

PRITCHARD SUMMNER RANCH

8,525± ACRES | \$7,950,000 | SHANDON, CALIFORNIA



CLARK
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RANCH REAL ESTATE

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PRITCHARD SUMNER

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8050 Bitterwater Road | Shandon, California 93446



Overview

First homesteaded in the 1860s, the 8,525±-acre Pritchard Sumner Ranch is rich with history and available for purchase for the first time in over 150 years. Operated as a cow-calf cattle business for over 50 years, running 250 head, the Pritchard Sumner Ranch is completely outfitted with cross-fencing, pastures, and troughs, plus over 80,000 gallons of water storage and miles of pipeline to distribute water all throughout the Ranch.

The Pritchard Sumner Ranch is complemented with a freshly remodeled ranch-style home, barns, historic buildings, juniper trees, and a variety of wildlife.

www.clarkcompany.com/properties/Pritchard-Sumner-Ranch/



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Location & Access

The Pritchard Sumner Ranch is situated in Shandon, California, with acreage spanning across both San Luis Obispo and Kern Counties. The main headquarters is situated at 8050 Bitterwater Road and is accessed through the main gate on the east side of the road.

The city of Paso Robles, the heart of the Central Coast Wine Country is located approximately 40 miles west of the Ranch. Paso Robles offers amenities and conveniences including shopping, restaurants, wine tasting and entertainment. The small town of Shandon, offers a convenience store and gas station approximately 25 miles north west of the Ranch headquarters. Blackwell's Corner, the famous "last stop" for James Dean, offers fuel and a mini-mart and is positioned approximately 18± miles northeast.

Pritchard Sumner Ranch is a 35±-mile drive from the Paso Robles Municipal Airport which offers Fuel & Line Services, Air Charter, and Ground Transportation among other services. The airport also has a Jet Center and private hangars available for general aviation. About 68 miles south of the ranch is San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, and Phoenix, connecting to national and international flights. Additional shopping and air travel are available 1-1/2 to 2 miles east of the Ranch in Fresno and Bakersfield.



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Acreage & Zoning

The vast Pritchard Sumner Ranch is comprised of 8,525± acres, spreading over two counties with the majority (5,673± acres) lying in Kern County and the balance in San Luis Obispo County. Both the Kern County and San Luis Obispo County acreages are zone Agriculture. Specific use allowances are governed by the respective county planning department.

The entire Pritchard Sumner Ranch is under the Williamson Act Contract, also known as the Ag Preserve. The Ag Preserve generally limits the land usage to agriculture or related open space uses in exchange for reduced property taxes. The 2018/2019 property taxes for the ranch were approximately \$11,317 in total, with \$7,302 to Kern, and \$4,014 to San Luis Obispo.

Additionally, 800± acres of the Ranch were historically dry land farmed and under contract with the Conservation Reserve Program (CRP). Currently there are 140± acres in Kern County still under contract until 2025. The CRP is a federal program that gives landowners an annual per-acre payment to take environmentally sensitive farmland out of production. The land receives a specially designed vegetative cover that reduces soil erosion, improves soil and air quality and develops wildlife habitat.



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APN's:

San Luis Obispo County:

037-121-010	037-121-012	037-121-013	037-121-014
037-121-015	037-171-002	037-171-003	037-221-001
037-281-001	037-281-009	037-281-011	

Kern County:

068-070-01	068-070-02	068-070-03	068-070-04
068-070-05	068-070-12	068-070-13	068-070-29
068-070-35	068-070-38	068-070-40	068-070-44
068-070-45	085-010-01	085-010-04	085-010-05
085-010-06	085-010-29	085-010-35	085-010-36
085-010-37	085-020-01	085-020-02	085-020-04
085-020-05	085-020-09	085-030-07	085-030-17
085-030-18	085-030-19	085-030-20	



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Improvements

The recently remodeled main home is comprised of 3 bedrooms and 1 bathroom. Built in the 1930s, the home includes heating and air, a new roof, and a stabilized foundation. Further there is a metal pole barn, equipment shed, fencing and all-weather ranch roads. The cattle operations include a new set of corrals, a new loading chute, a 60-foot truck scale and troughs sprinkled throughout.



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For over 50 years, the Pritchard-Sumner Ranch has been utilized as a cattle ranch and is currently running 250 head. This is a total turn-key operation, complete with cattle guard, fencing, alleys, pens, a 60-foot scale, brand new loading chutes and approximately 22 water troughs scattered across the ranch.

Additionally, because of the rich history of the Pritchard Sumner Ranch, there is the potential opportunity for agricultural tourism and studies. The ranch has been visited by Cal Poly animal science students and utilized by various organizations as a fundraiser site.

Operations



Offered at \$7,950,000

Price

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Water

With the capability to store 80,000 gallons, water on the Pritchard-Sumner Ranch is supplied by two wells—one solar powered, the other electric on a timer. The water is gravity fed through miles and miles of built in pipeline all throughout the Ranch. There are also 3 stock ponds that collect an ample amount of water each year. However, though safe for cattle, there is currently there is no potable water on the property, as is typical for this area. Drinking and cooking water are purchased and stored in the home.



Recreational Considerations

The highest peak of the Ranch reaches 3,000 ft in elevation offering scenic views in every direction. Seasonal elk, deer, quail, dove and rabbits can be found presenting opportunities for hunting. Recreation such as hiking, mountain biking, four wheeling and horseback riding are a few of the activities that can be enjoyed on the Pritchard Sumner Ranch.

