

\$2,895,000 - 25677 Mesa Grande, Santa Ysabel

MLS® #NDP2603692

\$2,895,000

Bedroom, Bathroom,
Land on 169.23 Acres

N/A, Santa Ysabel, CA

Nestled in the heart of Mesa Grande, this exceptional 169 (calculated) acre ranch in Santa Ysabel offers a rare opportunity to own a truly private, off-grid retreat in one of Southern California's most desirable and storied backcountry regions. Surrounded by generational ranches and characterized by rolling pastures, oak woodlands, and native chaparral, the land is fully fenced and features a blend of usable terrain and natural beauty ideal for grazing, agriculture, or development of a custom ranch or retreat. Enhancing its allure is the ranch's coveted exclusivity, secured by gated access and well-maintained ranch roads, ensuring both privacy and accessibility. A thoughtfully converted barn anchors the property, offering approximately 1,500+/- square feet split between a versatile workshop and a comfortable apartment. Completely off-grid with independent utilities, this setup is perfect for sustainable living, weekend getaways, or as a functional base while developing the land further. With direct highway frontage along scenic Mesa Grande Road, the ranch is easily accessible year-round, and a meandering driveway and network of trails provide seamless navigation through the breathtaking landscape. Multiple potential custom home sites offer panoramic views and a canvas for future vision. The surrounding region only adds to the lifestyle potential. Outdoor enthusiasts will enjoy proximity to Lake Henshaw, the Santa Ysabel Open Space



Preserve, and nearby trails ideal for hiking, horseback riding, and exploration. The nearby historic town of Julian provides a taste of small-town c

Essential Information

MLS® #	NDP2603692
Price	\$2,895,000
Acres	169.23
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	25677 Mesa Grande
Area	SANTA YSABEL (92070)
Subdivision	N/A
City	Santa Ysabel
County	San Diego
State	CA
Zip Code	92070

Amenities

Has Pool	Yes
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Interior

Fireplace	Yes
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Additional Information

Date Listed	April 17th, 2026
Days on Market	110
Listing Office	Chameleon/Red Hawk Realty

Listing Details

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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

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