

**Kelly Ranch**  
12956 West End Rd  
Arcata, CA 95521

**\$900,000**  
109± Acres  
Humboldt County





**Kelly Ranch**  
**Arcata, CA / Humboldt County**

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**SUMMARY**

**Address**

12956 West End Rd

**City, State Zip**

Arcata, CA 95521

**County**

Humboldt County

**Type**

Farms, Ranches, Recreational Land

**Latitude / Longitude**

40.875622 / -124.009254

**Dwelling Square Feet**

1947

**Bedrooms / Bathrooms**

4 / 1.5

**Acreage**

109

**Price**

\$900,000

**Property Website**

<https://www.landleader.com/property/kelly-ranch-humboldt-california/50172>



### **PROPERTY DESCRIPTION**

This historic 109 acre Arcata Ranch built in the 1880's, consists of two parcels and the original farmhouse at 1,947 square feet, a 4300 square foot historic hay barn with second level hay storage, mobile home, old milk barn & newer garage/shop. It is situated near the banks of the Mad River in between Arcata & Blue Lake with a scenic view of the Blue Lake Valley with a mild climate often just outside the fog line. The house itself is a two-story 4 bedroom / 1.5 bath. double pane windows, and a composition roof. One of the highlights of this farmhouse is its inviting kitchen centrally located and ideal for relaxation and enjoying the scenic views. Inside, a cozy wood-burning stove provides warmth during the cold winter months, adding to the charm and comfort of the home. This property offers a unique glimpse into the past, showcasing what the old rural Arcata used to be. With its rich history and classic architectural elements, it provides an opportunity for prospective buyers to create their own narrative and transform the farmhouse into something even more extraordinary.

If you are captivated by the allure of a bygone era and wish to experience the beauty and potential of this iconic ranch, we invite you to come and take a look. Discover the possibilities and envision the next stewardship of this timeless and fertile Humboldt County farm. With Class 1 & 2 soils, there are roughly 45 acres classified to support moderate to intensive farming. There are also riparian water rights to Kelly Creek and three phase power to the ranch. About 40 acres are currently leased to an organic farmer.

#### **Property Highlights:**

- Historic 109 acre Arcata Ranch circa 1880's.
- Two parcels w/ farmhouse
- Historic Hay Barn-4300 square feet with second level hay storage
- Bailey Barn- 1728 square feet
- Old Milk Barn-2129 square feet
- Equipment Shed- 876 square feet
- Milk house- 169 square feet
- Two-story 4 bedroom / 1.5 bath 1,947 square feet
- Double pane windows
- Composition roof
- Inviting kitchen centrally located
- A cozy wood-burning stove
- Situated near the banks of the Mad River in between Arcata & Blue Lake
- River access
- Irrigation well produces 100 gallons/minute
- Currently primarily dry farmed



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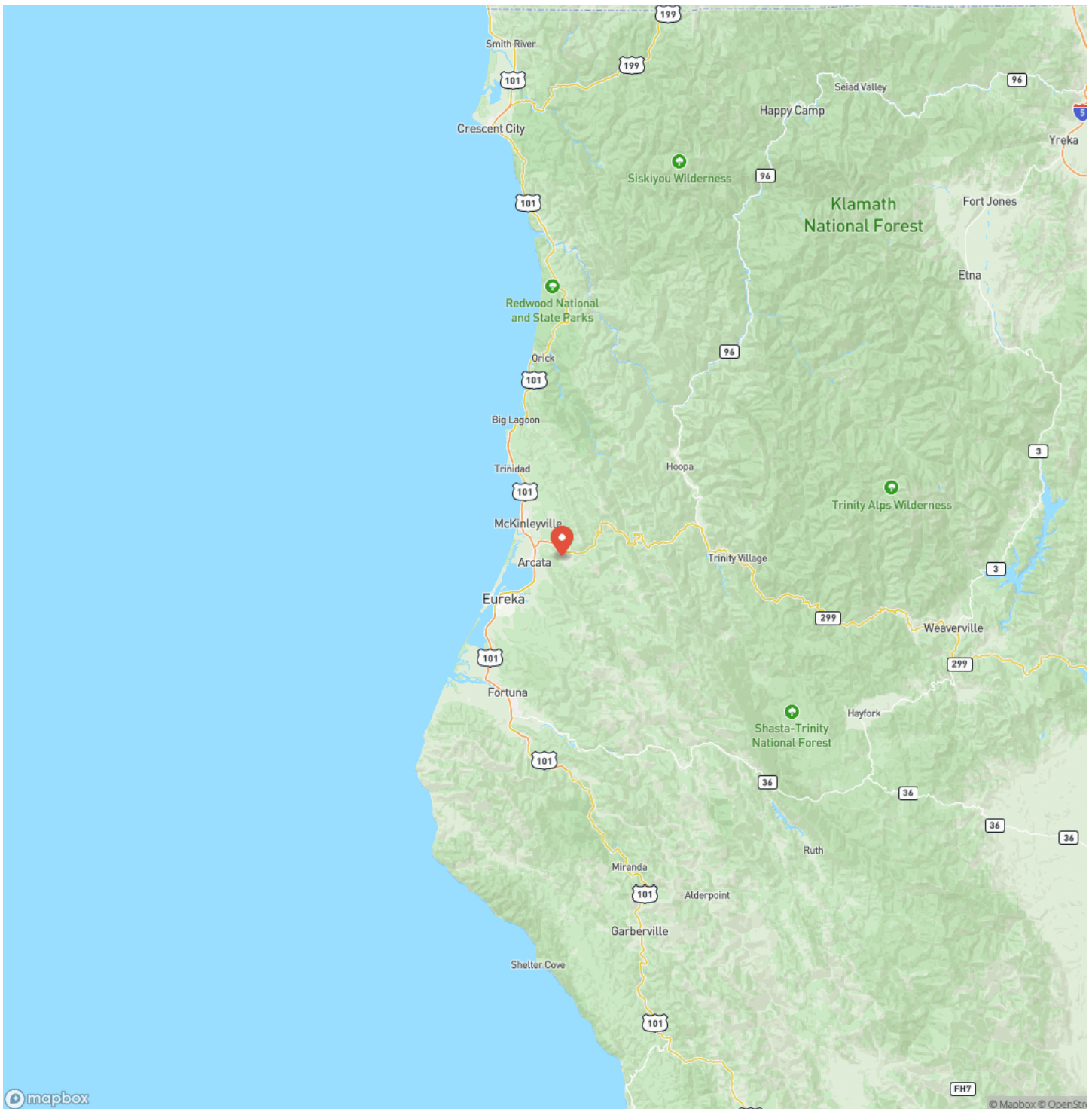


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Doren Morgan

## Mobile

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### Address

680 10th Street

## City / State / Zip

Arcata, CA 95521

## NOTES

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