



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Morrison Ranch

3,852.93 ± Acres | San Luis Obispo County, CA



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DRE# 01838294



Introduction



The 3,852-acre storied Morrison Ranch located just 15 minutes outside the quaint town of Shandon, CA in San Luis Obispo County is on the market for the first time since 1978. The ranch has been stewarded with cattle continuously since the Mexican Land Grant days, dating back to 1846. Currently, it runs 150-200 pair for the season. There are multiple stock water tanks and troughs throughout. Morrison Ranch is a portion of a large 32,000-acre cattle ranch. The terrain varies in elevation between 1,300 and 1,700 feet and is characterized by rolling hills and rangelands, scattered with wildflowers throughout the landscape in spring. There are some acres of flat ground that could provide vineyard opportunities. Wildlife includes deer, wild pigs, quail, and predators. This ranch is ready for a livestock operation!



Highlights

- First time on the market since 1978
- Run 150-200 pair for the season
- Two wells
- Several springs and creeks throughout
- Multiple newer water stock tanks and troughs
- San Juan Creek runs through the northern parcel of the ranch
- Rolling hills and rangeland make for an excellent livestock operation
- Some acres of flat ground that provide vineyard opportunities
- Wildlife include deer, wild pig, quail, and predators
- Old barn and home; both in need of TLC
- Dirt roads throughout the ranch



Cattle

The owners have raised cattle for 6 generations. Currently, 150-200 pair are run for the season on a normal rain year. Cattle support equipment includes multiple newer stock water tanks and troughs throughout and fencing. The rolling hills and rangeland make for an excellent livestock operation. Years ago, the owners dry land farmed the ranch's flat valleys and hilltops. There are still remnants of an old grain silo on the ranch.





Water



Water on the ranch consists of two wells, multiple springs, creeks, and a portion of San Juan Creek. The San Juan Creek runs through the northern portion of the property. (pictured below)



Improvements

Improvements on the ranch include an old barn and home. Both the barn and home need TLC. Repair the home or build your own custom home on the ranch. There are also dirt roads throughout the property.

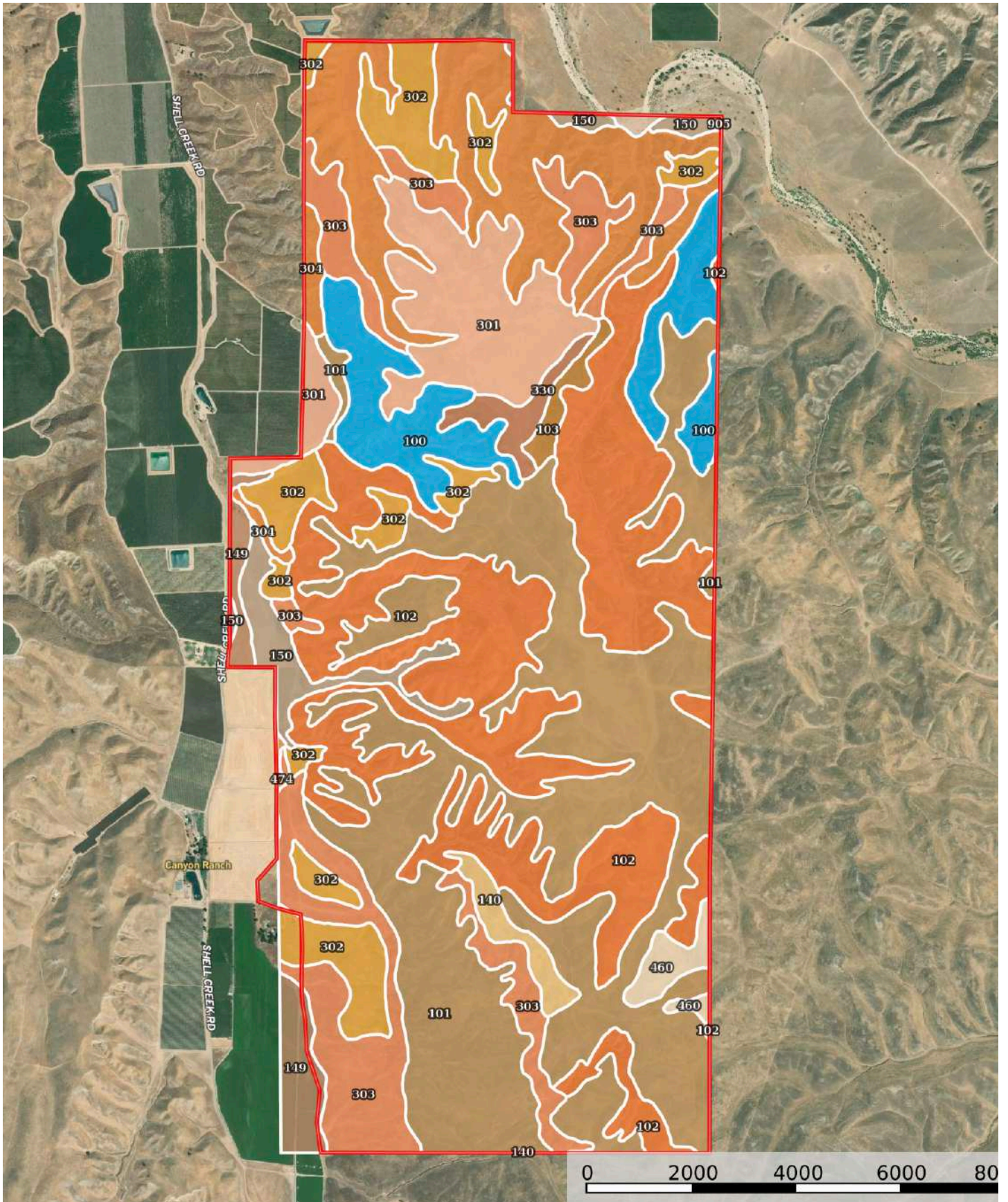


Kitchen



Living Room

Soil Map



Soil Map Cont'd

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|------------|-------|-----|-------|------|
| 101 | Balcom-Nacimiento complex, 15 to 30 percent slopes | 1188.3 | 30.14 | 0 | 9 | 4e |
| 102 | Balcom-Nacimiento complex, 30 to 50 percent slopes | 897.79 | 22.77 | 0 | 3 | 6e |
| 304 | Arbuckle sandy loam, 30 to 50 percent slopes | 406.75 | 10.32 | 0 | 4 | 6e |
| 303 | Arbuckle sandy loam, 15 to 30 percent slopes | 381.39 | 9.67 | 0 | 14 | 4e |
| 302 | Arbuckle sandy loam, 9 to 15 percent slopes | 261.54 | 6.63 | 0 | 18 | 4e |
| 301 | Arbuckle sandy loam, 2 to 9 percent slopes | 258.5 | 6.56 | 0 | 19 | 4e |
| 100 | Balcom loam, 50 to 75 percent slopes | 233.16 | 5.91 | 0 | 2 | 7e |
| 150 | San Emigdio sandy loam, 2 to 9 percent slopes | 87.84 | 2.23 | 0 | 17 | 4e |
| 149 | San Emigdio sandy loam, 0 to 2 percent slopes | 80.52 | 2.04 | 0 | 17 | 4c |
| 330 | Jenks clay loam, 2 to 9 percent slopes | 39.9 | 1.01 | 0 | 12 | 4e |
| 140 | Choice silty clay, 15 to 30 percent slopes | 37.69 | 0.96 | 0 | 11 | 4e |
| 460 | Camatta loam, 5 to 30 percent slopes | 36.26 | 0.92 | 0 | 6 | 7e |
| 103 | Balcom-Nacimiento complex, 9 to 15 percent slopes | 24.3 | 0.62 | 0 | 13 | 4e |
| 905 | Xerofluents-Riverwash association, 0 to 2 percent slopes | 6.15 | 0.16 | 0 | 13 | 6w |
| 474 | Elder sandy loam, 0 to 2 percent slopes, MLRA 14 | 2.55 | 0.06 | 0 | 23 | 3c |
| TOTALS | | 3942.64(*) | 100% | - | 8.84 | 4.87 |

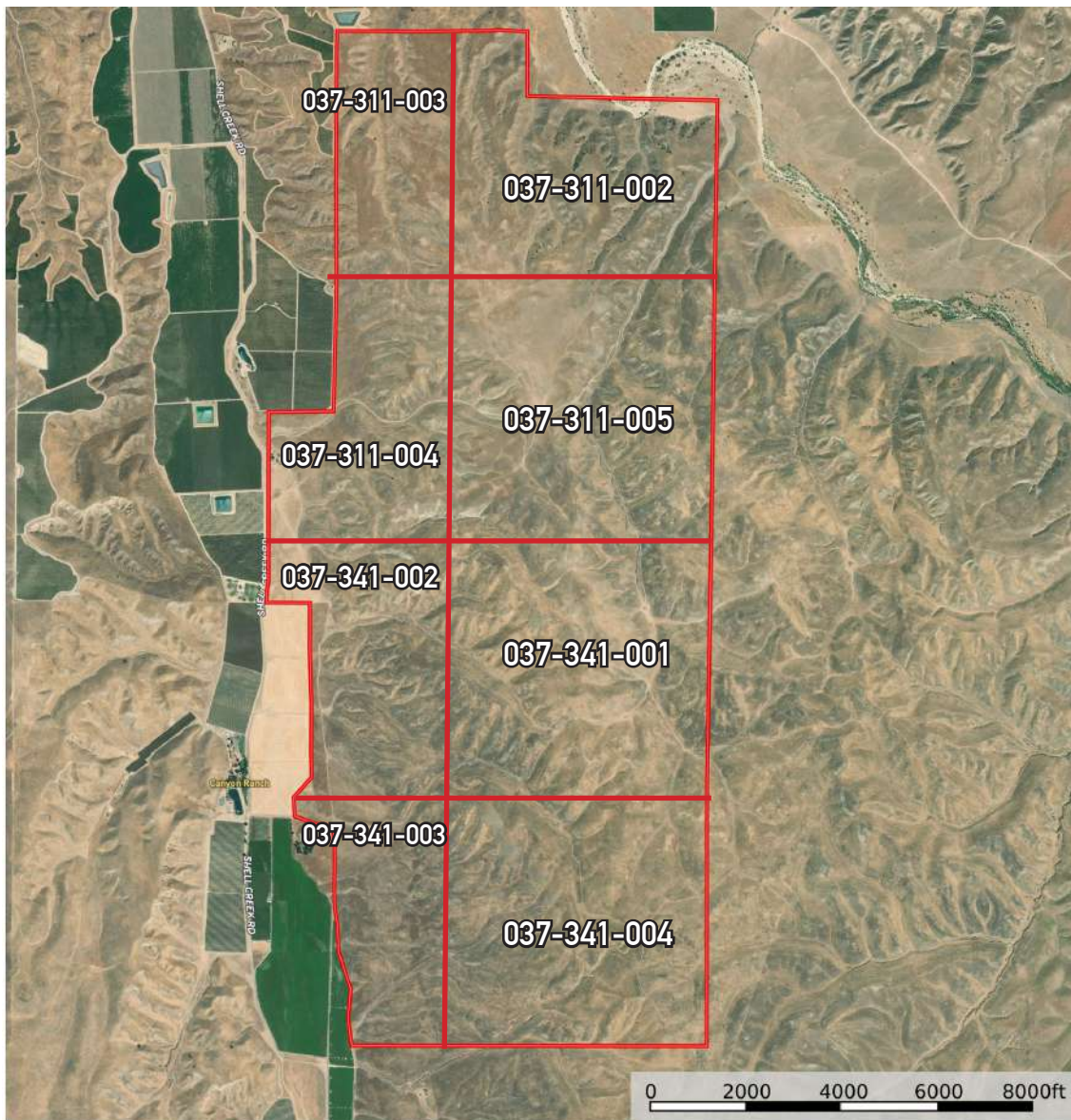
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Not to scale*

For more information on the soils, please contact our office.

Size & Zoning

| APN | ACRES | ZONING | WILLIAMSON ACT (Y/N) | TAXES (2022) |
|--------------|-----------------------|--------|----------------------|----------------|
| 037-311-003 | 322.53 acres | AG | N | \$698 |
| 037-311-002 | 524.4 acres | AG | N | \$886 |
| 037-311-004 | 400.58 acres | AG | N | \$1,446 |
| 037-311-005 | 645.42 acres | AG | N | \$1,178 |
| 037-341-002 | 360 acres | AG | N | \$214 |
| 037-341-001 | 640 acres | AG | N | \$531 |
| 037-341-003 | 320 acres | AG | N | \$809 |
| 037-341-004 | 640 acres | AG | N | \$2,079 |
| TOTAL | 3,852.93 acres | | | \$7,841 |



Boundary

Location



About Shandon, CA:

Shandon is a town in San Luis Obispo County, California with a population of 1,295 according to the 2010 US Census. It is located at the bottom of the San Juan Valley and in the heart of California's Central Coast. This part of San Luis Obispo's economy is largely based on agriculture. There are several large vineyards that represent key employers in the region. Shandon is only 41.7 miles from Morro Bay and 46.9 miles from San Luis Obispo.

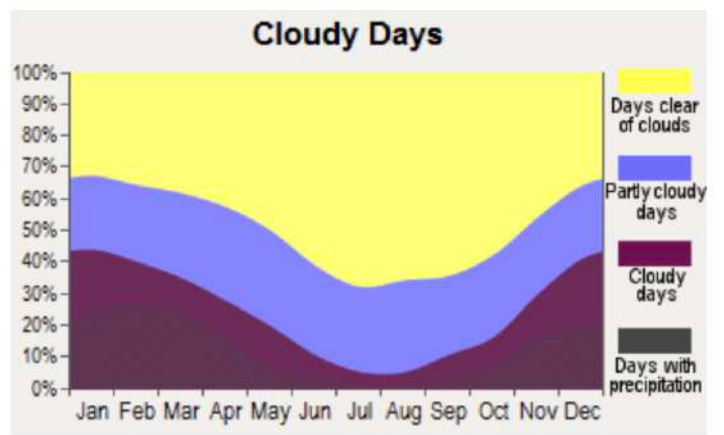
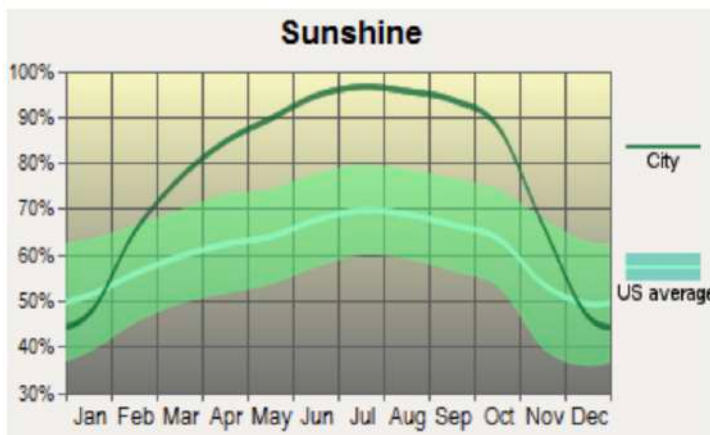
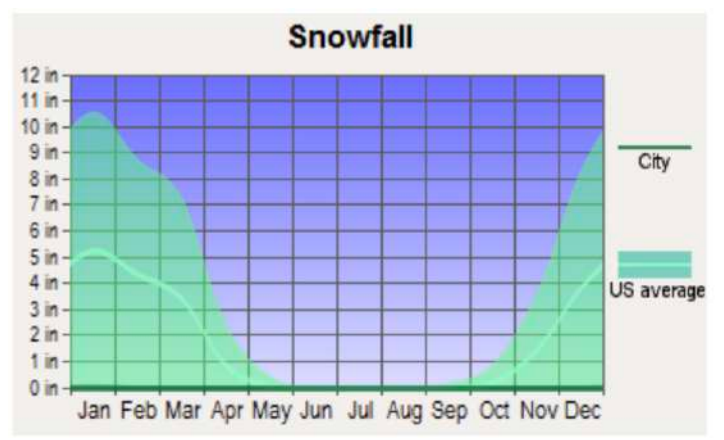
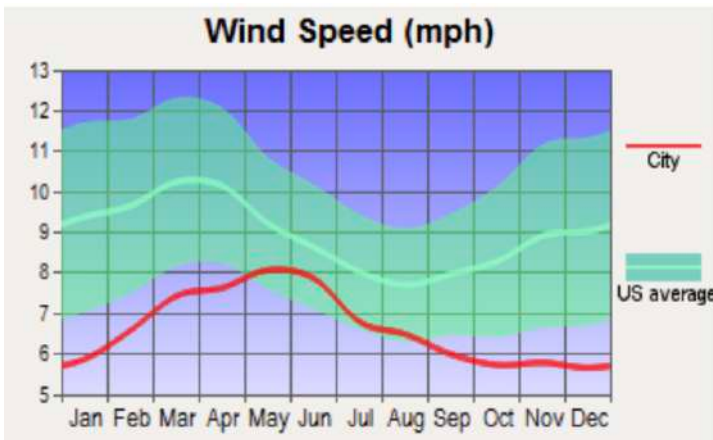
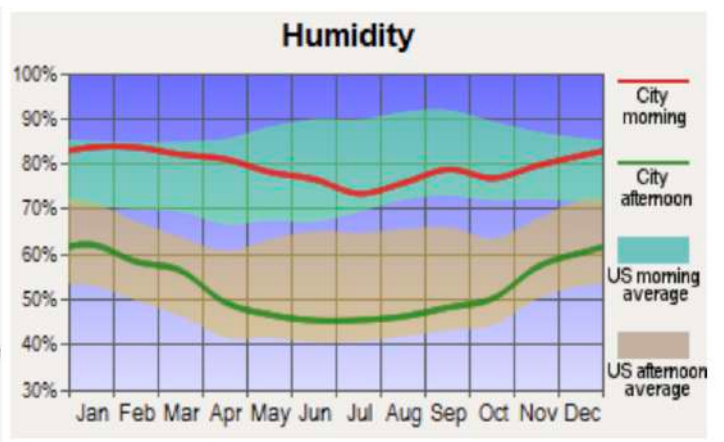
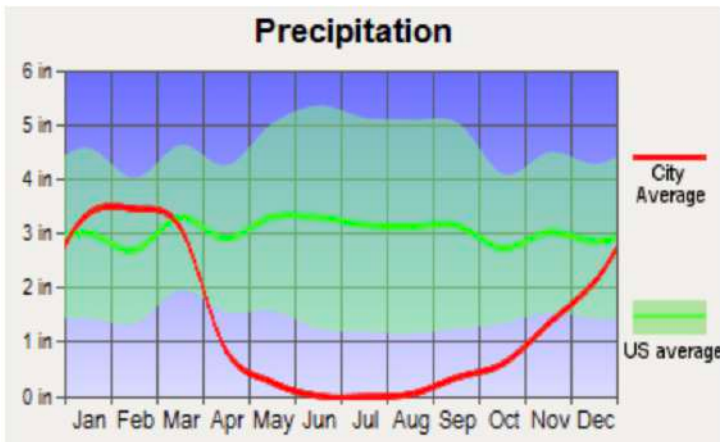
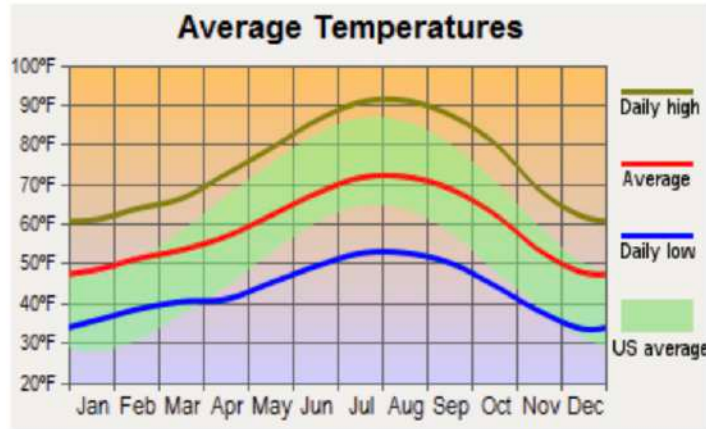
Nearby airports: *Domestic:* San Luis Obispo County Regional Airport (47 mi), Santa Maria Airport (77 mi), or Visalia Municipal Airport (84 mi). *International:* Fresno Yosemite International Airport (96 mi), Norman Y. Mineta San Jose International Airport (178 mi), or Los Angeles International Airport (193 mi).

About San Luis Obispo County:

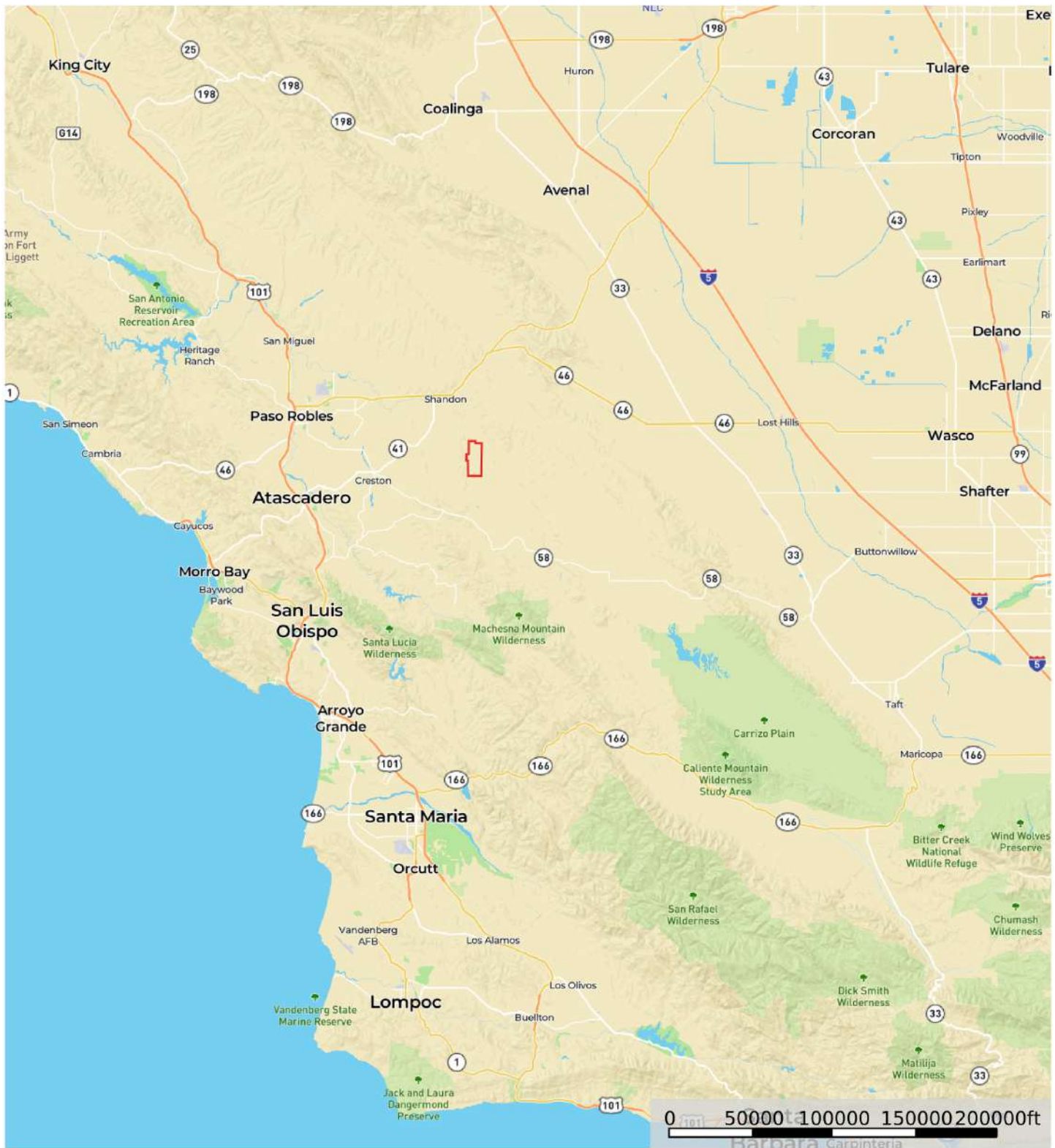
San Luis Obispo County encompasses an area along the Pacific Ocean, between Los Angeles and the San Francisco Bay Area. The county seat is San Luis Obispo. The county is known for California Polytechnic State University (Cal Poly), San Simeon (Hearst Castle), Cayucos, Morro Bay, and Mission San Luis Obispo de Tolosa founded by Father Junipero Serra. The county's population was 269,637 as of the 2010 US Census. Cal Poly, agriculture, and tourism are economic mainstays. San Luis Obispo County is the third largest wine producer in California, surpassed only by Sonoma and Napa Counties.



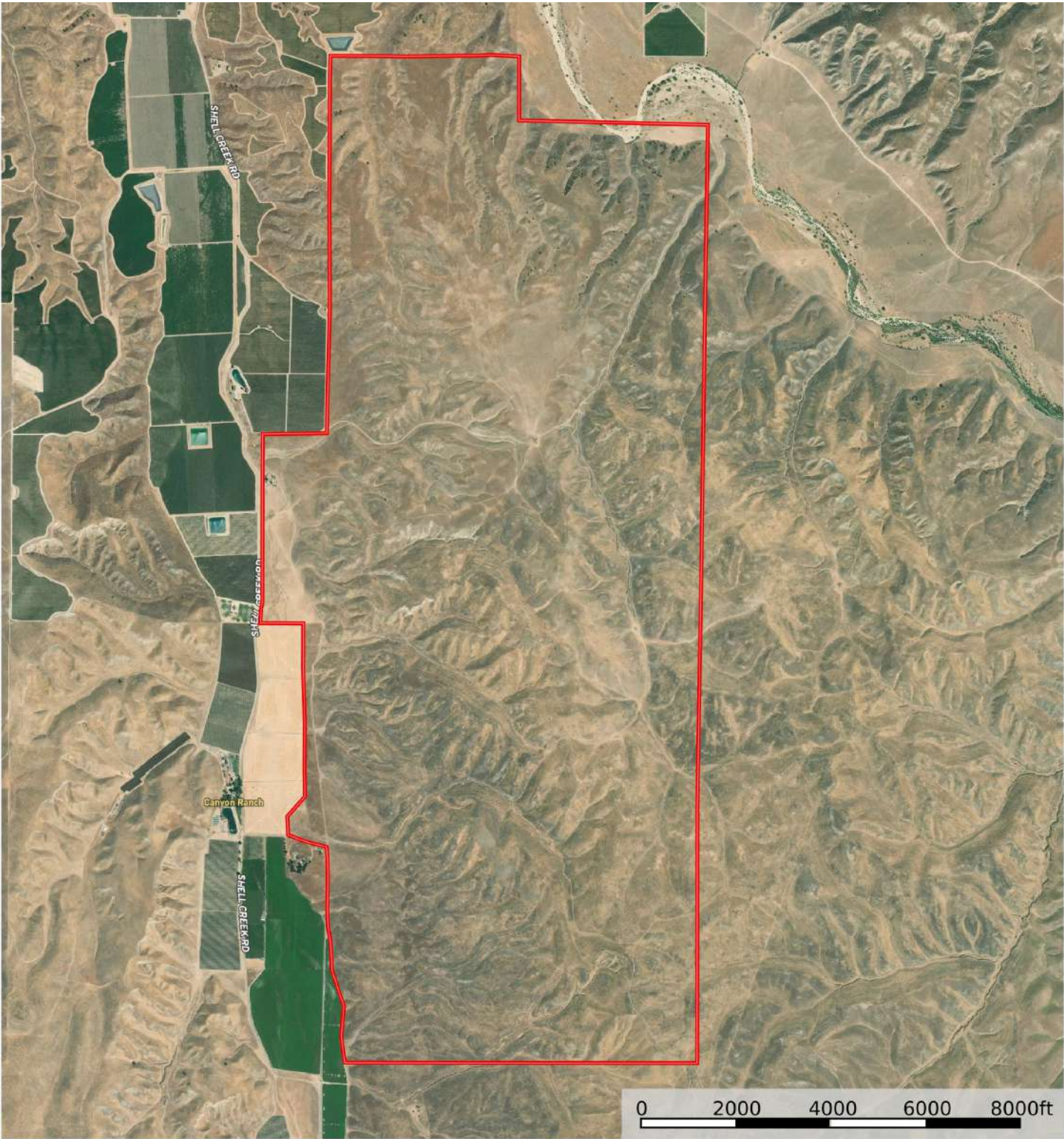
Weather



Street Map



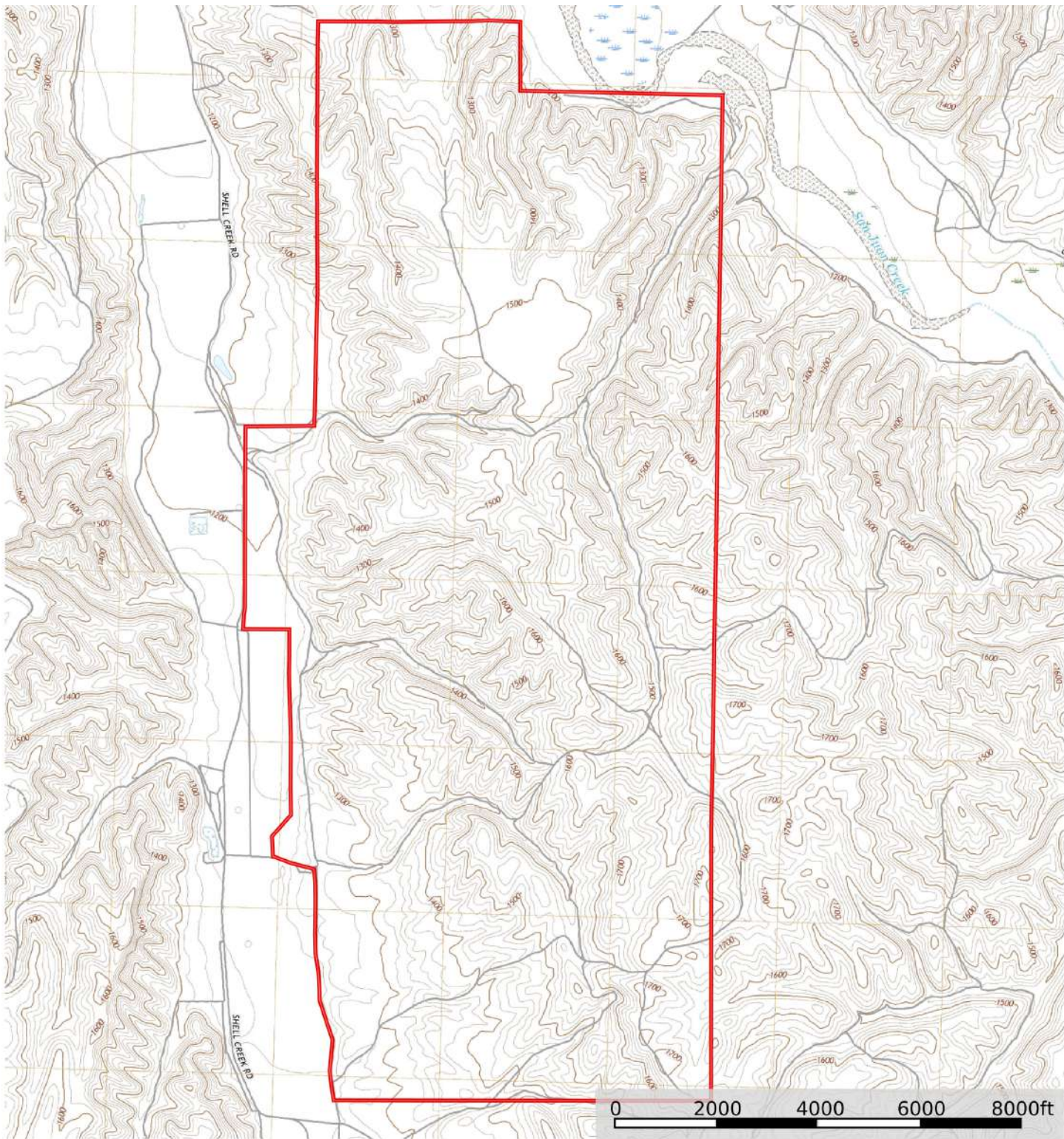
MB Satellite Map



 Boundary



Topo Map





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