

Pritchard Sumner Ranch

San Luis Obispo County, California

\$7,750,000 | 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



NITA VAIL
Broker Associate
BRE# 02122263
Cell: (916) 761-5604
nita@nitavail.com



KODY KESTER
REALTOR® & Appraiser
BRE# 02102628
Office: (707) 455-4444
Cell: (805) 440-5665
kody@kesterrealty.com



TODD RENFREW
Broker & Owner, ALC
BRE# 01727574 &
NV#B.1001686
Office: (707) 455-4444
Todd@caoutdoorproperties.com