

\$199,000 - Montezuma Valley, Ranchita

MLS® #NDP2605391

\$199,000

Bedroom, Bathroom,
Land on 19.63 Acres

Montezuma Valley, Ranchita, CA

Encompassing 1/2 of Parrot Mountain, in the beautiful historic Montezuma Valley, this large parcel has fantastic views and endless opportunities . Zoning regulation is "A70" and the animal designation is "O" which allows for a variety of farming and animal options. Building type allowed is categorized as "C" which is Single Detached, Mixed residential/non-residential: limited detached & attached housing. Establish your homestead off grid, or hook up to SDGE, which has an underground easement on the property. Call me today for a full property summary from the County of San Diego.

Essential Information

MLS® #	NDP2605391
Price	\$199,000
Acres	19.63
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	Montezuma Valley
Area	RANCHITA (92066)
Subdivision	Montezuma Valley
City	Ranchita
County	San Diego
State	CA



Zip Code	92066
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Amenities

Amenities	Horse Trails
Has Pool	Yes

Interior

Fireplace	Yes
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Exterior

Lot Description	National Forest
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Additional Information

Date Listed	June 4th, 2026
Days on Market	63
Listing Office	Smith Estates

Listing Details

Listing Office	Smith Estates
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on October 8th, 2026 at 10:25pm PDT