

Pritchard Sumner Ranch

San Luis Obispo County, California

\$8,311,875 | 8,525.89 Acres

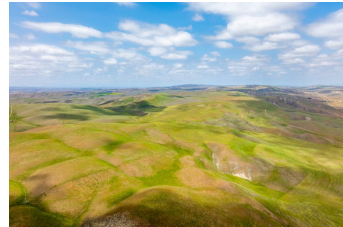
8050 Bitterwater Road
Shandon, California

Historically supporting about 200 cow/calf pairs annually, with diverse wildlife including tule elk, black-tailed deer, wild pig, dove, and quail. Two domestic wells, with an 80,000-gallon water storage capacity. Improvements include a well-maintained 1930s ranch house with three bedrooms and one bath, boasting a new roof and stabilized foundation.



PROPERTY HIGHLIGHTS

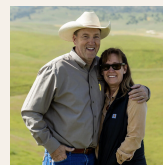
- In the same family for over 150 years
- Tule elk, black-tailed deer, wild pig, dove, and quail
- Approximately 200 cow/calf pair carrying capacity year-round
- 42 tax parcels in Kern and San Luis Obispo Counties totaling 8,525.89 acres
- Nearly the entire property is in the Williamson Act for reduced property taxes



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