

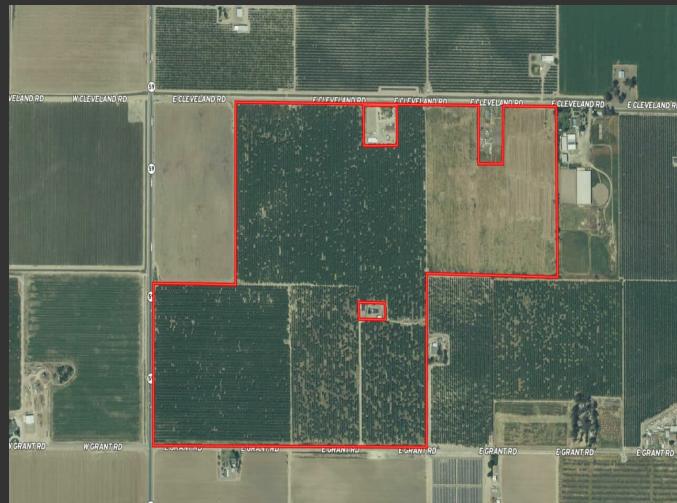
E Cleveland Rd, El Nido

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



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