

680 ACRES FOR SALE, MENDOCINO, CALIFORNIA

26365 Rifle Range Road, Covelo CA 95428

O F F E R I N G M E M O R A N D U M

Prepared By:

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MatrixCRE.ai Virtual Tour

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GQ North
real estate

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CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Property Images

03 Company Profile

- Advisor Profile

Exclusively Marketed by:



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Round Valley
Airport



GQNorth
real estate



01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	26365 Rifle Range Road Covelo CA 95428
COUNTY	Mendocino
OFFERING PRICE	\$995,000
PRICE PSF	\$0.03
LAND SF	29,620,800 SF
LAND ACRES	680
ZONING TYPE	RL 160

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	136	1,948	2,507
2022 Median HH Income	\$39,781	\$40,314	\$40,517
2022 Average HH Income	\$58,733	\$60,833	\$61,768

- Over \$600,000 on property improvements such as road improvements such as leveling of all lots, 3.5 miles of rocked roads to various parcels.
- Currently 4 parcels are leveled to complete a full acre size for your choice of beautiful home sites or possible cultivation.
- There is an AG well on the furthest point of parcels.
- Currently no sewer or electricity.

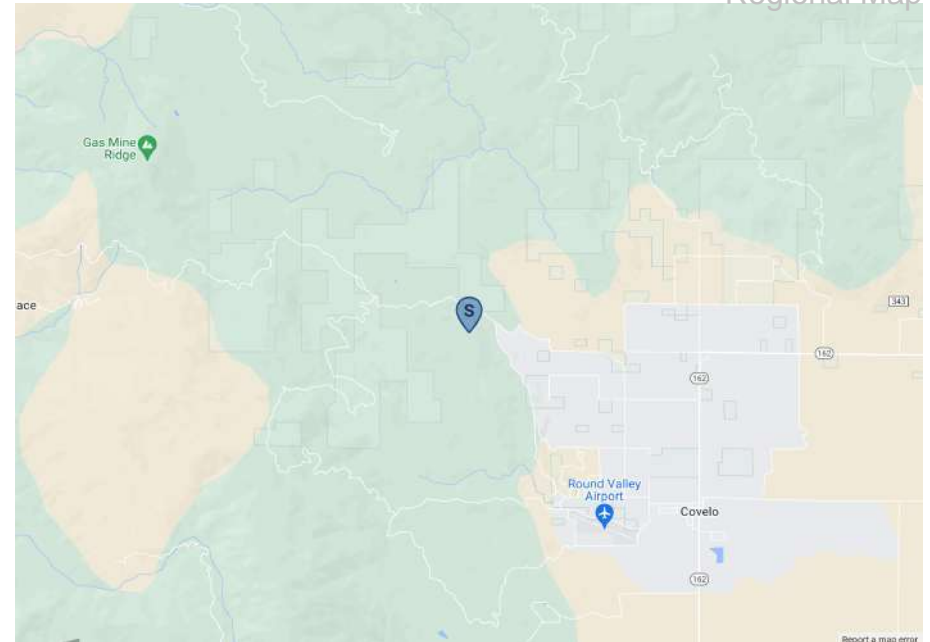
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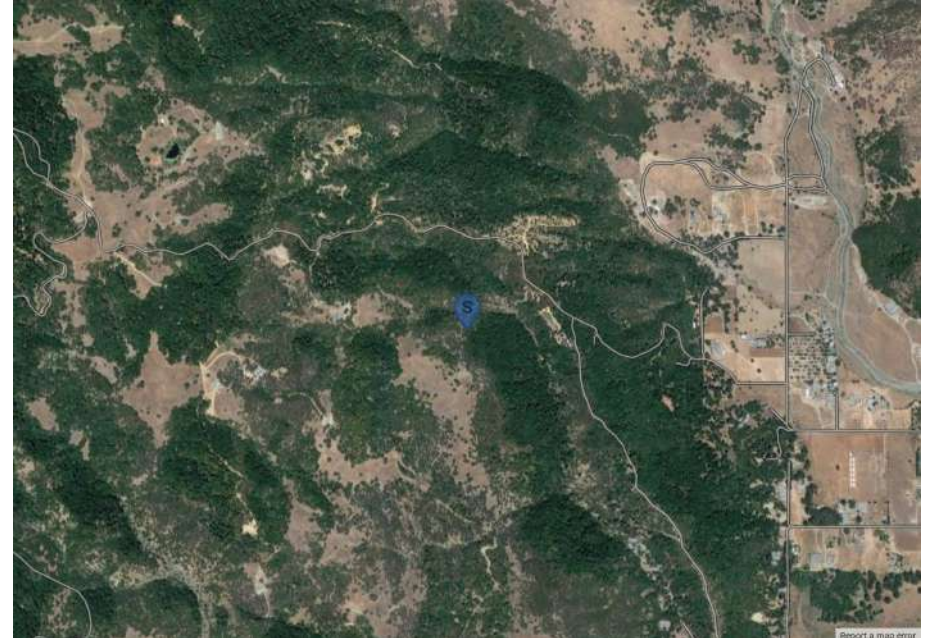
Property Addresses

- 26365 Riffle Range Road, Covelo, CA 95428
APN: 032-550-07-00
- 20660 Henderson Road, Covelo, CA 95428
APN: 032-560-06-00
- THE REAL PROPERTY IN THE UNINCORPORATED AREA,
COUNTY OF MENDOCINO, CALIFORNIA
- The Northwest quarter of the Southeast quarter, the North half of the South half of the Northeast quarter of the southeast quarter, the south half of the North half of the Northeast quarter of the Southeast quarter, and the southwest quarter of the southeast quarter of Section 27, and the North half of the North half of the Northwest quarter of the Northeast quarter of Section 34, all in Township 23 North, Range 13 West, Mount Diablo Meridian.
- Each parcel has gravel roads that lead to each one.

Regional Map



Locator Map





02

Property Description

- Property Features
- Aerial Map
- Property Images

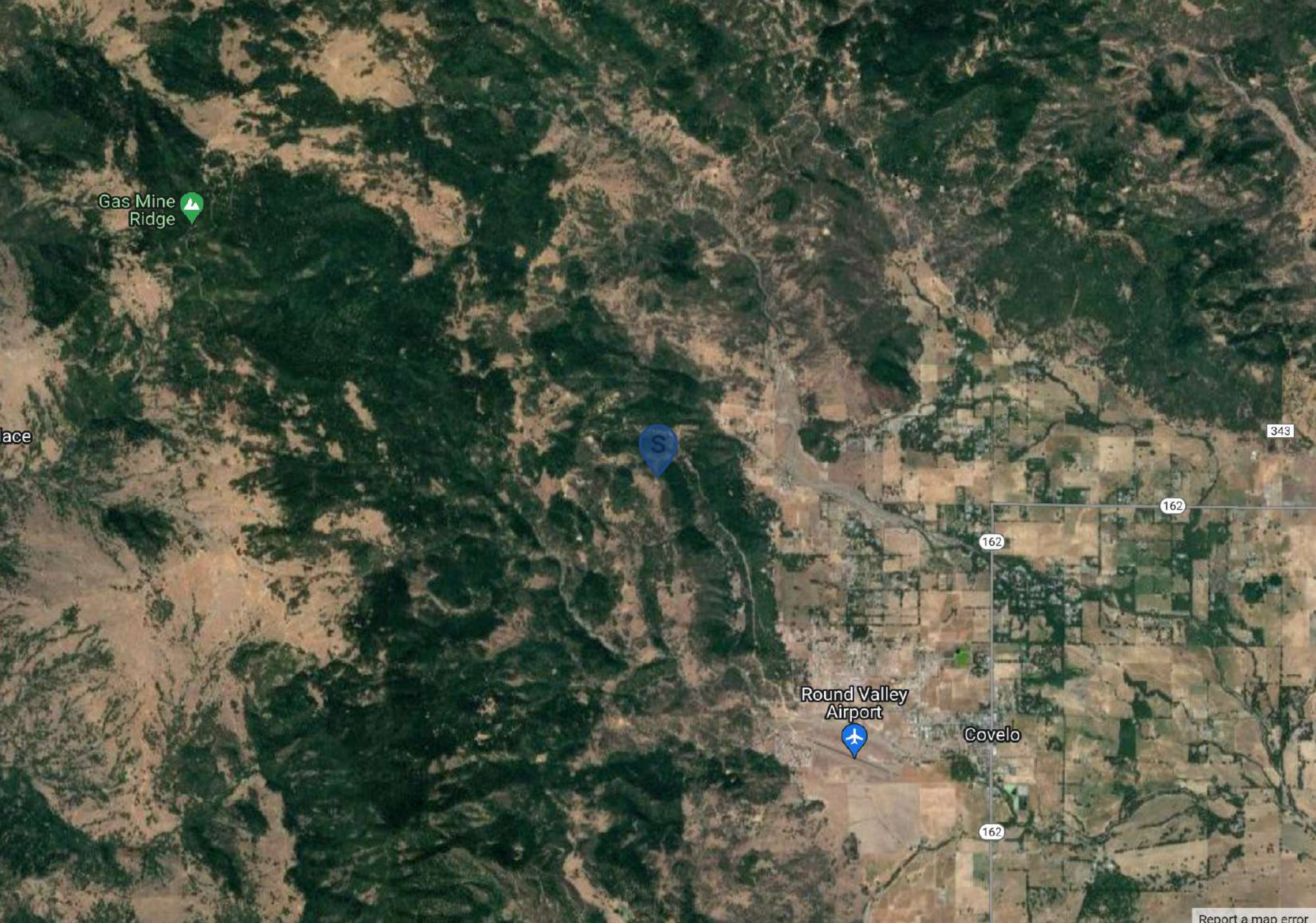
PROPERTY FEATURES

LAND SF	29,620,800
LAND ACRES	680
ZONING TYPE	RL 160
APN	032-540-03-00 - 100 / 4356000
APN	032-550-04-00 - 10 / 435600
APN	032-550-05-00 - 50 / 2178000
APN	032-550-06-00 - 70 / 3049200
APN	032-550-07-00 - 50 / 2178000
APN	032-550-08-00 - 30 / 1306800
APN	032-550-09-00 - 30 / 1306800
APN	032-560-02-00 - 30 / 1306800
APN	032-560-03-00 - 50 / 2178000
APN	032-560-04-00 - 30 / 1306800
APN	032-560-05-00 - 60 / 2613600
APN	032-560-06-00 - 70 / 3049200
APN	032-560-07-00 - 30 / 130,6800
APN	032-570-01-00- 50 / 2178000
APN	032-580-12-00 - 20 / 871200
USE	Pasture

Take an Instant
Walkthrough

<https://www.youtube.com/@matrixCREai>





Gas Mine Ridge

ace

343

162

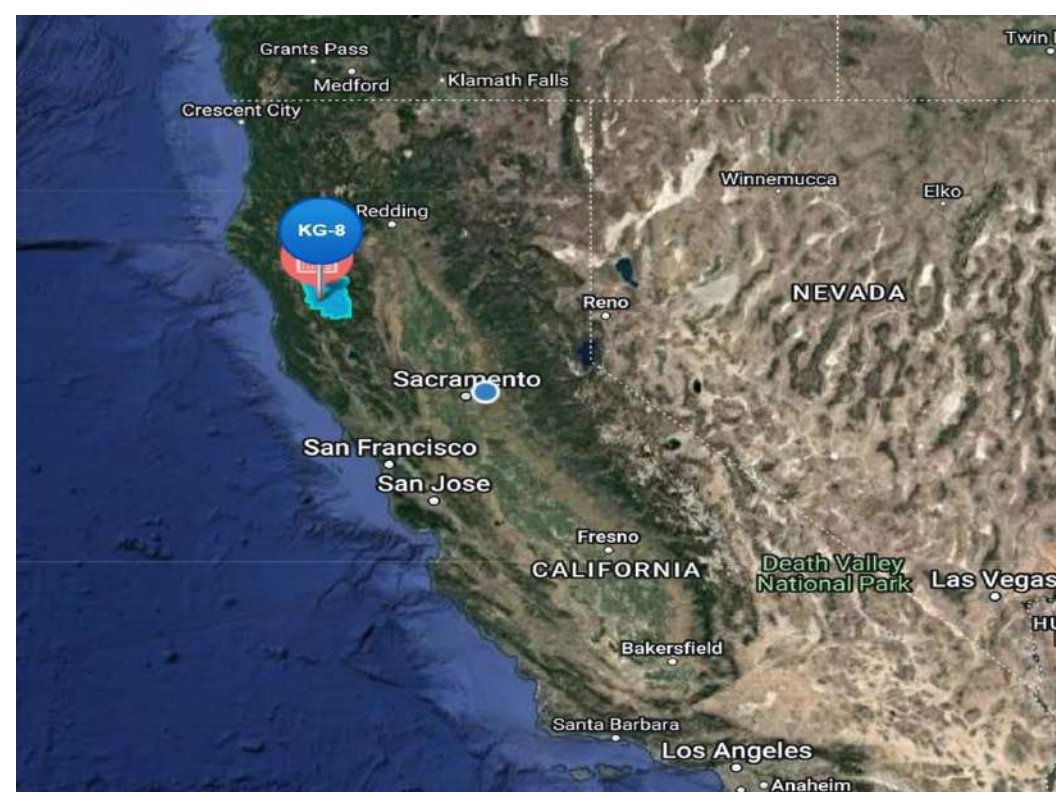
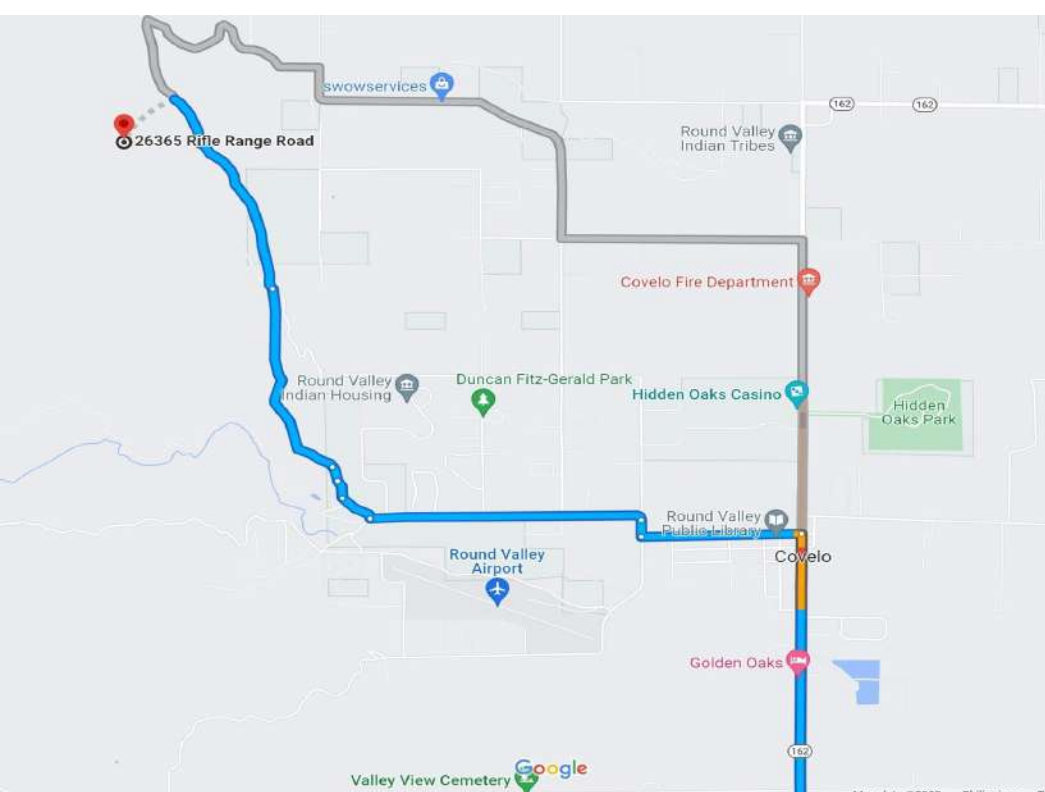
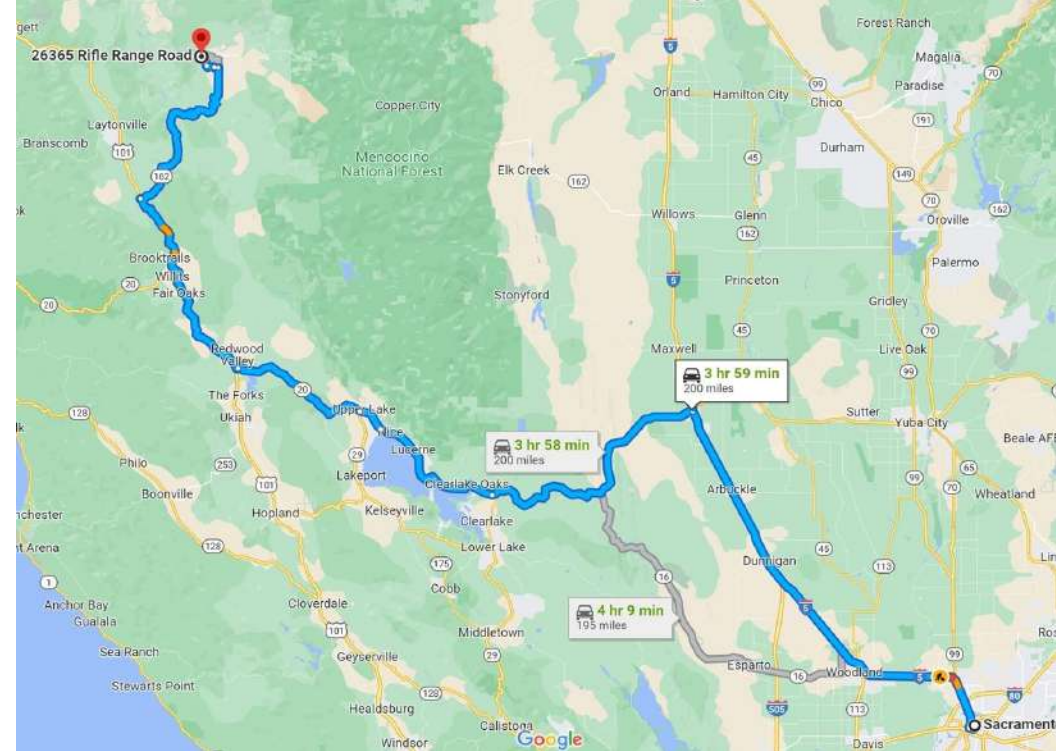
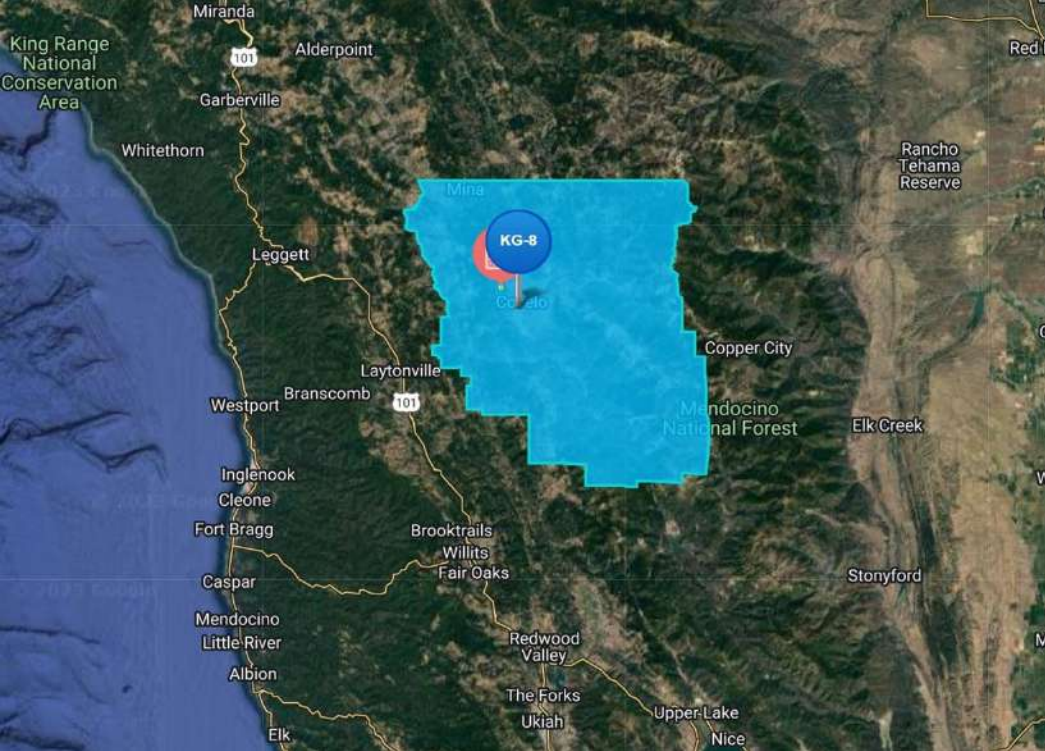
162

Round Valley Airport

Covelo

162

Report a map error





03

Company Profile

Advisor Profile



Lu Ann Henderson

Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Real Estate Sales and Leasing at GQ North Real Estate and CEO at MatrixCRE.ai. Lu Ann is a CCIM candidate and has received three CCIM certificates.

Lu Ann is an exclusive California listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 90% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020. Lu Ann's overall transaction volumes are in the top 5% of brokers.

LOS ANGELES, CA, March 6, 2023 — Crexi, the commercial real estate industry's fastest-growing marketplace, data, and technology platform, announced Lu Ann Henderson as a winner of its annual Platinum Broker Awards, an awards program recognizing the highest performing brokers on Crexi's platform. I'm responsible for 28 million in commercial sales and leased/sold over 13 million square feet.

As a boutique listing agent and selective on the number of listings, she'll take on to ensure personal attention and due diligence for each of her clients. She believes she has a proven strategy for a higher success rate of closings for all her clients. She's nearing the 2021 year with 25 completed transactions with seven transactions of over \$7,000,000.00 in commercial sales and eighteen in Leasing transactions, most dual agency and leaving two more sales transactions currently in escrow and due to close in early 2022.

Lu Ann has been responsible for multi-millions in California, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from some of the savviest private commercial investors, she now utilizes these strategies in all her transactions, which keeps her known for her top closing commercial real estate success rate.

Lu Ann played a vital role in the nine-month due diligence duties for purchasing 277 acres at Larry Bell Dairy Farm negotiated for \$3.8 million in 2013. She was responsible for troubleshooting the entire AG-80, 277 acres, and the 12 residential properties located at 11318 Franklin Blvd, Elk Grove, CA. Lu Ann managed the back end of housing and development and commercial and agricultural purchases. She oversaw identifying properties through entitlements, including due diligence for creating plot maps, documenting, supervising EPA reports, water, and environmental duties, mitigation, and protocol guidelines for special habitats.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients. A true entrepreneur in all commercial real estate aspects of the business.

Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential buyers and tenants to benefit from her commercial listings, utilizing Costar/LoopNet, Crexi, and her database. In 2020, during the COVID pandemic shut down, she realized there was still considerable demand for commercial space. Once again, her entrepreneur mindset has led her to create a new YouTube Channel, MatrixCRE, which further expands her digital marketing and property display globally. Surprisingly, she became busy via virtual walkthroughs! She is a big believer in various marketing platforms as it draws a diverse set of people, situations and affords global reach for buyers and potential tenants.

680 ACRES FOR SALE, MENDOCINO, CALIFORNIA

Gas Mine
Ridge

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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