foundation. MLS 23078 Reduced to **\$200,000**



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Real Events Calendar

Ongoing, 2012

Mondays—Weekly vigils at Mike Thompson's office, Franklin Street, Fort Bragg, 10:00 a.m.

Mondays—Drop-in English Country Dance, 6:45 p.m. to 7:45 p.m., C.V. Starr Community Center, 300 South Lincoln Street, Fort Bragg; \$6 at the door.

Mondays—Drop-in Tai Chi Chih class for all ages and conditions, 1:00 p.m. to 2:00 p.m., Fort Bragg Senior Center, 490 North Harold Street; sliding scale fee, 962-0903.

Wednesdays—Drop-in Tai Chi Chih class for all ages and conditions, 1:15 p.m. to 2:15 p.m., Fort Bragg Senior Center, 490 North Harold Street; sliding scale fee, 962-0903.

Wednesdays—Mendocino Figure Drawing Collective, 1:30 p.m. to 4:30 p.m., Mendocino Art Center. Professional models; \$12 fee. Drop-ins welcome. For more information, call MAC Open Studios, 937-5818 ex. 10.

Thursdays—Support group for grandparents raising grandchildren, 10:00 a.m. to 11:00 a.m. at Safe Passage Family Resource Center, 208 Dana Street, Fort Bragg; 964-1931 or 964-3077.

Thursdays—Bingo; snacks and beverages provided; 7:00 p.m. (doors open at 6:00 p.m.), 490 North Harold Street; 964-0443.

Fridays—Noyo Food Forest learning garden hands-on experiences, 1:00 p.m. to 5:00 p.m., Fort Bragg High School; 964-0218.

Fridays—Swing Dancing, 6:30 p.m. to 9:00 p.m., Caspar Inn; Free and open to the public.

Saturdays—Noyo Food Forest community garden, 10:30 a.m. to 2:00 p.m.; grow food for the Food Bank; Mendocino Community Garden next to the recreation center; 964-0218.

First Fridays—Women in Black Peace Vigil, 5:00 p.m. to 6:00 p.m., Town Hall, Fort Bragg. All are welcome to come and stand in silence for Peace. You are welcome to bring a candle.

First and Third Fridays—Irish Set Dance Workshops, 6:00 p.m. to 8:00 p.m., 307 East Redwood Avenue, Fort Bragg; \$5 at the door; 964-7525; social dances of rural Ireland, Irish sets are danced by four couples in a square formation, to lively reels, jigs, polkas, slides, and hornpipes; the figures are not difficult, though the dance is fast-paced; musicians familiar with Irish music are invited to come and play; "drop-in" basis; newcomers always welcome, no partner necessary; please wear clean, soft-soled shoes.

First Saturdays—SHARE (Simply Happy About Raw Eating) network's Raw Food Potluck, 6:00 p.m.; bring an organic, raw vegan dish for eight people to share, a plate, eating utensils; upstairs of the Company Store at Living Light, Fort Bragg; 357-2030.

Second Wednesdays—Odd Fellows potluck and open stage. Bring music, food, and poetry; 428 North Main Street, Fort Bragg, behind PAWS; doors open by 6:00 p.m.; 961-6099 or 964-2511 on Wednesday.

Second Fridays—Pub Night: open mic, games, food, conviviality, beer and wine. All ages welcome. Guest chef. Free for the fun; fees for food and beverages. 6:30 p.m. to 9:30 p.m. Caspar Community Center; 964-4997.

Fourth Sunday—Grange Pancake Breakfasts: Inland, Little Lake Grange, 8:00 a.m. to 11:00 a.m. Little Lake Grange #670, 291 School Street, Willits; \$6 for pancakes, eggs, ham or bacon, juice, and coffee or tea; Thanksgiving coffee and real maple syrup. Coast, Whitesboro Grange, 8:00 a.m. to 11:30 a.m.; ham and eggs, pancakes, juice, milk, coffee and teas (herbal and regular), homemade berry syrup; three miles up Navarro Ridge Road, just south of Albion village.

Fourth Sunday—Breakfast in Caspar, featuring local, organic and gourmet food, 9:00 a.m. to 11:30 a.m., Caspar Community Center, 15051 Caspar Road; menu varies with the seasons; book sale takes place in conjunction; call 964-4997 for more information or visit casparcommons.org for monthly menu.

Ongoing—Sun. 09/02
A View from the Bridge
A View from the Bridge, one of Arthur Miller's most brilliant plays, opened July 26. Directed by Bob Cohen with set and lighting design by John Connoles. Set in a 1950s Italian American neighborhood located close to the Brooklyn Bridge, *View* is a passionate and exciting piece of theatre. Eddie Carbone the tragic protagonist is secretly obsessed with Catherine, his orphaned seventeen-year-old niece raised since babyhood by he and his wife Beatrice onto the scene come two Italian illegal immigrant brothers, relatives of Beatrice, who take up temporary residence with the family in their small Red Hook apartment. Catherine and Rodolpho the younger of the two brothers fall in love, setting in motion the dramatic and inevitable cascade of events. • Thursday through Saturday evenings at 8:00 p.m. through Labor Day weekend. It is a 2:00 p.m. Sunday matinee September 2. • For tickets and information, phone 707-937-4477 or go online to mendocinotheatre.org.

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Ongoing—Sun. 09/02
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Tournament, Gem and Mineral Show, Classic Car Show, Footlighters Gaslight Gayeties, Walk in the Park, Logger Breakfast at Fort Bragg Grange. • Check online for schedule of times and events: paubunyardays.com

Sat. 09/01—Mon. 09/03
Art By The Sea/The Sea Ranch Art Tour
The newest art event on California's Mendocino/Sonoma Coast. Twenty-three exceptional artists will be showcased in this second annual event. All artists on the tour have been invited because of their experience, talent, and artistic achievements. Art lovers will have the opportunity to meet and talk with professional and emerging Sea Ranch artists in their home or studio, view their work, and purchase art directly from the artists that created it. The tour also includes award-winning guest artists from San Francisco, Marin, Oregon, and nearby artist-owned galleries in Gualala. Stop by Gualala's Cypress Village Gallery District and pick up a complimentary Collector's Guide and map. The Collector's Guide includes maps and directions, essential for the tour as signage is not allowed on Highway 1 in The Sea Ranch. Signs with the official logo will be posted in front of the artist's studio or home. • Free; self-guided • 10:00 a.m. to 5:00 p.m. • Location: 39102 Ocean Drive, Cypress Village Gallery District, Gualala • Contact Carol Kozal at 707-884-9065 for more information; www.SeaRanchArtTour.com

Sat. 09/01—Mon. 09/03
Studio Discovery Tour
The twentieth annual Studio Discovery Tour is a free, self-guided tour along a twenty-five-mile stretch of Highway 1, from Sea Ranch to Point Arena. The participating artists are happy to demonstrate the making of their art and share their unique vision. A free, full-color catalog is available. It contains a description of each artist, along with a detailed map and directions to each studio. Look for the bright yellow signs on the road to help you along the way. Catalog is a must when visiting artists in The Sea Ranch since directional signs are not allowed on that section of Highway 1. • Catalogs are available at Gualala Arts Center, Mendocino Art Center, Elk Artists Collective, and various galleries and businesses along the way. • To receive your catalog or to help plan your tour, e-mail Tour Director Marianne Baxter, wildiris@gotisky.com, or call 785-9513.

Sat. 09/01—Sun. 09/30
WORKING ARTISTS
Presenting work by friends John Fisher, Sandy Oppenheimer, Emily Greco, Margi Gomez, Tangerine Steinbrecher, Leslie Campbell, and Wayne David Hand. The exhibit opens Saturday, September 1. Oddfellows Hall in Mendocino • Reception September 1, 5:00 p.m. to 8:00 p.m., featuring wines from Lula Cellars and live Latin music with Margi and Jorge Gomez. • Kastan and Ukiah streets, Oddfellows Hall, Mendocino

For more information call Margi Gomez at 707-937-5678; mgomez@mcn.org

Sat. 09/01
Meet the Seals at MacKerricher
Join Park Interpreters on a walk to the seal rocks and learn about their life along the Mendocino Coast. Leashed dogs are welcome (on short leash) on this program, which lasts about one hour and involves level walking. Meet on north side of Cleone Lake Parking Lot in MacKerricher State Park, on Mill Creek Drive. • Free • 2:00 p.m. • 24100 MacKerricher Drive, Fort Bragg 8 Contact Fred Andrews at 707-964-0471; fandrews@parks.ca.gov; www.mendoparks.org

Sat. 09/01
Mendocino English Country Dance
English Country Dance is fun, relatively easy, community-oriented dancing with live music. Support your community dance events this year by coming and joining in to keep them active. Get some exercise, enjoy your friends and neighbors and dance some beautiful dances. Calling and instruction by dance leader Bruce Hamilton. All dances are taught. No partner is required. Beginners are encouraged to participate. No special dress is required. Please bring potluck snacks and beverages to share during the break. Very lively music by Take A Dance English country dance orchestra. • \$10 • Newcomer instruction at 7:30 p.m. • 8:00 p.m. • Caspar Community Center • www.larkcamp.com/takeadance.html

Sat. 09/01, 09/15, 09/29
Big River Interpretive Walks
Join docents for free interpretive walks at Big River. Learn about the cultural history of Mendocino, Big River Estuary, birds and animals of Big River, and redwood ecology while walking down the main haul road. Walks meet at the Big River kiosk at the east end of Big River Beach parking lot. Walks last approximately one hour, are moderately paced, and may cover up to four miles. Water, comfortable walking shoes, and binoculars are recommended. Anyone under eighteen years old must be accompanied by an adult. Rain cancels the walk. • 10:00 a.m. • South on Highway 1, turn left before crossing Big River Bridge onto North Big River Road. Proceed down to the parking lot, continue left until you see the kiosk and restrooms. • 962-0470

Sat. 09/08—Sun. 09/09
Roots of Motive Power Festival
The major steam-up event of the year, held annually in September at the Roots facility. Work efforts throughout the year are aimed at having every piece of operable equipment under power. Plumes of steam and the shrieks of steam whistles will fill the air as a variety of steam-powered equipment is fired up. In addition to the steam-up, the Recreation Grove Park across the street is reserved for the Early Day Gas Engine Society and Tractor Association to set up under the oaks. Late Saturday afternoon in the park, the annual Roots Appreciation BBQ and raffle are held. The steam-up is free and open to the public, however there is a charge for the barbecue. • This year, with the Mendocino County Museum, the Willits Kinetic Carnivale will be presented. Highlights: The Roots steam-up will take place on Saturday and Sunday, September 8 & 9; Roots BBQ

— September 8 at 4:00 p.m.; Steam Punk Ball — September 8 at 7:00 p.m.; September 8 & 9 — Kinetic Fair; September 8 — Hand Car Reception and Display at 3:00-5:00 p.m. at the tracks; September 9 at 11:00 a.m. — Hand Car Time Trials • See the website for all the details. • Cost: Free admission; BBQ \$15/adults; \$10/age 14–18; 13 and under, free with family • Location: 420 East Commercial Street, Willits • Contact: 489-3984; agata707@comcast.net; www.rootsofmotivepower.com

Sat. 09/08—Sun. 09/09
Willits Kinetic Carnivale
A kinetic fair of enchanting entrepreneurs, purveyors of clothing and fine objects, food, beers, wines, and sodas, and a variety of children's activities and workshops, as well as live musical performances throughout both days, in the beautiful park right across from the Mendocino County Museum. • Admission for both days is \$6 for adults and \$3 for youth (13–20) and seniors (65+); admission for one day is \$4 and \$2 respectively. Included in the admission is entry to the museum, the fair, and the hand car races. • Hand cars will be on display at the Skunk Train Depot at 3:00 p.m. on Saturday, Sunday morning, at 11:00 a.m., the time trials will begin and the hand cars will get to show how they go. There will also be a test track for folks to try their hand at getting a hand car to move. Prizes will be given for achievements for creativity and speed. • Meanwhile, back at the Restoration Yard on both Saturday and Sunday, Roots of Motive Power will fire up boilers and run locomotives, cranes, donkeys, and provide train rides around the Loop Track. They'll have displays of vintage small engines and tractors. The steam demonstrations and rides are free. Roots members receive complimentary admission to the Kinetic Carnivale. • 7:00 p.m. Saturday, enjoy the Grand Ball around the Engine House at the Museum; music from El Radio Fantastique, the Dirt Floor Band, and Shovelman, as well as performances with fire and aerial silks. • Tickets to the Grand Ball are \$20 per person in advance and \$25 per person on Saturday. A Grand Ball ticket also entitles the holder to complimentary admission to both days of the Kinetic Carnivale. • Three separate entrances to this event. Call or go online for more details. • 400 East Commercial Street, Willits • For more information, please check the websites: www.KineticCarnivale.com and www.MendocinoMuseum.org or call 459-2736, or contact Lara Eventide at 459-7677.

Sat. 09/08
Winesong!
Stroll through Mendocino Coast Botanical Gardens while enjoying vintages from 100 world-class wineries from Mendocino, Sonoma, Napa, and beyond, and food from fifty of Mendocino County's finest food purveyors. The tasting is accented by nine different music groups performing a variety of styles including jazz, classical, big band, and celtic folk. All ticket holders to Winesong can participate in both the tasting and the auction. • Following the Wine and Gourmet Food Tasting, the festivities continue with spirited bidding at Winesong's live and silent auctions. VIP ticket holders will enjoy a gourmet culinary experience by Celebrity Chef Bradley Ogden under the auction tent, and award winning wines provided by "Taste of Mendocino" • Winesong is produced by the Mendocino Coast Hospital Foundation. Proceeds benefit the Mendocino Coast Hospital. • Cost: \$200 VIP Tickets / \$100 General Admission Tickets • Events run from 11:00 a.m. to 5:00 p.m.; call for VIP times. • Mendocino Coast Botanical Gardens, 18220 North Highway 1, Fort Bragg • Sid Hillman, 961-4688; sid@winesong.org; http://www.winesong.org

Sat. 09/08
Local Hearts for Local Children
An annual fund-raising event for Redwood Children's Services, Inc. Proceeds from this event go towards programs working directly with at-risk children, youth and families in our community. Please join us for an evening of great food, wine, music and silent auction in support of our children! • \$60 per person. Pre-sale tickets suggested. • 5:00 p.m. to 10:00 p.m. • Location: 7051 North State Street, Barra of Mendocino, Redwood Valley • Willow Anderson, 467-2010; AndersonW@rcs4kids.org; http://www.rcs4kids.org

Wed. 09/12—Fri. 09/14
CA Coastal Commission Meeting
If you have anything you want to tell or ask the CCC (Dunes Restoration and Haul Road Removal, GP Mill Site, Pacific Coast Bike Route, etc.) please come to this meeting. • 9:00 a.m. start time each day • Caspar Community Center • Agenda available online at www.coastal.ca.gov/mtgcurr.html

Fri. 09/14—Sun. 09/16
Fabulous Flashback Car Show
The twenty-second annual Fabulous Flashback Car Show is one of the top shows in northern California. 300 pre-1973 stock and modified vehicles come from areas throughout Mendocino County, Sonoma County, and Lake County, as well as southern Oregon, Nevada, the Bay Area and the Sacramento Valley. A good venue for people of all ages to see these classic cars in all their glory. Live music, vendors booths, barbecue and more. • Registration, Swap Meet, and Vendor forms are available on the Website, www.earlyironofukiah.org • Cost: Spectators, free; Participants, \$35 pre-registration • School Street, Ukiah • Friday Kick-Off: Tollini Rods Open House Kunzler Ranch Road and Friday Night Bash at Redwood Business Park near Applebees. Saturday Car Show, Swap Meet and Farmers Market: Nostalgic School Street and Alex Thomas Plaza in downtown Ukiah. Sunday Poker Run: Meet at Applebees, cruise through the scenic Ukiah Valley ending at Barra of Mendocino. • Katie Knight at 490-5280; carshow@earlyironofukiah.org; www.earlyironofukiah.org

Sat. 09/15
California Coastal Cleanup Day
The California Coastal Commission is proud to announce that the twenty-eighth annual California Coastal Cleanup Day, the state's largest volunteer event, at more than 850 locations around the state. This year's event will also provide one of the first opportunities for Cleanup organizers to measure a baseline of debris on our shores that may have washed up as a result of last year's devastating tsunami in Japan. • The Mendocino Land Trust, which has organized Coastal Cleanup Day in Mendocino County for the past ten years, invites everyone to help protect our fragile marine environment by joining to clean Mendocino County's beaches. Over twenty cleanup locations along the Mendocino coast, stretching from Westport to Gualala and even out to Orr Creek in Ukiah; choose to clean a site most convenient for them. • Volunteer groups are encouraged to sign up for a cleanup location prior to Coastal Cleanup Day. • 9:00 a.m. to 12:00 p.m. • For cleanup locations, more information or to volunteer, visit www.mendocinolandtrust.org or contact Donna Sinclair at the Mendocino Land Trust at 962-0470 or dsinclair@mendocinolandtrust.org.

Information about your event must be written copy... E-mail, FAX, mail or delivered to our office. To limit errors and omissions phone messages about events will not be accepted. A telephone number for information must be included.

Public Service Announcements Courtesy of Real Estate Magazine.

Sat. 09/15—Mon. 09/17
Open Studio Tour
A selection of some of the finest Mendocino Coast artists, from painters to jewelry makers to glass artists to fiber artists, will open their private art studios for a free public viewing. The self-guided tour traverses a beautiful stretch of Highway 1, with spectacular views of the Pacific Ocean, from Little River to Fort Bragg. Visitors will have the opportunity to meet the talented artists, watch demonstrations and see and buy original artwork. The Mendocino Art Center art studios will also be open for demonstrations and art sales. • A free, full-color brochure, with artwork and listings of each of the participating artists and a Studio Tour map, is available at the Mendocino Art Center, and throughout the area, including at shops, visitor centers, lodging establishments and more. Easy to follow directional signage will be posted along the route to assist tour goers. • 10:00 a.m. to 5:00 p.m. • Open Studio Tour Exhibit—An accompanying studio tour exhibit is on display at the Mendocino Art Center, August 31 through September 30, 10:00 a.m. to 5:00 p.m. daily. • 45200 Little Lake Street, Mendocino • Mike McDonald, 937-5818; www.mendocinoartcenter.org

Tues. 09/18—Wed. 09/19
Workshops on Conserving Family Farms
The workshops, which are co-sponsored by the Mendocino Land Trust, Mendocino County Resource Conservation District, USDA-Natural Resource Conservation Service, and the California Cooperative Extension Service, will take place at the Mendocino County Farm Bureau offices at 303-C Talmage Road in Ukiah. Both workshops will focus on ranchers and farmers who wish to learn more about the benefits of agricultural conservation easements. Presentations by land conservation attorney Ellen Fred. Ms. Fred has participated in hundreds of land conservation transactions on working agricultural and forested landscapes. She currently lives on a small farm, which her family and their land partners donated a conservation easement in early 2009. Her presentation will summarize key legal aspects of farmland conservation easements and their economic benefits. • Bill Martin, Executive Director of the Central Valley Farmland Trust and Jeff Stump, Marin Agricultural Land Trust's Easement Program Director, will discuss their land trusts' experiences developing successful farm and ranchland conservation programs in California. Mr. Martin will present on September 18, and Mr. Stump on September 19. • Funded by the California Farmland Conservation Program (CFCP). • Tuesday: 6:00 p.m. to 8:00 p.m. • Wednesday: 9:00 a.m. to 11:00 a.m. • 303-C Talmage Road, Ukiah • Contact: Louisa Morris, 962-04070; lmorris@mend

Continued from Page 4

SOURCES:

Chubby's Kitchen

890B North Franklin Street, Fort Bragg

Contact: Larry Knowles

707.964-5663 lknowles@mcn.org

Rising Tide Sea Vegetables

707.964.5663

loveseaweed.com

Inglenook Grange

Fort Bragg Grange No. 672

26500 North Highway 1, Fort Bragg

P.O. Box 88, Fort Bragg, CA 95437

707.964.2902

Willits Grange

Little Lake Grange

291 School Street, Willits CA 95490

707.459.9716

Caspar Community Center

15051 Caspar Road, Caspar

P.O. Box 84, Caspar CA 95420

707.964.4997

Pacific Preserves

pacificpreserves.com

707.684.9872

Robert Goleman

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- Craft Show
- Kids Parade
- Firemen's Waterfight
- Firemen's Ball
- Gem & Mineral Show
- Library Book Sale
- Old Fashion Dress Review
- Pie Sale
- Lumberjack Breakfast
- Redwood Walk
- Classic Car Show
- Tricycle Race
- Kiddie Games
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Two-bedroom home permitted for lofty south-facing knoll setting on 5 spectacular gated Chapman Point acres included with sale. Existing older residence permitted for conversion to guesthouse and artist studio. The northeast portion of this parcel enjoys views of Mendocino Bay, Big River Beach, and Mendocino village. Rounding out this package is a water source with an excellent history. MLS 23552 \$1,499,000

COASTAL HOME OR VACATION RENTAL

This light, cheery home offers blue water views. With two bedrooms and two baths downstairs, the kitchen and great room above, the two-story floor plan is ideal for entertaining. Remodel touches include ceramic tile downstairs, hardwood above, granite kitchen counter tops, lighting and range. The iron-wood deck with cooper detail was artfully constructed. There's a bonus room for the artist or hobbyist. The level lot is graced with two hundred-year-old cypress trees. MLS 23038 \$549,000



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PASTORAL TRANQUILITY — If you are searching for a peaceful, private, pastoral setting you need look no more. Here's a 4 bedroom, 3 bath home on five level acres, detached two-car garage plus shop area and storage; dog kennel, chicken coop, fenced orchard, garden and lawn with irrigation, a stall/shed for animal, vehicle, feed or wood, and adjacent is Jackson State Forest and trail. (23505) **\$799,000**



COUNTRY COTTAGE — Perfect country home with detached garage and studio. Fenced yard with room for gardening including greenhouse and mature fruit trees. Nice redwood deck off the living room will be a great place to relax Custom tile work in kitchen, custom tile work in bathroom, and newly painted exterior. Yard has room for R.V. or boat. Bonus room off garage along with an artist studio in progress make this home a great place to settle down. (23481) **\$252,500**



SALLIE MAC BUILDING AND BUSINESS — Rare opportunity to purchase a successful business and real estate. Sallie Mac Gifts and Home Accessories from the European country side. Well-established for over ten years, the business is loved by locals and visitors alike. The building and business reflect pride of ownership and success. Three other tenants provide additional rental income or live in the spacious upstairs apartment. Be your own boss and landlord. Visit www.salliemac.com. **\$98,000** for business only (23101); **\$1,100,000** for the building (22961).



MAJESTIC VINTAGE HOME — Peering over the gated stone wall, amidst the bountiful gardens, you can see this vintage home located in the distinguished northeast area of Fort Bragg. Lovingly restored and updated through the years, this 3 bedroom, 2 bath home boasts a formal parlor, living area with open fireplace, dining area, alternate breakfast room, an enchanting library loft with day bed and much more. Lining the alley to the east is a wing of detached utility rooms with many possible uses, leading to the two-car garage. All this frames an inner courtyard, well suited for outdoor entertaining all surrounded by the quiet, private, grandeur of the gardens. (23059) **\$480,000**

BG RANCH AND MENDOCINO CAMPGROUND — Land of many potentials: 34 acres zoned for an inn, sixty-space campground, resort, or five-acre parcels. The historic ranch house is a treasure. Campground is developed. (23516) **\$1,199,000**



OCEANFRONT VILLA — Enjoy the unique location with beach access and top-of-mountain views out over the Pacific. Relax in the hot tub, entertain guests, hike, bike, ride or dive; you can do it all from this beautiful Italian villa-style home. Lots of room for your wine cellar below house. (23170) **\$925,000**



MENDOCINO INVESTMENT — Excellent multi-tenant investment in the center of Mendocino. Great mix of local and visitor traffic. Two commercial tenants, three residential tenants, and all new construction. Two street fronts. (20714) **\$1,850,000**



CASPAR RENOVATION PROJECT — In a beautiful coastal neighborhood lies this neglected modified A-frame house in west Caspar. This home needs a lot of TLC and renovation to restore the full potential of this beautiful property. (23161) **\$299,900**

SUAVE AND SERENE — New cedar-clad custom contemporary home boasts elegant yet eco-friendly features. The welcoming great room with its soaring fourteen-foot ceilings, Rumford fireplace, lovely dining area, gourmet kitchen, and hardwood floors opens out to beautiful Ipe deck. At opposite side of home is guest bedroom, full bath, office, and laundry room. In desirable Mendocino neighborhood, landscaped and ready. Please learn about all of the components and technology of the home not visible to the eye that contribute to its long-term energy efficiency and comfort. (23295) **\$995,000**



RETIREMENT TRANQUILITY — Beautiful well-maintained manufactured home on leased land in age fifty-five+ community. This home has two bedrooms, two baths, formal living and dining room, vaulted ceilings, storage shed, and covered carport. Newer forty-year roof, newer forced-air system, newer on-demand hot water heater, and dual-pane windows. This is move-in ready, in a great location, and it looks out into a forested area with lots of open space around it. A picket fence surrounds the beautiful maintained gardens with a peaceful backyard to enjoy natures surroundings. Near beaches and haul road. (23454) **\$129,900**



BIG RIVER LAGOON — 250 ± acres located seven miles east of Mendocino on Big River. The property goes from hilltop to Big River Lagoon. Six million board feet of timber, mostly redwood, mostly over twenty-four inches in diameter, many over thirty-six inches. Two great hilltop homesites with views. The property is bounded by state park and other large timber parcels. NTMP timber plan in place for future income generation. Go for a swim! Big River Lagoon is a beautiful natural pond/lagoon with lots of wildlife and access to the amazing Big River State Park. (23539, 23540) **\$3,200,000**

TOWN SQUARE — Look around and let your imagination go. 1.5 ± acres; three parcels; both sides of Main Street. Zoned commercial. Ocean views! City sewer available, lots of exposure, and park frontage. Very busy exposure for retail or professional. Southern parcel is adjacent to Mendocino Headlands State Park; great access to hiking trails along ocean bluff and beach. (23517) **\$349,000**



COMMERCIAL FIXER PROPERTY Commercial fixer property with 2 bedroom, 1 bath rental in Fort Bragg city limits with Highway 1 frontage, zoned Heavy Industrial. Possible owner financing. (22729/22733) **\$195,000**



SEA AND SENSIBILITIES — Sweeping white water coastline views from this lofty setting in desirable Little River location. Two designated developable sites each have spectacular views. Enjoy open meadow, coastal forest settings and quiet, end-of-road privacy. (23299) **\$595,000**

COMMERCIAL PROPERTY WITH RESIDENCE Commercial land with 3 bedroom, 1 bath fixer home on 0.49 acre lot. Heavy Industrial zoning; Highway 1 frontage with ocean views. Possible owner financing. (22735/22736) **\$250,000**



EVENING TELEPHONES

EVENING TELEPHONES

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DeeDee Thomas, Realtor® 671-3450 Cheri Osborne, Broker Assoc. 357-4414
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RESIDENTIAL WITH ACREAGE

NEW LISTING



REALTIME RANCH IN THE REDWOODS This 122.7± acre property comprised of three 40± acre parcels was conceived and completed by architectural designer Claire Pollack as a retreat from Hollywood for herself, her husband Sydney Pollack and their family. The secluded location provides privacy tailored to your needs. Drive ten minutes to a small general store and post office; twenty minutes to a jet-capable airport; twenty-five minutes to the historic Mendocino village on the Pacific Coast; or three hours to the Golden Gate Bridge in San Francisco. The three private homes and zoning for two additional homes make this property the perfect family compound or corporate retreat. Hilltop House is a 2 bedroom, 2 bath, 2,600± sq. ft. home overlooking miles of redwood forest. A custom stone fireplace, chef's delight kitchen, heated in-ground pool, pool house, detached gym, and a small horse barn are only some of the additional amenities found at Hilltop. Blossom House is a single-story, 3 bedroom, 2 bath, 1,885±sq. ft. home built in the early nineties with aesthetic remodels and extensive landscaping since. The center point of the home is an expansive great room with vaulted ceilings and multiple skylights, letting soft natural light pour into the home throughout the year. Stevens House is a 2 bedroom, 2 bath, two-story, 1,540± sq. ft. home with an attached redwood carport/covered entry. The site of Stevens House also features a fenced paddleball court, three detached guest bedrooms with baths, and the Magic Carpet: a multi-level deck with three elevations that gives the surreal sensation of floating among the redwood giants of northern California. Escape to RealTime Ranch and let real time catch up with you.

Offered at \$3,600,000

PRICE REDUCED



FORTY-ACRE RANCH AND EXQUISITE HOME Absolutely stunning, 2,700± sq. ft., 2 bedroom, 2 bath home designed by an architect for his own family and skillfully built in 2007. The forty-acre property features a 3,300± sq. ft. barn with upstairs office/recreation area, a large year-round pond, expansive redwood forest, sunny meadows, and peaceful country views of it all. The home is exquisite with oak hardwood floors, vaulted open-beam ceilings, a custom stone fireplace, plentiful windows, spacious rooms throughout plus a dream kitchen with high-grade appliances, countertops, and custom cabinetry. Additional features include air conditioning, a sewing/hobby room,

two-car garage, generator for backup power and much, much more! This new home on a large tract of acreage is a gorgeous, private retreat and a must-see to appreciate. Great photos at www.MendoCountryHome.com! (23176)

Outstanding value at \$998,000



OCEAN VIEW RESIDENTIAL IN THE MENDOCINO VILLAGE

NEW LISTING



SWEET SALTBOX WITH A VIEW Enjoy a view of the mighty Pacific from the porch and living room of this serene, 2 bedroom, 1 bath, Mendocino village home. The bathroom is large and attractive with a clawfoot tub/shower and tiled floor. The backyard features a studio with half bath, great for guests or hobbies. Deep lot spans from Ukiah Street to Calpella Street. Two old buildings in poor repair provide a large established footprint that may allow expansion or additional structure. New forty-year roof and in wonderful condition with full foundation. (23524)

Offered at \$542,000



PRICE REDUCED

MENDOCINO MISTS AND VIEWS Feel the ocean air while you take in the lovely views of the ocean and the coastal landscapes from this Mendocino village property. The bright and welcoming, 2 bedroom, 2 bath home is set just outside the main historical district of the village and is a stone's throw from the cliffs and sea arches of Mendocino Headlands State Park. The interior features light tones, contemporary lines, and a third bedroom/office. The site is landscaped with drought-tolerant and low-maintenance plantings. Enjoy the convenience and fun of being only a short, pleasant walk to the village for shopping and services. (23378)

Price Reduced! Now \$599,000

LAND



PRICE REDUCED

TWENTY ACRES OF ENCHANTED FOREST Big redwoods along a fern-lined stream can be yours on this twenty-acre piece of heaven. Conveniently located just 1.5 miles from the ocean on a quiet country lane, this gently sloped parcel has good road access, power and phone on the property, a drilled well, and ample timber to build your own home. The area along the seasonal stream is quite lovely. (23203)

Price Reduced! Now \$309,000

LAND



PRICE REDUCED

GREAT GETAWAY PARCEL WITH SEASONAL CREEK 10.37± acres with seasonal creek and sunny, private camping area/potential homesite. Inspiring grandfather redwood circle. Lots of open, sunny, level and very gentle land, plus trails up forested ridgeland comprising back of parcel. Private areas, but close to community clubhouse, showers, and pool. Active septic permit Power and phone available. Private paved road access. Short drive to river and ocean. This property is in the Rancho Navarro Subdivision which offers inland sun, a solar-heated community pool, clubhouse and recreational pond. Seller willing to pay a portion of the well drilling cost in escrow, call for details! (21929)

Price Reduced! Now \$230,000

LAND



NEW LISTING

ESTABLISHED HOMESITE ON 2.2± ACRES This 2.2± acre parcel on the coastal edge of the sunbelt includes a primitive cabin to work with and make your own. Since the cabin has been occupied for thirty years, the the owner is allowed a repair permit for septic, eliminating one of the challenges usually present on this type of property and in this location. PG&E is adjacent to the property. The trees here are mostly transitional pygmy

Offered at \$160,000

Visit Our Village Office!

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