

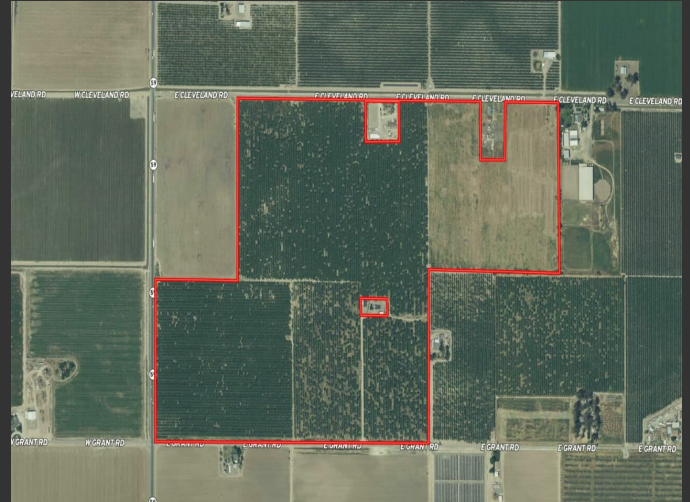
E Cleveland Rd, El Nido

Merced County, California

\$4,154,750 | 174.30 Acres

E Cleveland Rd
 El Nido, California

This ±174.3-acre ranch in the Merced Irrigation District features producing almond orchards along with approximately ±37 acres of development-ready ground. The offering includes two parcels and is supported by wells, district water service, and filtration systems, providing both immediate production and future upside.



PROPERTY HIGHLIGHTS

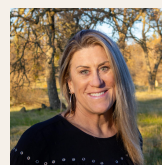
- ±174.3 total acres across two parcels
- APNs 075-071-002-000 (42 acres) and 075-071-013-000 (132.3 acres)
- Located within the Merced Irrigation District
- Producing almond orchards planted between 2000 and 2003
- Almond varieties include Nonpareil, Monterey, Fritz, Sonora, Winters, Butte, and Padre
- Approximately ±37 acres of open ground for new plantings or redevelopment
- Combination of income-producing a



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