

# Land/Lot Full Listing Detail

MLS #325053830

6870 County Road 110, Hopland, CA 95449

PROPERTY SUBTYPE Residential Acreage

STATUS: **Active 06/10/25**

DOM/CDOM: 104/104

PRICE: **\$3,295,000 (\$)**

SQUARE FOOTAGE: 54580680

LOT SIZE: 1253.0000 ac

APN: 047-090-50-00

NUMBER OF LOTS: 8

ASSOCIATION: No

SPECIAL LIST COND: Trust

AREA/DISTRICT: Ukiah(G0100)

ZONING:



[Pictures](#)

[Map Link](#)

[Virtual Media](#)

Situated high above the Sanel Valley and overlooking Duncan Peak, Lockwood Ranch sprawls across 1,253 acres of pristine land, offering the ideal canvas for your dreams. Elevations range from 1800 to 3160 feet, granting captivating 360-degree vistas from its highest points, complemented by internal ranch roads for easy navigation. Natural springs dot the landscape, sustaining a diverse array of trees, while wildlife such as Columbian blacktail deer, wild pigs, quail, and turkeys freely roam, creating a haven for nature enthusiasts. Under the stewardship of a single family since the 1980s, Lockwood Ranch has primarily served as a hunting ranch and is presently guided by Lockwood Hunting Services, presenting a potential revenue stream for interested parties. The property's potential extends far beyond its current function, with potential uses including private retreats, camping/glamping ventures, and a multitude of outdoor recreational activities. With its scenic and remote location, off-grid living becomes a tangible reality, offering serenity, seclusion, and unparalleled panoramic views. Just a 20 min. drive from Hopland, two hours north of the Golden Gate Bridge, and 35 min. south of Ukiah, the perfect escape from the hectic pace of daily life is waiting for you to explore.

## SHOWING INSTRUCTIONS

**Primary Contact:** Kim Fahy (707) 303-5185 Agent

**Secondary Contact:** Crawford Cooley (707) 953-5705 Agent

**Occupant Type:**

**Lockbox Location:**

**Show Instructions:** Appointment Only, Call Showing Contact, See Remarks

**Showing Comments:**

**Directions:** Hwy. 101 North to Mountain House Road to Old Hopland Yorkville Road/County Road 110 (approx. 7 miles from Hwy. 101)

**Publish to Internet:** Yes **Show Address to Internet:** Yes

## PRIVATE REMARKS

1,253 acres consists of eight parcels APNs: 047-070-06, 047-060-08, 047-060-10, 047-060-11, 047-090-03, 047-090-04, 047-090-07. PGE poles at road, multiple springs on property, one developed. Need advance notice for showings. Please call listing agents for more information and to schedule.

## LISTING AGENT & OFFICE INFORMATION

**Agent:** Kim Fahy(ID:B327292), Phone:707-303-5185, Agent Lic.#:01710975, kim@martinellirealestate.com

**Office:** Martinelli Real Estate Inc(ID:BMYC02), Phone:707-888-9999, Office Lic.#:01279937

**Co-Agent:** Crawford Cooley(ID:B413963), Phone:707-953-5705, Agent Lic.#:02206001, Crawford.cooley@gmail.com

**Co-Office:** Vice Properties Inc(ID:BVICE), Phone:707-546-8822, Office Lic.#:01378492

## PRICE AND DATES

**Original Price:** \$3,295,000

**DOM/CDOM:** 104/104

**On Market Date:** 06/10/25

**Listing Date:** 06/09/25

**Possession:** Close Of Escrow

**Listing Agreement:** Exclusive Right To Sell

**Terms:** Cash,Owner May Carry 2nd,Other  
**County Transfer Tax:** 0.00

**City Transfer Tax:** 0.00

## PROPERTY INFORMATION

**Status:** Active 06/10/25  
**Property Type:** Land  
**Lot Sq. Feet Approx:** 54,580,680  
**Lot Size Source:** (Assessor Agent-Fill)  
**Special Listing Cond:** Trust  
**Current Use:** Ranch,Recreational

**Status Comments:**  
**Property Subtype:** Residential Acreage  
**Lot Acres Approx:** 1253.0000  
**Lot Price Per Acre:** \$2,630

## PROPERTY LOCATION

**County:** Mendocino  
**Cross Street:** Mountain House Road  
**Subdistrict:**  
**APN #2:**  
**Unit/Block/Lot:**

**APN:** 047-090-50-00  
**Area/District:** Ukiah  
**Subdivision:**  
**Additional APNs:**  
**APN #3:**

## LOT INFORMATION

**# of Lots:** 8  
**Lot Features:** Secluded,Shape Irregular  
**View Description:** Hills,Mountains,Panoramic,Ridge,Valley, Woods  
**Zoning Description:** Agricultural/Residential,See Remarks  
**Topography:** Hilly,Level,Ridge,Rolling,Steep,Trees  
**Horse Property:**  
**Horse Prop Features:**  
**Road Surface Type:** Dirt,Gravel  
**Road Responsibility:**  
**Frontage Type:**  
**Fencing:** Partial  
**Road Frontage Type:** County Road  
**Income Includes:**  
**Community Features:**

**Possible Use:** Agricultural,Commercial,Grazing,Livestock,Recreational,Residential,Single Family,See Remarks  
**Distance to Electric:**  
**Distance to Gas:**  
**Distance to Phone:**  
**Distance to Sewer:**  
**Distance to Water:**  
**Development Status:** Raw Land  
**Soil:**  
**Crops:**  
**Vegetation:** Brush,Grassed,Trees Many  
**Perc Test/Septic Des:**  
**Well GPM:**  
**Other Structures:** Miscellaneous Building(s),Non-Conforming,See Remarks  
**Days in Escrow:** 0

## CONSTRUCTION INFORMATION

**Utilities:** Off Grid,Propane Tank Leased,See Remarks  
**Electric:** Electric Available  
**Other Equipment:**

**Irrigation:** Spring(s)  
**Sewer:** None  
**Water Source:** Other,See Remarks

## PARKING INFORMATION

**Total Park. Spaces:** 0




## ASSOCIATION INFORMATION

**Association:** No  
**Association Name:**  
**Association Phone:**  
**Current Rent:** \$0

**Association Fee:** 0  
**Fee Frequency:**  
**Fee Includes:**

## SCHOOL INFORMATION

**School District:**

-  **Elementary:**
-  **Middle or Junior:**
-  **Senior High:**

**FINANCIAL INFORMATION**

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<b>City Trans Tax Rate:</b>	0.00%	<b>County Tr.Tax Rate:</b>	0.00%
<b>Bonds/Assess/Taxes:</b>		<b>Bnds/Asses/Tx Desc:</b>	
<b>Terms:</b>	Cash,Owner May Carry 2nd,Other	<b>Possession:</b>	Close Of Escrow

**OTHER LISTING INFORMATION**

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<b>Height Limit:</b>		<b>Special Zones:</b>	See Natural Hazard Disclosure
<b>Duplicate:</b>		<b>Disclosures/Docs:</b>	Aerial Map,Natural Hazard Disclosure Available
<b>Parking Fee:</b>	\$0		
<b>Parking Type:</b>			
<b>Parking Access:</b>			
<b>Parking Fees:</b>			
<b>Rent Type:</b>			

**MORTGAGE PAYMENT CALCULATOR**

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[Click here for Mortgage Payment Calculator](#)