

Williams Valley Ranch

676 Acres in Covelo, California



The Williams Valley Ranch, some 676 acres, is located in Mendocino County's Round Valley, home of historic Covelo Town. The Ranch is presently an operating unit of Poonkinney Cattle Ranches headquartered in New York City. Set up as a cattle operation complete with fencing, cross-fencing and corrals. Gravel roads throughout the Ranch are both well constructed and well maintained. There are three large agricultural ponds, numerous springs throughout the property, a well. The northern boundary lies on the center line of Short Creek, a blue-line stream. Nicely positioned in the north easterly quadrant of the valley with the drive to town being just a few miles.

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While there is no residence on the property at this time, there are spectacular view building sites. Power lines run along or within the Ranch that could be extended for residential development.



While this site is not being marketed as potential vineyard site, it's interesting to note what the University of California, Department of Agriculture and Natural Resources climate folks have to say about Round Valley for grape production as stated in California Weather Database for Covelo.



“Round Valley has been placed on the inland edge of the Transitional Area climate, but this placement is somewhat arbitrary. The valley is virtually surrounded by a relatively high mountain mass. The heat summation Round Valley, relative to wine grape production, places it at a low Region III (3001 to 3500 degree days), derived almost entirely without coastal influence.”



A study of the slopes on the ranch indicate about 500 plus acres are less than 20% slope (that's level to gently rolling). The 676 acres is studded with oaks, back-dropped by the foothills and high ground on the horizon.

Come see this beautiful valley – you won't be disappointed!

Offered at \$1,000,000

