

Tumbling McD Ranch

Anderson Valley - Philo

Offered for \$6,950,000



COMPASS

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Property Overview

Location	20500 Tumbling McD Road, Philo, CA 95466
APN	046-031-46, 43 046-090-04, 28 025-110-57, 58
Appellation Parcel Size	Anderson Valley AVA 286.25 ± Acres
Water	Riparian water rights and diversion from Rancheria Creek, In-Ground Well, 2 Surface Ponds
Vineyard	10± Acres planted to Pinot Noir
Marketable Timber	Owl Calls are up to date and timber value is estimated at \$500K - \$1M profit to the owner depending on market conditions at the time. NCRM has done initial studies on this. Interested parties to discuss directly. Seller or agent makes no representations on value.
Tax Status Utilities	Timber Production Zone (TPZ) *reduced property taxes In-Ground
Additional	1 Mile +/- Creek Frontage, Mature Redwood Tree Stands, ordered by 50,000-acre holding making this one of the most private and serene settings in the United States.

The sanctuary at Tumbling McD Ranch provides guests with that classic dude ranch experience dating back to the early 1900s. With an approx. mile of year-round creek frontage on the northern border. Tumbling McD is a timeless foothold into land conservation and resource preservation.



In the past, guests would stay at the numerous residences dotted throughout the gorgeous resort-like grounds. Today, the property is currently operated on a short-term rental basis for income. In addition, hosts guests for weddings, private parties, and other corporate events.

There is a park-like campground west of the resort area which is ideal for large get-togethers and glamping with easy access to Rancheria Creek. The mile-long stretch of creek dumps into the Navarro River and is a pristine Steelhead and Salmon spawning grounds. Some of California's cleanest water flows down Rancheria Creek and features a private in-ground BBQ for the warm summer days. 10± acres of that highly sought-after Anderson Valley Pinot Noir is planted on the property.

The seclusion and privacy are enhanced by the stands of hundred+ year-old Redwood trees studded throughout the property's landscape. You could search all over the world and never find energy like at Tumbling McD Ranch.





Farmhouse



Farmhouse is 2,700± Sq. Ft. with 4 bed, 1.5 bath.



Many beautiful paths to walk.



Detached garage, shop and 250± Sq. Ft. office.





The Hillside Cottage 1,300± Sq. Ft. 1 bed, 1 bath.





The Garden Cottage



Garden Cottage is 1,350± Sq. Ft. with 1 bed, 1 bath + kitchen.



Solar Cabin 800± Sq. Ft. 1 bath loft and kitchen.





Camp area:

- Consists of 7 buildings including the large barn.
- 120' x 16' remodeled storage building full spray insulation and two bathrooms.
- Small building next to this is an office with laundry room.
- Full hook ups for a RV with 30 amp service.
- 3 - 30' x 20' storage units
- 1 office laundry room.
- Large 50' x 40' barn for tractor storage.
- 100 amp power service with septic in the zone as well as drinking water from the main water system for the ranch.



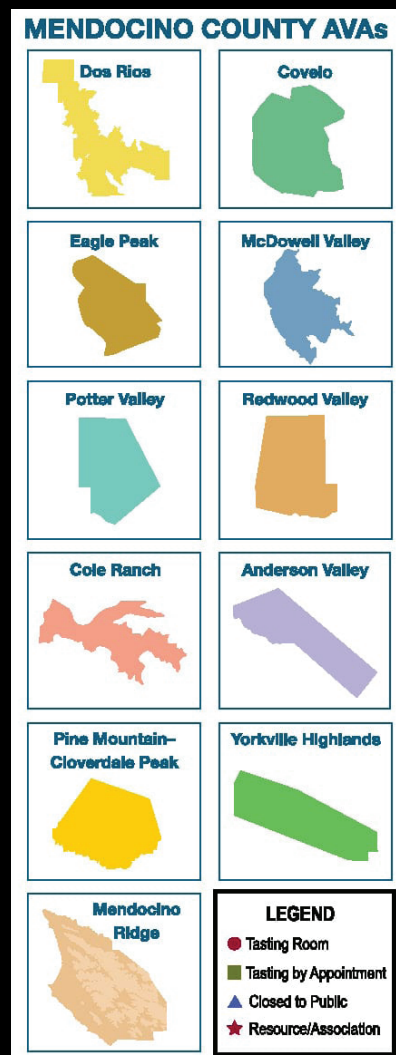
Pool Area



Mendocino County Wine

Mendocino is a rural county of striking natural beauty, friendly small towns, and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land, and their dedication to quality. Presently, many farms are owned and cultivated by multiple generations of the county's historic farming families. Today, Mendocino's grapegrowers stand out as leaders in sustainable, organic, Biodynamic® farming.

Winemakers highly regard the quality of fruit produced naturally on unspoiled land by Mendocino's passionate grapegrowers. Vintners create balanced, pure wines from grapes that express the individuality of Mendocino's 10 diverse appellations.





Anderson Valley WINES

The Beauty of Anderson Valley is *Quietly Inspirational...*

Anderson Valley is located in the rolling hills of the coastal region of Mendocino County, 110 miles northwest of San Francisco. It is the wine country we all used to know – approachable, intimate, uncrowded, and primarily owner-operated.

Only fifteen miles long, this beautiful valley is home to a unique group of vineyards and wineries producing a broad range of ultra-premium wines including world-class Pinot Noir, Chardonnay, and Alsace Varietals (Riesling, Gewürztraminer, Pinot Blanc, Pinot Gris).

We are the coolest wine-growing region in California and our grapes are also used in award-winning sparkling and late harvest wines. Rolling vineyards meet forests of redwood and pigmy habitations, and our soils benefit from wild flora native to coastal Mendocino. For any lover of wine, Anderson Valley deserves exploration to see why we are considered by many as the most desired wine region in the New World.

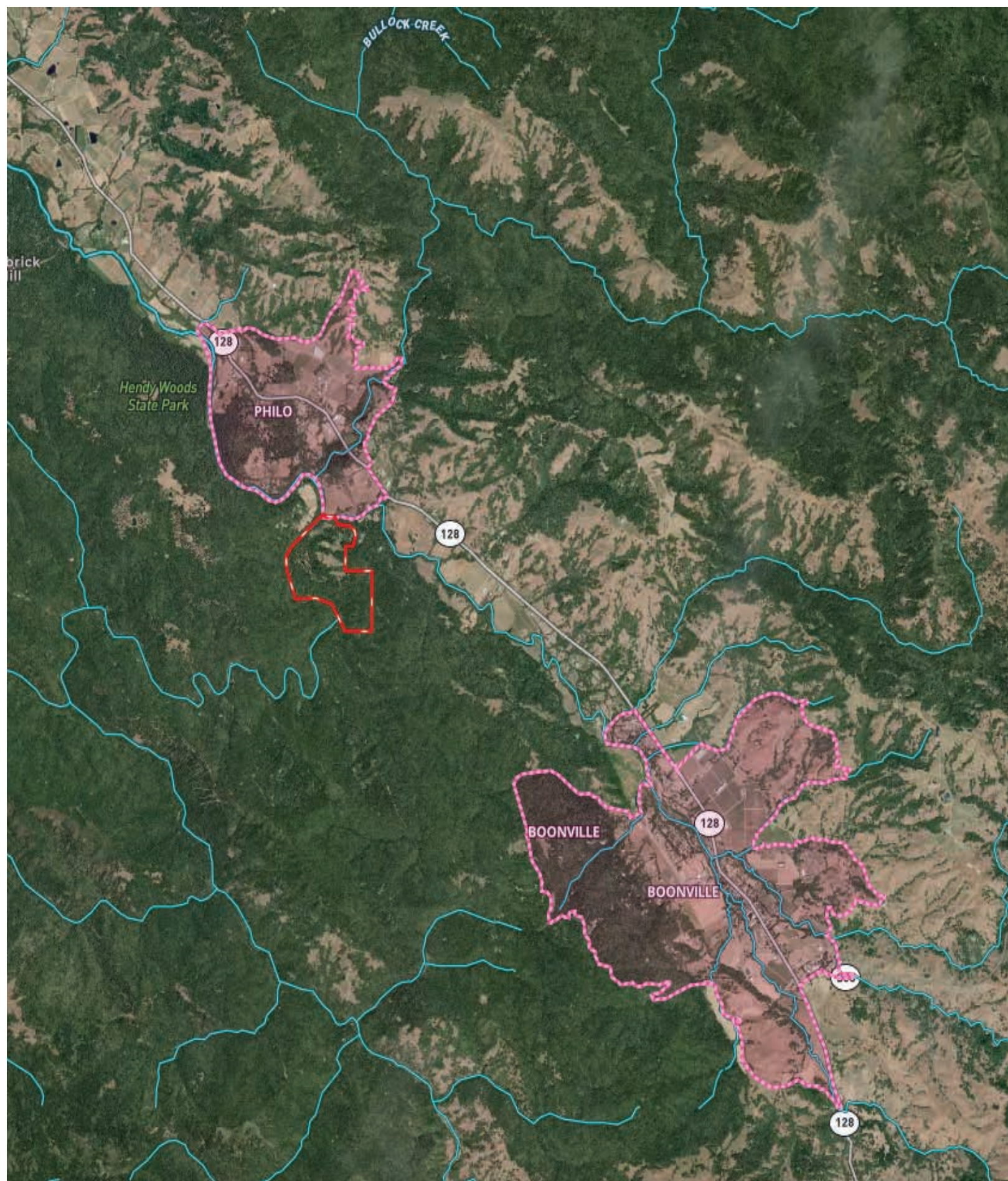


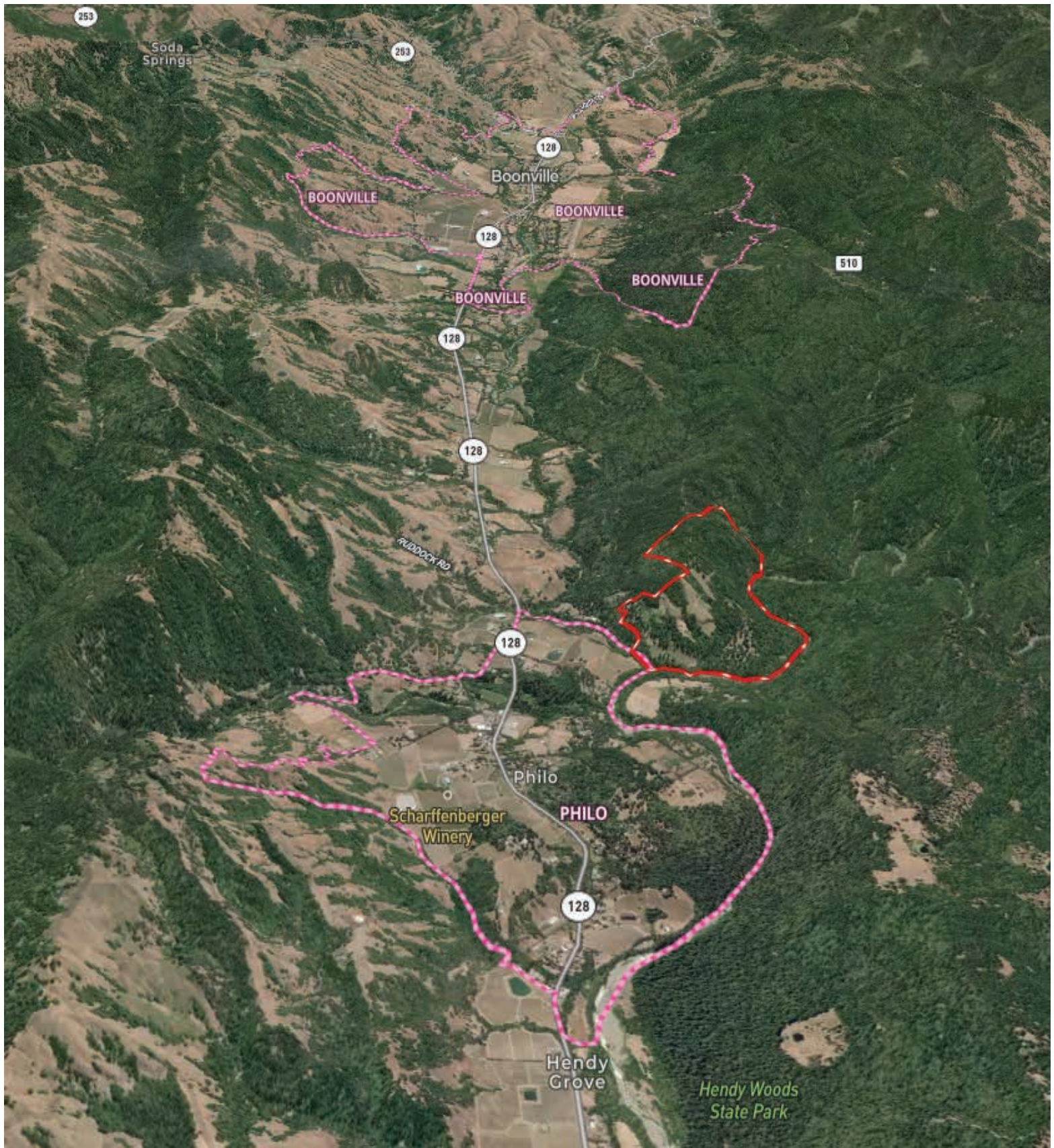




Aerial maps











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