


FOR SALE

# 6051 RIDGE ROAD

*312 Acres With Private Lake on 4 Parcels  
10 Acres Cultivation Approved*

LAKEPORT, CA 95453

KIDDER.COM

 Kidder  
Mathews

*HIGHLY-  
SECURE AND  
PRIVATE  
LOCATION*

Sale Price: \$5,490,000

470,000 SF Cultivation MUP Approved

2 bed (+ loft), 2 bath home

Private lake

Two new wells

Owner financing available

*23 MIN*  
TO KELSEYVILLE

*27 MIN*  
LAKEPORT

*54 MIN*  
TO MIDDLETOWN



6051 RIDGE ROAD

*A BEAUTIFUL  
SLICE OF  
CALIFORNIA  
THAT  
PRESENTS A  
SIGNIFICANT  
OPPORTUNITY*

*Lake County Approved MUP for up to 10  
Acres of Cannabis cultivation*

*312*

ACRES OF LAND

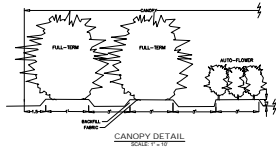
*470K*

SF CULTIVATION

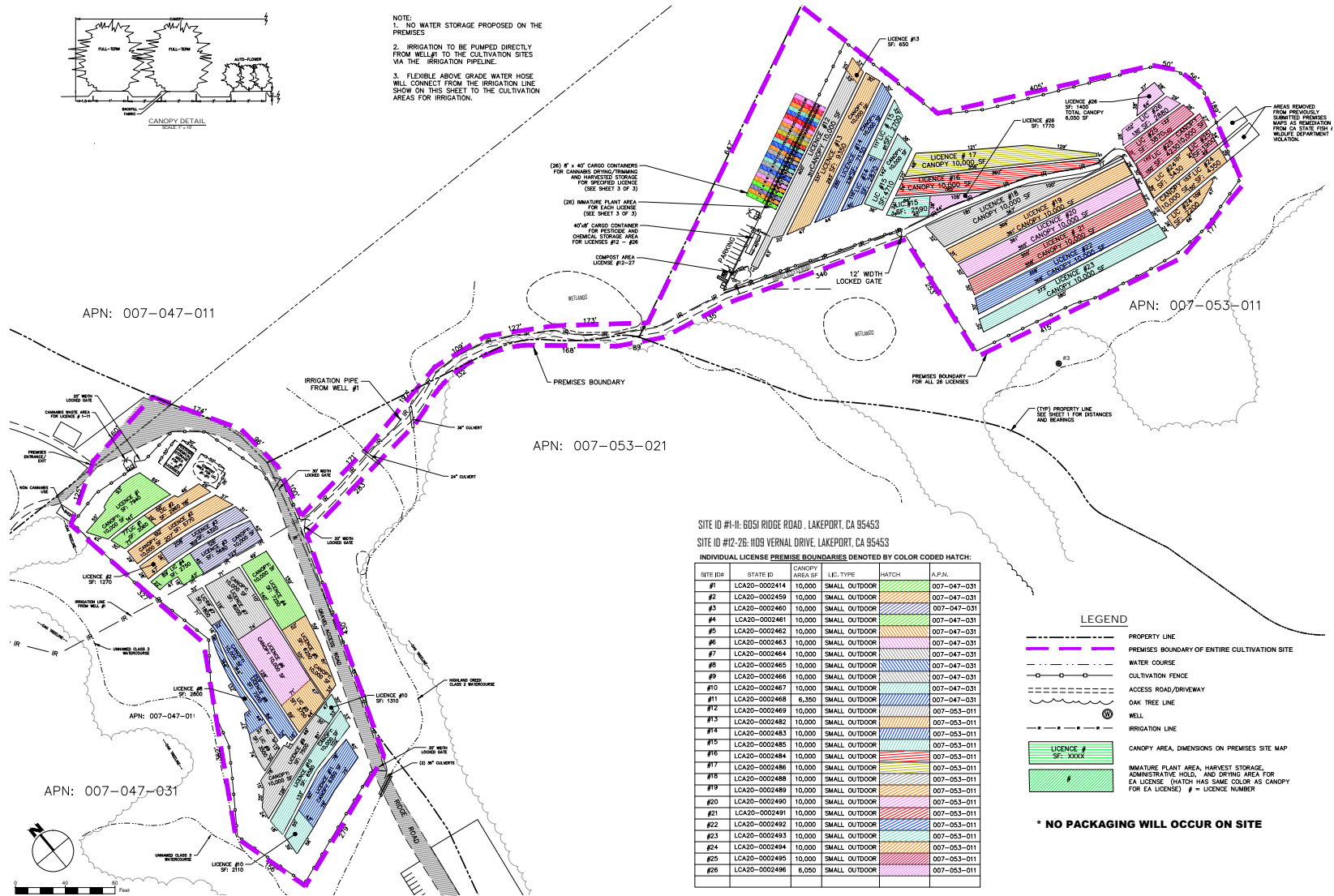
AVAILABLE FOR SALE

KIDDER MATHEWS

# STATE APPROVED LAYOUT



- NOTE:
1. NO WATER STORAGE PROPOSED ON THE PREMISES
  2. IRRIGATION TO BE PUMPED DIRECTLY FROM WELL#1 TO THE CULTIVATION SITES VIA THE IRRIGATION PIPELINE.
  3. FLEXIBLE ABOVE-GRADE WATER HOSE WILL CONNECT FROM THE IRRIGATION LINE SHOWN ON THIS SHEET TO THE CULTIVATION AREAS FOR IRRIGATION.



SITE ID #1-11: 6051 RIDGE ROAD, LAKEPORT, CA 95453  
 SITE ID #12-26: 109 VERNAL DRIVE, LAKEPORT, CA 95453

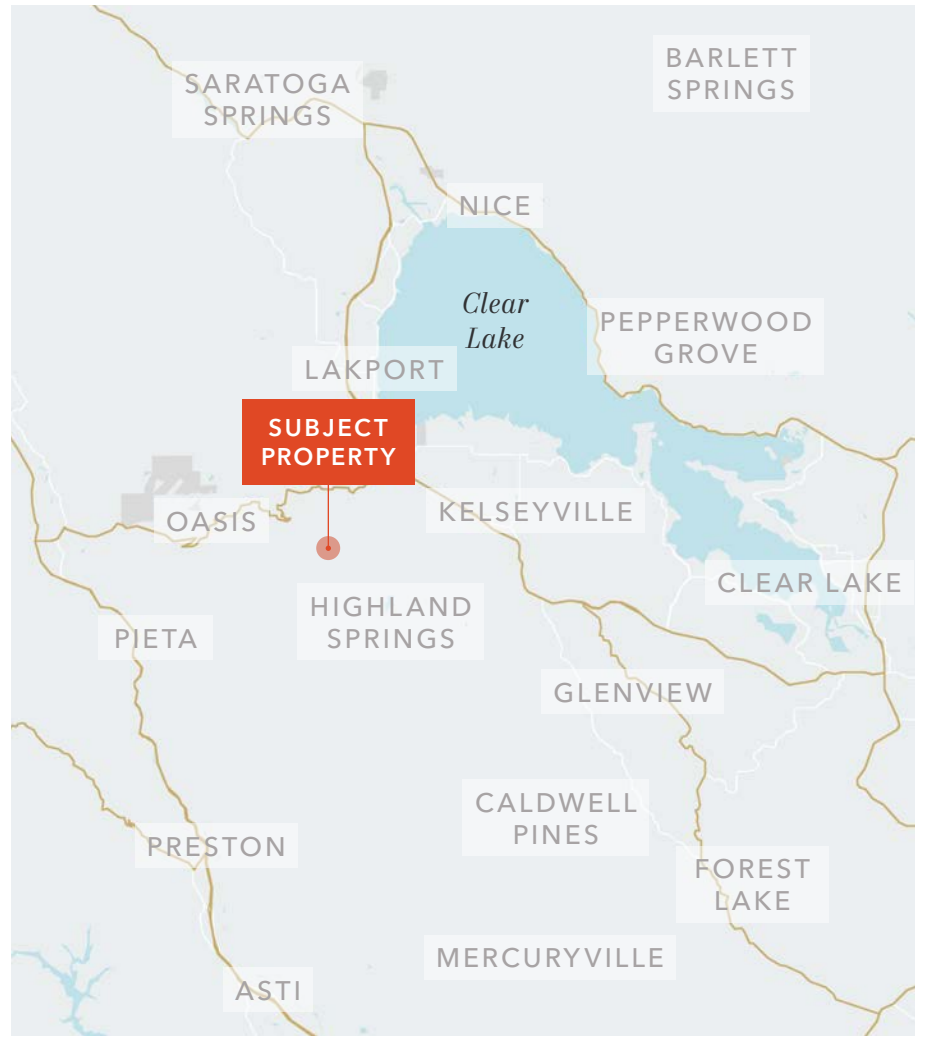
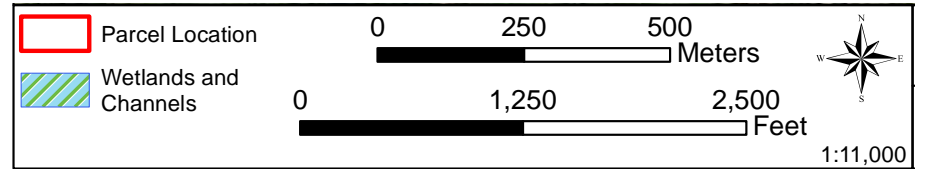
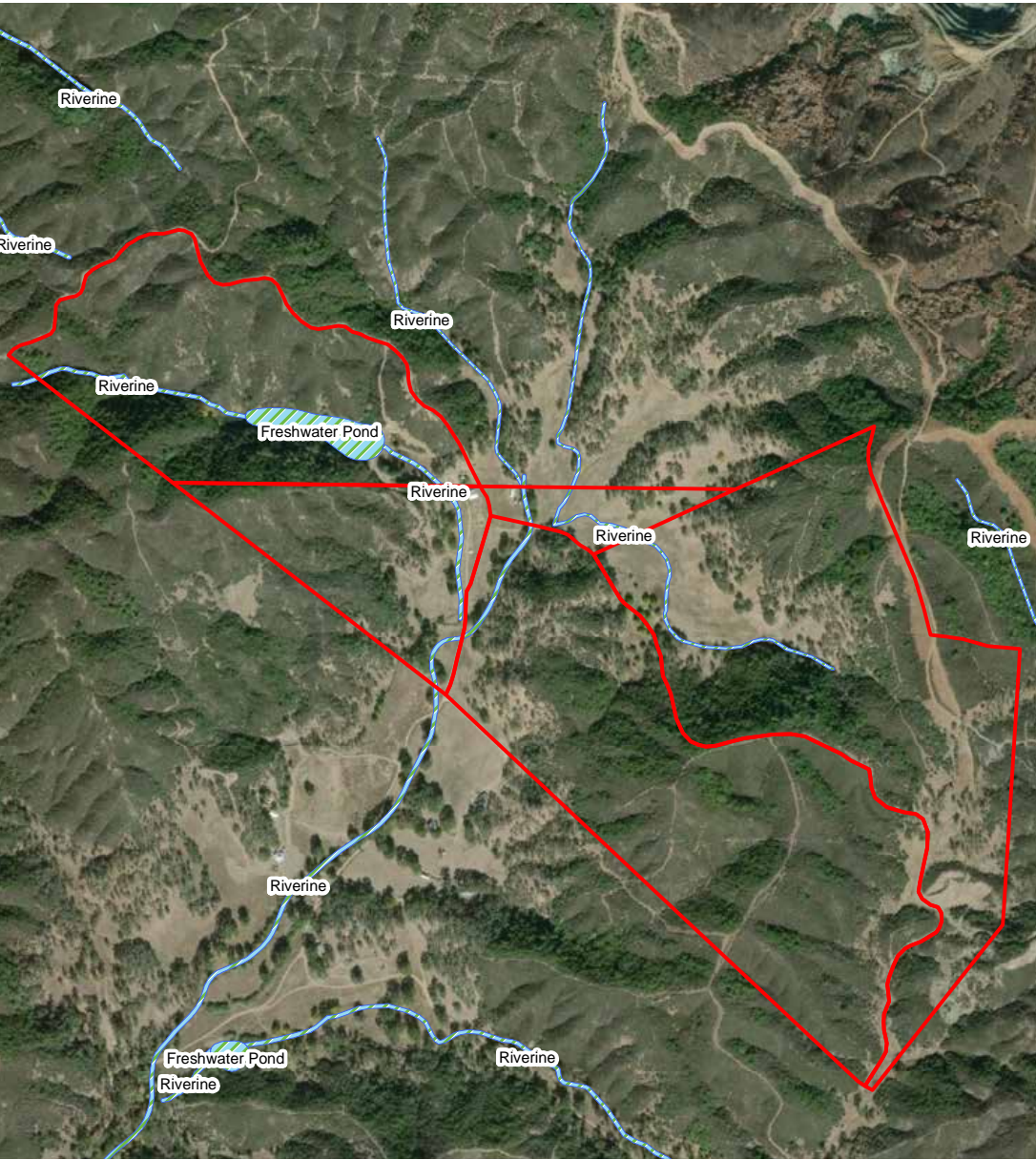
INDIVIDUAL LICENSE PREMISE BOUNDARIES DENOTED BY COLOR CODED HATCH:

SITE ID#	STATE ID	CANOPY AREA SF	LIC. TYPE	HATCH	A.P.N.
#1	LCA20-0002414	10,000	SMALL OUTDOOR	[Green Hatch]	007-047-031
#2	LCA20-0002459	10,000	SMALL OUTDOOR	[Orange Hatch]	007-047-031
#3	LCA20-0002460	10,000	SMALL OUTDOOR	[Blue Hatch]	007-047-031
#4	LCA20-0002461	10,000	SMALL OUTDOOR	[Purple Hatch]	007-047-031
#5	LCA20-0002462	10,000	SMALL OUTDOOR	[Yellow Hatch]	007-047-031
#6	LCA20-0002463	10,000	SMALL OUTDOOR	[Pink Hatch]	007-047-031
#7	LCA20-0002464	10,000	SMALL OUTDOOR	[Light Blue Hatch]	007-047-031
#8	LCA20-0002465	10,000	SMALL OUTDOOR	[Light Green Hatch]	007-047-031
#9	LCA20-0002466	10,000	SMALL OUTDOOR	[Light Purple Hatch]	007-047-031
#10	LCA20-0002467	10,000	SMALL OUTDOOR	[Light Orange Hatch]	007-047-031
#11	LCA20-0002468	6,350	SMALL OUTDOOR	[Light Blue Hatch]	007-047-031
#12	LCA20-0002469	10,000	SMALL OUTDOOR	[Light Green Hatch]	007-053-011
#13	LCA20-0002482	10,000	SMALL OUTDOOR	[Light Orange Hatch]	007-053-011
#14	LCA20-0002483	10,000	SMALL OUTDOOR	[Light Purple Hatch]	007-053-011
#15	LCA20-0002485	10,000	SMALL OUTDOOR	[Light Blue Hatch]	007-053-011
#16	LCA20-0002484	10,000	SMALL OUTDOOR	[Light Green Hatch]	007-053-011
#17	LCA20-0002486	10,000	SMALL OUTDOOR	[Light Purple Hatch]	007-053-011
#18	LCA20-0002488	10,000	SMALL OUTDOOR	[Light Orange Hatch]	007-053-011
#19	LCA20-0002489	10,000	SMALL OUTDOOR	[Light Blue Hatch]	007-053-011
#20	LCA20-0002490	10,000	SMALL OUTDOOR	[Light Green Hatch]	007-053-011
#21	LCA20-0002491	10,000	SMALL OUTDOOR	[Light Purple Hatch]	007-053-011
#22	LCA20-0002492	10,000	SMALL OUTDOOR	[Light Orange Hatch]	007-053-011
#23	LCA20-0002493	10,000	SMALL OUTDOOR	[Light Blue Hatch]	007-053-011
#24	LCA20-0002494	10,000	SMALL OUTDOOR	[Light Green Hatch]	007-053-011
#25	LCA20-0002495	10,000	SMALL OUTDOOR	[Light Purple Hatch]	007-053-011
#26	LCA20-0002496	6,050	SMALL OUTDOOR	[Light Orange Hatch]	007-053-011

**LEGEND**

- PROPERTY LINE
- - - PREMISES BOUNDARY OF ENTIRE CULTIVATION SITE
- ~ ~ ~ WATER COURSE
- - - CULTIVATION FENCE
- - - ACCESS ROAD/DRIVEWAY
- - - OAK TREE LINE
- ⊙ WELL
- - - IRRIGATION LINE
- [Color Hatch] LICENSE # SF: XXXX CANOPY AREA, DIMENSIONS ON PREMISES SITE MAP
- [Color Hatch] IMMATURE PLANT AREA, HARVEST STORAGE, ADMINISTRATIVE HOLD, AND DRIVING AREA FOR EA LICENSE (HATCH HAS SAME COLOR AS CANOPY FOR EA LICENSE) # = LICENSE NUMBER

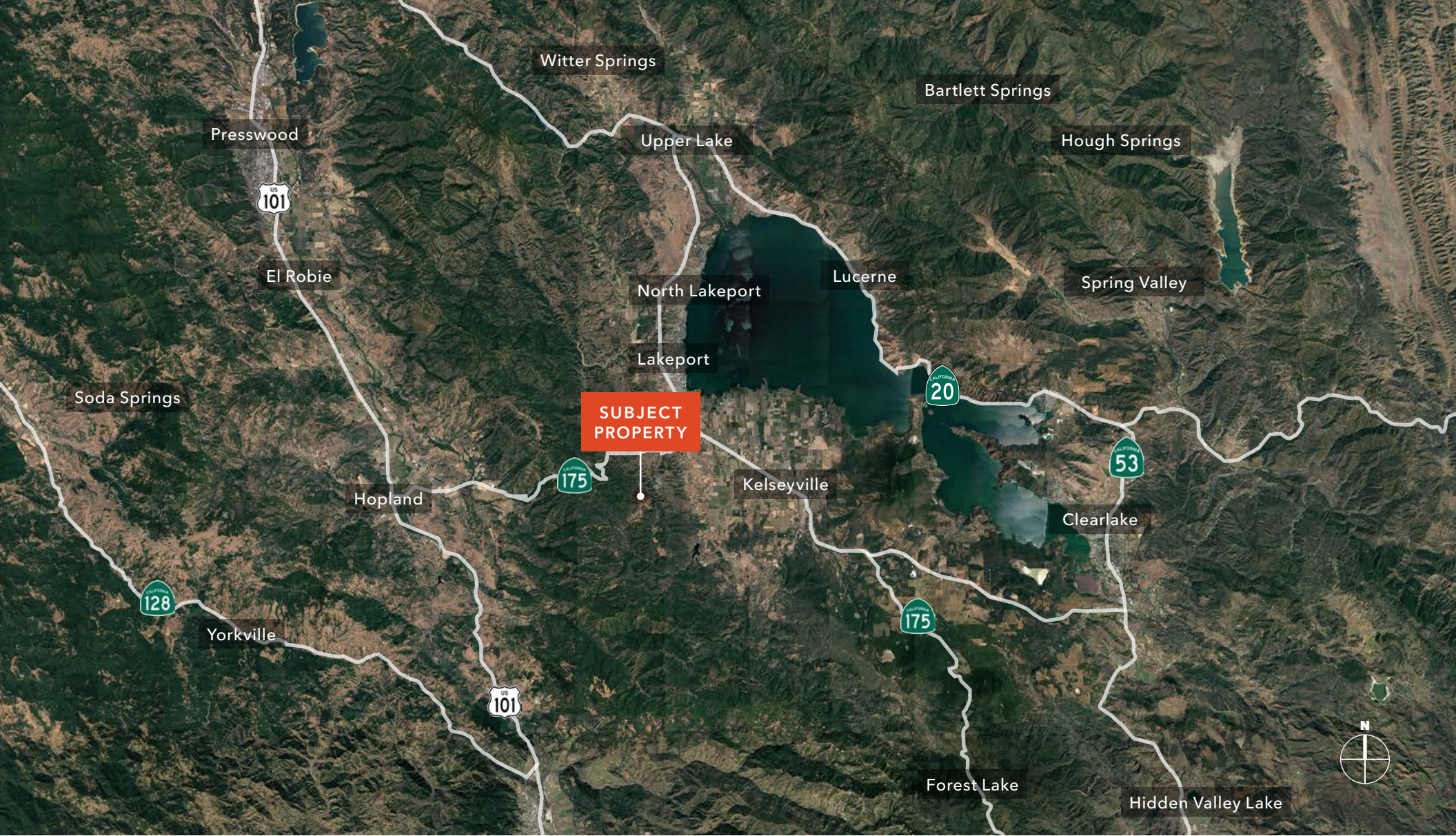
**\* NO PACKAGING WILL OCCUR ON SITE**



PROPERTY APNS

CULTIVATION APNS	007-047-031 (±35 Acres)
	007-053-011 (±100 Acres)
APNS	007-053-021 (±112.33 Acres)
	007-047-011 (±65.09 Acres)





# 6051 RIDGE ROAD

*Exclusively  
Listed by*

**SEAN GALLINGER**  
First Vice President  
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LIC N° 01944291

**KIDDER.COM**



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