When wind-whipped blazes struck northern California in the middle of the night, October 9, KZYX instantly mobilized, calling on the community to help keep the fast-moving information flowing, even during power outages and with communication lines down. All in an exhausting day’s work for the devoted people behind the microphones who make sure KZYX lives up to what General Manager Jeffrey Parker calls its founding commitment “to weave Mendocino County into the national fabric of listener-supported, nonprofit, noncommercial public radio, and to keep listeners informed, entertained, and empowered.”
LISTENER SUPPORTED

Living off the grid as I do, with limited electricity to squander on outdoor lighting, one becomes attuned to the phases of the moon and the light it paints on the forest. So I took notice during the wee hours of October 9, 2017 confused that the waning moon wasn’t shining in my window as expected. It must be fog, I figured. The dawn told a more apocalyptic tale. Chunks of soot and ash born on a hot, desert-like wind rained down on my homestead barely a mile from the Pacific above Elk, tinturing the sunrise crimson and presaging the unfolding disaster two ridges away.

Like thousands of residents of Mendocino and Lake Counties, I switched on KZYX in search of news. And there it was: Wildfires! Ripping westward through Potter Valley and Redwood Valley! And there that morning was the reassuring voice of Rich Culbertson, KZYX operations director, morning host and broadcast miracle-worker at Mendocino’s venerable twenty-eight-year-old community radio station.

By the time I tuned in, before 6:00 a.m., KZYX already had been informing the public about the fire for five hours. Veteran programmer Eclectapus, known to some as Bob Vaughn, had broken KZYX – Continued on Page 4

ON OUR COVER, Left to Right: A few of the many KZYX DJs who give so much of themselves to the station and the community—First Row: Bob Vaughn (aka Eclectapus and Muerto Berto), Jane Futcher, Ron Hoffar, Diane Hering; Second Row: Fred Wooley, Jerry Karp, Christina Gianelli, Jeffrey Parker. Photos provided. LEFT: As Program Director Alice Woelfle-Eskelich looks on, veteran KZYX programmers Fred Wooley, “W Dan” Houck, and Dan Roberts (L-R) appeal to listeners for financial support during a recent Pledge Drive. Photo by Jeffrey Parker.
the story during his late night Under the Radar program, interrupting Bruce Cockburn’s “Stolen Land” shortly before 1:00 a.m. to cite a phone call about a blaze in Potter Valley, and urging listeners to call with further information. He gave out the studio number, then queued up “Instant Karma” to mark John Lennon's birthday—and to give himself time to check with CAL FIRE, the sheriff’s office and others, and take further calls.

WHY WE’RE HERE

“That’s what we’re here for,” Bob said calmly, stating the station’s public safety mantra. “I’m trying to raise someone at CAL FIRE. There’s nothing on their reporting system. I’ve had two callers now with details. The fire is climbing the ridge toward Redwood Valley. The wind is blowing really hard. If anyone has information, please call me here. If you speak to any official, have them call me here.

“This is where the community comes in,” Bob said. “Call your neighbors, call your friends, call your enemies. Let’s help each other out. It’s windy and probably moving fast. It’s just jumped the ridge.”

By 1:40 a.m., based solely on calls from listeners, Bob was reporting widespread evacuations at specific locations across Potter Valley and Redwood Valley—Gibson Lane, Tomki Road, East Road, West Road, powerhouse Road, Black Bart Road. Pine Mountain. Then more music to allow himself time to make and answer calls.

At about 2:40 a.m., Bob reported news of the firestorm plundering Santa Rosa. His source was again a caller, KZYX programmer “W Dan” Houck, ringing from inside the Santa Rosa evacuation zone and reporting that he could see houses burning within a few hundred yards. “Westside Road. Mark West Springs Road,” Bob said. “Mandatory evacuations.”

Still well before dawn, the KZYX team had grown to three, with Bob Vaughn retailing more eyewitness reports from frantic mobile phone callers before cell service collapsed, reporter Jason Morash in Willits confirming the first catastrophic details with CAL FIRE, and Rich Culbertson anchoring the reporting in the studio.

BELOW—The unprepossessing building (actually a small complex of buildings, plus a repurposed caboose) that houses the KZYX studios, its equipment, staff, and CD and vinyl record collections, is a bubbling cauldron of community information, entertainment, and action. Photo by Zida Borcich.

ABOVE: KZYX has been collaborating with the Recording Arts & Technology program at Mendocino Community College, providing engineering and programming training opportunities to students and bringing the KZYX programmers and staff into college circles. Operations Director Rich Culbertson (seated) discusses Federal Communication Commission regulations with (L-R) Recording Arts students Bob Demay and Steve Keith, and station volunteer Michael Fix. Photo by Jeffrey Parker.

ABOVE: TOP: A CAL FIRE crew from Big Bear marvel at the lack of damage to the KZYX transmitter pole atop Laughlin Ridge east of Highway 101 between Ukiah and Willits. “It came through so fast, and there wasn’t enough fuel for anything to ignite,” one firefighter told KZYX. “This shows why a defensible perimeter is so important.” The wooden pole with two modules is the KZYX antenna transmitting the 91.5 MHz signal. The lower antenna is a microwave unit that receives the KZYX broadcast signal from our 90.7 MHz tower on the Cold Springs Tower at Signal Ridge northwest of Boonville. LOWER: As the wind-blown firestorm broadsided the Laughlin Ridge broadcast tower, the great speed of the impact across a large defensible space devoid of inflammable materials protected the tower from severe fire damage. The fire consumed wooden utility poles running down the mountain from the tower, destroying the copper and fiber optic communications lines linking to the tower’s antennas. Photos by Jeffrey Parker.
KZYX – Continued from Page 4

The week that followed is a blur. Already exhausted from the nine-day fall pledge drive, KZYX staff, programmers and other volunteers rallied to the cause of keeping Mendocino County updated on the evacuations, efforts to contain the fires, road closures and danger spots, government and nonprofit assistance efforts, losses and casualties from across the North Bay fire zone, and many other developments. Though often hobbled by crippled telecommunications, KZYX strove to broadcast official news conferences live as they happened. For several days, with mobile and landline telephone, Internet services and even electricity unavailable in Willits and many other parts of the county, radio was the only source of information for thousands of residents of Mendocino and Lake Counties.

ALL HANDS ON DECK

At the KZYX studios in Philo, supporters mindful of the exhausting round-the-clock reporting effort began showing up with food, cash donations, and moral support. Throughout the week listeners frequently called in with new updates, and many called to thank KZYX for the effort.

As Eclectapus said, this indeed is what nonprofit community radio is here for. For me, now eleven months into my tenure as general manager, KZYX is a near-miraculous real-time work in progress. Every day, KZYX lives up to its founding commitment to weave Mendocino County into the national fabric of listener-supported, nonprofit, noncommercial public radio, and to serve its listeners with National Public Radio and other national and international programming while simultaneously organizing a dizzying array of locally produced music, public affairs, and news programming to keep listeners informed, entertained, and empowered.

We manage to reach much of our vast county and beyond despite a rugged, mountainous terrain that lacks a single great promontory that might efficiently beam our signal to every corner of the county and beyond. This is why we finance two full-power transmitters atop Cold Springs Mountain (90.7 MHz), northwest of Boonville and on Laughlin Ridge (91.5 MHz), which separates the Redwood Valley from the Ukiah Valley, and a medium-power translator (88.1 MHz) on Bald Hill east of Fort Bragg. Our signal is sent from our broadcast center at Philo in the southern part of the county to the Cold Springs transmitter, and beamed over the air to the other two. But how to get production closer to farflung listeners and programmers? Over the years we have opened satellite studios on the coast, in Mendocino, and inland, in Willits, to broaden our geographic reach and afford greater access far beyond the Anderson Valley. Across this complex production/broadcast web, we struggle to manage with expensive but outdated copper-wire telecom services because major telecom companies can’t be bothered to string advanced fiber optics into a sparsely populated county they see as not worth the investment. To keep our telecom services because major telecom companies can’t be bothered to string advanced fiber optics into a sparsely populated county they see as not worth the investment.

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ABOVE–Musical programming at the station is vast and eclectic, gratifying to fans of classical, roots, jazz, bluegrass, Celtic, pop, singer-songwriter, Hawaiian, World, and ephemera. Whole rooms are devoted to housing the shelves of vinyl albums and CDs, from the very traditional to the very experimental, the very vintage to the stupidest business model:

Most miraculous of all is how the station is funded. I call it the world’s most daring and probably most liberal way to make money. We give away everything we do for free, and invest heavily to ensure everyone can enjoy it by merely switching on a radio or browsing electronically to kzyx.org, then a few times a year we organize on-air pledge drives and mailings to ask listeners to send the money. Needless to say, every donation is a cherished vote of confidence in the work we do, and, yet, as costs of NPR and other programming, salaries, utilities, staff development and training programs, mandatory audits and so much else continue to rise, it’s never enough. We supplement member donations with two other main revenue sources: a federal grant and local government and nonprofit assistance efforts.
Because of our mission of service and nonprofit status, we qualify for an annual Community Service Grant from the Corporation for Public Broadcasting, established under the federal Public Broadcasting Act of 1967 to support community radio. This federal funding, which covers about 20 percent of our budget, is constantly under threat. The new president's budget calls for its defunding, but so far Congress has not played along. Across the political spectrum, lawmakers understand the importance of community radio for reaching their constituents, knowing that local radio programming focuses more on ratings and ad revenue than community service.

Underwriting, often confused with advertising, comes from businesses and nonprofits who wish to associate themselves with our community radio mission. Practically speaking, underwriters surely do obtain commercial benefit through public radio messaging, but listen carefully: strict Federal Communications Commission rules forbid messages that urge a specific action or state a comparative advantage. At its best, underwriting tells listeners about the underwriter and expresses their support for the important community-building work of local broadcasting.

Underwriting shows KZYX listeners that a company thinks beyond sales and profits, and cares about the intellectual, cultural and spiritual life of its customers—as well as the station's public safety broadcasts in times of crisis.

It's easy to take community broadcasters like KZYX for granted. We're one of dozens of choices on the FM and AM dial. Listeners with Internet, a smartphone or satellite radio have tens of thousands of listening alternatives at their fingertips, and can zoom in on favorites to the exclusion of the programming we work so hard to provide.

But when you think about it, it's easy to see how damaging this “tuning out” of local programming can be to the nurturing of a healthy community.

Last week I was at North Coast Brewing Company’s Sequoia Room to hear a quartet led by Helen Sung, who plays the Fort Bragg club every fall to show gratitude for its financial support of her alma mater, the Thelonious Monk Institute of Jazz at UCLA. Sequoia Room manager Joe Seta overheard me telling Helen I’d joined KZYX, and made this unobscured observation: “This station, KZYX, is the reason there’s such a healthy jazz audience here in Mendocino. Their jazz programmers are as good as anywhere. The audience that KZYX nurtures is the reason the Sequoia Room even exists.” Similar comments have been made about the county’s vibrant Celtic music scene, which is nurtured by KZYX’s weekly Oak & Thorn program whose listeners turn out in droves for our annual winter series of high-flight Celtic concerts that benefit KZYX.

HOW I GOT HERE AND HOW WE MOVE FORWARD

Being part of community radio is easy, fun, and enriching to those who join. The story of my engagement with KZYX is unusual, but illustrative. Until returning to the United States in early 2016, I’d spent the past twenty-six years in China, initially sent in 1990 by United Press International as a correspondent, then spending a decade at the Reuters news agency, all the while harboring hope of finding a path to Mendocino, where I’d summerged as a child with my grandparents. In recent years, the best I could muster was a month or two each year of homesteading on a forest property above Elk; my work kept me in Shanghai. My first pledge to KZYX was a drive-by. It was pledge time. Driving up Highway 128, I dropped by the station, offered my pledge and was asked my address. “It’s complicat-
ed,” I explained, noting my long working residence in China. Thirty seconds later I was in the air booth, being interviewed on the air about my weird Pacific bi-coastal life, what I was doing in China, and why I pined to return to Mendocino.

By then I was running a nonprofit that was fostering surgical training collaborations between ophthalmologists in China and India, and consulting to rural Chinese eye hospitals keen to provide high-quality, affordable cataract surgery to anyone who needed it, regardless of ability to pay. It began to dawn on me that my long experience and skills in journalism, rural economic development and nonprofit management might actually be of value to a public radio station in a rural community struggling to provide quality, affordable health care, quality, affordable hous-
ing, safe, affordable food supplies and other essential services to a relatively small population spread across a vast rugged region. While in China and India, I listened obsessively to the KZYX Web stream, giving myself a crash course in Mendocino affairs and sharpening my resolve to reappropriate myself here. A couple of years later, I heard the words “our acting general manager” during a KZYX pledge drive broadcast. Once again, I dropped by the station and learned that KZYX was recruiting for a new GM. I knew instantly this would be my way of engaging with KZYX.

Community engagement is the life blood of public radio. It’s why I’m so committed to reaching out and building listener participation and growing our audience. Even before I joined KZYX in December 2016, I was consulting with Mendocino Community College about collaboration that would put our public radio ethos and operations in close proximity to students and the teaching process. The school’s renowned Recording Arts and Technology program has sent students to KZYX for broadcast training, and supplied student engineers to record important civic events, including town halls by Congressman Jared Huffman and Assemblyman Jim Wood. Engaging students in these events gives them far more than mere job training, as valuable as that is; by helping to produce broadcasts aired across their home community, these students actively participate in the essential community service of informing public opinion and debate. We’ve proposed to broaden our collaboration with Mendocino College, and to bring high school students into public radio programming as well.

Another core area of outreach is giving voice to unerved populations and unsung organizations. KZYX has begun running a public service announcements showcasing the work of numerous nonprofits that advocate on behalf of abused, neglected, and delinquent children, including those in foster care. We’ll be writing grants to support production of programming to further explore the work of these organizations. Similar programming efforts are in the works to explore other acute community issues:

- the affordable housing crisis, now intensified by the loss of five hundred homes to wildfires,
- the collapse of fishing, logging and other traditional industries, and strategies to foster in-
- the challenges of providing affordable healthcare, recruiting and training quality doctors,
- the crisis of farming and safe food production in the face of attacks on the migrants,
- and efforts to transform the way residential communities are financed and built;
- and meeting the growing need for services for the elderly;
- and public affairs programming in recent months, a trend that we will drive into the future. It’s
- other acute community issues:

Just as KZYX cannot flourish without community support, we cannot excel without collaborating with the community radio movement nationwide. We’re investing heavily to improve Community Radio News programming, and allying with public radio pioneers across California and America to share programming strategies and best practices. KZYX reporters and programmers are collaborat-

ing with KQED’s California Report to get Mendocino stories and perspectives to a wider audi-

ence, and to exchange stories with other small, rural stations. We’re working with Capital

Public Radio in Sacramento to develop a National Public Radio programming and training hub in northern California that aims to strengthen NPR’s reporting and increase its sensitivity to issues important to KZYX listeners while also providing training, story-sharing and networking opportunities for our own reporters, editors, and producers. We’re looking to adapt a radio pro-

grammer development program called the Audio Academy pioneered by KALW in San Francisco, one of the oldest and most innovative stations in the West, so we can train up a new generation of radio programmers and producers right here in Mendocino. We’re consulting with KRCB and KBBP in Santa Rosa, KWMR in Marin, KMUD in Humboldt, KP2F in Lake County, and KGNU on the Mendocino south coast as well as KQED, KALW, CapRadio, and others to develop a news sharing and emergency support system.

Regular listeners will notice substantial improvements in KZYX Community News production and public affairs programming in recent months, a trend that we will drive into the future. It’s not just a strategy for survival; it’s a precious opportunity for all of us to take Mendocino County Public Broadcasting to new levels of service to community, and enrichment of our special Mendocino way of living.

Try to imagine Mendocino County without KZYX. You may not listen to every program; you might not be a listener at all. But KZYX touches you in more ways than you might imagine, ways that became apparent in the first hour of October 9 as the wildfires gathered speed. If you are a business or nonprofit, have you thought about the importance of Mendocino County Public Broadcasting to your customers, to your community, to your own family? If you are not a member, or listener, or an underwriter, I encourage you to give KZYX a try. It could change your life.

As Eclectapus said so well as he turned down the music and warned listeners of the advancing firestorm: “This is what we’re here for. Call your neighbors, call your friends, call your enemies. Return to Mendocino.”
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$1,200,000

$1,100,000

JOE ROSENTHAL spent a lifetime perfecting his high- and building skills. Rather nature spent millions of years creating one of California’s most dramatic coastlines. Put them together and you have a rare and special offering. Only a handful of homesites like this protected sanctuary. This is an exceptional investment opportunity. Momentarily, luxuriate in the comfort of your oceanfront views located at end of peaceful cul-de-sac. The west-facing front door beckons for a seat on the porch and picture windows to let in light and an open floor plan for entertaining. Bonus family room with terra cotta floors add to the family friendly floor plan. New top-quality laminate flooring and forced-air heating system have been recently installed and will keep the home comfortable and cozy. The backyard is completely fenced and has a finished roll-up door. Extensive south-facing decks. The cabin has a unique and special architectural interest. Large workshop/storage area features large workshop/storage area features 1,100,000

$1,050,000

$799,000

$799,000

BONANZA/STYLE ranch house perched on top of knoll with views of two ponds (3 spring fed total) and a very well-established and maintained landscaping. Large living room with grand brick fireplace, large picture window that over looks the pond with dock. Kitchen has custom maple cabinets and countertops. Second family room with fireplace, large laundry room with storage. Large dramatic staircase leads to three bedrooms and loft. Two attached garages, workshop with covered area, well house/tool house. (2800) $1,050,000

THIS CUTE 2 bedroom, 1.5 bath, Westport home is in a great vacation rental. Three bonus rooms upstairs are also used as a game room and storage space. Advertised online as Victorian Dream in Westport. A large deck with views to Cape Vizcaino and The Lost Coast is perfect place to relax and unwind. Close to miles of beaches and Westport’s famous Ahole Pub Restaurant. (2800) $450,000

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NICELY remodeled, 3 bedroom, 2 bath home with open-beam knotty pine ceilings in living room. Kitchen has spacious stone coun- ters with glass tile back splash. Ample cabinets and living area off kitchen. One of the three bedrooms has slider that goes out to west-facing deck. In town on city services. Attached garage. (2800) $379,000

WELL-PLANNED-OUT 2 bedroom, 2 bath home with formal dining and large kitchen. Enjoy peaceful views from living room and back deck. Great convenience of being in town. Close to schools and amenities. (2507) $415,000

THIS GORGEOUS coastal property is in an excellent location with over 650 feet of North Highway 1 frontage. Commercially zoned and currently used as a residential property. Potential exists for the addition of a business to this location. Approximately five acres, with the possibility existing to split into two parcels, the meadow has potential for ease of irrigation. Digger Creek flows through the property and the pond is fed by springs that have never run dry. The 2 bedroom, 1 bath home was built in 1950. Has been a great vacation home. In 2013 over $150,000 with the sale of the homes which are priced at $579,000. Nicely situated in a cozy cul-de-sac. (26096) $1,985,000

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BEAUTIFULLY remodeled cabin in the woods on over two acres. Two bedrooms (one of which has an armoire and either a walk in closet, or a large closet), and one bathroom. Nautical theme throughout. Ceiling fan for comfort. Large workshop/storage room. Within miles of miles of the Western portion of parcel in the coastal zone; eastern portion out of the coastal zone. (25986) $439,000

ENJOY THE PRIVACY and grace of this remodeled, 2 bedroom, 2 bath home. Large rooms, good floor plan, huge garage capable of parking four cars with area shop, bonus room, lots of storage, and nice grounds. If you want to stay warm there are two wood stoves and two propane stoves as well as the forced air heating to stay warm. Many outside security lights and they even signal to let someone in when the driveway is lit. The many little touches make this a must see. (2580) $535,000

FISHERMAN’S dream vacation spot with gorgeous harbor views. A dream cottage for extra income. Perfect for summer vacation rental. Only minutes away from downtown Fort Bragg, Mendocino Coast Botanical Gardens, beaches, and wineries. Large meadow, street on one side, area with wood stote, spiral staircase to the loft bedroom. Large deck overlooking the harbor. One-acre parcel is cleared with plenty of room for boats and RVs. Detached outbuildings for storage and other use. Used for years as a vacation spot, but could be a year-round home. Watch the harbor activities from your private deck. (26090) $350,000

TUCKED BEHIND a six-foot privacy fence is your own sanctuary within the city limits. Built in 1949, this classic Craftsman home has been lovingly restored and updated. Relax and unwind in the serene garden with many mature plant varieties. Inside the home, you are wrapped in quiet afforded by the solid craftsmanship. Large windows bathe the rooms with light and all have linen upholis- ing custom shades. This 2 bedroom, 2 bath with sunroom has restored hardwood floors, upgraded electrical, new high-efficiency furnace and a six-burner Wolf stove with professional hood. Kitchen has tons of storage. A detached workshop and two-car garage off the shop house are convenient and have natural gas potential with medium density zoning. Check with the city of Fort Bragg for details. Short walk to downtown, Cotton Auditorium, and Otis Johnson Park. (21617) $355,000
CUTOM HOME 

BUILT WITH EVERY ATTENTION TO DETAIL. A short walk to the Mendocino Coast Botanical Gardens, Selinda Point, and deeded access to a private cove, this home is the ideal place to enjoy the ever-changing scenery over the Pacific. The kitchen is a chef’s dream featuring a massive Viking range with commercial-grade hood and side-by-side Sub-Zero. The floor plan is open and airy, making it a fantastic home for entertaining. An oversized garage includes a separate shop area and enclosed gardening room. A “wetsuit changing room” between the garage and the house is a great space to keep your hobbies ready to go. With efficiency in mind, the house is outfitted with solar panels and a whole house heat-circulating system and radiant heat floors. This lovely home is ready for a new owner! 

(26057) $799,000

INCREDIBLE OCEAN BLUFF HOME

NEW LISTING

TUCKED AWAY in the peaceful Pacific Bluffs subdivision, this graceful single-story family home has been beautifully updated and maintained. Large picture windows take in the wide open ocean view. The gorgeous chef’s kitchen boasts Miele appliances and a built-in coffee station. With four bedrooms, extensive decking, two full acres, deeded access to a private cove, and a four-car garage, there is ample room here for family, friends, gatherings, hobbies, or just enjoying your ideal coastal retreat. (26110) $875,000

OCEAN VIEW

NEW LISTING

STUNNING OCEANFRONT ESTATE

IN IRISH BEACH, just minutes south of Elk. Sweeping views from nearly every room. Four bedrooms, three baths, with multiple levels offer maximum privacy and enjoyment for large groups. Ample decks and hot tub are strategically located outside living areas and the master suite. Irish Beach has a gated entrance to a private beach with endless views to the Point Arena Lighthouse and the Pacific Ocean. Conveniently located just north of Point Arena, where stores, movie theater, professional offices, and one of the best bakeries on the coast are ready for your visit! (26288) $1,250,000

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TEN MILES OF PRISTINE BEACH greet you as you step onto this edge-of-the-world property just north of Fort Bragg, California, a scenic three-hour drive from San Francisco. The main residence provides a footprint and floor plan that can be remodeled into the most incredible home in a truly exceptional location. The nearby guest cottage is ready to occupy and enjoy, providing a perfect place to live while you are watching your new home be built. The majestic Ten Mile River flows to the sea below the blufftop where the joining of river and sea creates spectacular, ever-changing views. Your daily life will also include the flora and fauna that surround and exist within the approximate six acres of lush grounds. Dikes, seals, whales, and bird species of all types—the list is endless. Don’t miss out on this special opportunity!

(26131) $1,199,000

PRISTINE OCEANFRONT

NEW LISTING

COMPLETELY STUNNING, pristine oceanfront single-story residence on the Mendocino Coast. Every luxury detail attended to in this custom home, lovingly designed and constructed by the original owners. Two bedrooms both with 180-degree views of the ocean. Comfortable living, dining, and kitchen with clean lines and spacious floor plan. Vacation rental potential with appropriate licenses and permits. (26131) $1,199,000

BLUFTTOP OPPORTUNITY

INCREDIBLE OCEAN BLUFF HOME

NEW PRICE

IN IRISH BEACH. Newly remodeled home with sweeping ocean views (including famous Point Arena Lighthouse), romantic hot tub and private access to beautiful sandy beach. Turn-key home with potential for vacation rental use. Located less than a three-hour drive from San Francisco. Hiking, whale watching, fine dining, and wine tasting are just a few of the nearby activities. (25750) $799,000

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THE ICONIC ODDFELLOWS HALL stands as a beacon for the quintessential style and architecture preserved in its historic status in the heart of Mendocino village. Painstakingly maintained in pristine condition, zoning allows for multiple uses and opportunities for the entrepreneur ready to take this property to the next level of visibility and charm along with income potential for the future. (26001) $1,500,000

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A unique, one-of-a-kind, spectacular nearly 6 level acres! A work of art—botanical gardens and rolling lands created, cultivated by owners for 16 plus years. 3 remodeled, charming homes: 2BR/1BA single family, 2080 sq. ft. 1BR/2BA plus event room, and add a 1BD/1BA cottage. Easy stroll to town for coffee, wine and eats. Park your plane at Boonville small airstrip one mile away, an easy jaunt to your resort! Gorgeous country, 30 miles to Mendocino. Income potential!

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THE WOODS
MENDOCINO

43500 Little River Airport Road
Little River, CA 95456
707-937-0294 / 0291

THE WOODS is a community of Northern California Presbyterian Homes and Services

Homes of refreshing tranquility

The Woods offers beautifully constructed manufactured homes for 55+ adults on 27 acres in the North Coast. Just a few minutes’ scenic drive reaches a pristine golf course, tennis courts, one of six state park beaches, or Mendocino’s famed art galleries, shops, and restaurants. Come see for yourself how active and vibrant, yet comfortable and secure life can be. To tour this exceptional community, contact The Woods at (707) 937-0294.
Sea Cottage Real Estate
located in beautiful, downtown Mendocino, on Lansing Street.

TRADITIONAL CRAFTSMAN

MENDOCINO VILLAGE

LITTLE VALLEY HOMESTARD

IN ESCROW

TURNKEY VACATION RENTAL

Sea Cottage Real Estate
10483 Lansing Street   P.O. Box 762
Mendocino, CA 95460   800-707-0423

INCREDIBLE potential in this attractive Craftsman-style home maintaining many of its original architectural details. Including coffered ceiling, wood paneling detail, fireplace surround with built-in bookcases, and classic built-in buffet all in its original finish. The single-car garage also includes a work and storage area. The detached shop with alley access has potential to suit many possibilities, depending on your need. The enclosed backyard has a covered patio and garden area with walkway leading to the detached shop with alley access. This home was professionally painted in 2017 and a new stove and hood vent installed. Opportunity knocks with this wonderful Craftsman. There is a ton of potential to restore or renovate as you choose and begin a new chapter in its extensive history. MLS 26066

$498,000

DREAM IT, BUILD IT...on this rare double lot in the historic Mendocino village. All the basic development is done. The two adjoining lots have two separate electrical supplies, a well, and propane hookup. The large multi-purpose structure features three separate bay doors leading to a sizable unfinished space with storage. There is also a separate room with a half bath and exterior door. This exceptional location allows you to experience all that Mendocino village has to offer right outside your front door.

MLS 25977

$350,000

FIRST TIME ON THE MARKET THIS 5.3 ACRES offers a secluded setting and beautiful views of the surrounding hills and meadows. The property includes a ranch-style, 3 bedroom, 2 bath home with a sunken living room, vaulted ceilings, and hardwood floors leading to the large dining room. There is an open-concept kitchen with an eat-at bar leading to the spacious family room with views out to the private back deck and lawn. The expansive deck provides an area to relax and enjoy serene views with peace and quiet. This property is being sold “as is” but with a bit of updating and effort it will be your perfect forever home.

MLS 25988

$495,000

SEA HAVEN is a successful and well-established vacation rental. It is located within walking distance to the Point Cabrillo preserve or Caspar beach. Whether you are looking for a vacation getaway, investment or permanent residence Sea Haven offers an ideal location and home!

MLS 25639

$1,100,000

OCEANFRONT AT ELK CREEK — Rarely is a property available that combines dramatic ocean views along with the ever-changing scenic splendor of an estuary interacting with the ocean below. This custom, 3 bedroom, 3.5 bath home, designed by an award-winning architect, is perched on an 8.5 acre bluffslopes above Elk Creek. The south-facing orientation allows for maximum warmth from the sun as you gaze over the waves dancing and crashing against the rocks and shoreline down the coast where the Point Arena Lighthouse is visible in the distance. The home was designed with mindful purpose of creating breathtaking views from every room. You will enjoy the comforts of hardwood floors with radiant heating, natural lighting, and modern amenities while being appreciative of the design of this home that provokes thoughts of the rugged Mendocino Coast it resides over.

INFINITE VIEWS — Incredible 360 degree ridgetop views from this 153.1 acre parcel that include the ocean, Point Arena Lighthouse, Manchester Beach, and Cliff Ridge. The 1,400 foot elevation provides for a micro climate that can often be out of the fog and warmer than typical coastal weather. The property is out of the coastal zone and has many potential building sites for a discerning buyer’s dream home or homes, guest house(s) etc. A park-like meadow area amongst the redwoods currently has a productive drilled well with 11,000 gallons of storage capacity, solar system with 25 kVA generator. Soil work from 2007 for a three-bedroom home is on file. There is a modest structure currently on the property that one might be able to use as a home while an application is processed for permits required to build.

(25921) $2,750,000

(25738) $995,000

10483 Lansing Street   P.O. Box 762
Mendocino, CA 95460   800-707-0423

Greg Burke
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**VAULTED VIEWS**—Perched on a bluff above the sparkling Pacific, this 5+ acre oceanfront estate is a true stunner! This near-new custom residence is the epitome of high-end construction, finishes, and aesthetics. The modern one-story wedge design provides for vaulted open-air living in every room, while the simple layout smartly places the two ensuite bedrooms on opposite sides of the residence for maximum privacy. Outside the living room to the east is a full outdoor kitchen and dining patio, including built-in grill, large sink, and pizza oven. Step outside any of the mammoth sliding glass doors on the western side and let the sounds of the ocean fill you as you follow the meandering path down to the bluff’s edge, pausing to rest at two scenic viewpoints of the coastline. Included in sale is a propane Generac backup power system for convenience in stormy weather.

(2604) $1,230,000

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**OCEAN VIEW GARDEN ESTATE**—Spacious well-main-tained home with ocean views. Gated property with beautiful low-maintenance landscape, comfortable for indoor and outdoor living. Open living room and kitchen design flows to the dining area with rock fireplace, beam ceilings, and natural light from a bank of windows overlooking the gardens and ocean view beyond. Newer water system, solar electric gate, deer fencing, new water heater, six-zone garden drip system, and you'll see that the incorporated chef’s kitchen boasts a collection of professional-grade appliances, miles of countertop, and abundant storage. With an eye toward peace and privacy, the great room separates the master suite from the guest wing. The welcoming master suite features a serene bath with a separate shower and tub; while the guest wing contains two bedrooms, two baths (one en suite) and a study. An oversized two-car garage with workspace, an interior laundry room, landscaped gardens and vegetable beds, outdoor entertaining areas, an artist studio, and a backup generator complete this wonderful estate on approximately 2.6 acres.

3D Showcase: https://my.matterport.com/show/?m=mXxMfAMaS55

(26014) $4,500,000

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**WHITE WATER OCEANFRONT GETAWAY**—Warm and inviting home designed to take in the great white water views along with outdoor observation deck, which looks out over a private cove. Outside built-in barbecue with patio is an additional plus for your relaxation and enjoyment. Interior features include forced-air heat along with pellet stove; Corian countertops in kitchen. Ample storage throughout home. Vaulted ceilings with tasteful use of wood and custom lighting. Bathrooms feature custom tile and glass wall including vessel sinks all tastefully done. Sunroom on upper story provides a nice warm place to sit and look out to the sea. Quality materials with thoughtful design make this a great home. Views from almost all rooms. All items in home go with sale. Fully furnished.

(25770) $1,075,000

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**MINI RANCH** Mostly level, 10.5z usable acre of land with the potential to apply for application for division. There is a seasonal stream running along a portion of the property. The property would be ideal for horses, your mini ranch or home in the temperate climate this area offers. Property is not in the coastal zone which should help in the permit process.

(24996) $399,000

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**BOUNDLESS BEAUTY**—Beauty beyond imagination. This dramatic west-facing home offers unpar-alleled white water ocean views from every room. Perched above Navarro Beach, this modern, 2 bedroom, 3 bath home designed by Leventhal & Schlosser takes full advantage of this coastal setting. Soak in the soothing sights and sounds of the Pacific from the enclosed spa/au room or a garden path or deck or from any room within the house and feel one with the surroundings. It’s truly a peaceful and restorative experience. Thoughtful design is evident at every turn from the inviting and gracious floor plan to fireplaces strategically located throughout, to the landscaped garden paths. The original owners are selling this treasure after many years with this as their much loved retreat.

(25551) $2,700,000

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**STUNNING NORTH COAST INN**—Nestled in peaceful seclusion on a bluff overlooking 42+ acres of dramatic beachfront, this inn consists of a 7-room Craftsman-style mansion that was built in 1883; eight luxury oceanfront cottage suites with fireplaces and ocean views; and a fully-equipped spa facility. Set back from the road, the inn is surrounded by native trees, a creek, stunning gardens, and private access stairs leading to the driftwood-strewn beach below. Local shops and restaurants are within easy walking distance. The picturesque town of Mendocino is twenty minutes to the north and the 30+ vineyards of the Anderson Valley are a thirty-minute drive through the redwood forest to the east.

(25896) $2,195,000

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**GREAT POTENTIAL**—Opportunity knocked “As disclosed” sale with two legal non-conforming income-produ-cing houses and additional vacant lot included in sale. Both houses are serviced by a drilled well and ozone system installed in 2002. Septic system upgraded to service both houses in 1992. CDP permit exclusion for well on file at county. Vacant lot is 0.90 acre and is zoned C-50K making it a great location for a commercial venture. Check with county for possibilities. Corrective action completed in re-gards to underground storage tanks at adjacent gas station at north property boundary in 2015.

(25911) $325,000

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**DESIRABLE INGLENOOK AREA**—This home has everything you would want in country living! Comfortable, 2 bedroom, 2 bath, redwood home with open floor plan and open-beam ceilings. Electric forced-air heat and additional pellet stove. Situated in an open sunny location with plenty of room for vegetable garden and even your horse. Wire-fenced pasture with wood barn and riding arena. Included in sale is a propane Generac backup power system for convenience in stormy weather.

(26054) $499,000

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**COASTAL DREAM** If you are looking for a spacious, custom, well-cared-for home on 1.3 acres of beautiful matured property in a desirable location, this is it! Upward-story decks provide inviting views of the rhododendron gardens throughout the property. A back-to-back fireplace upstairs sets a warm environment. Efficient propane forced-air heat and a wood-burning stove downstairs add to the comfort. Bright and sunny kitchen with propane range with redwood deck just off the dining room. An in-house elevator adds to the comfort of this custom home. Bonus detached shop and additional storage building on property. Generac backup generator goes with sale. Parklike setting has picnic area with fire ring for outdoor living. Additional patio with outdoor sink and sitting area for entertaining.

(25974) $680,000

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**VAULTED VIEWS**—Perched on a bluff above the sparkling Pacific, this 5+ acre oceanfront estate is a true stunner! This near-new custom residence is the epitome of high-end construction, finishes, and aesthetics. The modern one-story wedge design provides for vaulted open-air views in every room, while the simple layout smartly places the two ensuite bedrooms on opposite sides of the residence for maximum privacy. Outside the living room to the east is a full outdoor kitchen and dining patio, including built-in grill, large sink, and pizza oven. Step outside any of the mammoth sliding glass doors on the western side and let the sounds of the ocean fill you as you follow the meandering path down to the bluff’s edge, pausing to rest at two scenic viewpoints of the coastline. Included in sale is a propane Generac backup power system for convenience in stormy weather.

(26014) $1,230,000

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(25551) $2,700,000

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(25896) $2,195,000

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**MENDOCINO**—Nestled in peaceful seclusion on a bluff overlooking 42+ acres of dramatic beachfront, this inn consists of a 7-room Craftsman-style mansion that was built in 1883; eight luxury oceanfront cottage suites with fireplaces and ocean views; and a fully-equipped spa facility. Set back from the road, the inn is surrounded by native trees, a creek, stunning gardens, and private access stairs leading to the driftwood-strewn beach below. Local shops and restaurants are within easy walking distance. The picturesque town of Mendocino is twenty minutes to the north and the 30+ vineyards of the Anderson Valley are a thirty-minute drive through the redwood forest to the east.

(25896) $4,500,000

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**FORT BRAGG**—Nestled in peaceful seclusion on a bluff overlooking 42+ acres of dramatic beachfront, this inn consists of a 7-room Craftsman-style mansion that was built in 1883; eight luxury oceanfront cottage suites with fireplaces and ocean views; and a fully-equipped spa facility. Set back from the road, the inn is surrounded by native trees, a creek, stunning gardens, and private access stairs leading to the driftwood-strewn beach below. Local shops and restaurants are within easy walking distance. The picturesque town of Mendocino is twenty minutes to the north and the 30+ vineyards of the Anderson Valley are a thirty-minute drive through the redwood forest to the east.

(25896) $4,500,000
I felt there was not much I could do but look at the apocalyptic pictures and keep checking in with my family, send a donation or two, and offer my empty house to friends in Calistoga and Redwood Valley. I quit posting photos of my trip, feeling they can perfectly describe my feelings of sorrow and sympathy. I, experiencing a form of survivor’s guilt, was too far away to pitch in on cooking details at the evacuee centers that sprung up on the coast to help out my dear cohort at the Children’s Fund. I just read, lamented, texted, and dreaded what I would see when we would eventually drive north on 101 from the airport.

Aside from the terribleness, what came through most to me was the open-heartedness of people in my wonderful part of California, and, of course, like everyone, I was struck by how precious and vulnerable our lives are. I think this is what is really surprising to people, a disjointedness in experiencing so much generosity, love, and care, and knowing at the same time that the other shoe could drop: There, but for some run-of-the-mill grace, go I. It’s a teetery feeling. Any freak fire, any earth-quake, any tsunami and there we go. The strange dichotomy of this newly strident safe/unsafe quality strikes me as a certain definition of the Portuguese word saudades, which means—something like—the yearning for something that is already known—but not exactly; we don’t have that word in English, one that describes the fateful way life is, but it’s the only word that can perfectly express my feelings of sorrow and sympathy and awe for this bedraggled world. We ran out of appropriate adjectives to describe the devastation as we watched it unfold here, and not just here, either. All over the globe adjectives failed.

We were in Barcelona during the little oasis of relative calm, right after the Catalan independence vote that provoked such brutal push-back from the Spanish government, and we left right before Madrid decided to come down hard on northern Spain’s “sedition.” We were in shock over the events in Las Vegas. We felt helpless in the wake of the hurricane in Puerto Rico and how little was being done to help our fellow citizens. That’s just three out of…You know, sometimes it’s necessary to count blessings just to get through the day. It’s nothing new, the duality of everything, but it’s extra-poignant right now.

In the end, I reckon the core of love and gratitude we carry, along with our dismay, is what holds the world together.

Together. That’s how we get through these things. We do what we can. We move on with our days, maybe a bit weighed down, anointed by our mutual saudades that’s like a shared soulful communion, maybe thinking seriously about making that Go Bag at last. Do not pass up any opportunity for hugs.

I was talking about dependability: We’re so awed by the heroic work of our incredible fire departments and other first responders who fought like the dickens to save lives and get the fires under control. Coast Christian Center, Motel 6, Redwood Coast Senior Center, Harvest Markets, local pharmacies, restaurants, hotels and inns, Mendocino Coast Clinics, and endless unnamed others assisted in every possible way. Annie Liner, for 25 years the volunteer executive director of the Mendocino Coast Children’s Fund and on her first vacation in years, somehow managed to hold down the fort all the way from Virginia, directing from afar with “countless texts, calls, emails with Foundations, Harvest, North Coast Opportunities, businesses, volunteers, other nonprofits” to coordinate a million big and small details. That’s dependability, folks. Elk and Caspar communities set up shelters, and Fortunate Farm became a sudden evacuee oasis, with community members cooking and bringing in food, clothing—all caring for many traumatized people with such utterly full hearts. And then there’s KZYX. There are too many heroes to mention, to bow down to.

If you can send a few shellshogs to any of these, you can be sure the shellshogs will be put to good use. One more thought: if you have an RV that you aren’t using right now, displaced fire victims need temporary housing. Can you lend one for a few months? Call 707.765.8488. Really.

Mendocino Realty Company wishes you a Happy Fall!

It's REAL!
A Note from the Publisher
Zida Borich

You can definitely depend on some things. Gravity, for instance. You can depend on the world rotating in the correct direction every day to reveal, from your perch on it, the sun in the sky or Air Mail letter every few months; these days, for better or worse, the entire world is instantly available, no matter where you are. So, amid coxswains with extra butter and blistered padrón peppers and architecture you don’t see around our relatively arrivate country, EVER, and the loving embrace of old, dear friends, my beautiful, burned up state came through in shocking, living color: the morose color of ash.
**NEW LISTING**

**BRE Number 01845615**  
**PRICE REDUCTION**

**NEW LISTING**

**PENDING**

**SOLD**

**SOLD**

**SOLD**

**SOLD**

**NEW LISTING**

**CUSTOM COUNTRY HOME**

Custom country home in the sunny East Harborton neighborhood enclave where peace, privacy, and pride of ownership prevail. The main home offers an inviting open floor plan, spacious living room and parlor, vaulted ceilings, and a gourmet kitchen. High output Fisher and Paykel range perfectly complements a wood-burning Kitchen Queen stove. Large master suite with walk-in closet, private bath, and attached office and studio offer nice separation from other bedrooms. Convenient with an oversized two-car garage, multiple storage rooms, exercise studio, 2,500 gallon water storage, purification systems, generator, fenced gardens, and dog run. Second unit is set back from the main home with its own yard, power meter, and propane. 

MLS# 25851  $615,000

**PRIME COMMERCIAL INVESTMENT PROPERTY**

Prime commercial investment property available at the limited land area of the North Harbor. This is your chance to get into the harbor while you still can. New roof, well maintained. Central garden area and all spaces are currently rented. Great for a tax-deferred exchange or otherwise it should qualify for financing. Must-see! 

MLS# 26094  $525,000

**HIGH LEVEL OF CRAFTSMANSHIP THROUGHOUT**

Great distant views of the ocean and most of the town. Near CV Starr Aquatic Center and schools. A non-bearing wall was removed to double the size of the master bedroom. Great light and sheltered backyard. There is an attached complete stand-alone studio unit with separate entrance. It could also be a nice quiet office or extra bedroom. See this property to appreciate it. 

MLS# 25396  $385,000

**BEAUTIFULLY RENOVATED TURN-KEY**

Beautifully renovated turn-key 3 bedroom, 1.75 bath home on a large lot. The lot is 0.34 acre with a large two-car garage space that also has plenty of storage, a work bench, and its own toilet. The renovations include a generous skylight and nice quality laminate floors. One of the prettiest features added are the knotty pine doors that are complemented with matching trim and baseboards throughout the home, these are finished off with oiled bronze hardware. Stay warm by the new wood stove and the generous amount of firewood waiting in the wood shed. The living space is open and light. The bedrooms are carpeted and the main bedroom has three closet spaces. French doors lead to the new redwood steps and secluded patio area. There is a full RV hookup and room for gardening and entertainment in the large yard area. 

MLS# 25933  $399,000

**UNIQUE HOME AT THE END OF A REALLY QUIET STREET**

Unqiue home at the end of a really quiet street. 3 Bed 2 1/2 bath with high ceilings in the living room and large rough hewn beams in the kitchen and dining area. Really gives this home a great country feeling. 

MLS# 26063  $880,000

**THE TALL VAULTED TIERED CEILINGS**

The tall vaulted tiered ceilings give this home an upscale feel. There is a lot of light from the many windows. The kitchen has a bay window for a small eating nook and there is a separate dining area as well. The master bedroom features a walk-in closet and large master bathroom with two separate sink areas, a large soaking tub, and a shower-tub. There is off-street parking behind the backyard and a very large storage shed. Close to hospital, medical, and dental facilities. 

MLS# 26085  $365,000

**OCEAN VIEWS AND VIEWS OF MENDOCINO**

Ocean views and views of Mendocino. Comptche Ukiah Road. Property south of Stanford Inn entrance. 12+ acres on three contiguous parcels zoned RR-5. Borders Mendocino campgrounds at the top of the hill. Older residence. Many possibilities. A special spot that has not been available for decades. 

MLS# 25438  $495,000

**TWO BASICALLY TEN-ACRE LOTS ON TWO PARCELS SOLD TOGETHER**

Two basically ten-acre lots on two parcels sold together; great water and irrigation system. A wonderfull piece of property to use as an organic farm. Owner or Broker will be present to escort potential buyers. 

MLS# 26065  $580,000

**RETAIL SPACE WITH FORT BRAGG CHARM**

Vintage retail space with Fort Bragg charm. Tin ceilings/walls with a second-floor mezzanine makes it a real gem. Prime location and the perfect size floor plan for any retail space such as clothing or antique store as is used now. Large area in the back, Street parking for customers with easy access to the front of the building. 

MLS# 25870  $269,500

**COASTAL ZONE BASE ZONING DISTRICT RR-2**

Coastal Rural Residential (2) zoning. Great quiet neighborhood with paved road and side access to the property. Three full acres give you room for your setbacks. Plenty of trees for privacy and convenient location to drive right to town. Owner may carry with 30 percent down. Six percent five-year interest only. 

MLS# 25920  $169,000

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www.buyinfortbragg.com or www.buyinmendo.com
**Ten Mile River Botanical Paradise**
- 84 south-facing acres with half-mile river frontage
- Elegant, 2 bedroom, 1.5 bath “Green” house with gorgeous yoga hall
- Large root cellar, 5 yurts, underground utilities
- 10,000-gallon water tank and several greenhouses

**Fort Bragg (25316) $2,495,000**
- 10,000-gallon water tank and several greenhouses
- Elevant, 2 bedroom, 1.5 bath “Green” house with 84 south-facing acres with half-mile river frontage
- Decks surround second level with vista views

**Build that Dream Home by the Ocean**
- 3bd/3ba contemporary home with glorious views
- Pacific Ocean and Mendocino Headlands State Park views
- Radiant heat, two fireplaces, chef’s kitchen, backup generator
- Level floor-plan, wheel-chair accessible
- Mendocino (25964) $4,100,000

**Residential**
- $1,409,000 2bd/2ba Beautifully crafted home and workshop, L.R.
- $1,075,000 2bd/2ba Blufftop, vacation rental in Irish Beach, Man.
- $1,298,000 3bd/3ba Private and quiet location on 20 acres, Caspar
- $1,395,000 2bd/2ba Dreamfront home with additional cottage, Elk
- $1,400,000 3bd/3ba Beautiful Surfwood IV home, ocean views, Mendo
- $1,600,000 2bd/2ba Mountaintop, 40 acres, multiple units, F.B.
- $1,750,000 2bd/2ba Distinctive home, plus 3 units, 14+ acres, Caspar

**Commercial & Commercial Land**
- $240,000 Historic fishery with river frontage, Noyo Harbor, Fort Bragg
- $250,000 Highly visible commercial building, Point Arena
- $375,000 In town property with home and 3-bay garage, F.B.
- $540,000 Prime retail location on Main Street, Mendocino

**LAND & LOTS**
- $82,000 Ocean view lot with approved house plans, Irish Beach
- $89,500 Level, frontage property on Road 409, 1.42 acres, Mend.
- $90,000 Lighthouse & Ocean views in Irish Beach, Manchester
- $179,000 Ocean views on an acre in Surfwood IV, Mendocino
- $180,000 10+ acres, electricity on property, Little River
- $186,000 2+ Acres Private meadows, well and power ready, F.B.
- $214,000 2.5 acres of commercial land west of Highway 1, Fort Bragg
- $214,000 2.25 acres of commercial land west of Highway 1, F.B.
- $230,000 3.5 acres sunny meadow, 4-miles inland, bldg. sites, F.B.
- $315,000 1.5 acres with well, septic, power, near town, Mend.
- $319,000 40 acres on Orr Springs Road, Ukiah
- $400,000 Beautiful 23-acre parcel located in Caspar.
- $459,000 Oceanfront property with permits/build plans, Albion
- $499,000 Ocean view 24+ acres in sunbelt with cabin, Albion
- $575,000 Village lot, lighthouse and ocean views, half acre, Mend.
- $649,000 5+ Acres, 4 parcels, possible division, near to town, F.B.

**FOR SALE BY OWNER**
- $995,000
- $949,000
- $729,000
- $719,000
- $648,000
- $594,000
- $595,000
- $499,000

**For more detailed information and photos, and to search the MLS,**
visit [www.BigRiverRealEstate.com](http://www.BigRiverRealEstate.com)

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Rio MacGregor, Realtor® 597-6075 • Birdie Holmes, Realtor® 557-5085 • Craig Comen, Realtor® 813-7117
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ENJOY COTTAGE LIVING with mature landscaping and redwoods just a few minutes from town. Cozy living includes living room with vaulted ceiling and stone fireplace and adjacent family room with French doors. The den is next to the galley kitchen. A detached garage and workshop provide ample storage.

(26016) $320,000

MENDOCINO WHITE WATER VIEWS

AT THE END OF A QUIET LANE you will find a hidden gem. The main house has an open floor plan between kitchen, dining and living rooms with picture windows that gaze out to a stunning white water vista. The spacious upstairs master suite offers great views and a full bath with heated floor. The detached guest unit has an open floor plan between kitchen, dining and living rooms with picture windows that gaze out to a stunning white water vista. The spacious upstairs master suite offers great views and a full bath with heated floor. The detached guest unit offers a sweet spot for friends or family to enjoy their privacy. Also for sale with adjacent parcel with cottage MLS 26016.

(26025) $120,000

PRIVACY AND LOCATION

HERE IS A RARE find: 23± acres just minutes from the city of Fort Bragg, schools, and services. In an open meadow of this large parcel you will find the old homestead, a two-car garage, many outbuildings, and apple trees. This is a terrific opportunity to build your dream home in this beautiful setting.

(25341) $437,000

WIDE-RANGING OCEAN VIEWS

MANCHESTER OCEAN VIEW HOMESITE Beautiful ocean view homesite for your dream home. Quiet west of Highway 1 location with remarkable long-range vistas. Beach access through private gate to miles of sandy and driftwood-covered beach. Seller may carry with sufficient down payment.

(23915) $84,900

END-OF-ROAD PRIVACY

PARCEL LOCATED AT VERY END OF ROAD. A drilled well and septic system are already installed. There’s a level area for new home construction. The property is in the coastal exclusion zone for quicker permitting. It’s in a close-in location near town and shopping. Depending on future home location this property could have some ocean views. Get your permit and build!

(25654) $139,000

DIRT CHEAP

LANDSCAPE AND GARDEN SUPPLY

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bulk organic planting mixes
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flagstone
rock
irrigation
DELIVERY AVAILABLE

HIGHLIGHT GALLERY

MENDOCINO | SINCE 1978

Fine Art, Crafts, and Exquisite Woodworking from over 200 regional and nationally known American Artists and Craftspeople

45094 MAIN STREET 707 937 3132 thehighlightgallery.com

Real Estate Magazine October 27, 2017 Page 17
This great, 3 bedroom, 2 bath home has been home to one family for a long time. It has a propane forced-air heating system with a free-standing wood stove in the front room for a backup. Newly painted on the outside and with new rugs for the inside. It offers off-street parking in front of the two-car attached garage. Did I mention the big backyard that backs up to the alleyway for future access?

MLS #26012

List Price $385,000

---

Over 47 years combined experience — 127 years of local family history

**Burdick Realty**

The only Mother & Son Team successfully serving the coast

**A MENDOCINO CHARM WITH CHARACTER.**... Three bedroom, 1 bath home that has been superbly maintained and located conveniently in the heart of the village with a bay view. Office and large laundry room with plenty of storage. Perimeter fencing allows you privacy on this extra-large lot with a spacious backyard, two-car garage with alley access, two apple trees, and mature shrubs. Newer southern-facing deck with ocean view, two wells, and storage tank. Property has many possibilities, zoned MC-12K. Truly a Mendocino Dream and all within a ten-minute walk to the beach and ocean.

(O2039) $749,000

**OCEAN VIEWS, SUNSETS, AND SAND DUNES** from the large wrap-around deck of this 3 bedroom, 2 bath, well-maintained home on two acres. Wonderful private setting with trees, large yard, fenced garden area, and a large area fenced for children, pets, or your horse. Many extras including a step-up bathtub, living and family room, dining room, two-car attached garage, and lots of large windows throughout. All of this, plus a 1 bedroom, 1 bath family-care unit with great ocean views from the living room and bedroom.

(20039) $675,000

**HOME OF LONGTIME LOCAL BUSINESS LOCATION,** Bernillo’s Pizza. Two commercial spaces with an additional, charming, 1 bedroom, 1 bath, 1895 built home conveniently located in downtown area of Fort Bragg, Zoned Central Business District. Additional 10 ft. x 12 ft. storage unit and lots of extra storage space, separate electrical meters, and five off-street parking spaces. This property has plenty of potential! Bernillo’s Pizza Business IS NOT for sale.

(20642) $465,000

**TWO LEVEL ACRES** with a 2,100 sq. ft. barn. Septic is in for a 3 bedroom, 2 bath home. Good producing drifted well hooked up to barn. Barn has a 1,000 sq. ft. loft, ideal for your imagination. Fenced and perfect horse property. Walking distance to MacKerricher State Park.

(25665) $397,000

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**The Coast Response to Recent Wildfires**

*A note to the Community from Annie Liner, Executive Director of Mendocino Coast Children’s Fund*

Thank you to our amazing community. You have given generously of time, money, and care to our neighbors who have been affected by the fires. Relief efforts are ongoing and we ask that you please join us in aiding fire survivors and evacuees with immediate needs by giving to our MCCF Fire Relief Fund, which is dedicated solely to supporting these families.

If we all put our collective concern together, we can sweeten life for our neighbors who have lost homes, jobs, belongings, and who face many hard challenges.

We are not collecting household items or clothing. We are asking instead for donations of gift, gas, building supply, and grocery cards, gift certificates to local shoe and clothing stores, and overnight stays and meals at coast and inland restaurants and places of lodging.

These kindnesses and monetary donations can be sent to us at:

Fire Relief — MCCF
P.O. Box 1616, Mendocino, CA 95460

One hundred per cent of these earmarked donations will be given to Mendocino County fire survivors and evacuees. Thank you for stepping up — Mendo Strong

The board and volunteers

Mendocino Coast Children’s Fund
P.O. Box 1616, Mendocino, CA 95460
Cell 707-884-6444 www.mccf.info mccf@mcn.org

EIN: 68-0367383

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**FOR SALE:**

**3 ACRES OF DEVELOPMENT-QUALITY LAND**

**INSIDE FORT BRAGG CITY LIMITS**

**HIGH DENSITY RESIDENTIAL ZONING (HR)**

$790,000

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**Mendocino Pacific Realty**

With decades of combined experience in real estate sales, building, property division, bare land development, and asset management, MPR offers deep, local Real Estate knowledge and energetic marketing.

Negotiable commissions.

**Co-Brokers:**

**Rob Borcich**
BRE# 01561297

**James M. Kimball**
Kimball Associates, Inc.
BRE# 00451270

707.813.8388

Get listed. Get SOLD!
With ocean and gorgeous sunset views! Three bedrooms, two baths with expansive kitchen/family room with views! 7.7+ acres with barn! A great spot for a mini farm! Priced to sell at $799,000

Panoramic ocean views from this impressive, 4 bedroom, 2.5 bath home with nearby ocean and beach access. Great neighborhood, cook’s kitchen, and custom details throughout!

Offered at $985,000

Delightfully crafted, well-maintained, 2+ bedroom, 2 bath, single-level home situated on 4.2± peaceful acres offers privacy beyond the fog belt, yet only ten minutes to the Mendocino, galleries, and fine restaurants.

Offered at $772,000

An immaculate and well-crafted oceanfront home with enormous ocean and bay views. Single-story, 2,800 sq. ft., 2 bath home tucked away in a small gated community.

Offered at $1,150,000

NEW LISTINGS

CALL KIRA MEADE FOR ALL OF YOUR REAL ESTATE NEEDS!
Serving the Mendocino Coast, Anderson Valley and everything in between.

**NEW LISTING**

BE AT HOME IN “THE WOODS”
- 2 bedroom, 2 bath
- 1,676 sq. ft.
- Master-bedroom suite
- Redwood forest views
- Residents must be 55+
- Paved road
- Community Clubhouse and indoor pool.

Now Offered at $259,000 (26138)

**COMMERCIAL LISTING**

SOMETHING TO BRAGG ABOUT
- 1,099± sq. ft. of completely renovated commercial space
- Great exposure
- High-traffic area in Fort Bragg
- Office or retail
- Plenty of off-street parking
- Bring your ideas!

Offered at $330,000 (24742)

**LOOKING FOR LAND**

IRISH BEACH PARCEL
- 0.33± acres
- Ocean views
- Private community beach
- Great neighborhood
- Easy access from Highway 1
- Easy to build

Offered at $169,000 (25610)

**PRICE REDUCED**

GREAT FORT BRAGG LOCATION
- 3 bedroom, 2 bath
- 1,500± sq. ft.
- 0.14± acres near end of street
- Open floor plan
- Many recent upgrades
- Attached two-car garage
- Short distance to schools

Offered at $425,000 (25905)

**NEW LISTING**

LITTLE RIVER OCEAN VIEW HOME
- 3 bedroom, 2 bath
- 1,890± sq. ft.
- 7.7± acres
- Ocean views and open meadows
- Attached two-car garage
- 500± sq. ft. barn/shop
- Room for animals and gardening
- End-of-lane location

Offered at $759,000 (25814)

**PRICE REDUCED**

GULCH VIEW FALLS
- 22.91± acres
- Minutes from Mendocino
- Large waterfall and small pond
- 3 bedroom + office, 2 bath
- 2,000± sq. ft. two-story home
- Rustic bonus cabin
- Attached two-car garage
- Detached yoga (or whatever!) studio
- Jack Peters Creek Runs Through

Offered at $925,000 (25939)

**PRICE REDUCED**

BRAND NEW FOR YOU!
- Currently under construction
- PRICE FOR COMPLETED HOME!
- 4 bedroom, 2 bath
- 2,300± sq. ft.
- 1± acre
- Ocean views
- Gated community
- Offer Now and Choose Your Finishes

Offered at $759,000 (25864)

**NEW LISTING**

115± ACRES IN COMPTCHE
- 115± acres
- Ready for your dreams!
- Redwoods and meadows
- Active NTMP
- 2.9 miles to Comptche Store

Offered at $1,100,000 (25157)

**PRICE REDUCED**

LITTLE RIVER OCEAN VIEW HOME
- 3 bedroom, 2 bath
- 1,890± sq. ft.
- 7.7± acres
- Ocean views and open meadows
- Attached two-car garage
- 500± sq. ft. barn/shop
- Room for animals and gardening
- End-of-lane location

Offered at $759,000 (25814)

**NEW LISTING**

GREAT NEIGHBORHOOD
- 2 bedroom, 2 bath
- 1,676 sq. ft.
- Master-bedroom suite
- Redwood forest views
- Residents must be 55+
- Paved road
- Community Clubhouse and indoor pool.

Offered at $259,000 (26138)

**NEW LISTING**

BRAND NEW FOR YOU!
- Currently under construction
- PRICE FOR COMPLETED HOME!
- 4 bedroom, 2 bath
- 2,300± sq. ft.
- 1± acre
- Ocean views
- Gated community
- Offer Now and Choose Your Finishes

Offered at $759,000 (25864)

**NEW LISTING**

115± ACRES IN COMPTCHE
- 115± acres
- Ready for your dreams!
- Redwoods and meadows
- Active NTMP
- 2.9 miles to Comptche Store

Offered at $1,100,000 (25157)

**NEW LISTING**

BE AT HOME IN “THE WOODS”
- 2 bedroom, 2 bath
- 1,676 sq. ft.
- Master-bedroom suite
- Redwood forest views
- Residents must be 55+
- Paved road
- Community Clubhouse and indoor pool.

Now Offered at $259,000 (26138)

**COMMERCIAL LISTING**

SOMETHING TO BRAGG ABOUT
- 1,099± sq. ft. of completely renovated commercial space
- Great exposure
- High-traffic area in Fort Bragg
- Office or retail
- Plenty of off-street parking
- Bring your ideas!

Offered at $330,000 (24742)

**LOOKING FOR LAND**

IRISH BEACH PARCEL
- 0.33± acres
- Ocean views
- Private community beach
- Great neighborhood
- Easy access from Highway 1
- Easy to build

Offered at $169,000 (25610)

**PRICE REDUCED**

GREAT FORT BRAGG LOCATION
- 3 bedroom, 2 bath
- 1,500± sq. ft.
- 0.14± acres near end of street
- Open floor plan
- Many recent upgrades
- Attached two-car garage
- Short distance to schools

Offered at $425,000 (25905)

**PRICE REDUCED**

LITTLE RIVER OCEAN VIEW HOME
- 3 bedroom, 2 bath
- 1,890± sq. ft.
- 7.7± acres
- Ocean views and open meadows
- Attached two-car garage
- 500± sq. ft. barn/shop
- Room for animals and gardening
- End-of-lane location

Offered at $759,000 (25814)

**PRICE REDUCED**

GULCH VIEW FALLS
- 22.91± acres
- Minutes from Mendocino
- Large waterfall and small pond
- 3 bedroom + office, 2 bath
- 2,000± sq. ft. two-story home
- Rustic bonus cabin
- Attached two-car garage
- Detached yoga (or whatever!) studio
- Jack Peters Creek Runs Through

Offered at $925,000 (25939)

**PRICE REDUCED**

BRAND NEW FOR YOU!
- Currently under construction
- PRICE FOR COMPLETED HOME!
- 4 bedroom, 2 bath
- 2,300± sq. ft.
- 1± acre
- Ocean views
- Gated community
- Offer Now and Choose Your Finishes

Offered at $759,000 (25864)

**NEW LISTING**

115± ACRES IN COMPTCHE
- 115± acres
- Ready for your dreams!
- Redwoods and meadows
- Active NTMP
- 2.9 miles to Comptche Store

Offered at $1,100,000 (25157)

**NEW LISTING**

BE AT HOME IN “THE WOODS”
- 2 bedroom, 2 bath
- 1,676 sq. ft.
- Master-bedroom suite
- Redwood forest views
- Residents must be 55+
- Paved road
- Community Clubhouse and indoor pool.

Now Offered at $259,000 (26138)

**COMMERCIAL LISTING**

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- 1,099± sq. ft. of completely renovated commercial space
- Great exposure
- High-traffic area in Fort Bragg
- Office or retail
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**LOOKING FOR LAND**

IRISH BEACH PARCEL
- 0.33± acres
- Ocean views
- Private community beach
- Great neighborhood
- Easy access from Highway 1
- Easy to build

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**PRICE REDUCED**

GREAT FORT BRAGG LOCATION
- 3 bedroom, 2 bath
- 1,500± sq. ft.
- 0.14± acres near end of street
- Open floor plan
- Many recent upgrades
- Attached two-car garage
- Short distance to schools

Offered at $425,000 (25905)

**PRICE REDUCED**

LITTLE RIVER OCEAN VIEW HOME
- 3 bedroom, 2 bath
- 1,890± sq. ft.
- 7.7± acres
- Ocean views and open meadows
- Attached two-car garage
- 500± sq. ft. barn/shop
- Room for animals and gardening
- End-of-lane location

Offered at $759,000 (25814)

**PRICE REDUCED**

GULCH VIEW FALLS
- 22.91± acres
- Minutes from Mendocino
- Large waterfall and small pond
- 3 bedroom + office, 2 bath
- 2,000± sq. ft. two-story home
- Rustic bonus cabin
- Attached two-car garage
- Detached yoga (or whatever!) studio
- Jack Peters Creek Runs Through

Offered at $925,000 (25939)

**PRICE REDUCED**

BRAND NEW FOR YOU!
- Currently under construction
- PRICE FOR COMPLETED HOME!
- 4 bedroom, 2 bath
- 2,300± sq. ft.
- 1± acre
- Ocean views
- Gated community
- Offer Now and Choose Your Finishes

Offered at $759,000 (25864)

**NEW LISTING**

115± ACRES IN COMPTCHE
- 115± acres
- Ready for your dreams!
- Redwoods and meadows
- Active NTMP
- 2.9 miles to Comptche Store

Offered at $1,100,000 (25157)