

# 1034 E Washington Rd, El Nido

Merced County, California

\$3,498,300 | 117.29 Acres

1034 E Washington Rd  
El Nido, California

Set within the Merced Irrigation District, this  $\pm$ 117.29-acre almond ranch offers a clean, modern planting with strong long-term potential. The orchard was planted in 2019 on efficient 21' x 14' spacing and features a proven mix of Nonpareil, Carmel, Aldrich, and Monterey varieties. The property is well supported with wells, a filtration station, and on-site improvements.



## PROPERTY HIGHLIGHTS

- $\pm$ 117.29 total acres in the Merced Irrigation District
- Five parcels offering operational and ownership flexibility
  - APNs:
    - 075-072-018-000 (3.6 $\pm$  ac)
    - 075-072-019-000 (54.90 $\pm$  ac)
    - 075-072-015-000 (39 $\pm$  ac)
    - 075-072-016-000 (0.79 $\pm$  ac)
    - 075-072-017-000 (19 $\pm$  ac)
- Almond orchard planted in 2019
- 21' x 14' tree spacing for efficient farming and equipment access



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