

# Big River Realty

707 937-5071 10483 Lansing St. Mendocino, CA. 95460

## CLEONE

### RICOCHET RIDGE RANCH, INC.

is a highly successful equestrian business. Includes world renowned Redwood Coast Riding Vacations, Trailride Concession on Ten Mile Beach in MacKerricher State Park, and Custom B&B Riding Holidays. Turnkey operation, 30+/- horses with tack, trucks and horse trailers, 6-horse walker, 10,000 sq ft. stables on 2.7 landscaped acres. Includes 20 box stalls with paddocks, 6 additional larger paddocks with shelters, indoor and outdoor riding arenas, year-round sand footing.



Adjoining .92 acres with a 3 bedroom, 2 bathroom house that enjoys distant ocean blue water views, with upstairs 2+ room studio apartment, decks, large double garage, paddock for 2 horses.

**\$1,595,000\***

\*Combined; Real property, Business, and Residence. May be sold separately.

#### Property Type:

Commercial/Income  
Business/Residential

#### Address:

24201 N. Hwy 1

City: Cleone

Acres: 3.32

