

# ADLER RANCH

## B I G S U R



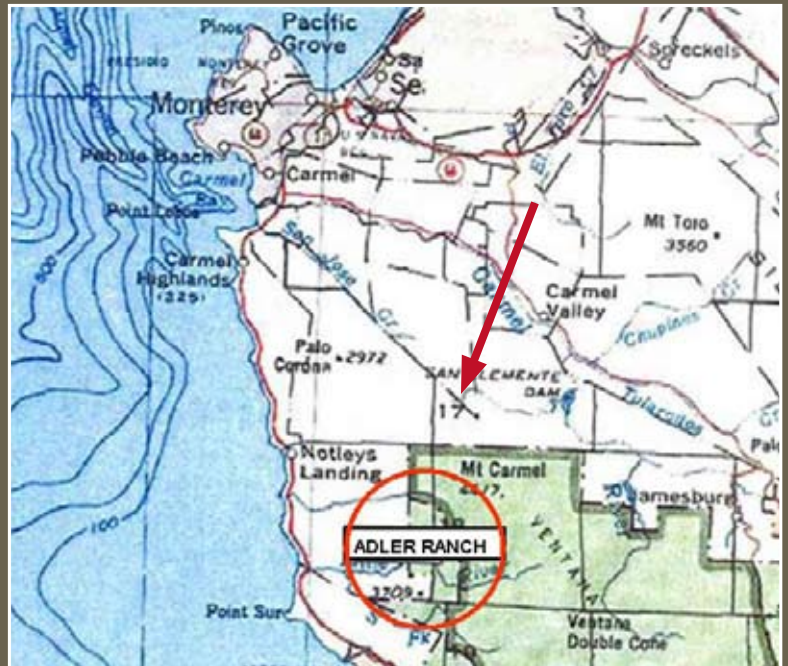
A very special opportunity has arisen in the offering of 1,199 acres in the Adler Ranch in Big Sur, California. Originally it was settled by Charles Bixby, his daughter and husband Charlie Gregg in 1875. Later it became the weekend get-a-way retreat for Axel Adler. He was allowed to use a portion of the property and spent a great deal of time there during the early 50's. He later built a small cabin and as time went on he was able to save enough money to purchase his first piece of heaven. He so loved his special place that he continued to purchase more land as time went on increasing his holding to over 1,199 acres now called Adler Ranch or Rancho Aguila.

I have been hiking in Big Sur for over 30 years and have owned a home there for 10 years. I have never experienced a more dramatic, awe inspiring place in my life. The Sound of Music in the Alps comes to mind. The property includes the water shed of the Little Sur River with meadows cascading over a thousand feet into a huge canyon with the power of the Grand Canyon and

stunning mountain peaks jetting skyward. With Pico Blanco Mountain commanding the southern view and a bowl of jagged mountains at the head waters to the east. I have never seen a better opportunity to own a national treasure. The possibilities are endless, a private compound for your family, a development opportunity with 9 legal lots, a legacy property for your family or the preservation of a natural wonder.

## LOCATION:

Adler Ranch (Rancho Aguila, 1,199 acres consisting of 9 legal lots) is located approximately 12 miles south of the town of Carmel along Coastal Highway 1 and 7 miles to the southeast along Palo Colorado Road. The site is situated roughly 3.5 miles inland and east of the shoreline of the Pacific Ocean (Hurricane Point) and encompasses the land formally known as Bixby Mountain (elevation 2,920' above mean sea level) and the upper portions of Mescal Ridge. As such, the property has an elevated and commanding view over the coastal mountains, Los Padres National Forest and the ocean horizon to the west. Adler Ranch lies immediately east of the 780 acre property know as Rancho Calera which in turn, lies east across Old Coast Road from the 1,210 acre property known as the Brazil Ranch (formerly owned by Alan Funt). The 7,000 acre Hill Ranch and Granite Rock Company properties including Pico Blanco are to the south. Lands held by the Monterey Peninsula Regional Park District (Mill Creek) are located immediately to the north.



## ACCESS:

Access to the property is at the terminus of public access to Palo Colorado Road, known as Botcher's Gap. There is a public parking area and trail head to the Skinner Ridge Trail leading east into the Ventana Wilderness Area. At this point access continues through a private gate and then further to the southeast for a distance of 3.5 miles to the Pico Blanco Boy Scout Camp.



## REGIONAL & LOCAL CHARACTERISTICS:

Adler Ranch is located in the region known as the North Big Sur Coast in the unincorporated area of Monterey County, California. This is a rugged mountainous stretch of approximately 90 miles of the central Pacific Coast that is accessed solely by State Scenic Highway 1 (Cabrillo Highway). The Big Sur area is geographically distinctive. It consists of the western slopes of the Santa Lucia Mountains reaching elevations of 5,200 feet at Cone Peak. This expansive land form drops dramatically to meet the Pacific Ocean as sheer cliffs and bluffs at the shoreline. More than fifty watersheds and creeks empty into the sea creating wooded canyons flanked by chaparral covered ridges. The primary amenity of the region to visitors and residents has remained the overwhelming natural beauty of this unique convergence of mountains and sea. According to the *Big Sur Coast Land Use Plan, Local Coastal Plan, and Local Coastal Program*, the total planning area contains roughly 150,000 acres of which one half is within the Los Padres National Forest and the Ventana Wilderness area. Approximately 9,000 acres are contained within the State Park System and the remaining 55,000 acres remain in private ownership. The area is rural and very rugged in character which has influenced both the type and rate of development. These physical aspects combined with governmental planning restrictions have influenced a very slow rate of urbanization of the area. Public acquisitions have continued to reduce the inventory of remaining developable private holdings in the Big Sur Coastal Region.



## TOPOGRAPHY:

Adler Ranch consists of extremely diverse terrain ranging in elevation from a low of approximately 600' above mean sea level at the base of the Little Sur River to the tip of Bixby Mountain at 2,920' above mean sea level. The property encompasses the upper portion of Mescal Ridge which branches through the property in east to east direction descending in elevation into the neighboring Rancho Calera. This portion of the property (roughly 96 acres) includes the majority of gently sloping to level meadows and knoll top areas



which are accessed by an existing dirt road. The balance of the property includes mostly steep sloping, inaccessible terrain (over 30% slope). Graded access roads are established along the entire length of the ridgeline extending through the property to Palo Colorado Canyon Road. Terrain encompassed by the 9 legal lots is summarized in the Table of Parcels (page 3) included herein.

## UTILITIES (WATER & POWER):

Propane gas service is readily available and can be delivered directly to the property. Power from PG&E and telephone (land-line) access is nearby. Additionally electricity could be supplied via a solar system including back-up generator. Water is available from a multitude of undeveloped springs. The option of drilling a well for water could also be considered as a viable alternative.

# ADLER RANCH

## B I G S U R

ADLER RANCH - TABLE OF PARCELS				
PARCEL	APPROX. ACREAGE	BUILDABLE STATUS	AREA UNDER 30% SLOPE	ZONING
1	80	Not Buildable	TRAIL ACCESSED KNOLL TOP & SIDE SLOPES	WSC-40 (CZ) 40 ACRE MINIMUM
2	80	Buildable	APPROX. 11 ACRES OF RIDGETOP	WSC-40 (CZ) 40 ACRE MINIMUM
3	160	Buildable	APPROX. 46 ACRES, MEADOWS AND RIDGELINE	WSC-40 (CZ) 40 ACRE MINIMUM
4	200	Buildable	APPROX. 18 ACRES, ELEVATED MEADOWS AND RIDGELINE	WSC-40 (CZ) 40 ACRE MINIMUM
5	120	Buildable	APPROX. 6 ACRES, RIDGETOP	WSC-40 (CZ) 40 ACRE MINIMUM
6	160	Buildable	APPROX. 11 ACRES, RIDGETOP	WSC-40 (CZ) 40 ACRE MINIMUM
7	80	Not Buildable	NONE	WSC-40 (CZ) 40 ACRE MINIMUM
8	279	Not Buildable	NONE	WSC-40 (CZ) 40 ACRE MINIMUM
9	40	Not Buildable	NONE	WSC-40 (CZ) 40 ACRE MINIMUM
<b>TOTAL</b>	1,199			

# JOHNSAAR

## PROPERTIES

831.915-0991