

# SLO SAN JUAN - Ranch - SHANDON, CALIFORNIA

*Offered at  
\$2,460,000*

Situated in the rolling hills of Shandon, the SLO San Juan Ranch encompasses 1230± acres, comprising 16 certificated parcels. SLO San Juan Ranch boasts splendid home sites and panoramic views of the Shandon and Cholame Valleys. This very accessible property is improved with three wells (one inoperable) and ranch roads traversing throughout. The majority of the Ranch is primarily utilized for range and pasture land, historically running 80 cows.



# CLARK COMPANY

RANCH REAL ESTATE

# SLO SAN JUAN - Ranch -

255 San Juan Road | Shandon, California 93461



## Additional Info

There are 172±-acres of tillable ground on the western portion of the Ranch adjacent to San Juan Road that could be dry farmed. Historically irrigated to alfalfa, the current owners (through County water offset program) have transferred the irrigation rights to another property, therefore causing it to no longer be irrigable unless water rights were transferred from an offsite property. SLO San Juan Ranch presents abundant opportunity for development of cattle operation, recreation and other agricultural uses as well as trophy ranch or equestrian estate. It's also conceivable that through a lot line adjustment, all parcels could be reduced in size to provide large home sites off of San Juan Road.

### APNs:

017-164-001	017-164-002
017-164-026	017-164-027
017-164-028	017-164-029
017-221-003	017-221-007

