

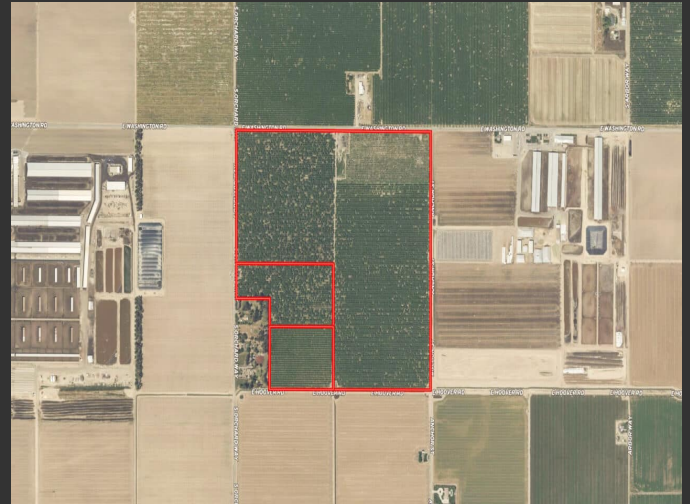
1473 E Washington Rd, El Nido

Merced County, California

\$3,728,500 | 145.90 Acres

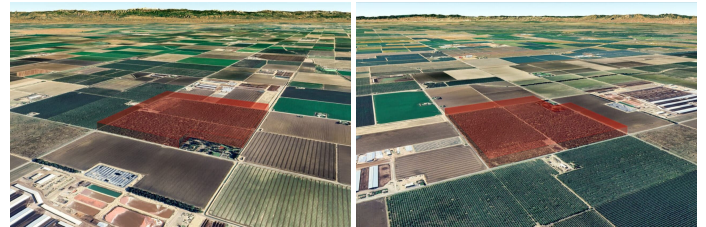
1473 E Washington Rd
El Nido, California

The ranch features established almond plantings with multiple varieties and a younger pistachio block planted to Golden Hills with Orandi pollinizers. With ag wells, a reservoir, and filtration systems already in place, this is a well-supported operation suited for growers or investors seeking productive farmland with existing infrastructure.



PROPERTY HIGHLIGHTS

- 145.9 total acres across three parcels
- Located within the Merced Irrigation District
- Producing almond orchard with plantings from 2004 and 2017
- Almond varieties include Nonpareil, Monterey, Carmel, and Wood Colony
- ±14 acres of Golden Hills pistachios with Orandi male pollinizers planted in 2016
- Efficient orchard spacing designed for modern equipment and operations
- On-site agricultural wells, reservoir, and filtration system



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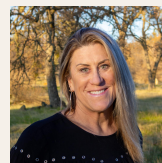
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