

KUHNLE SHANDON RANCH

3,055± ACRES | \$5,650,000 | SHANDON, CALIFORNIA



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KUHNLE SHANDON

~ RANCH ~

2500 South Highway 41 | Shandon, California 93461



Overview

Surrounded by golden hills and river valleys, Kuhnle Shandon Ranch presents 3,055± acres of prime grazing land and dry farming operations. Enveloped by four Williamson Act Contracts, Kuhnle Shandon Ranch is comprised of 27 certificated parcels offering plentiful possibilities. This is a working cattle ranch and dryland farm in one—a true agricultural dream!

Complemented by three residences, two barns, and numerous advantageous outbuildings, plus the Ranch is perimeter and cross fenced. There are also horse facilities including barns, pens/arena, and riding trails as well as cattle pens and troughs throughout the Ranch. Water is supplied by 5 wells supplying ample water for stock and domestic use.



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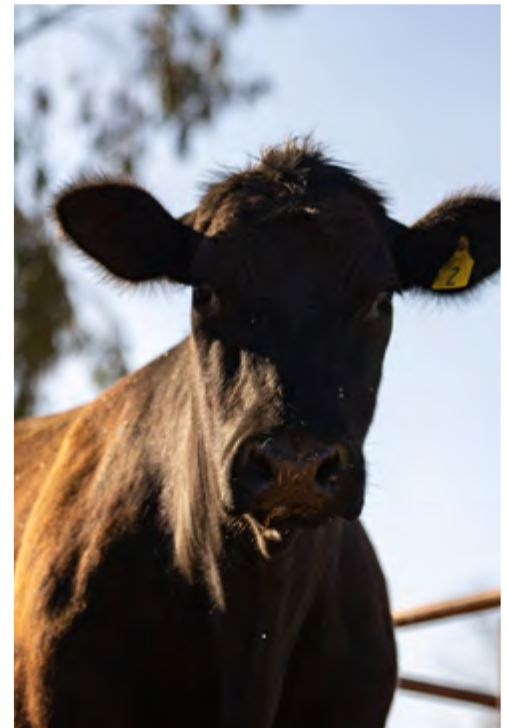
Kuhnle Shandon Ranch is situated just east of the city of Paso Robles, and just outside the small town of Shandon. Located conveniently off Highway 46 East and running along the south side of Highway 41 it is approximately 18 miles east of Highway 101. This makes for easy traveling to The San Joaquin Valley just east or the variety of coastal towns to the west.

The city of Paso Robles, the heart of the Central Coast Wine Country, offers amenities and conveniences including shopping, restaurants, wine tasting and entertainment. The small town of Shandon, offers convenience stores, large, picturesque park, municipal swimming pool and post office.

The Ranch is an 18±-mile drive from the Paso Robles Municipal Airport which offers Fuel & Line Services, Air Charter, and Ground Transportation among other services. The airport is complemented with a Jet Center and private hangars available for general aviation.

Approximately 53 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 hours east of the Ranch in Fresno and Bakersfield.

Location



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Improvements

Kuhnle Shandon Ranch has a main headquarters and two farmsteads with numerous beneficial improvements. Between them all there are four residences, two barns, and a variety of workable outbuildings. All improvements are of older construction and subject to deferred maintenance.

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MAIN HEADQUARTERS:

The main headquarters home is situated at 2500 South Highway 41. It was built in 1912 and comprises 2,845± square feet. The wood-framed, single-family residence has 5 bedrooms, two full-bathrooms, an enclosed front porch, and a detached water tower. Three of the five bedrooms and one bath are located on the second story. The first floor holds the other two bedrooms, bathroom, kitchen, living room, etc. The outside, covered patio area houses an old-fashioned saloon-style bar and barbecue area.

The first barn is a 4,320± square foot wood barn with a concrete perimeter foundation and dirt floor. With wood board siding and a metal roof, this barn is over 100 years old and includes an attached 612± square foot hay shed.

Nearby, there is a 3,321± square foot outbuilding, which was originally constructed as a granary and is now primarily used for storage. The building has concrete flooring and a sliding door that opens to a covered loading area. Adjacent to the granary is a 1,100± square foot shop and a small garage.

Additionally, there is a detached two car garage, a small bunkhouse, an oil shed, paddocks, riding arena and corrals.



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FARMSTEAD ONE:

The first farmstead contains two residences, identified with the address 2225 Shandon Highway. The “Front Residence” comprises 1,422± square feet with three bedrooms and one bath. The “Rear Residence” is composed of 858± square feet with two bedrooms and one bathroom. Both are perfect as caretaker homes, guest quarters, or rental homes.

The 2,240± square foot barn is close by. It is a wooden horse barn with wood siding, a metal roof, and a dirt floor. Outside there is also a pen and cattle chute. There is also an older, concrete-slabbed building with multiple uses—shop, storage, and covered parking.

FARMSTEAD TWO:

The second farmstead is stationed at 3005 Truesdale Road. It includes one manufactured home surrounded by concrete walkway. Encompassing 1700± square feet, the residence has three bedrooms and two bathrooms. There is also an attached garage and attached carport.

Behind the home, there is a second carport utilized for covered storage of recreational vehicles. The lush backyard makes way to the deck circling the above ground pool.



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Water

Water is supplied via 5 wells. Three domestic wells service the residences and supply some water to the troughs. The other two wells provide stock water. Yield and Depth are as follows:



Location	Depth	GPM
Main Headquarters	600 feet	100 gpm
Farmstead One	350 feet	40 gpm
Farmstead Two	300 feet	30 gpm
APN: 037-301-008	60 feet	6 gpm
APN: 037-301-008	600 feet	45gpm

There are also eight-5,000 gallon storage tanks and one-2,500 gallon tank. Two-5,000 gallon storage tanks reside at the main headquarters. There are also four-5,000 gallon storage tanks at Farmstead One. There is one-5,000 gallon tank at Farmstead Two, which supplies water for domestic and stock use. The other two storage tanks are disperse around the Ranch for stock use.

All parcels lay within the Paso Robles Groundwater Basin and subject to current groundwater regulations. In accordance with the Sustainable Groundwater Management Act (SGMA), the Paso Robles Groundwater Basin was created to sustainably manage the groundwater resources of the Paso Robles Subbasin.

In short, the Groundwater Basin requires new and/or expanded irrigated crop production to obtain an Agricultural Offset Clearance from the County. For information on future planning please visit the [County of San Luis Obispo Paso Robles Groundwater Basin website](#). Consultation with a water-use professional is recommended.



Acreage & Zoning

Kuhnle Shandon Ranch comprises 3,055± acres, zoned Agriculture in the Shandon-Carrizo Plains Planning area. There are nine assessor's parcels and twenty-seven certificated parcels. The entire acreage is enveloped by four Williamson Act Contracts.

Property taxes for the 2023/2024 tax year were approximately \$16,000.

APNs:

017-251-071	017-251-072	037-301-002
037-301-003	037-301-008	037-301-012
037-321-003	037-321-012	037-321-013

Price

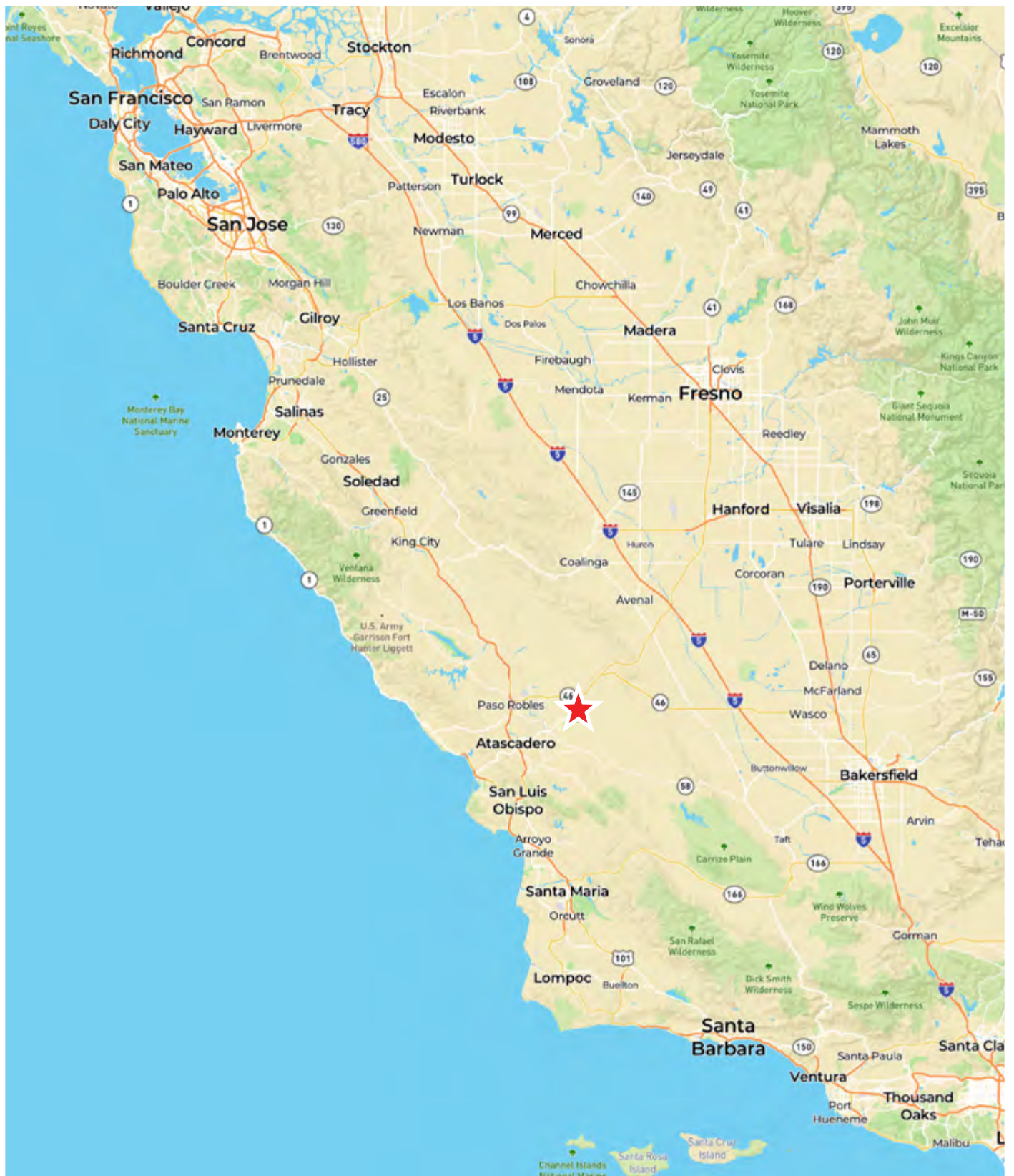
Offered at
\$5,650,000



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