



F FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Pritchard Sumner Ranch

8,525.89 ± Acres | Kern/San Luis Obispo County, CA

EXCLUSIVE PARTNER OF



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DRE# 01838294



Introduction



Discover a once-in-a-generation opportunity to own the Pritchard Sumner Ranch, a significant and historic 8,525± acre working ranch on California's Central Coast. Held within the same family for over 150 years, this remarkable property offers a rare blend of rich ranching history, ecological diversity, and outstanding recreational and conservation possibilities.

Historically supporting up to 200 cow/calf pairs annually, the ranch features comprehensive livestock infrastructure including cross fencing, approximately 22 troughs, new corrals, a loading chute, 60ft truck scale, and well-maintained roads. Beyond its agricultural utility, the land teems with excellent recreational opportunities such as hunting (A-Zone deer), hiking, riding, and ATVs. It is home to diverse wildlife including tule elk, black-tailed deer, wild pig, dove, and quail. Water is plentiful with two domestic wells, an 80,000-gallon storage tank, and two stock ponds.

Improvements on the ranch include a well-maintained 1930s ranch house with three bedrooms and one bath, boasting a new roof and stabilized foundation. A 40' x 30' metal pole barn, built within the last decade, and additional outbuildings provide further utility.

From its sweeping ridgetop vistas and expansive valleys to its thriving tule elk habitat and rich homesteading heritage, the Pritchard Sumner Ranch presents a unique canvas for legacy-minded ownership. About 8,025.97 ± acres are under the Williamson Act for significant property tax benefits.



Highlights

- 8,525 ± acres across two counties
- 5,673 ± acres in Kern County and the balance in San Luis Obispo County
- About 8,025.97 ± acres are under the Williamson Act contract for reduced property taxes
- Historically supported up to 200 cow/calf pairs annually
- Water infrastructure includes two wells, 22 troughs, and 80,000 gallons of storage
- Livestock improvements: new corrals, loading chute, 60-ft truck scale
- Tule elk, black-tailed deer, wild pig, dove, and quail — zoned A Zone for deer
- Recreation includes hunting, hiking, riding, ATV use, and panoramic views from 3,000 ft
- Private hunting lease currently in place (not publicly advertised)
- Potential for conservation easement or habitat mitigation due to wildlife corridor location
- 42 APNs and a similar number of historical homestead patents
- Headquarters area offers infrastructure with room to reimagine

“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

History of the Ranch



Assembled in the 1800s by Craig Pritchard's great-aunt's father, the ranch began as a collection of homesteads consolidated over time into a single, large-scale working operation. It shares historical roots with regional landmarks like the San Juan Ranch and has operated under the same family for generations. The ranch includes 42 tax parcels and an approximate corresponding number of original homestead patents, reflecting its deep historical footprint. Its story spans family resilience, livestock stewardship, and evolving land management — ready for a new chapter.



Cattle

The Pritchard Sumner Ranch has been operated as a seasonal cow/calf operation and historically supports up to 200 cow/calf pairs annually. Infrastructure includes cross-fencing, approximately 22 troughs, and a well-maintained interior road system that supports year-round access. The working facilities feature a new set of corrals, a new hydraulic loading chute, and a 60-foot certified truck scale. The ranch's annual rangeland provides reliable seasonal forage, and lessees provide ongoing infrastructure maintenance using their own equipment.



Water

Water resources include two domestic wells — one solar-powered and the other electric — feeding a storage capacity of up to 80,000 gallons. Water is gravity-fed across the ranch through an extensive pipeline network. This supports a series of 22 livestock troughs and additional wildlife watering areas. There are also two certified stock ponds, seasonal drainages, and habitat-enhancing features developed through NRCS programs. Drinking water for the headquarters is hauled in, which is typical for the region.



Recreation



This ranch offers exceptional hunting and recreational opportunities. It lies within the A Zone for deer and is home to tule elk, wild pig, quail, and dove. A private hunting lease is currently in place. Scenic terrain with elevations up to 3,000 feet supports horseback riding, hiking, mountain biking, and off-road exploration. With its scale and habitat diversity, the property also plays a role in a regional wildlife corridor, creating potential for conservation easements or mitigation strategies.



Improvements



The main home is a 3-bedroom, 1-bath ranch house built in the 1930s. It has a new roof and a stabilized foundation, providing a functional base for operations. Buyers may view it as an opportunity for renovation or replacement. A 40' x 30' metal pole barn, built within the last decade, remains in good condition and is used for equipment and storage. Other outbuildings, including an older equipment shed, are in fair to poor condition.



Improvements Cont'd



40' x 30' metal pole barn



Corrals



Overview of homestead



Mobile Home



Historic Older Barn



Well-maintained Roads

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 ($51.5 \pm$ mi from Shandon), Santa Maria Airport ($85 \pm$ mi), or Visalia Municipal Airport ($84 \pm$ mi). Paso Robles Municipal Airport ($17.7 \pm$ miles) offers fuel, charters, and general aviation services, while San Luis Obispo County Regional Airport provides commercial flights to major cities. *International:* Fresno Yosemite International Airport ($96 \pm$ mi from Shandon), Norman Y. Mineta San Jose International Airport ($176.3 \pm$ mi), or Los Angeles International Airport ($196 \pm$ mi).

About Kern County, CA:

Kern County is a large and geographically diverse region situated at the southern end of California's Central Valley. Its county seat is Bakersfield and as of the 2020 census, the population was 909,235. Known for its significant role in California's energy production, particularly petroleum extraction, Kern County also has a strong agricultural sector, contributing substantially to the state's crops.

The county encompasses a wide range of landscapes, from the fertile valley floor to the rugged Tehachapi Mountains and portions of the Mojave Desert. It is home to Edwards Air Force Base, the China Lake Naval Air Weapons Station and Mojave Air and Space Port, highlighting its importance in aerospace and defense.



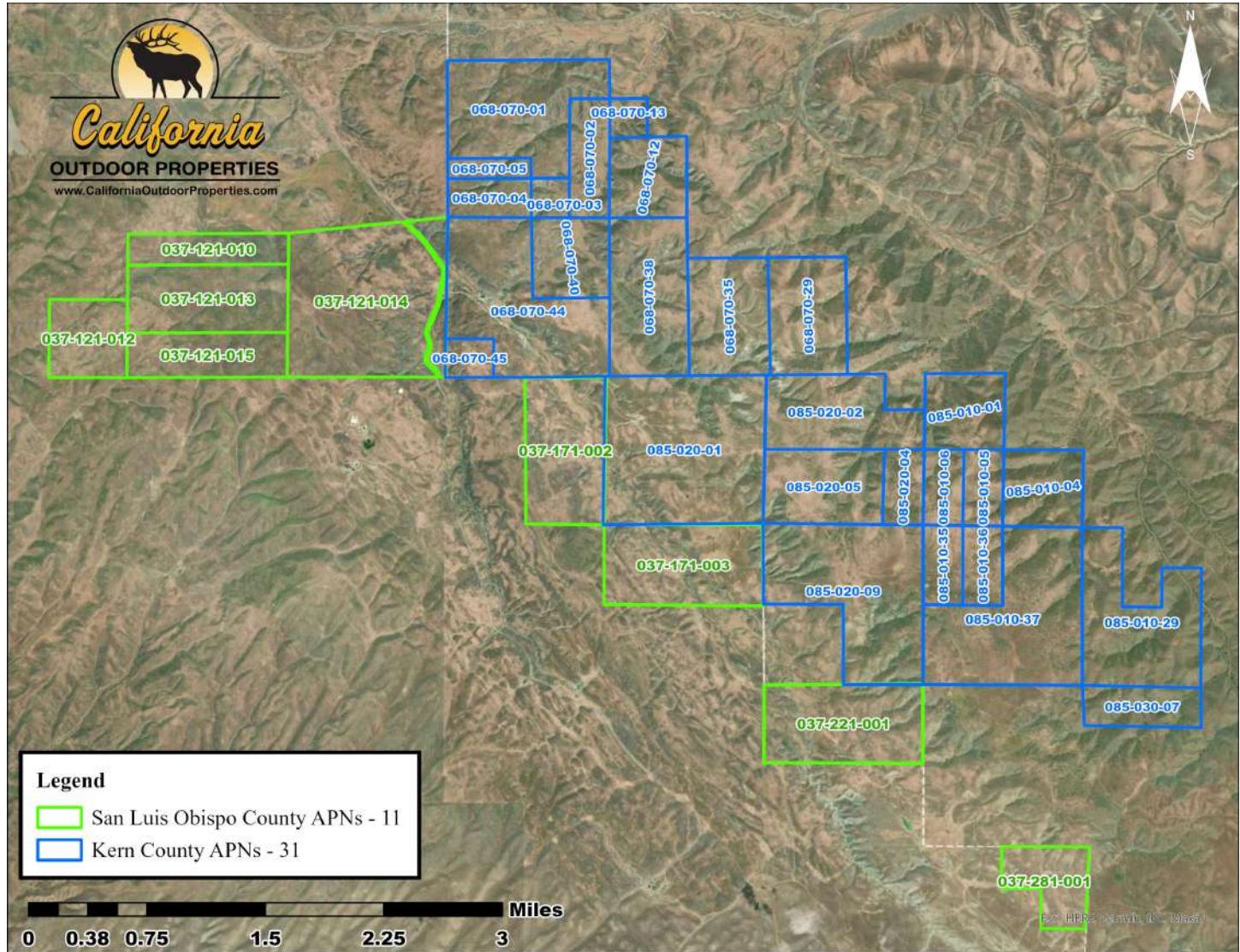
About San Luis Obispo County, CA:

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 282,424 as of the 2020 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.



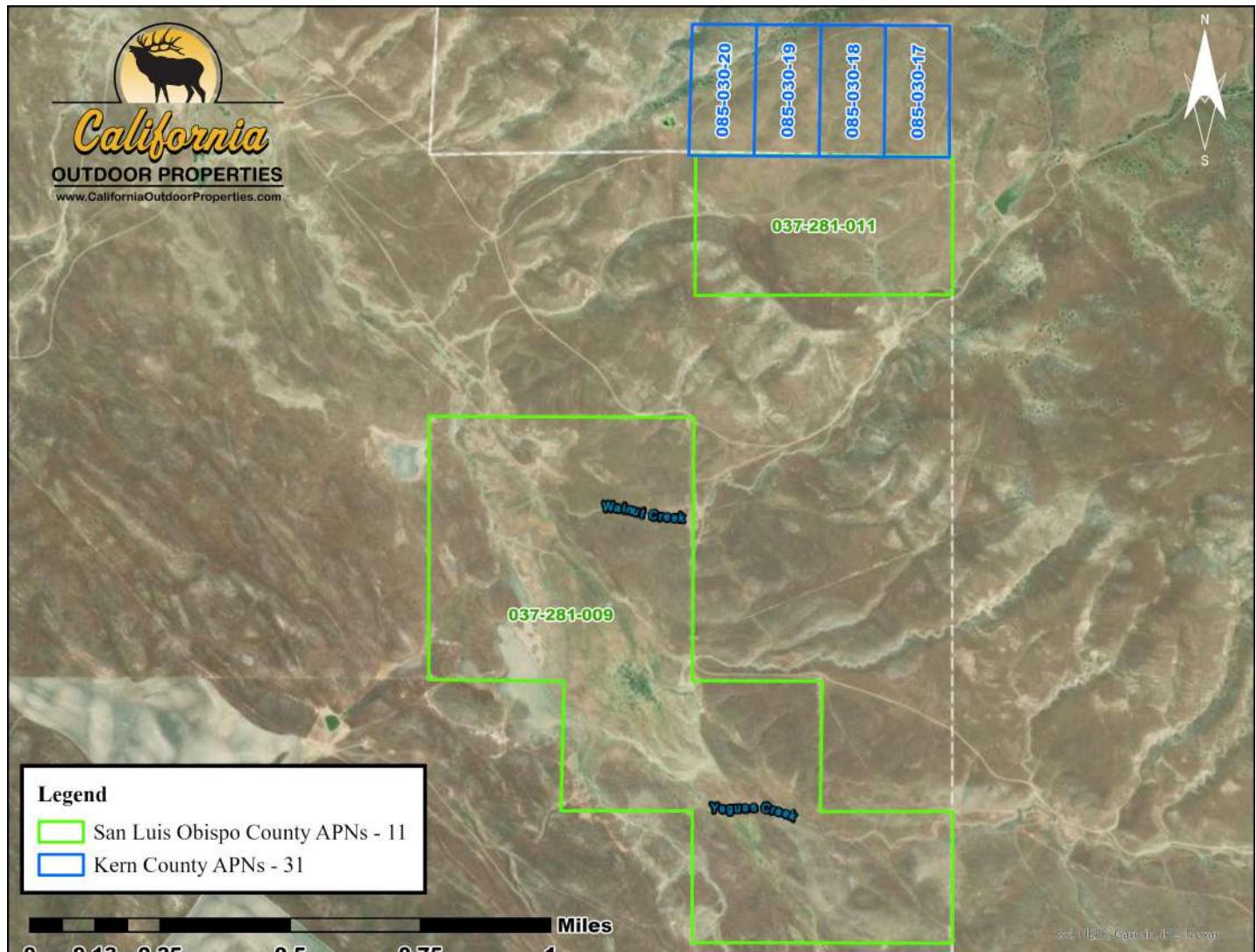
Size & Zoning

The Pritchard Sumner Ranch consists of 42 parcels in both Kern and San Luis Obispo Counties totaling 8,525.89 acres. The total taxes for the year 2024 was \$12,877. About 8,025.97 ± acres are enrolled in the Williamson Act for reduced property taxes. There are 140± acres in Conservation Reserve Program (CRP) through 2027 (not grazed). *For a closer look at the parcel maps, please contact our office.*



North Ranch Parcels

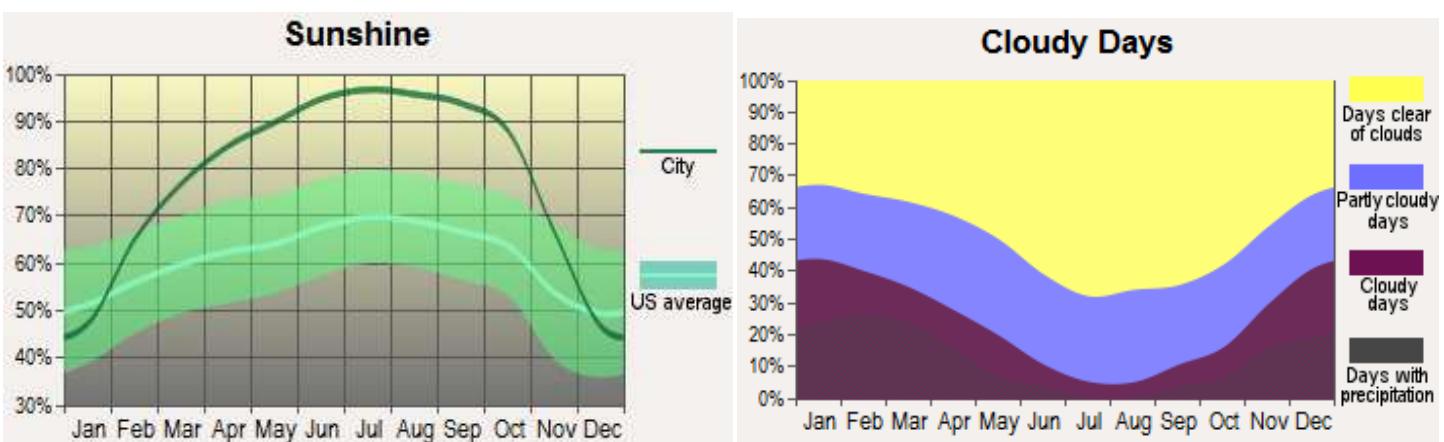
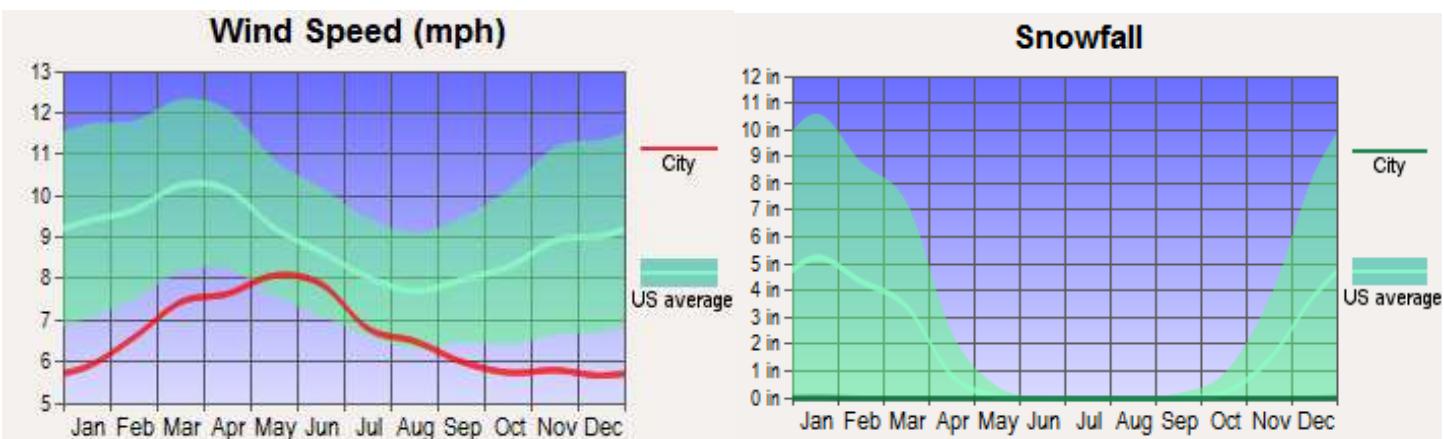
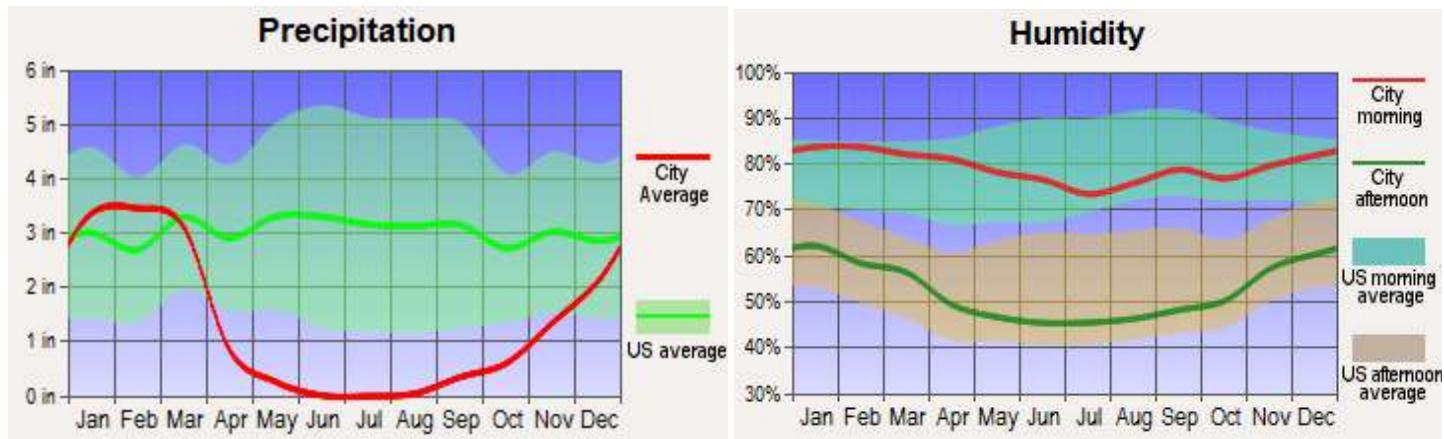
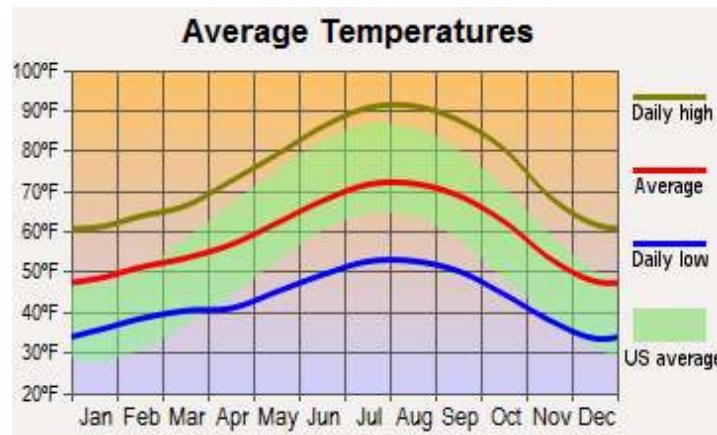
Size & Zoning



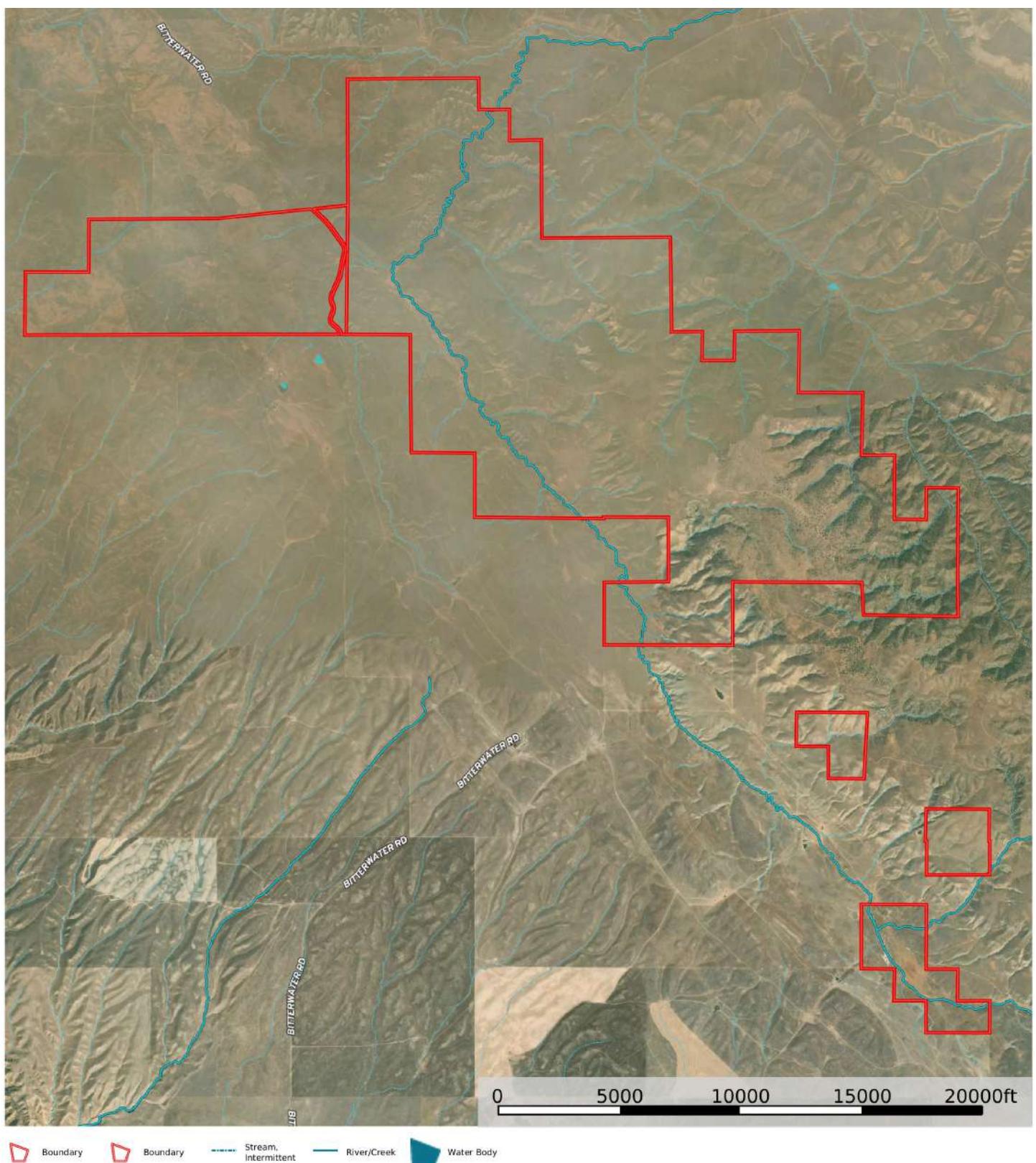
South Ranch Parcels

For a closer look at the parcel maps, please contact our office.

Weather for Shandon, CA

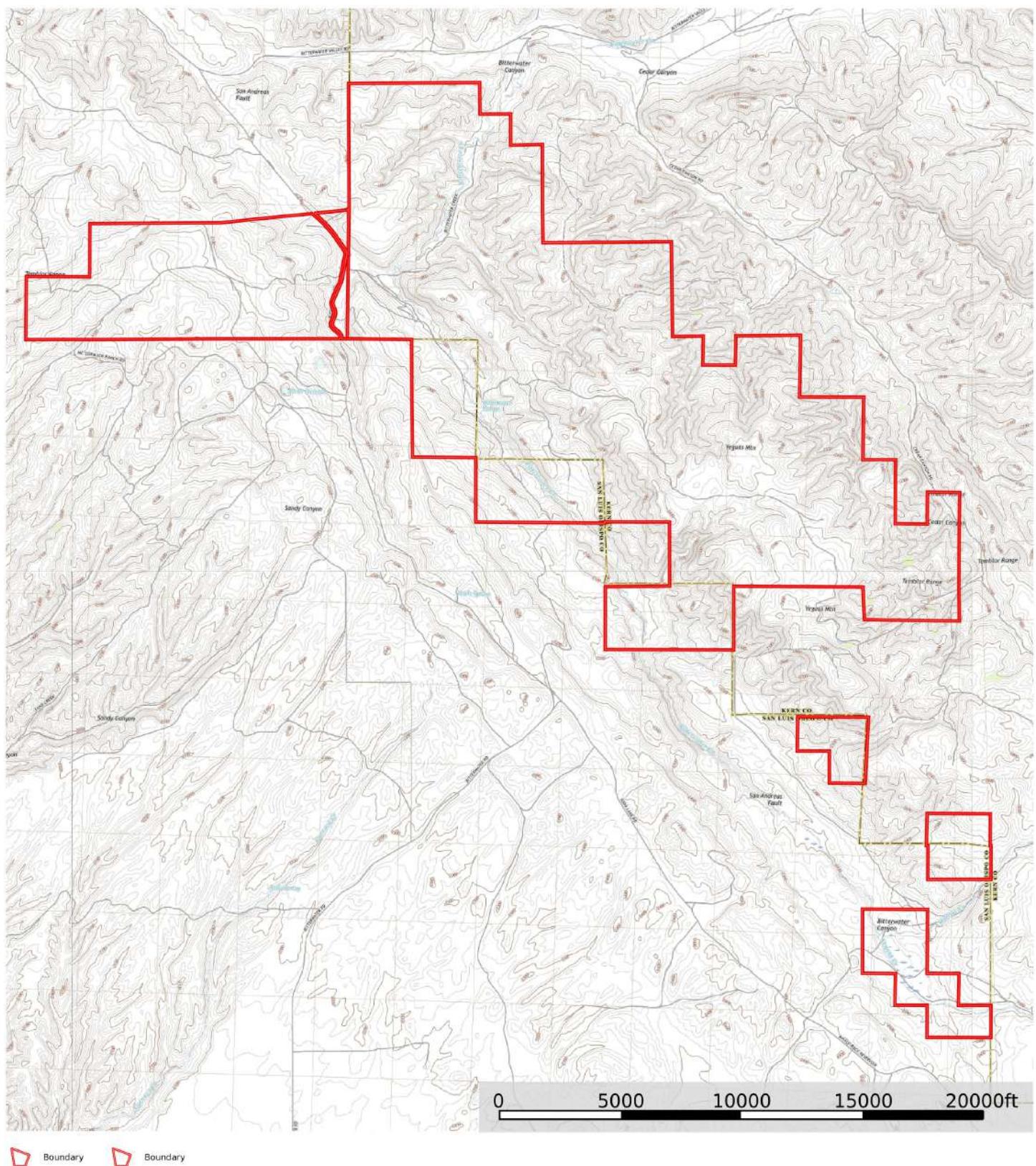


MB Satellite Map

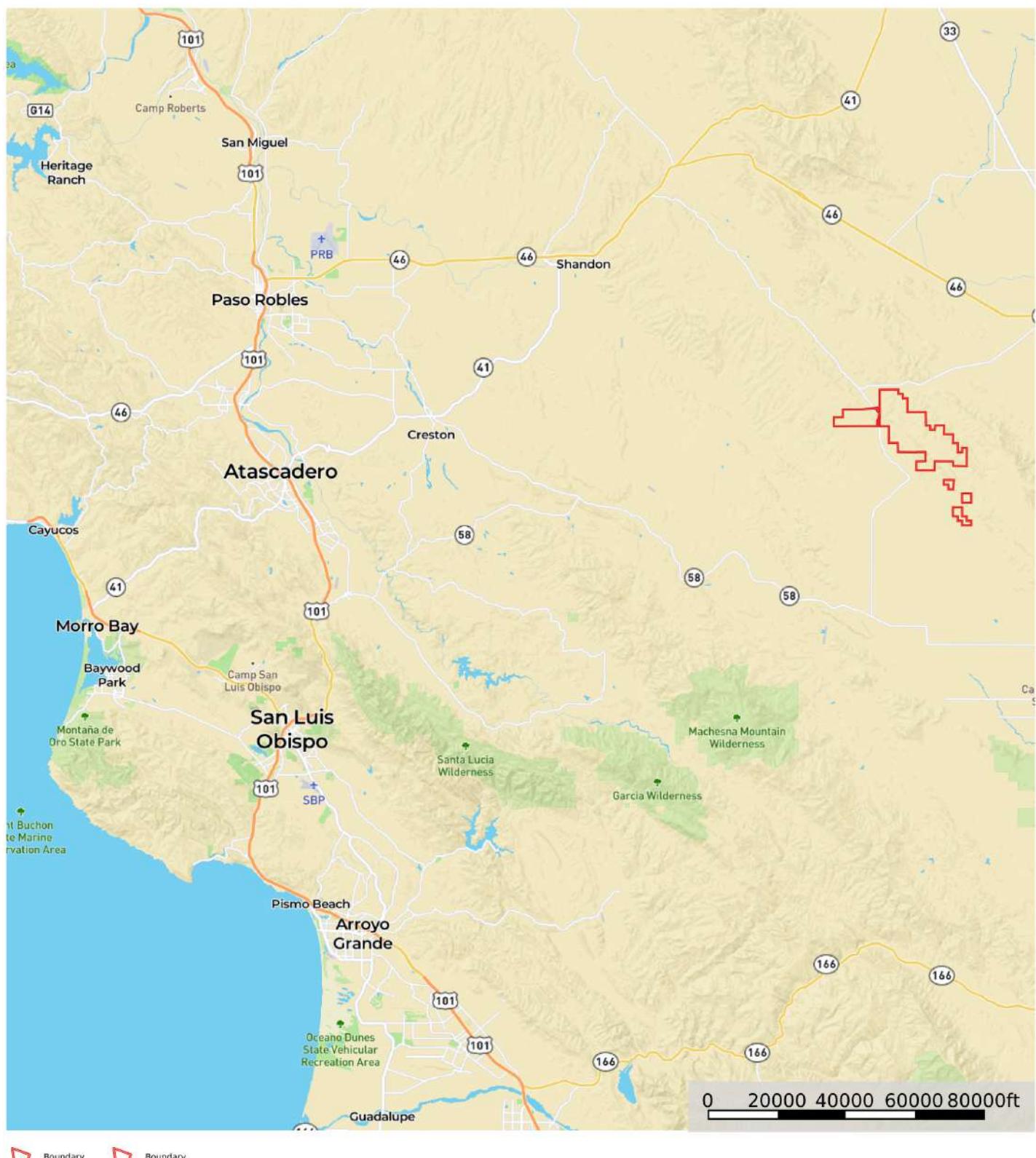


 Boundary  Boundary  Stream, intermittent  River/Creek  Water Body

Topo Map



Street Map



Boundary Boundary





California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



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