



OUTDOOR PROPERTIES

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Morrison Ranch

3,840 ± Acres | San Luis Obispo County, CA



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DRE# 01838294



Introduction



The 3,840± 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. Some acres of flat ground could provide vineyard opportunities. Wildlife includes deer, wild pigs, quail, and predators. The ranch is enrolled in the Williamson Act for lower property taxes. Morrison Ranch is ready for a livestock operation!



Highlights

- First time on the market since 1978
- In the Williamson Act; lower taxes
- 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

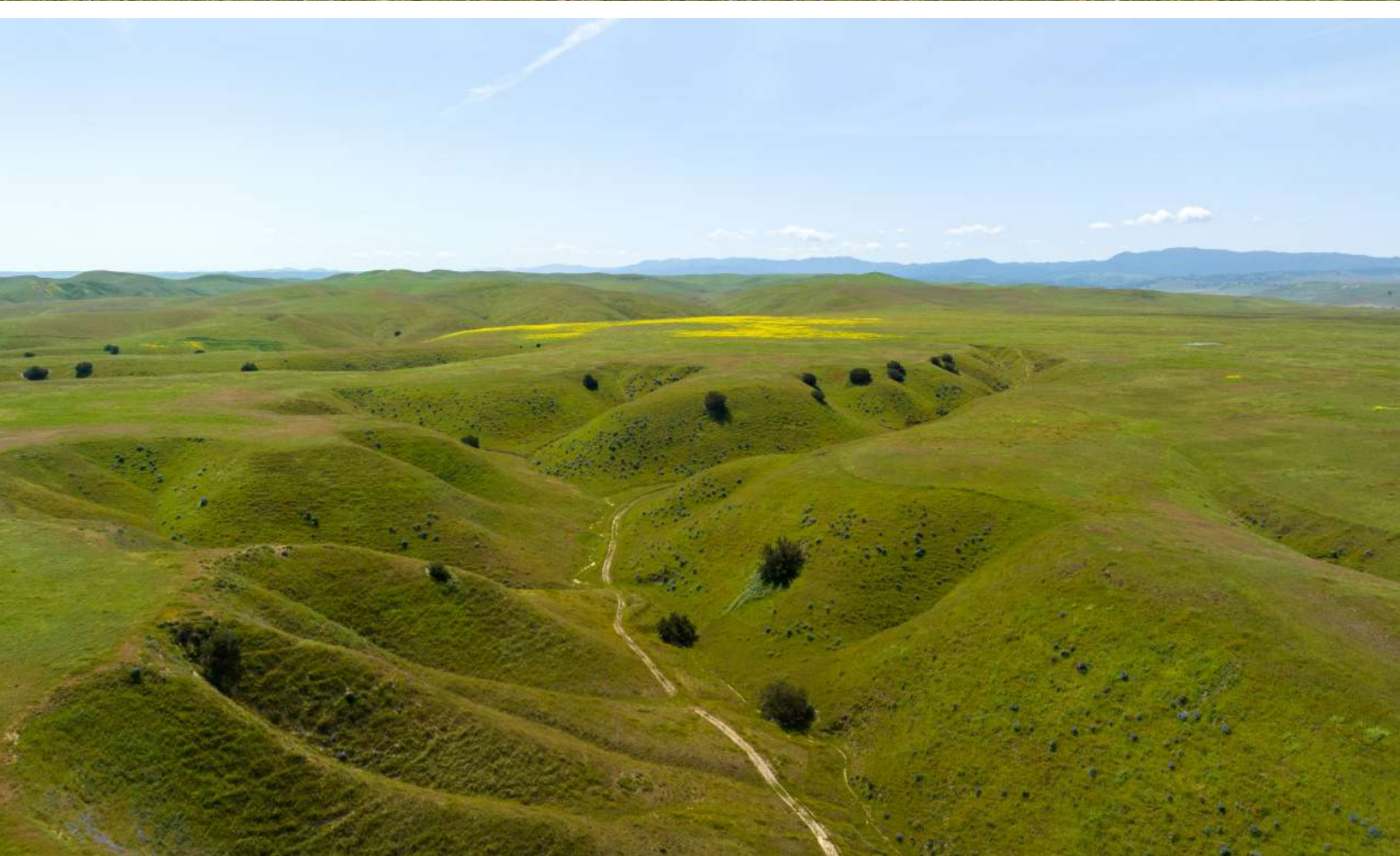
“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”

– from the California Department of Conservation

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.

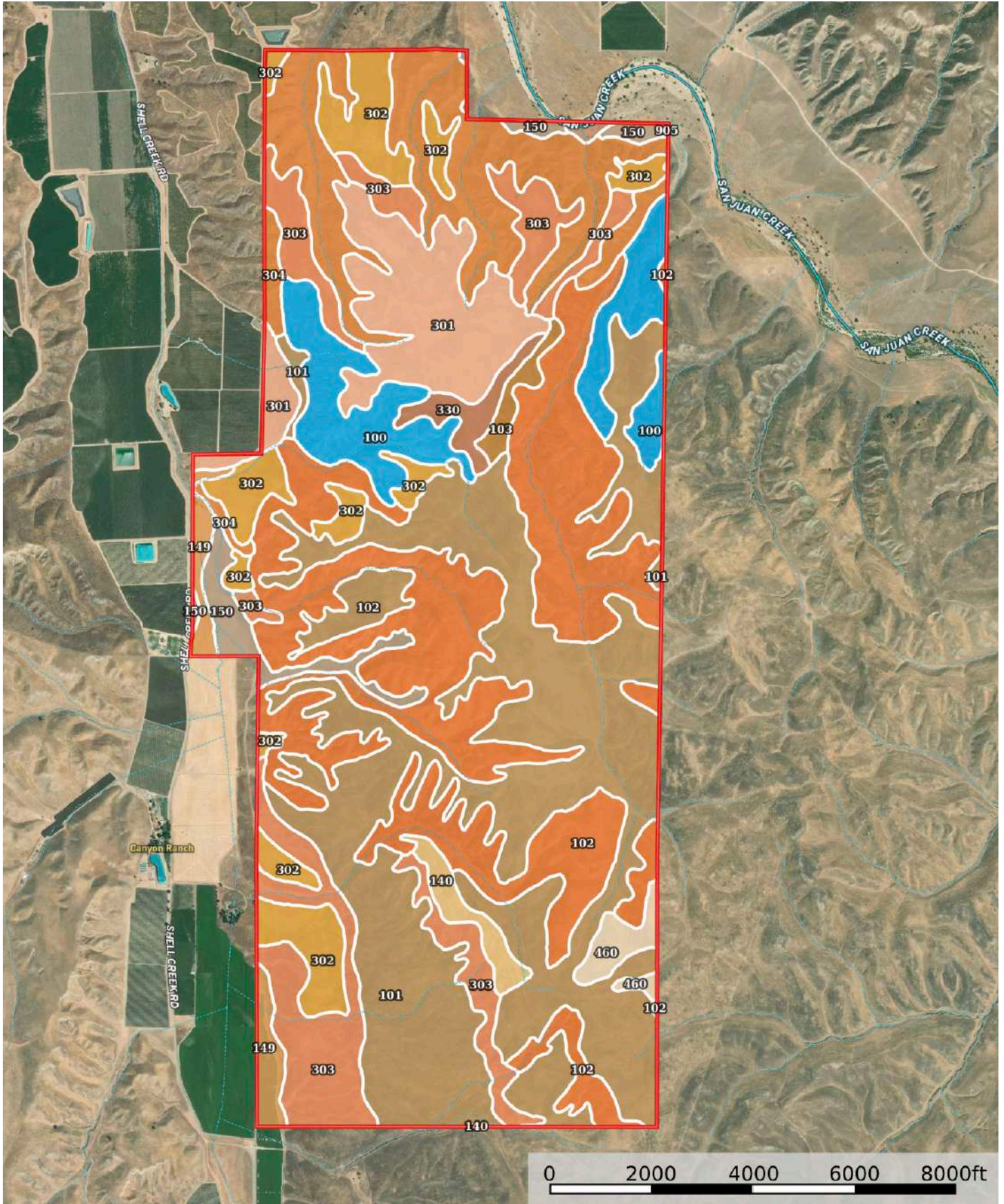


Kitchen



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	30.7	0	10	4e
102	Balcom-Nacimiento complex, 30 to 50 percent slopes	895.16	23.13	0	3	6e
304	Arbuckle sandy loam, 30 to 50 percent slopes	406.75	10.51	0	4	6e
303	Arbuckle sandy loam, 15 to 30 percent slopes	359.72	9.29	0	14	4e
301	Arbuckle sandy loam, 2 to 9 percent slopes	258.5	6.68	0	19	4e
302	Arbuckle sandy loam, 9 to 15 percent slopes	250.67	6.48	0	18	4e
100	Balcom loam, 50 to 75 percent slopes	233.16	6.02	0	3	7e
150	San Emigdio sandy loam, 2 to 9 percent slopes	77.03	1.99	0	17	4e
149	San Emigdio sandy loam, 0 to 2 percent slopes	56.9	1.47	0	17	4c
330	Jenks clay loam, 2 to 9 percent slopes	39.9	1.03	0	12	4e
140	Choice silty clay, 15 to 30 percent slopes	37.69	0.97	0	8	4e
460	Camatta loam, 5 to 30 percent slopes	36.26	0.94	0	5	7e
103	Balcom-Nacimiento complex, 9 to 15 percent slopes	24.3	0.63	0	13	4e
905	Xerofluvents-Riverwash association, 0 to 2 percent slopes	6.15	0.16	0	13	6w
TOTALS		3870.49(*)	100%	-	9.04	4.88

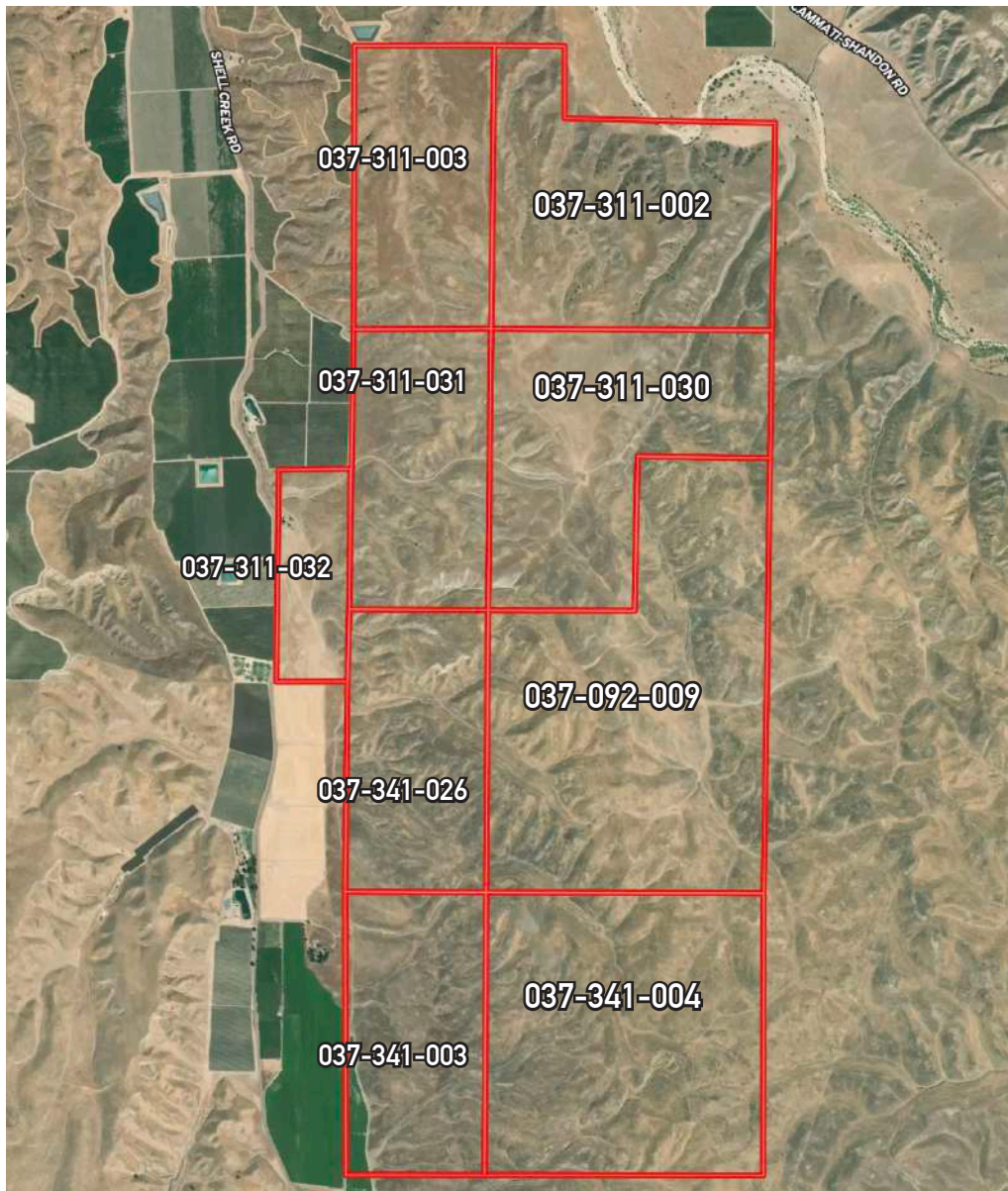
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Not to scale*

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

Size & Zoning

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2023)
037-311-002	520 acres	AG	Y	\$922
037-311-003	320 acres	AG	Y	\$730
037-311-030	480 acres	AG	Y	\$1,055
037-311-031	320 acres	AG	Y	\$1,460
037-311-032	120 acres	AG	Y	\$2,610
037-092-009	800 acres	AG	Y	\$636
037-341-003	320 acres	AG	Y	\$1,158
037-341-004	640 acres	AG	Y	\$2,184
037-341-026	320 acres	AG	Y	\$190
TOTAL	3,840± acres			\$10,945



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.

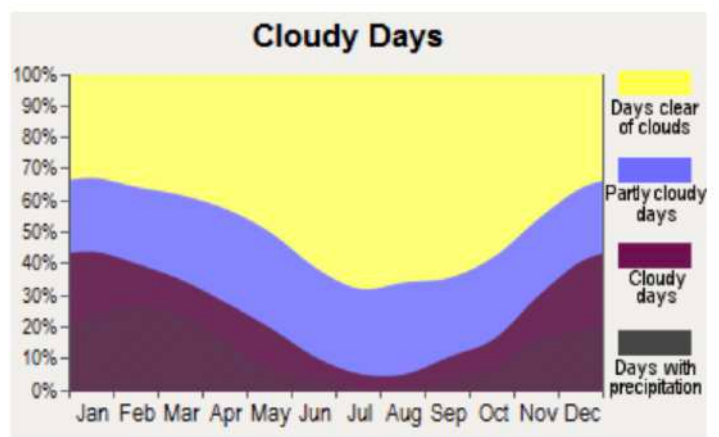
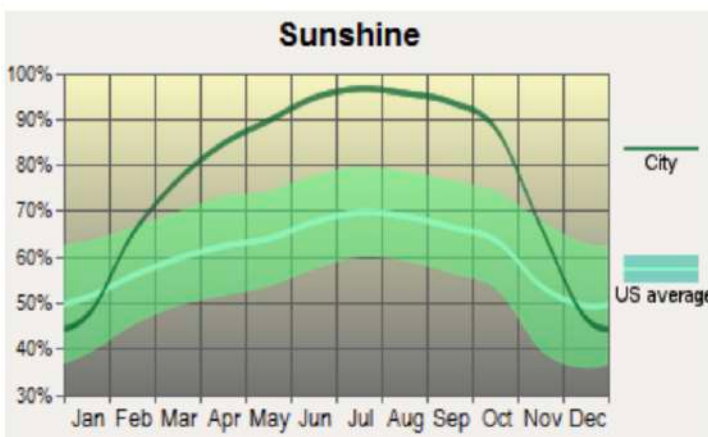
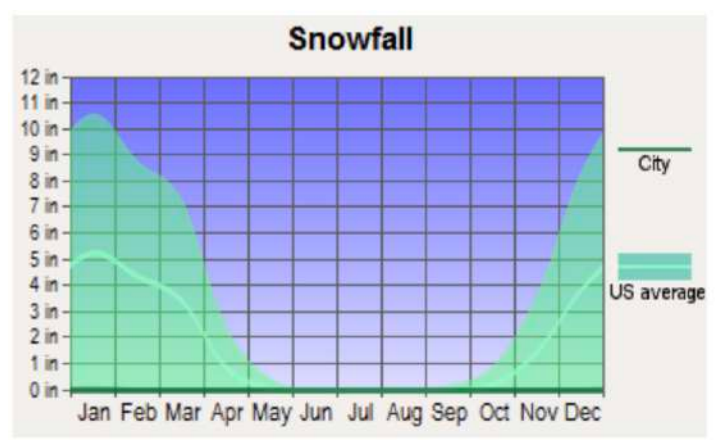
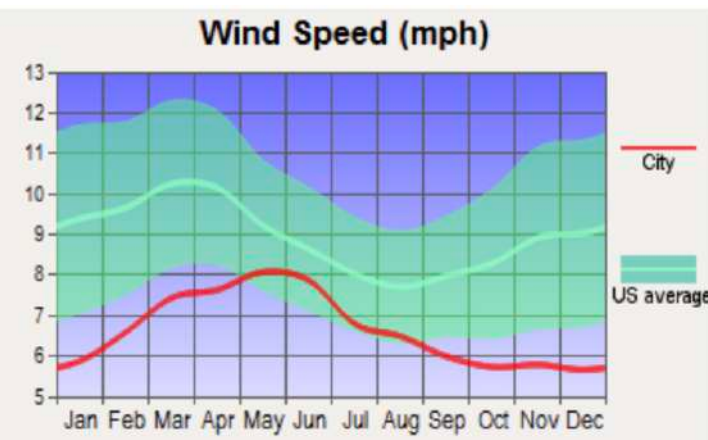
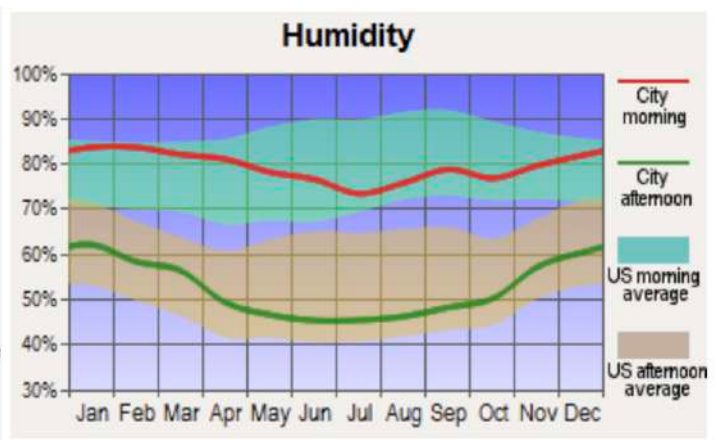
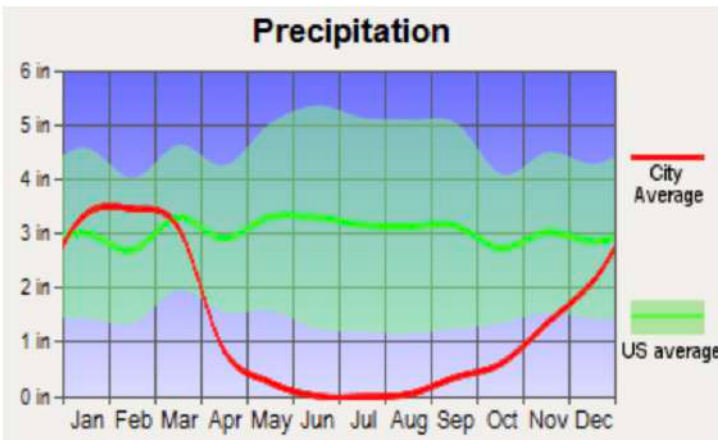
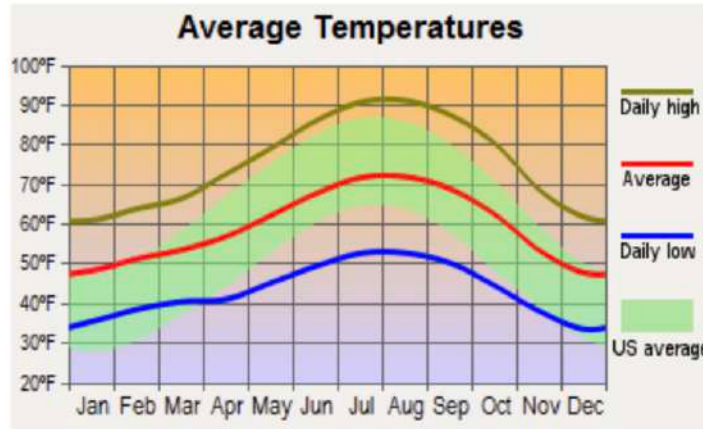
Nearby airports: *Domestic:* San Luis Obispo County Regional Airport (47 mi), Santa Maria Airport (77 mi), or Visalia Municipal Airport (84 mi). *International:* Fresno Yosemite International Airport (96 mi), Norman Y. Mineta San Jose International Airport (178 mi), or Los Angeles International Airport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

About San Luis Obispo County:

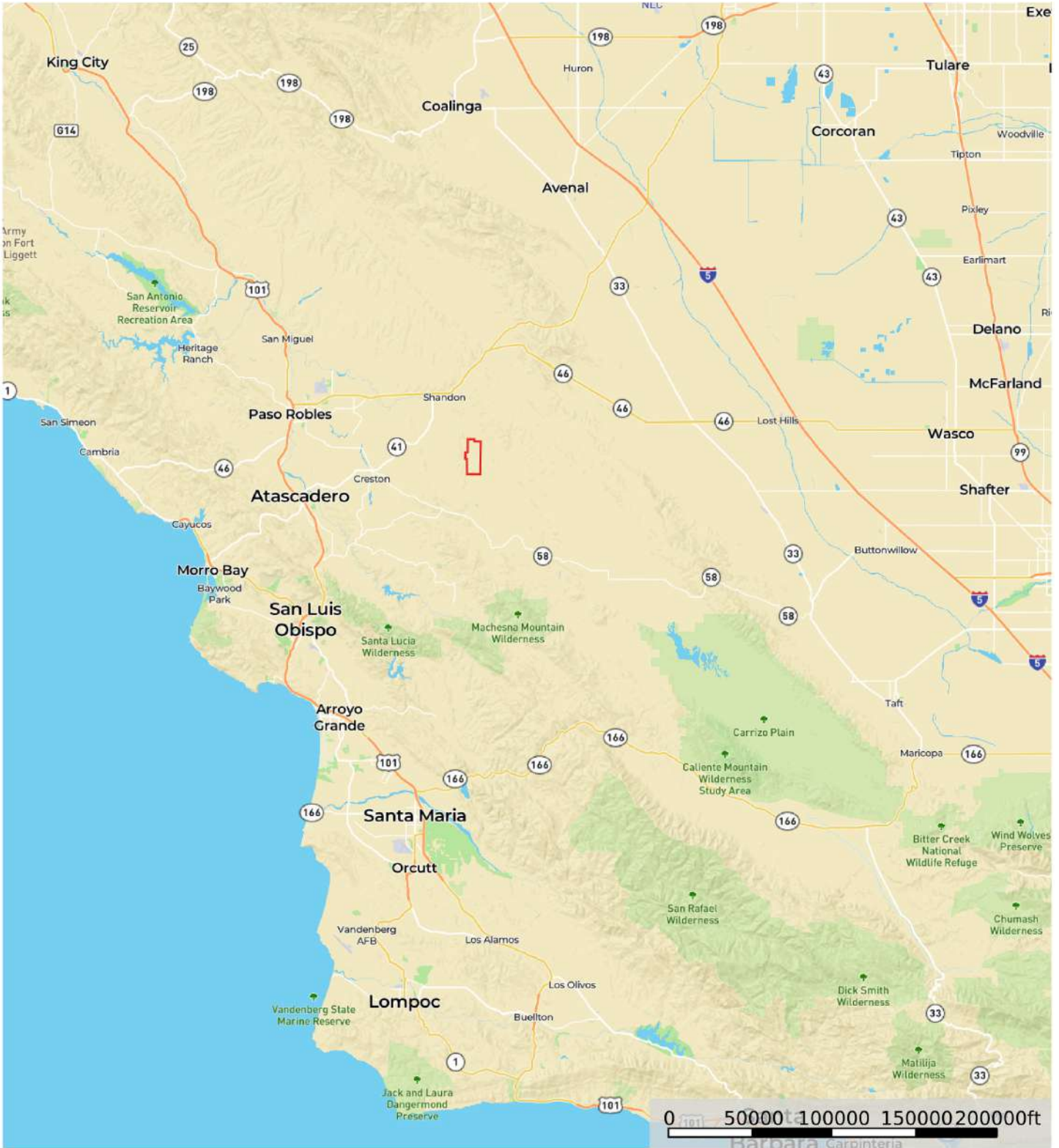
San Luis Obispo County encompasses an area along the Pacific Ocean, between Los Angeles and the San Francisco Bay Area. The county seat is San Luis Obispo. The county is known for California Polytechnic State University (Cal Poly), San Simeon (Hearst Castle), Cayucos, Morro Bay, and Mission San Luis 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.



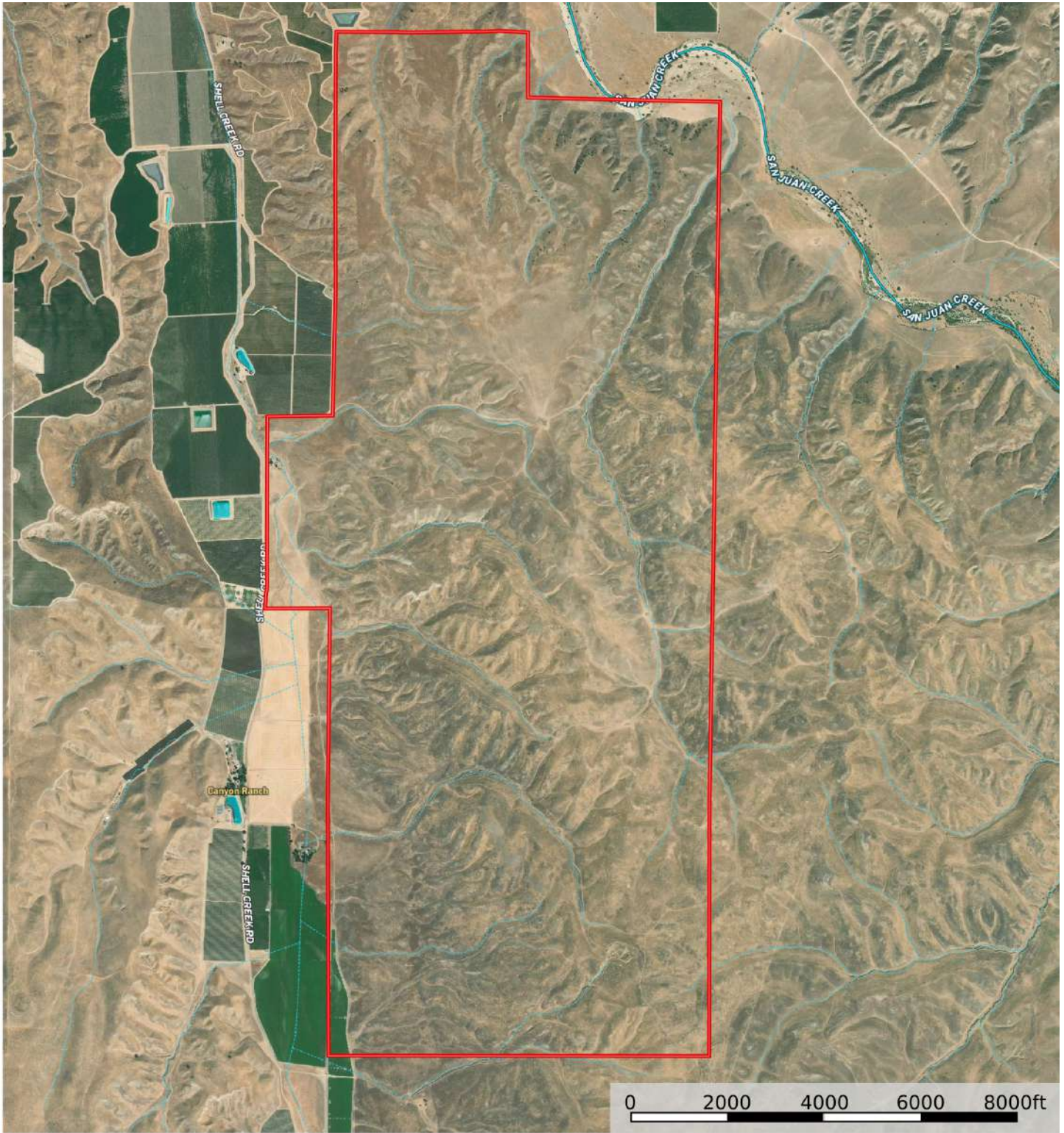
Weather



Street Map

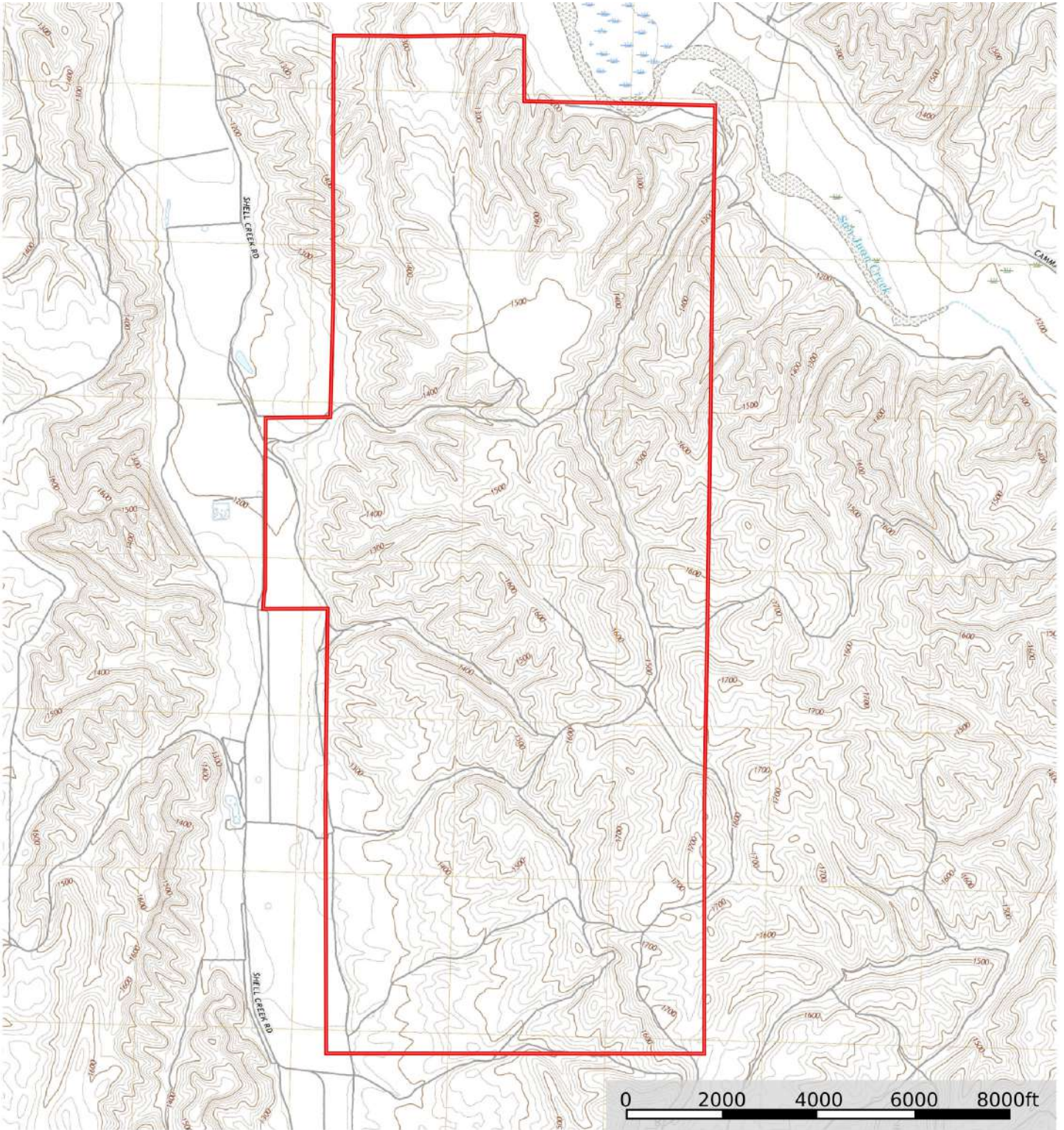


MB Satellite Map



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Topo Map



 Boundary



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