

Morrison Ranch
4858 Shell Creek Road
Shandon, CA 93453

\$4,095,000
3,840± Acres
San Luis Obispo County



Morrison Ranch
Shandon, CA / San Luis Obispo County

SUMMARY

Address

4858 Shell Creek Road

City, State Zip

Shandon, CA 93453

County

San Luis Obispo County

Type

Ranches, Single Family, Recreational Land

Latitude / Longitude

35.563519 / -120.3252

Dwelling Square Feet

1500

Bedrooms / Bathrooms

2 / 1

Acreage

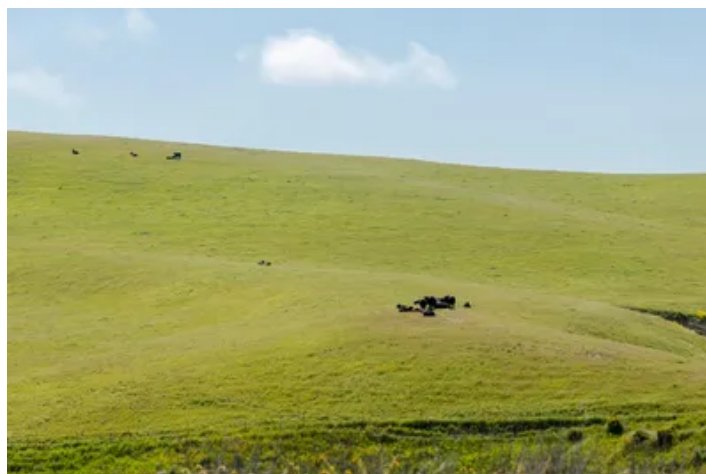
3,840

Price

\$4,095,000

Property Website

<https://www.landleader.com/property/morrison-ranch-san-luis-obispo-california/40599>



Morrison Ranch

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PROPERTY DESCRIPTION

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!

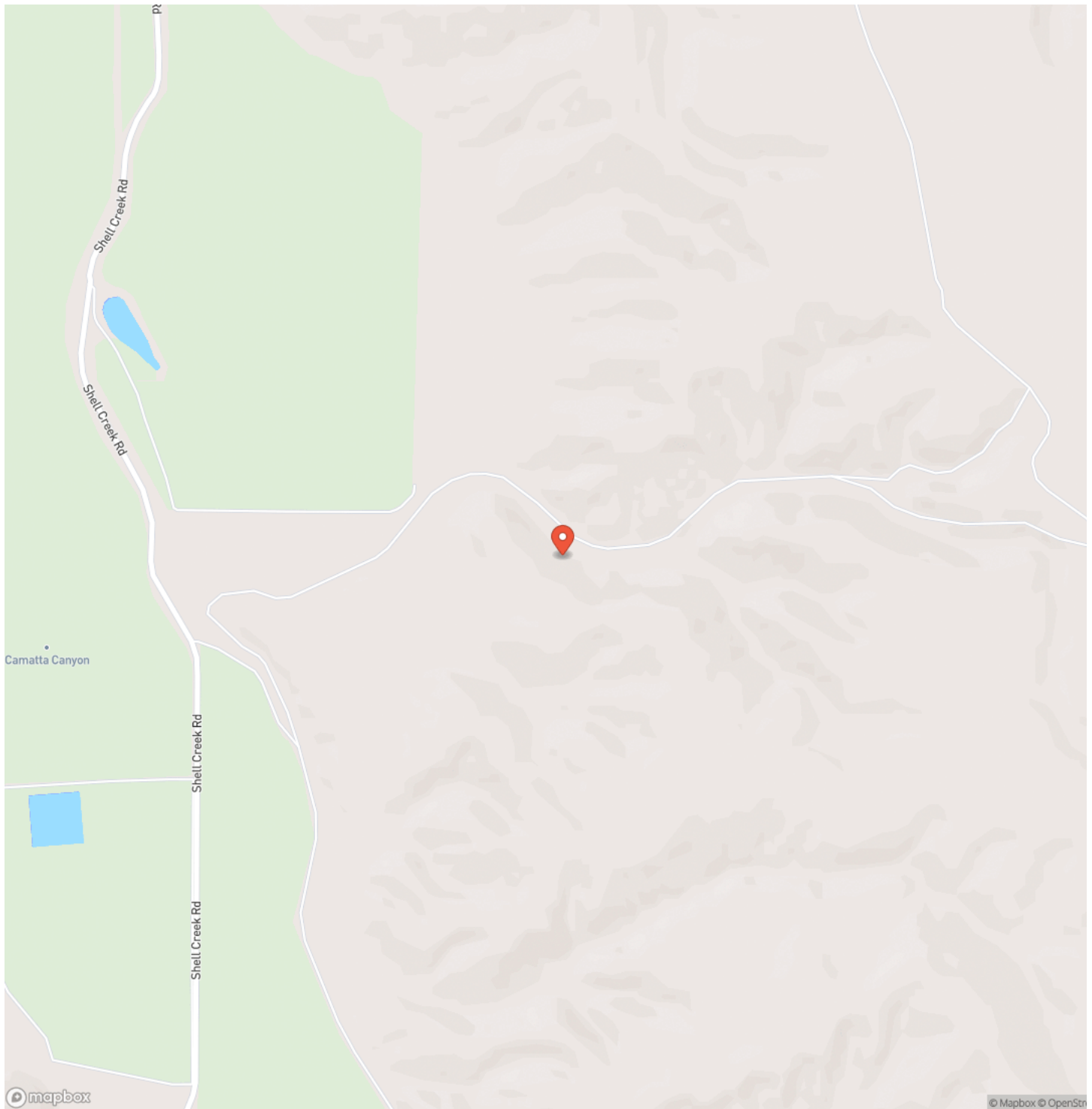
Property Highlights:

- 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 provide vineyard opportunities
- Wildlife includes deer, wild pig, quail, and predators
- Old barn and home; both in need of TLC
- Dirt roads throughout the ranch

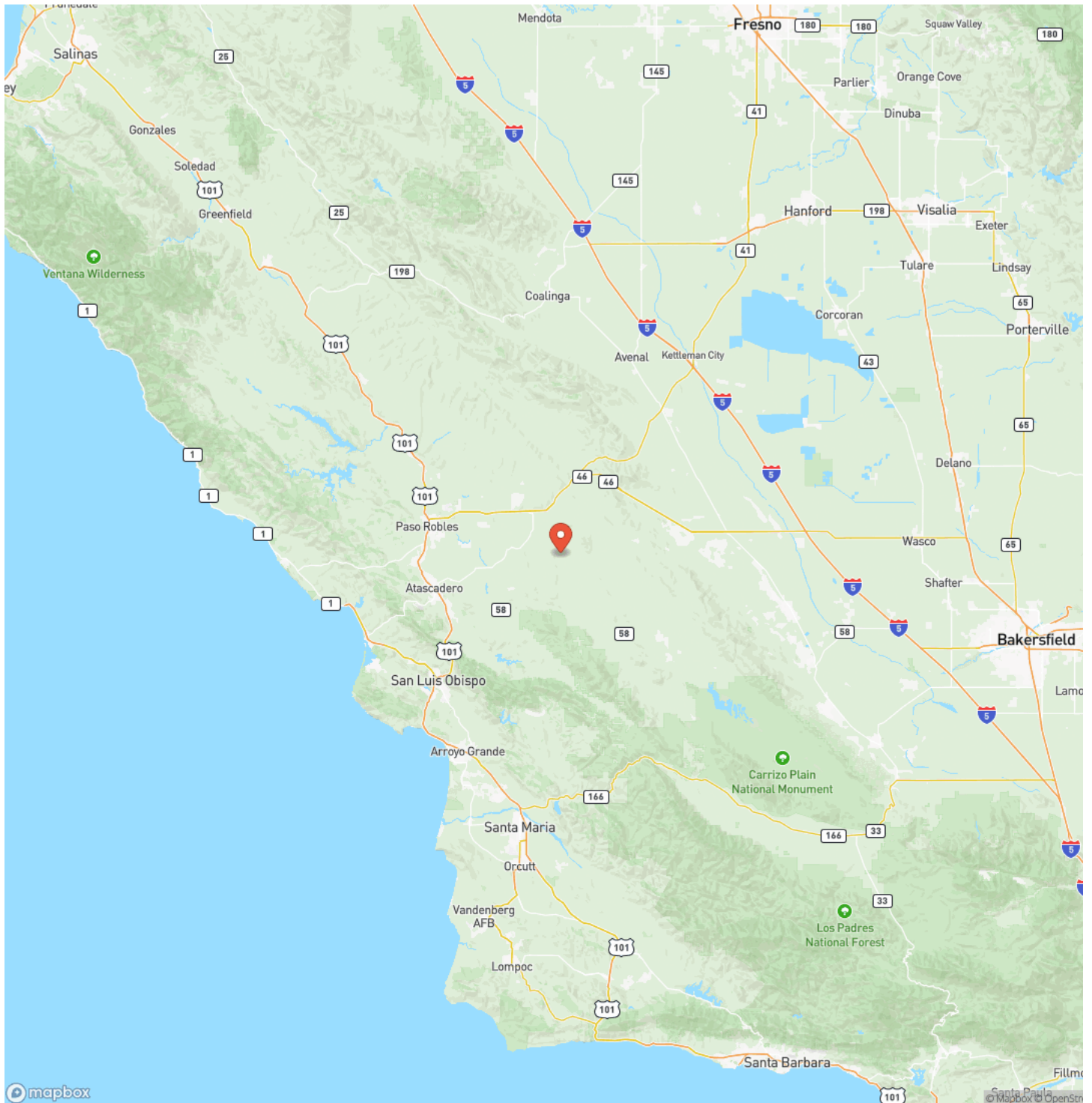




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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