

Morrison Ranch
4858 Shell Creek Road
Shandon, CA 93453

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



MORE INFO ONLINE:

californiaoutdoorproperties.com



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

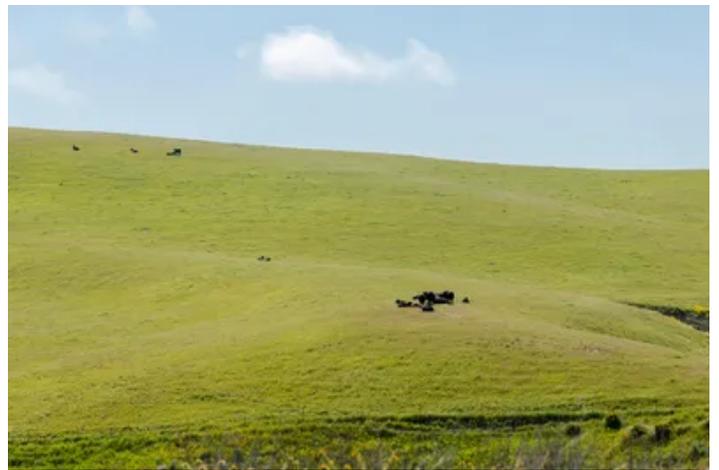
3,840

Price

\$4,095,000

Property Website

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



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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

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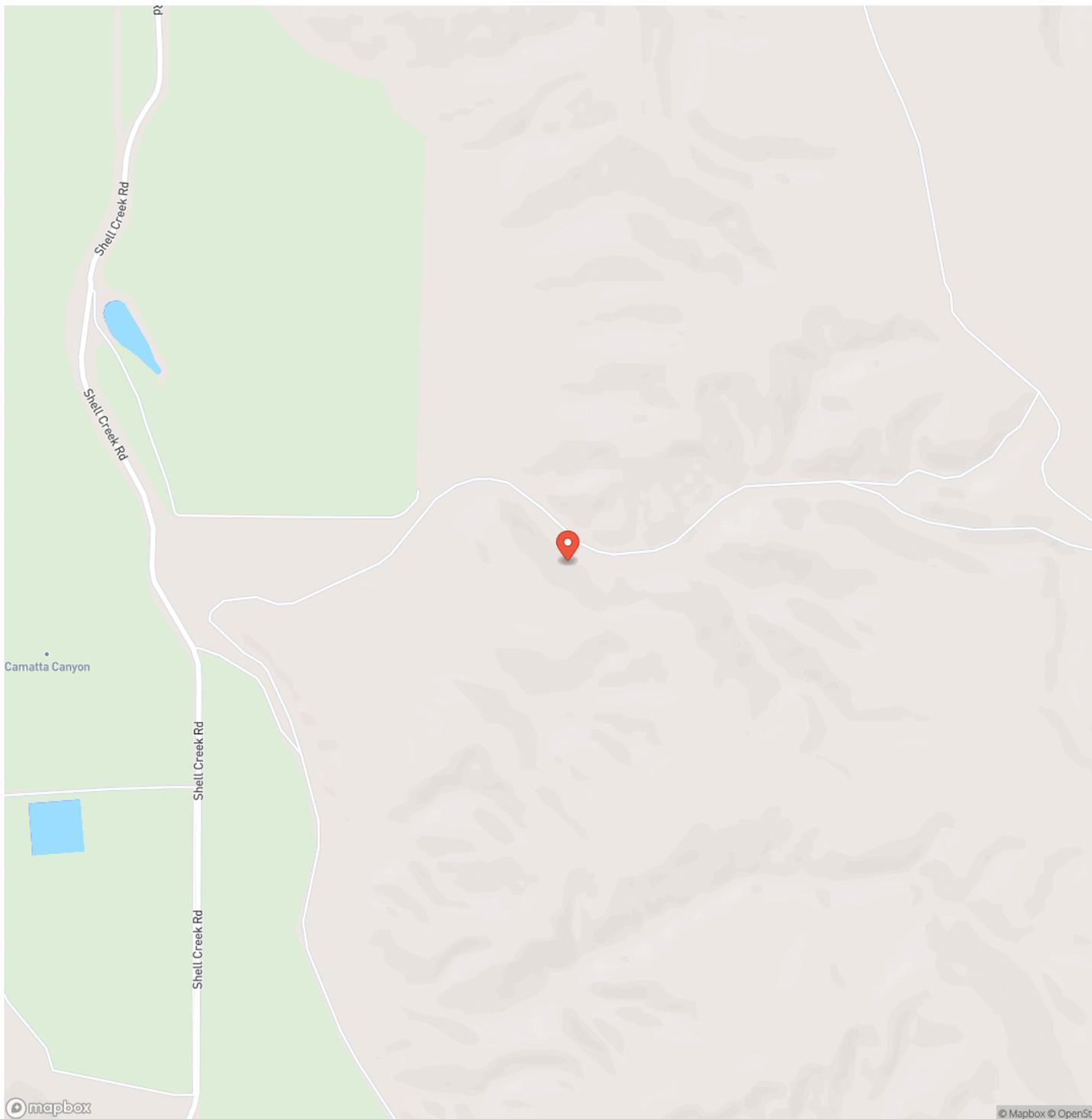
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Locator Map

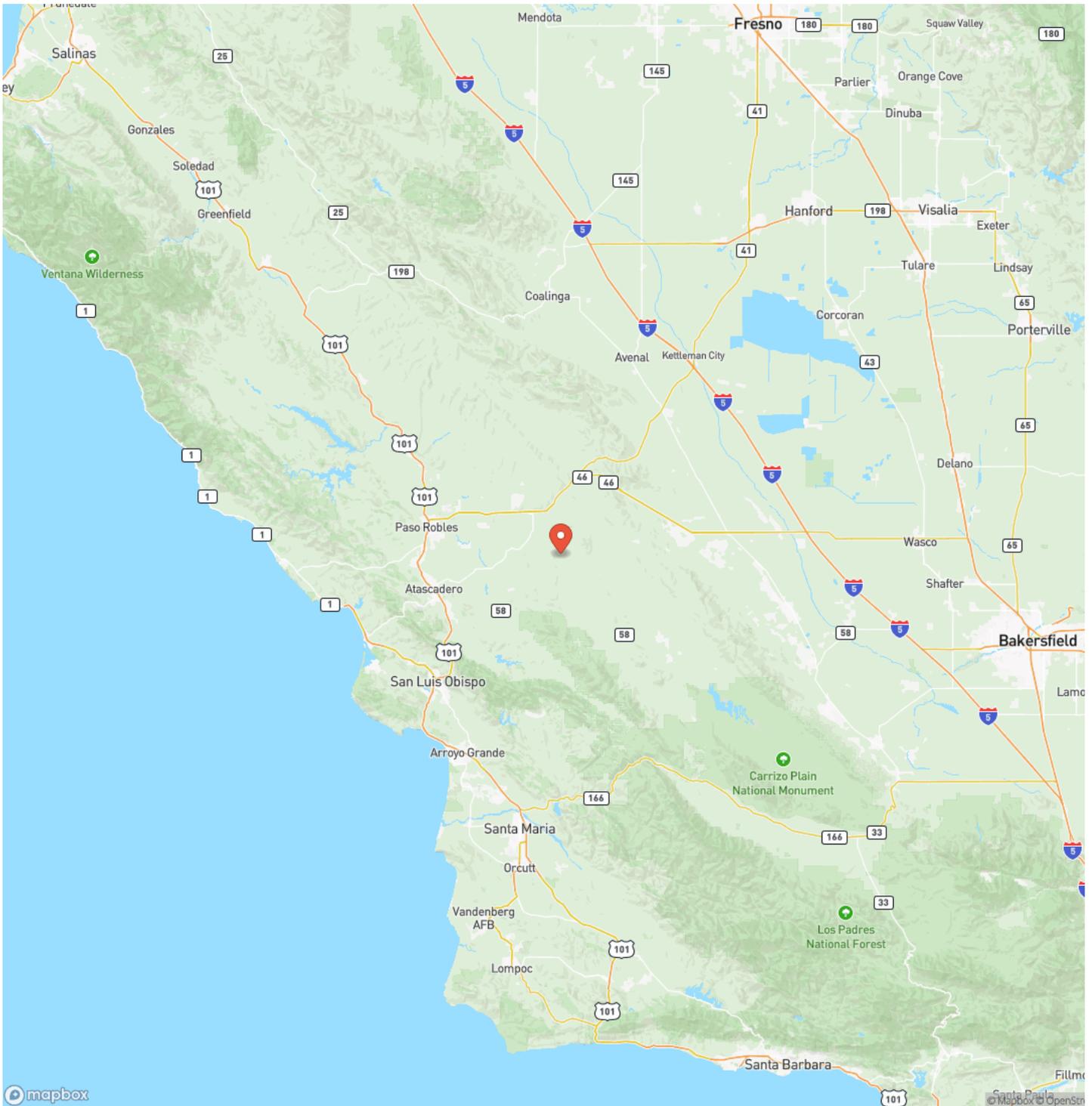


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Locator Map



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Satellite Map



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