
**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20509**

FORM 8-K

**CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(D)
OF THE SECURITIES EXCHANGE ACT OF 1934**

Date of Report (Date of earliest event reported) May 10, 2013

Tejon Ranch Co.

(Exact Name of Registrant as Specified in Charter)

Delaware
(State or Other Jurisdiction
of Incorporation)

1-7183
(Commission
File Number)

77-0196136
(IRS Employer
Identification No.)

P. O. Box 1000, Lebec, California
(Address of Principal Executive Offices)

93243
(Zip Code)

Registrant's telephone number, including area code 661 248-3000

Not applicable

(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 7.01 Regulation FD Disclosure

On May 13, 2013, the Company will make a presentation at the 12th Annual JMP Securities Conference. A copy of the presentation is attached hereto as Exhibit 99.1.

The information in this Form 8-K and Exhibit 99.1 attached hereto shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, as amended, except as shall be expressly set forth by specific reference in such filing.

Item 9.01 Financial Statements, Pro Forma Financial Information and Exhibits

Exhibits

99.1 JMP Securities Conference May 13, 2013 Slide Presentation.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

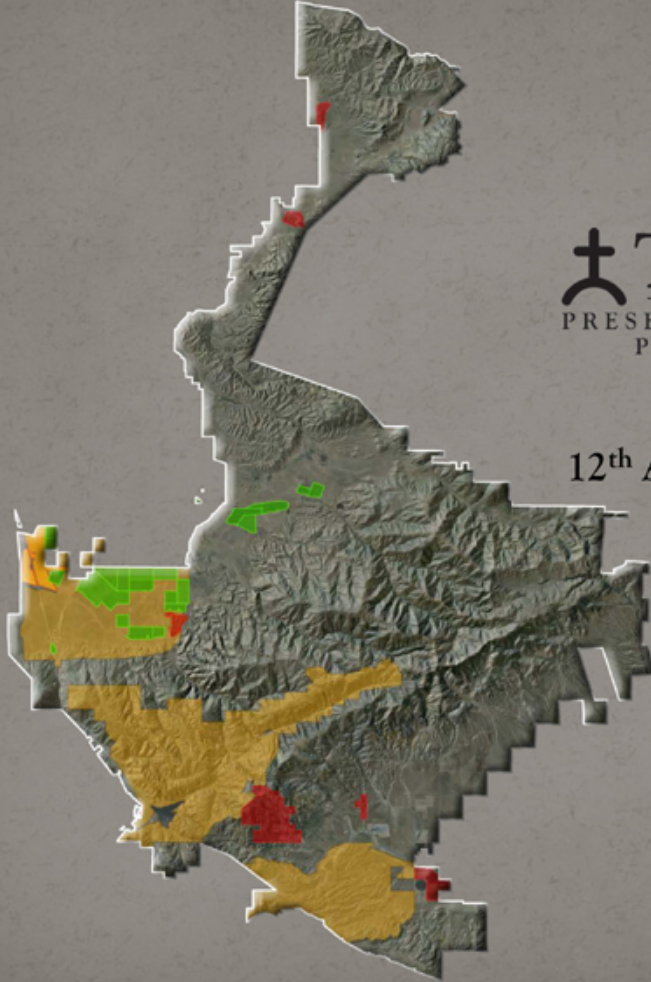
Date: May 10, 2013

TEJON RANCH CO.

By: /S/ ALLEN E. LYDA

Name: Allen E. Lyda

Title: Executive Vice President, and Chief Financial Officer



† TEJON RANCH

PRESERVING CALIFORNIA'S LEGACY
PROVIDING FOR CALIFORNIA'S FUTURE

12th Annual JMP Securities Conference
May 13, 2013

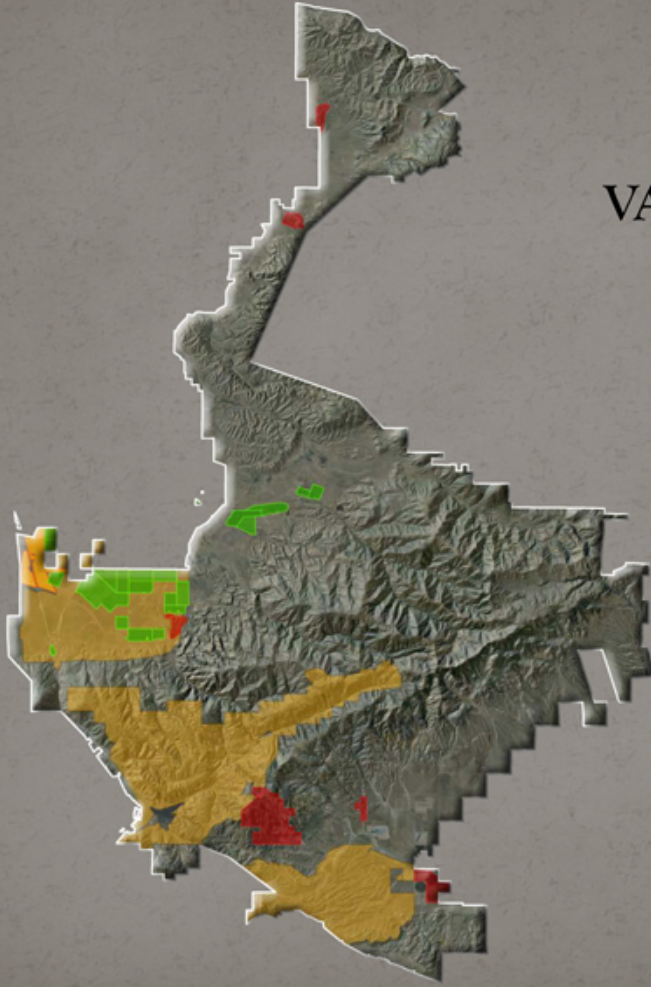
Forward Looking Statements

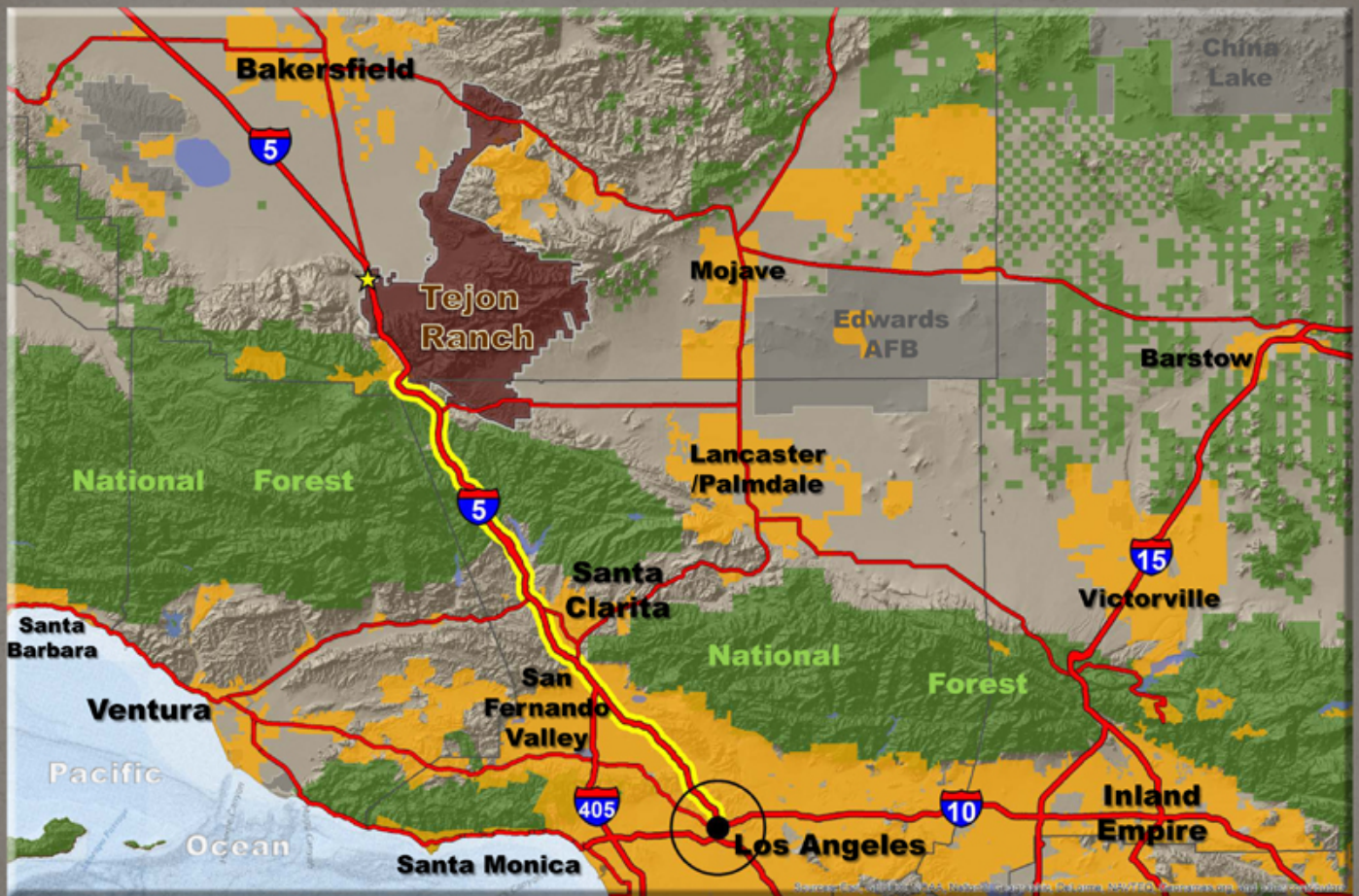
Statements in or accompanying this presentation that relate to or are based on plans, projections, expectations, assumptions, future events and results are forward-looking statements that involve a number of risks and uncertainties. Words such as “anticipates,” “expects,” “intends,” “plans,” “believes,” “seeks,” “estimates,” “may,” “will,” “should,” and their variations identify forward-looking statements. Many factors could affect Tejon Ranch Co.’s (“TRC”) actual results, and variances from TRC’s current expectations regarding such factors could cause actual results to differ materially from those expressed in these forward-looking statements. The potential risks and uncertainties include, but are not limited to, market and economic forces, availability of financing for land development activities, competition and success in obtaining various governmental approvals and entitlements for land development activities. For a detailed description of risks and uncertainties that could cause differences please refer to TRC’s periodic filings with the Securities and Exchange Commission. TRC disclaims any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. Investors are cautioned not to unduly rely on these forward-looking statements.



Tejon Ranch Co. is a diversified real estate development and agribusiness company committed to responsibly using our land and resources to meet the housing, employment, and lifestyle needs of Californians while at the same time creating value for our shareholders.

VALUE PROPOSITION



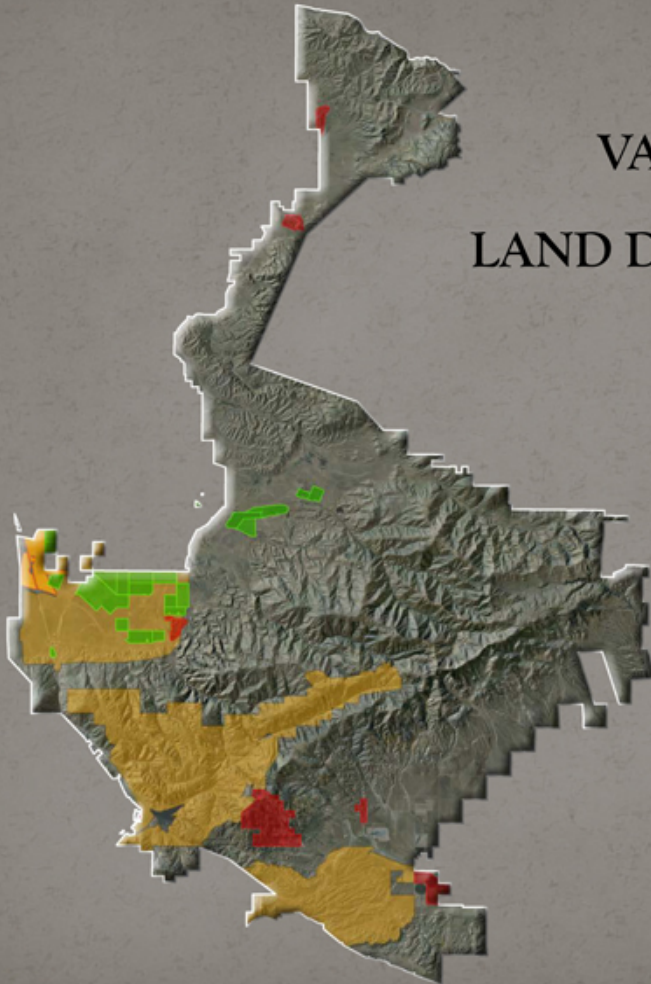


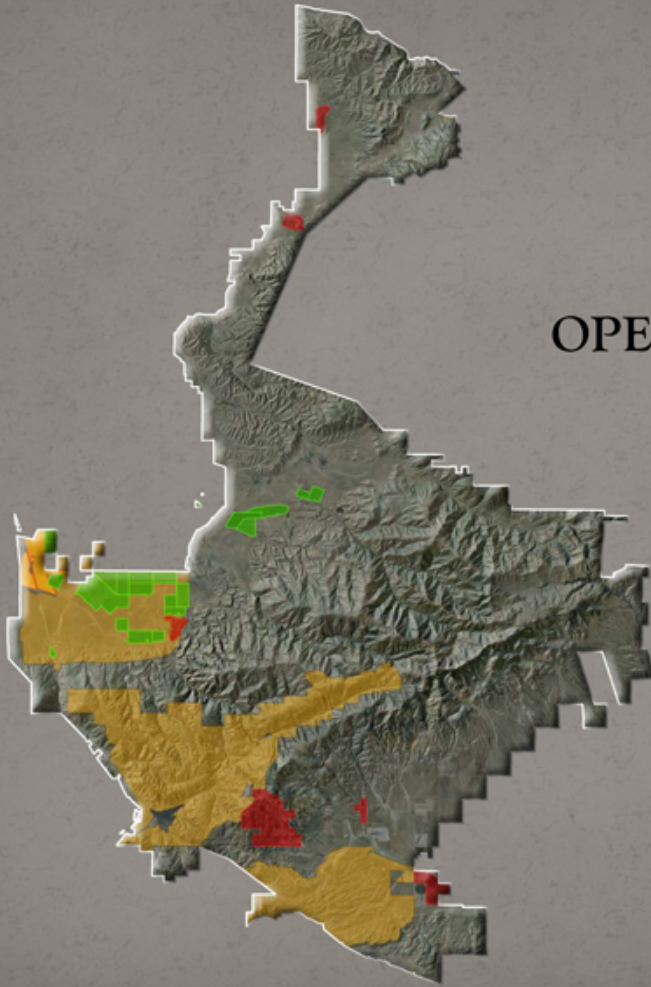
❖ 70 Miles from Downtown Los Angeles. Average Travel Time: 1 hour 15 min



❖ 40 Miles from Santa Clarita. Average Travel Time: 35 Min.

VALUE CREATION - LAND DEVELOPMENT MODEL





OPERATIONS OVERVIEW



TEJON RANCH
COMMERCE CENTER





TEJON RANCH
COMMERCE CENTER



Driving Distances Only. Not to Scale.



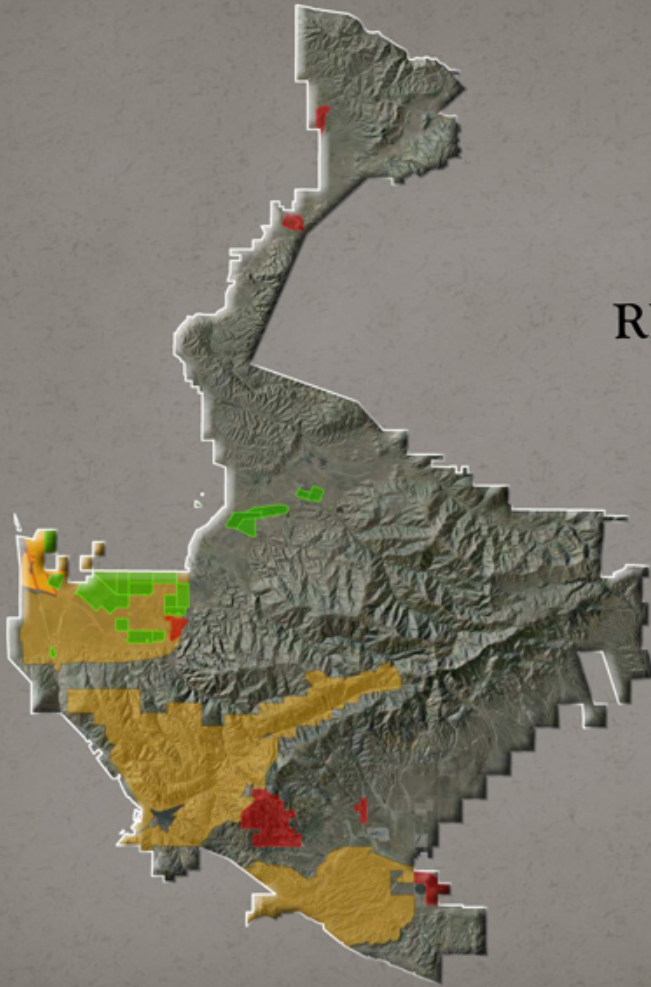
TEJON RANCH
COMMERCE CENTER





	TRCC WEST	TRCC EAST	TRCC TOTAL
Development Acres	350	1,100	1,450
Acres Absorbed	258	108	366
Building SFT-Thousands	3,511	454	3,965
Remaining Acres	76	901	977





RESORT/RESIDENTIAL DEVELOPMENT

Tejon Mountain Village



Tejon Mountain Village



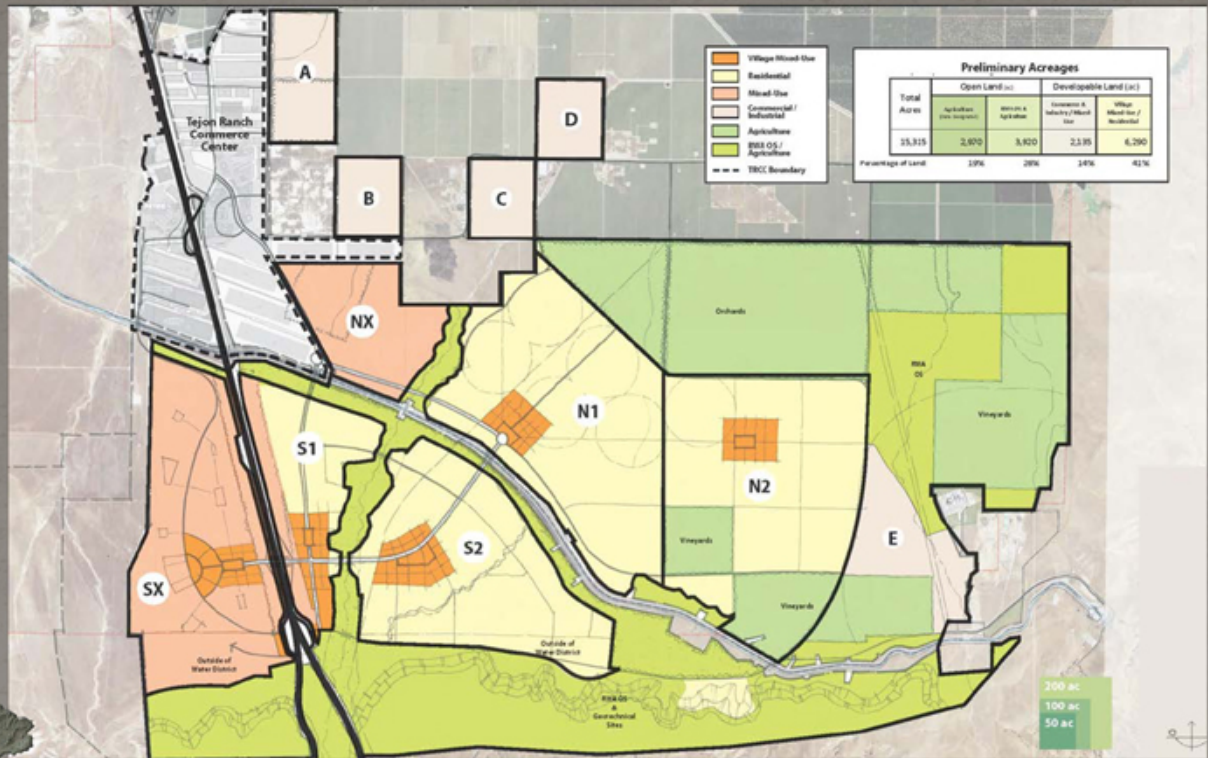
Development size- 26,000 acres
Approved units- 3,450
Approved hotel keys- 700
Approved commercial- 160 acres





Development size- 11,000 acres
Estimated units- 23,000
Estimated commercial- 970 acres



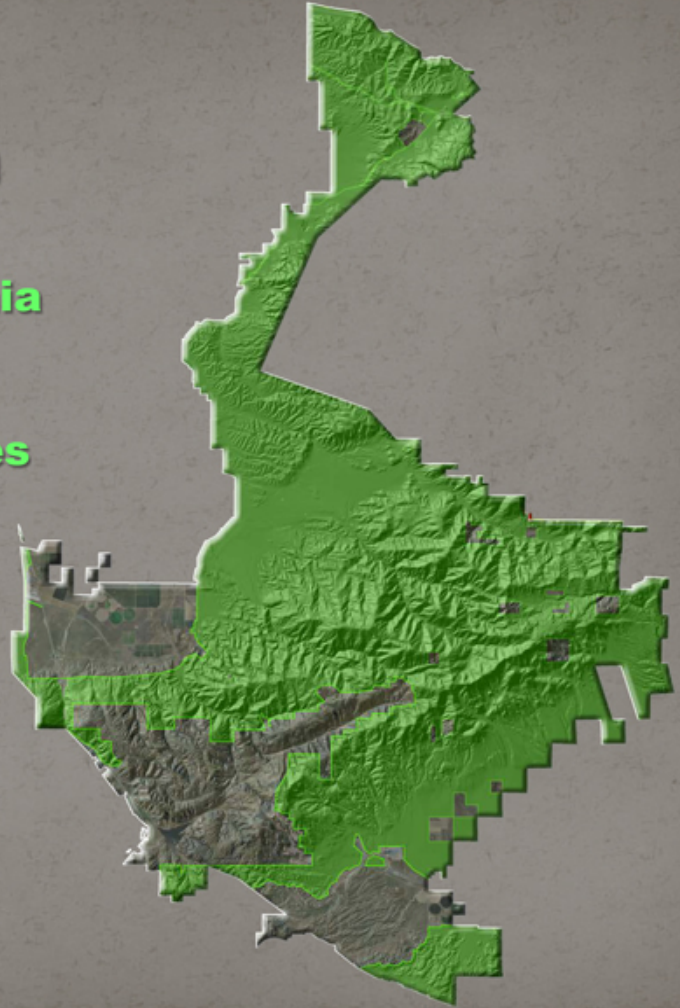


❖ **Grapevine Area
Conceptual Mixed Use Plan
15,315 Acres**



❖ Conservation

- Audubon California
- Endangered Habitats League
- Natural Resources Defense Council
- Planning and Conservation League
- Sierra Club



❖ Mineral Resources

- Oil & Gas
- Mining



❖ Oil & Gas

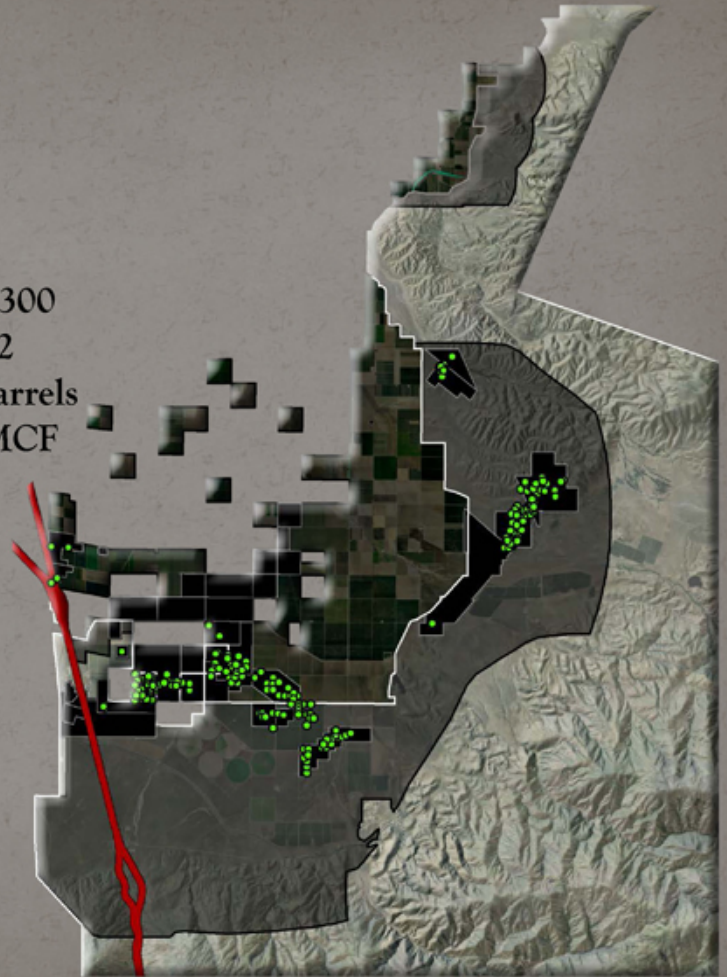
Total lease acreage- 61,000

Acres committed to production- 7,300

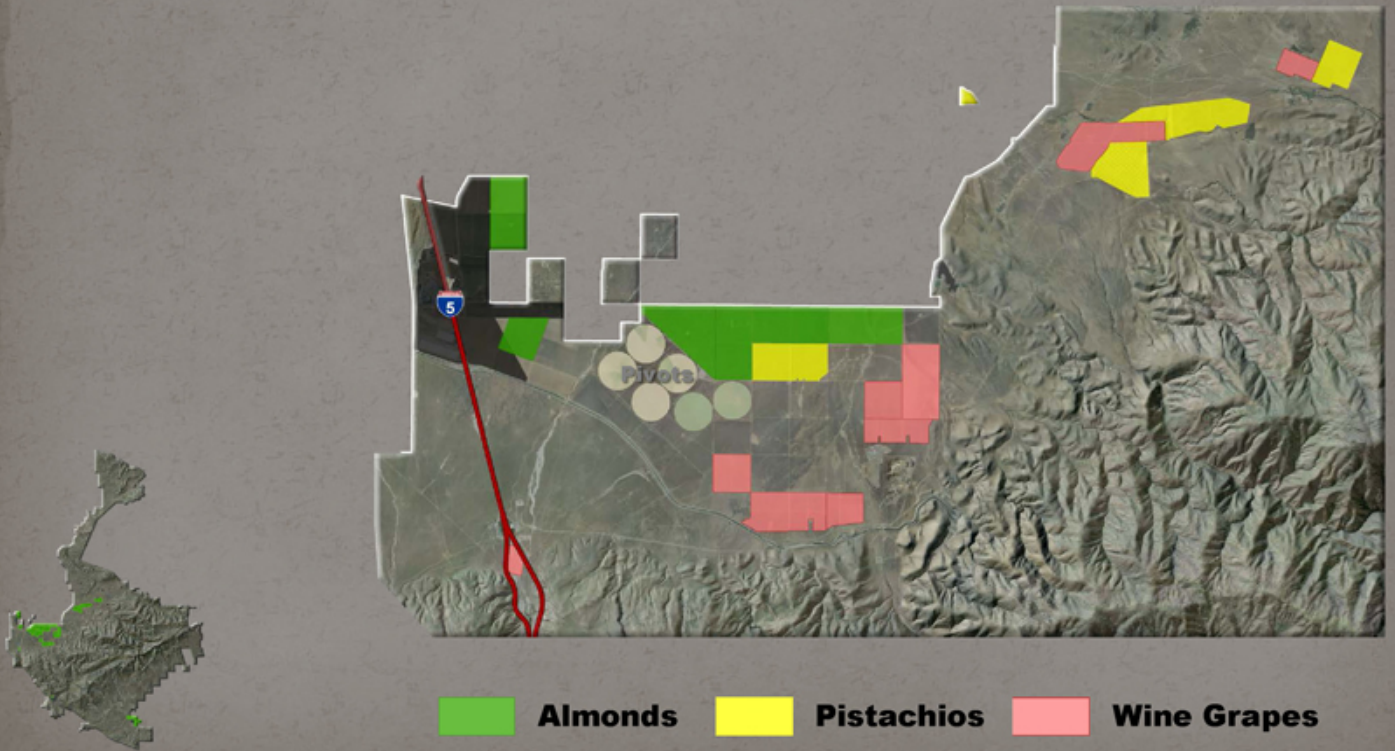
December 31, 2012 active wells- 302

Oil production in 2012- 786,000 barrels

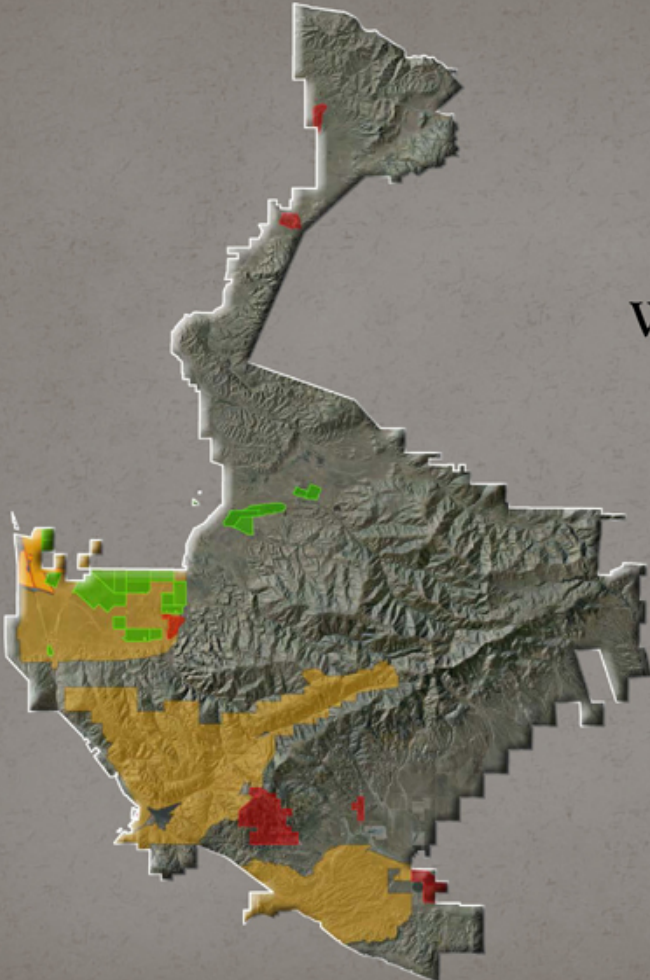
Gas production in 2012- 547,000 MCF



❖ Agriculture



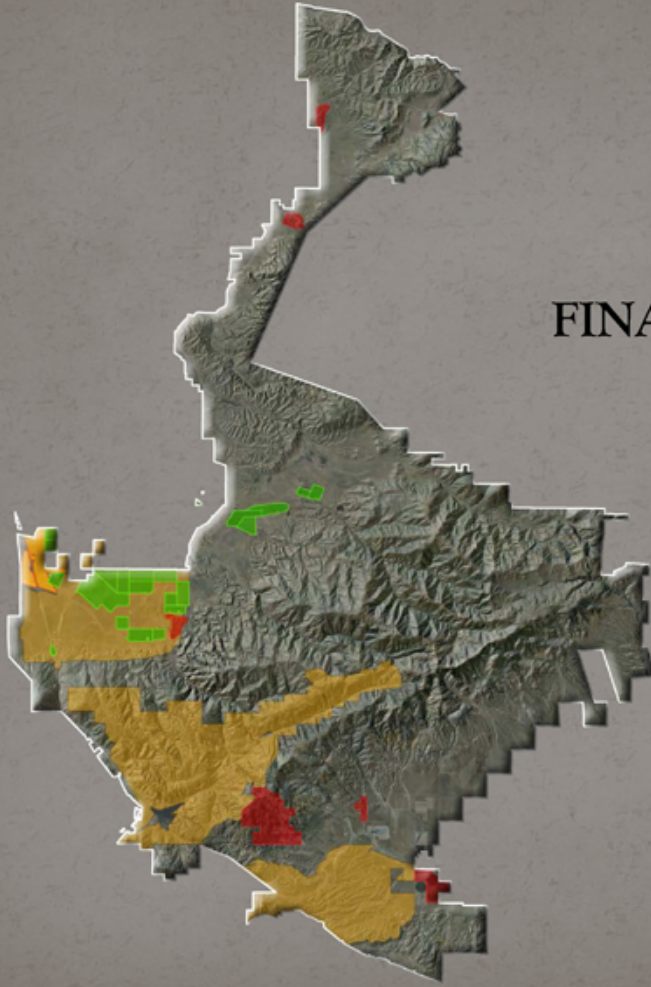
WATER RESOURCES



Tejon Ranch Company
Overview of Water Resources

Sources of Water	Acre Feet
State Water Project (annual contract amount):	
Wheeler Ridge- Maricopa Water District	15,547
Tulare Water District	1,451
Dudley-Ridge Water District	1,993
Tejon-Castac Water District	5,278
Total State Water Project Water 100% Allocation	24,269
Other Water Sources:	
Water Bank Inventory- Kern County	38,945
Tejon Water Bank- Antelope Valley	8,818
AVEK Water For Future Delivery	24,541
Participation AVEK Water Bank	11,616
Total Other Water Sources	83,920
Total Water Resources Through March 31, 2013	108,189





FINANCIAL INFORMATION

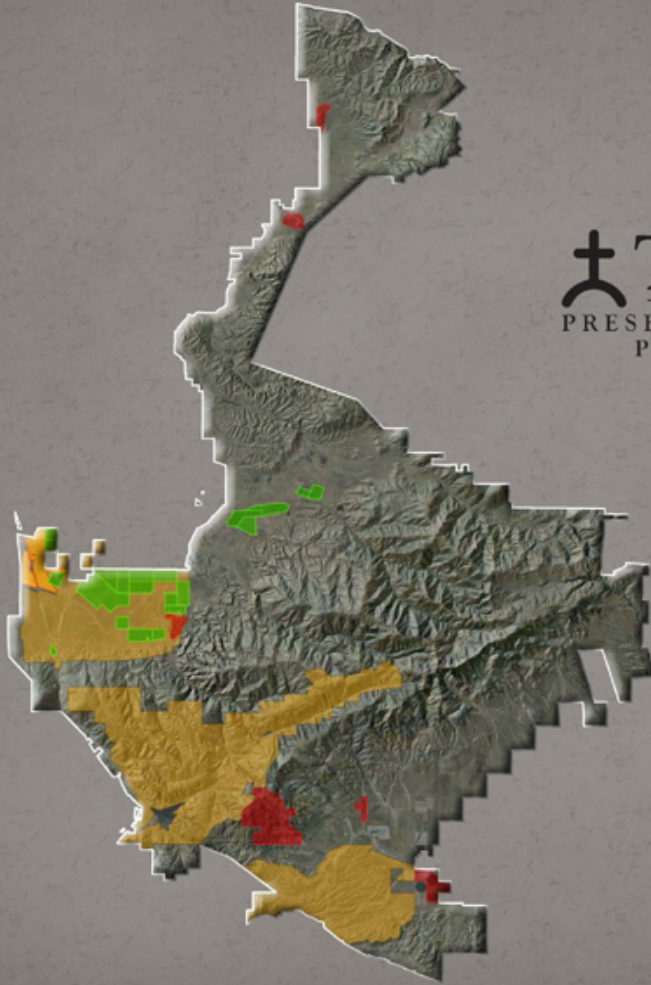
Tejon Ranch Company
Current Liquidity
March 31, 2013
(\$ in Thousands)

Cash	4,283
Marketable Securities	<u>65,905</u>
Total Cash/Securities	70,188
Line of Credit	<u>30,000</u>
Total Current Liquidity	<u>100,188</u>

Funding Sources

- Power plant lease securitization
- Oil and mineral royalty securitization
- Leverage retail leases at TRCC
- Joint Ventures- new funding and distributions from existing
- Value of our TA/Petro joint venture
- Shelf Registration





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PRESERVING CALIFORNIA'S LEGACY
PROVIDING FOR CALIFORNIA'S FUTURE

- Location
- Entitled Land
- Mineral Resources