

E Grant Road, El Nido

Merced County, California

\$1,716,000 | 76.00 Acres

E Grant Rd & S Orchard Way
El Nido, California

This ±78-acre offering consists of two parcels of open agricultural land located within the Merced Irrigation District and is well suited for orchard, vineyard, or row-crop development. With existing well infrastructure, filtration, and district water availability, the property provides a strong foundation for future agricultural use.



PROPERTY HIGHLIGHTS

- ±78 acres of open agricultural land
- Two parcels included: 39 acres each
- APNs 075-071-018-000 and 075-071-019-000
- Located within the Merced Irrigation District
- Suitable for orchard, vineyard, or row-crop development
- Existing agricultural well infrastructure
- Filtration system in place
- District water availability
- Open, level ground allows flexible farm planning
- Subject to SGMA



BRANDON KEHOE

REALTOR®
BRE# 02252473

Cell: (559) 310-6483
bkehoe@caoutdoorproperties.com



ED PERRY

Real Estate Agent
BRE# 02083581

Cell: (916) 517-9969
outdoorprop@yahoo.com



JANET DELEO

Real Estate Agent
BRE# 02108215

Office: (707) 455-4444
Cell: (209) 304-2495
janetcaoutdoorprop@gmail.com



JEREMY PABST

Real Estate Agent
BRE# 02169038

Cell: (209) 304-7137
jpabstrealtor@gmail.com