

# 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

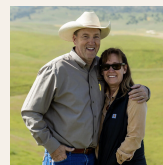
Cell: (916) 761-5604  
[nita@nitavail.com](mailto:nita@nitavail.com)



### KODY KESTER

REALTOR® & Appraiser  
BRE# 02102628

Office: (707) 455-4444  
Cell: (805) 440-5665  
[kody@kesterrealty.com](mailto:kody@kesterrealty.com)



### TODD RENFREW

Broker & Owner, ALC  
BRE# 01727574 &  
NV#B.1001686

Office: (707) 455-4444  
[Todd@caoutdoorproperties.com](mailto:Todd@caoutdoorproperties.com)