

**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>



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### **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



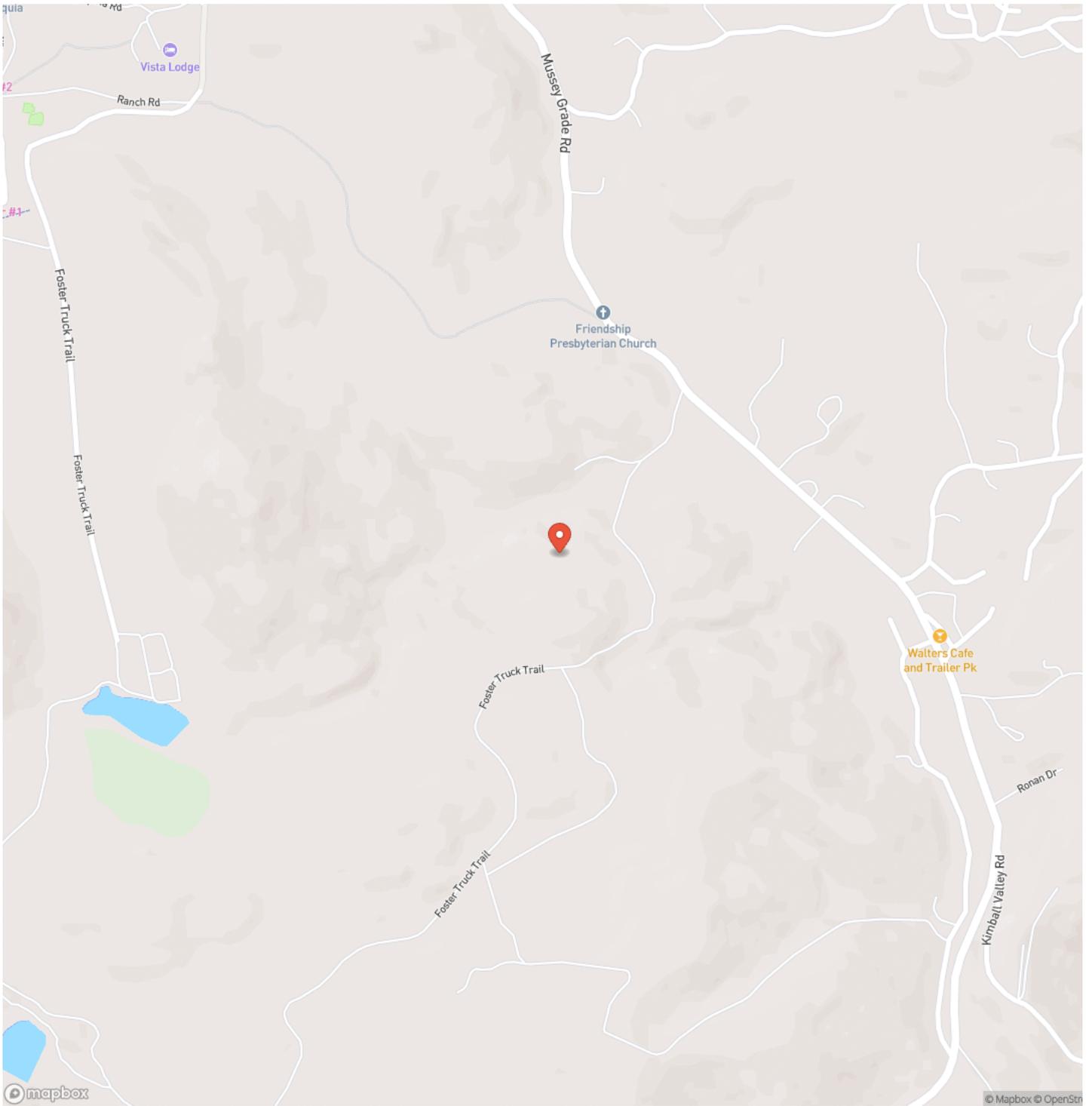
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**MORE INFO ONLINE:**



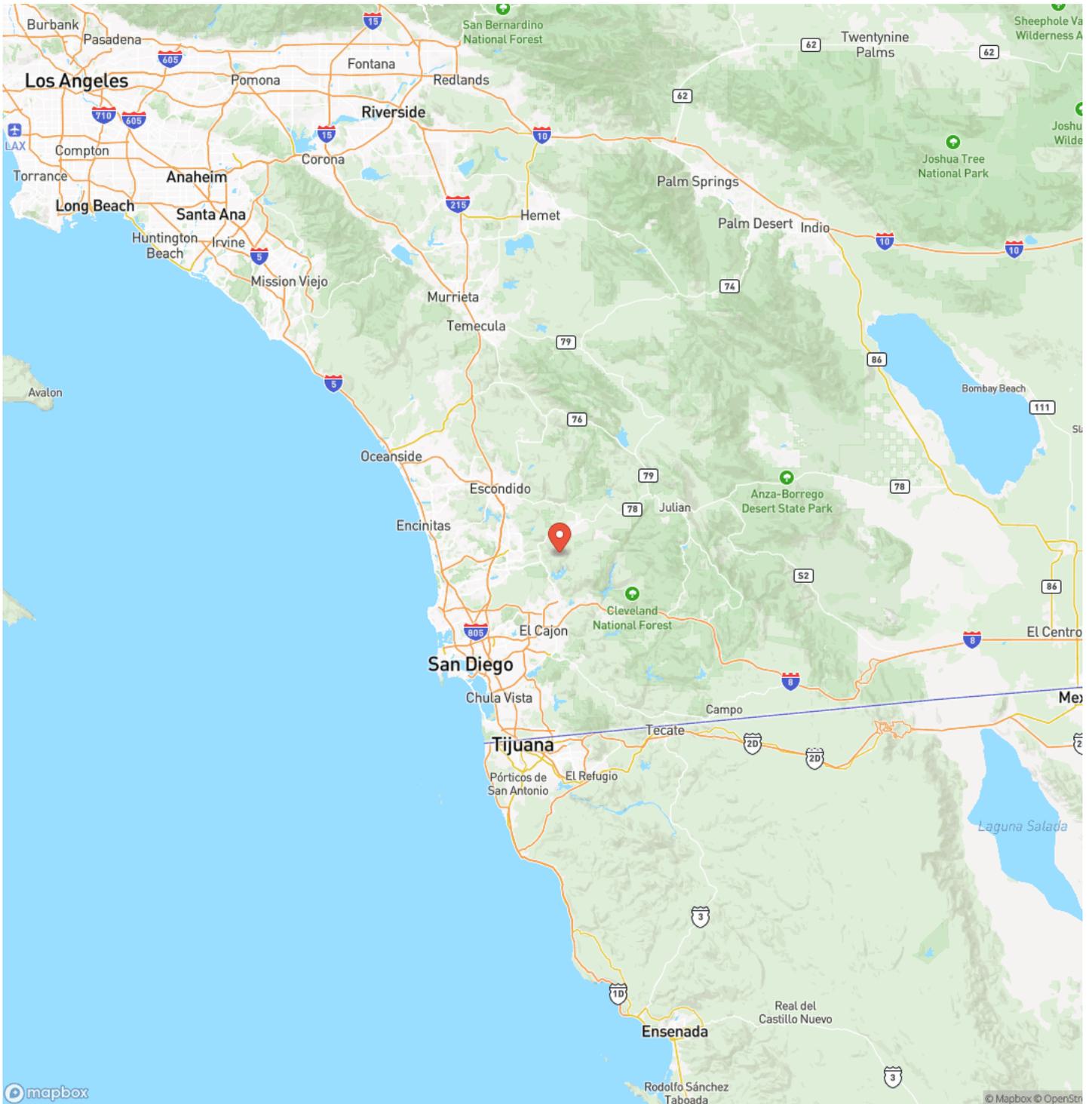
## Locator Map



**MORE INFO ONLINE:**



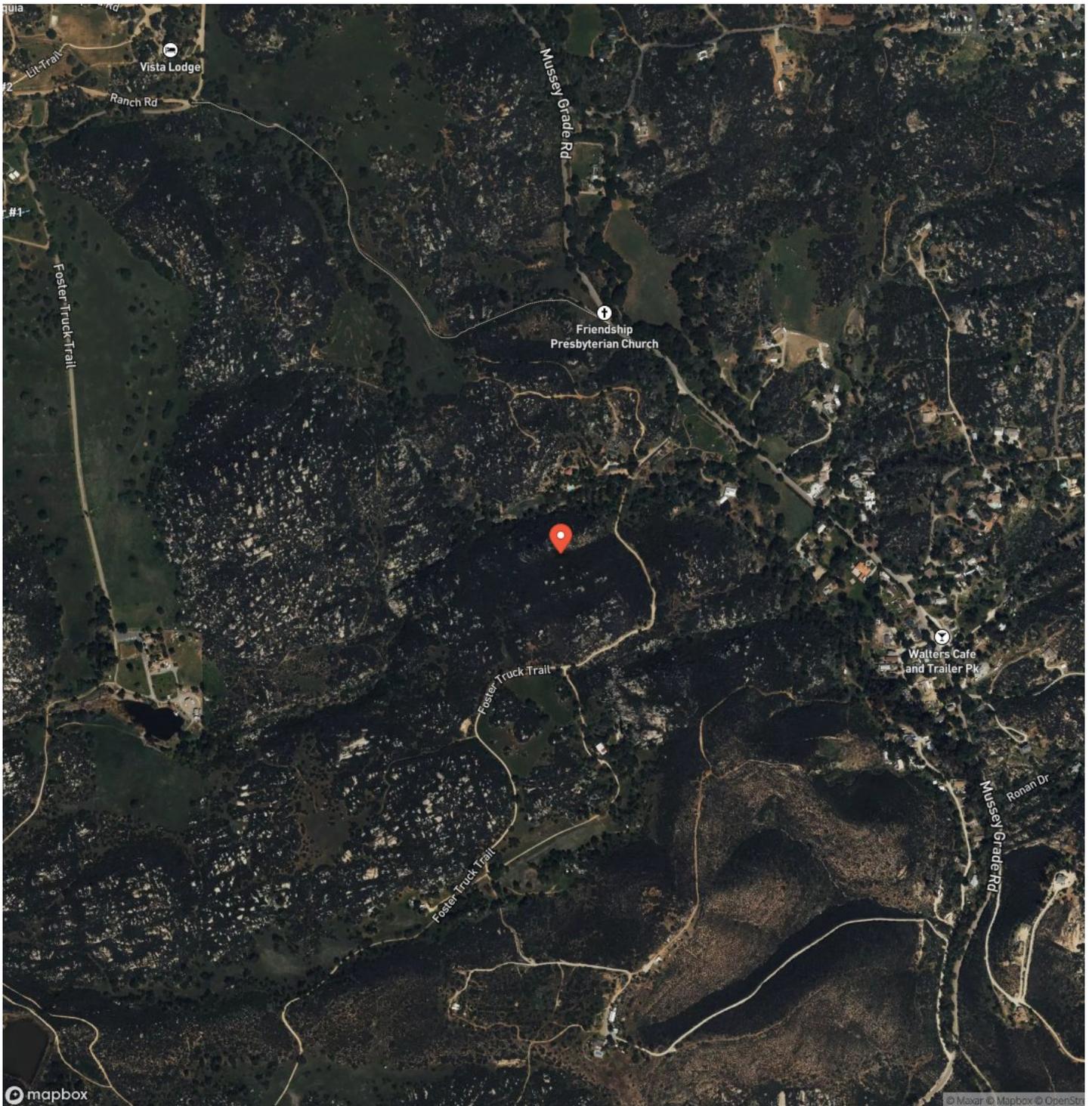
# Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**







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