

\$85,000 - 3035 Blue Oak Dr., Catheys Valley

MLS® #MC25215594

\$85,000

0 Bedroom, 0.00 Bathroom,
Land on 3 Acres

N/A, Catheys Valley,

Brand New Listing! Priced to sell at \$95,000, this breathtaking country estate parcel is a rare opportunity in the prestigious Whispering Oaks West gated community of Catheys Valley. Enjoy ultimate privacy and panoramic views just 30 minutes from Merced and under an hour to Yosemite's world-class adventure.

Spread out on over three acres of mostly flat, usable land where mature oaks and gently rolling hills frame your future home. Enjoy year-round beauty and an upscale rural lifestyle with custom residences throughout the neighborhood. Equestrian trails and a scenic private lake are yours to exploreâ€”perfect for relaxation, fishing, or sunsets with family and friends.

Ready to build? The 30-gallon-per-minute well and convenient paved road access simplify your plans. Take advantage of the strong sense of community and abundant space designed for country living at its very best.

This property blends natural beauty, privacy, and opportunityâ€”all at an incredible value. Schedule your showing, browse the photo gallery, and come experience Catheys Valleyâ€™s finest landâ€”before itâ€™s gone!



Essential Information

MLS® #

MC25215594

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|----------------|--------------------------------|
| Price | \$85,000 |
| Bathrooms | 0.00 |
| Acres | 3.05 |
| Type | Land |
| Status | Closed |
| Listing Agent | David Murtos |
| Listing Office | Concierge Real Estate Services |

Community Information

| | |
|-------------|-------------------|
| Address | 3035 Blue Oak Dr. |
| Area | MP5 - Mariposa 5 |
| Subdivision | N/A |
| City | Catheys Valley |
| County | Mariposa |
| Zip Code | 95306 |

Amenities

| | |
|-----------|---|
| Utilities | Electricity Available, Natural Gas Available, Water Available |
| View | Hills, Mountain(s), Panoramic, Trees/Woods |

Exterior

| | |
|-----------------|---|
| Lot Description | Horse Property, Pasture, TwoToFiveUnitsAcre |
|-----------------|---|

Additional Information

| | |
|-----------------|----------------------|
| Date Listed | September 11th, 2025 |
| Days on Market | 61 |
| Zoning | MH |
| Short Sale | N |
| RE / Bank Owned | N |

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