

\$950,000 - 25218 Black Canyon Road, Santa Ysabel

MLS® #260016503

\$950,000

3 Bedroom, 2.00 Bathroom, 2,040 sqft

Residential on 52.65 Acres

Santa Ysabel, Santa Ysabel, CA

Welcome to your own private ranch in the highly sought-after Mesa Grande area of Santa Ysabel. Spanning 52.65 breathtaking acres in the heart of San Diego County's most unspoiled backcountry, this remarkable property offers privacy, panoramic vistas, abundant wildlife, and the peaceful lifestyle that defines country living. Deer, wild turkeys, native flora, and towering oak trees surround the ranch, creating a setting that truly captures the spirit of the American West. The property features a beautifully maintained 2,040 sq. ft. manufactured home situated on a permanent foundation, offering 3 bedrooms, 2 full bathrooms, a dedicated office, spacious living and dining areas, a large gathering room, and a generously sized kitchen. A separate approximately 400 sq. ft. cabin provides additional flexibility for guests, a home office, or studio. Designed with self-sufficiency in mind, the ranch is equipped with 72 owned solar panels, 24 Rolls backup batteries, a diesel generator, and a newer well producing approximately 15-25 gallons per minute, complemented by two 10,000-gallon water storage tanks. The impressive 50' x 40' barn, complete with Hardie cement siding, a metal roof, and skylights, is ideal for equipment storage, a workshop, or easily converted into a working horse or livestock barn. Several acres of flat, usable land are perfectly suited for horses, livestock, farming, or simply enjoying wide open space, all accessed by paved roads from Black Canyon Road. Throughout the



seasons, the ranch transforms into something truly specialâ€”from snow-dusted winter mornings and

Built in 1987

Essential Information

MLS® #	260016503
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,040
Acres	52.65
Year Built	1987
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	25218 Black Canyon Road
Area	SANTA YSABEL (92070)
Subdivision	Santa Ysabel
City	Santa Ysabel
County	San Diego
State	CA
Zip Code	92070

Amenities

Parking Spaces	20
Parking	None Known
Pool	N/K

Interior

Appliances	Dishwasher,Disposal,Solar Panels,Propane Range
Heating	Fireplace,Forced Air Unit
Cooling	Attic Fan,Central Forced Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Free Standing
Stories	1 Story

Exterior

Roof	Composition
Construction	Wood

Fees

Other Fees	\$0
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Additional Information

Date Listed	July 7th, 2026
Days on Market	46
Listing Office	eXp of Northern California, In

Listing Details

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