

Presented by Kyla Nored
Broker & Owner
No 01930997
(707) 834-7979

•∞•



8015 Kneeland Road
Kneeland, CA 95549

\$850,000



LAND MAN
RESIDENTIAL • RURAL • REAL ESTATE

Property Information

Description:

Discover your own slice of paradise located above the fog bank and just 25 minutes from Arcata and Eureka! This breathtaking 40-acre property boasts a southwest-facing landscape filled with open meadows and undisturbed woodlands stocked with maples, mature oak stands, and old-growth firs. Custom built in 2006, the 2,400 square foot three-bedroom, two-bathroom home offers an inviting atmosphere with vaulted ceilings adorned with open beams, beautiful old-growth fir floors, and a cozy wood-burning stove. The design incorporates passive solar principles, maximizing natural light with open window banks and radiant heat floors for year-round comfort. Featuring additional office, loft and mud room spaces, this home can seamlessly host both indoor and outdoor activities. Embrace a sustainable lifestyle with fully off-grid living, equipped with solar power and spring-sourced water. Located just off the back deck, a mature orchard completes this idyllic setting, offering a variety of apples, pears, plums, and peaches. Relax surrounded by the sounds of nature while watching the abundance of wildlife during the day or admiring the open, star filled sky at night. Below the house there is a fully fenced garden area bursting with life, featuring a variety of plants including asparagus, blueberries, raspberries, and volunteer kale, alongside vibrant roses, poppies, and sunflowers. Located at the end of a private road, this unique property is a true silent sanctuary while blending comfort, sustainability, and natural beauty.

APN:

314-131-077

Zoning:

AE (Agriculture Exclusive) & TPZ (Timberland Production Zone)

Parcel Location:

Parcel Center Latitude	40.7459
Parcel Center Longitude	-123.9568

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Small Circles



OS, Bk.2A of Surveys, Pgs.29-30
OS, Bk.4 of Surveys, Pg.78
OS, Bk.9 of Surveys, Pg.73
OS, Bk.10 of Surveys, Pg.31
OS, Bk.10 of Surveys, Pg.40
OS, Bk.10 of Surveys, Pgs.45-46
OS, Bk.10 of Surveys, Pgs.54-55
OS, Bk.11 of Surveys, Pg.22
OS, Bk.11 of Surveys, Pgs.25-26
OS, Bk.11 of Surveys, Pg.40
OS, Bk.31 of Surveys, Pg.65

PM681, Bk.6 of Parcel Maps, Pg.22
PM743, Bk.6 of Parcel Maps, Pg.103
PM1068, Bk.9 of Parcel Maps, Pg.89
PM1284, Bk.11 of Parcel Maps, Pg.74
PM1567, Bk.13 of Parcel Maps, Pgs.125-126
PM2006, Bk.17 of Parcel Maps, Pgs.123-124
PM2081, Bk.18 of Parcel Maps, Pgs.72-73
PM2240, Bk.19 of Parcel Maps, Pg.137
PM2482, Bk.22 of Parcel Maps, Pg.39
RS, Bk.60 of Surveys, Pg.112
RS, Bk.63 of Surveys, Pg.61













