

**Meador Ranch**  
14352 Mussey Grade Road  
Ramona, CA 92065

**\$3,195,000**  
136.980± Acres  
San Diego County





**Meador Ranch**  
**Ramona, CA / San Diego County**

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**SUMMARY**

**Address**

14352 Mussey Grade Road

**City, State Zip**

Ramona, CA 92065

**County**

San Diego County

**Type**

Ranches, Horse Property, Recreational Land, Residential Property

**Latitude / Longitude**

32.969742 / -116.919833

**Dwelling Square Feet**

2427

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

136.980

**Price**

\$3,195,000

**Property Website**

<https://www.landleader.com/property/meador-ranch-san-diego-california/57712>



**PROPERTY DESCRIPTION**

Your own private nature reserve awaits. A horse lover's paradise with 137 acres of natural beauty and trails has been lovingly maintained by a single owner for fifty years. In addition to four acres of Merlot grapes, there is ample room to explore, hike, reflect, and relax. The custom and unique 3/2 home was designed by Sim Bruce Richards, a student of Frank Lloyd Wright. Formerly a cattle ranch prior to the home being built in 1974, this property has been warmly enjoyed by many generations. A pond, creek, stone building, Engelmann Oaks, California Lilac, Sugar Sumac, and a wide variety of wildlife will draw you in for this outdoor experience in Ramona.

**Property Highlights:**

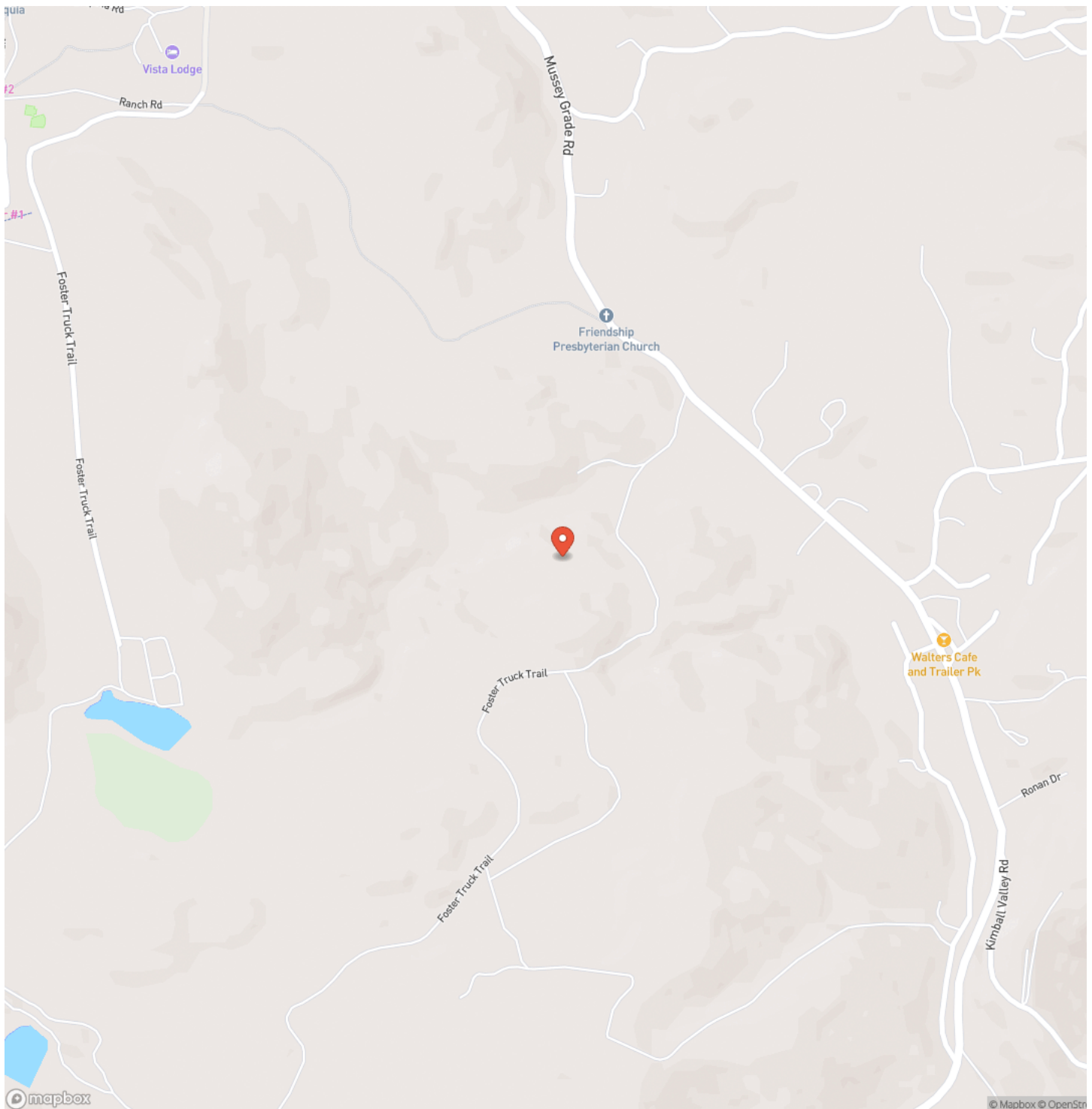
- 137 acres of mature oaks, a pond and running creek (two APNs)
- A 2427 square foot home with 3 large bedrooms and 2 full bathrooms
- Various outbuildings including a canvas bunk house with latrine, a handmade stone house, a casita
- Home was designed in 1974 by Sim Bruce Richards, a student of Frank Lloyd Wright and a master architect of San Diego County
- Interior special features include wood, tile, unique architecture with tall wood-framed windows, custom cabinetry and lighting fixtures, a stone chimney with a brick fireplace
- Beautifully blanketed with native ceanothus (California lilac) and Engelmann Oaks, holly bushes, sugar sumac
- 4.5 acres of established Merlot grape vines planted in 1985 and 2005
- Newer roof installed in 2021
- Two mini-splits (a/c) and two furnaces
- Hardwood flooring
- A pond and creek, electrical, well, and city water
- On-site caretakers of the property who, in exchange for rent, maintain the vineyard, plow the roads, mow the fields, trim the trees, and perform a wide variety of additional maintenance projects
- Fencing is mostly complete around the property
- The property borders San Diego County's Boulder Oaks Preserve
- 45 minutes from downtown San Diego



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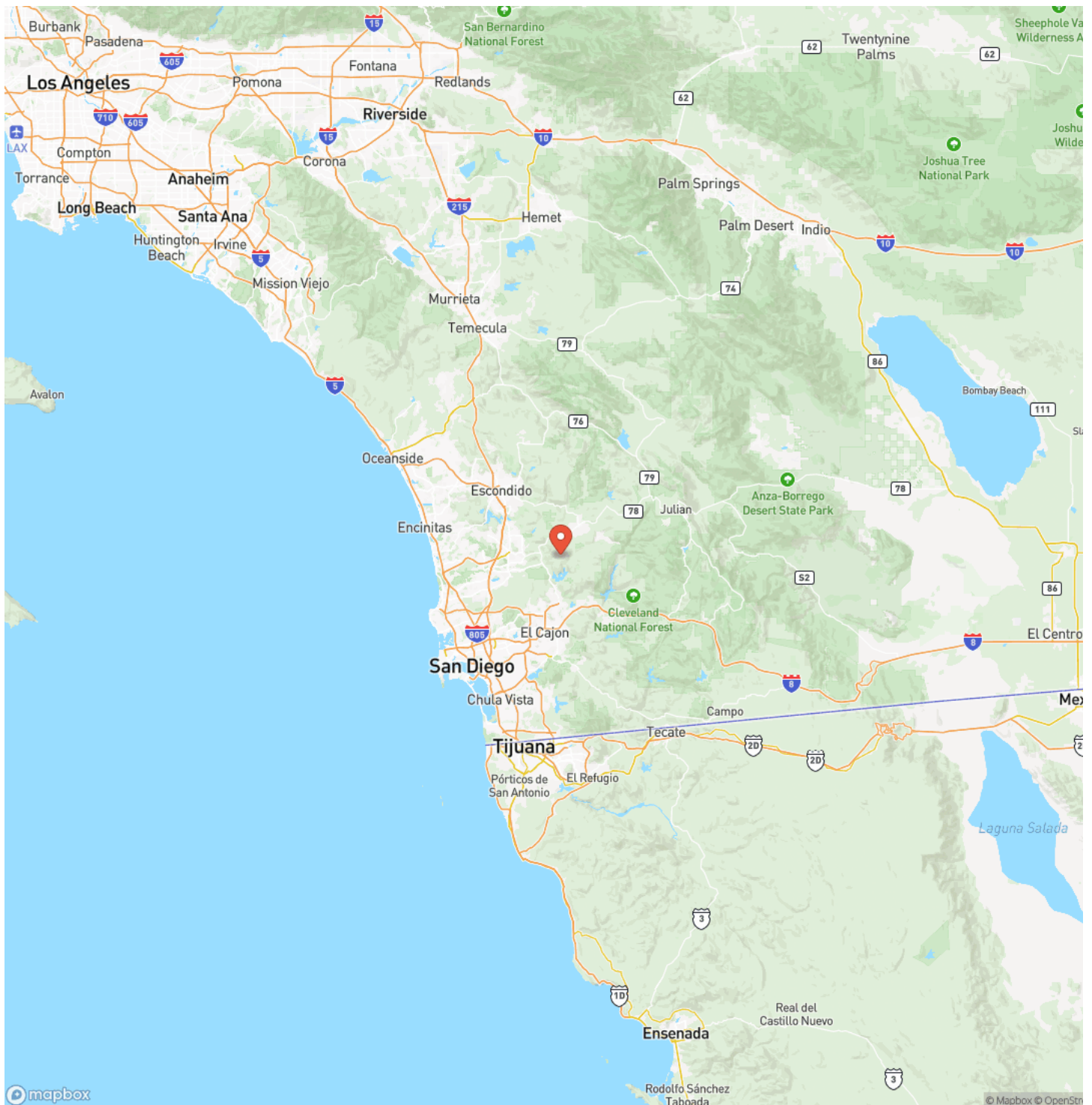


## Locator Map



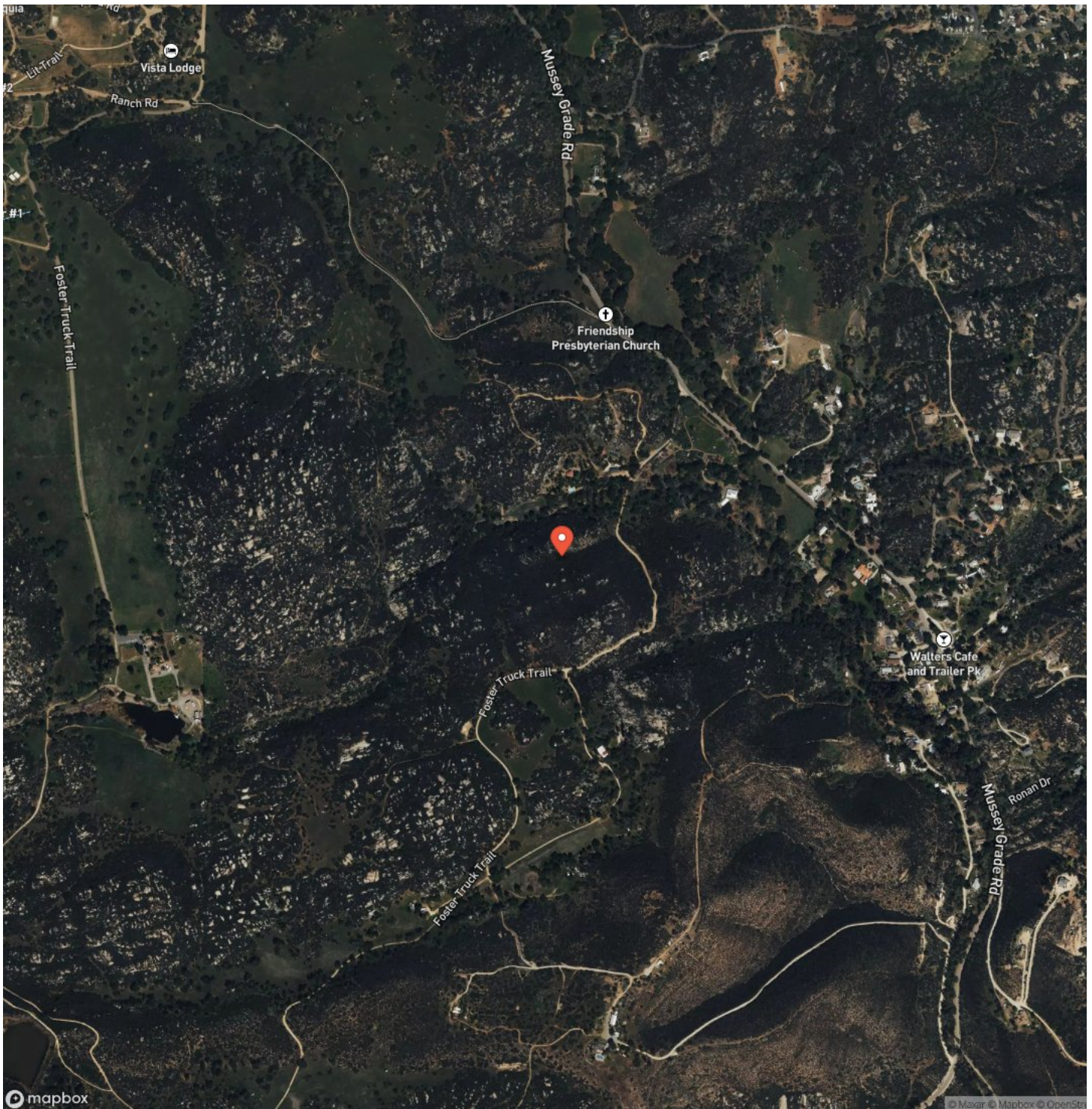


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Francine Howard

## Mobile

(619) 302-0234

## Email

francine@sd-realtor.com

**Address**

## City / State / Zip

San Diego, CA 92110

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**californiaoutdoorproperties.com**

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