

FOR SALE

River Road



Walnuts



131.9 Acres

Colusa County, CA

CLINT JEWETT
BROKER
ASSOCIATE

(530) 945-5519
clint@landmba.org

DRE License No.
01789662

**BRENNAN
&
JEWETT**
ASSOCIATES
LAND MANAGEMENT
BROKERAGE & APPRAISAL
DRE License No.
01944663

DOUGLAS MCGEOGHEGAN
BROKER

(530) 682-3161
dbmctgeoghegan@hotmail.com

DRE License No.
01123554

Property Information

LOCATION

On the east side of the Sacramento River, and the west side of River Road. 0.5 Miles North of Gridley Colusa Rd and 10 miles north of Colusa, in Colusa County.

ASSESSOR PARCEL NUMBER

012-170-032 & -033

DESCRIPTION

The property contains 128.33 acres with 63± acres located outside of the levee (east) and 65± acres located inside (west). There are 98± acres planted to walnuts, of which, 48.8 acres are being removed in 2023 and another 30.1 acres are planned for removal. The remainder of the blocks are younger and have a full life ahead. The balance of the acreage consists of open cropland, 1700± ft. of river frontage, portion of a bass pond, riparian forest, levee, roads and edges. This is a great opportunity to acquire garden soils with reliable and abundant water supply to plant whatever crops you wish. So far away, yet so close to town. Build your custom home and enjoy hunting, fishing and other recreational activities.

Property Snapshot

PRICE

\$2,400,000
\$18,702

ACREAGE

128.33 ±

Soils

Vina Loam
Moonbend Silt Loam

WATER

One Deep Well
w/ electric motor
&
Riparian water
rights to the
Sacramento River

ZONING

Exclusive
Agriculture
&
River Frontage

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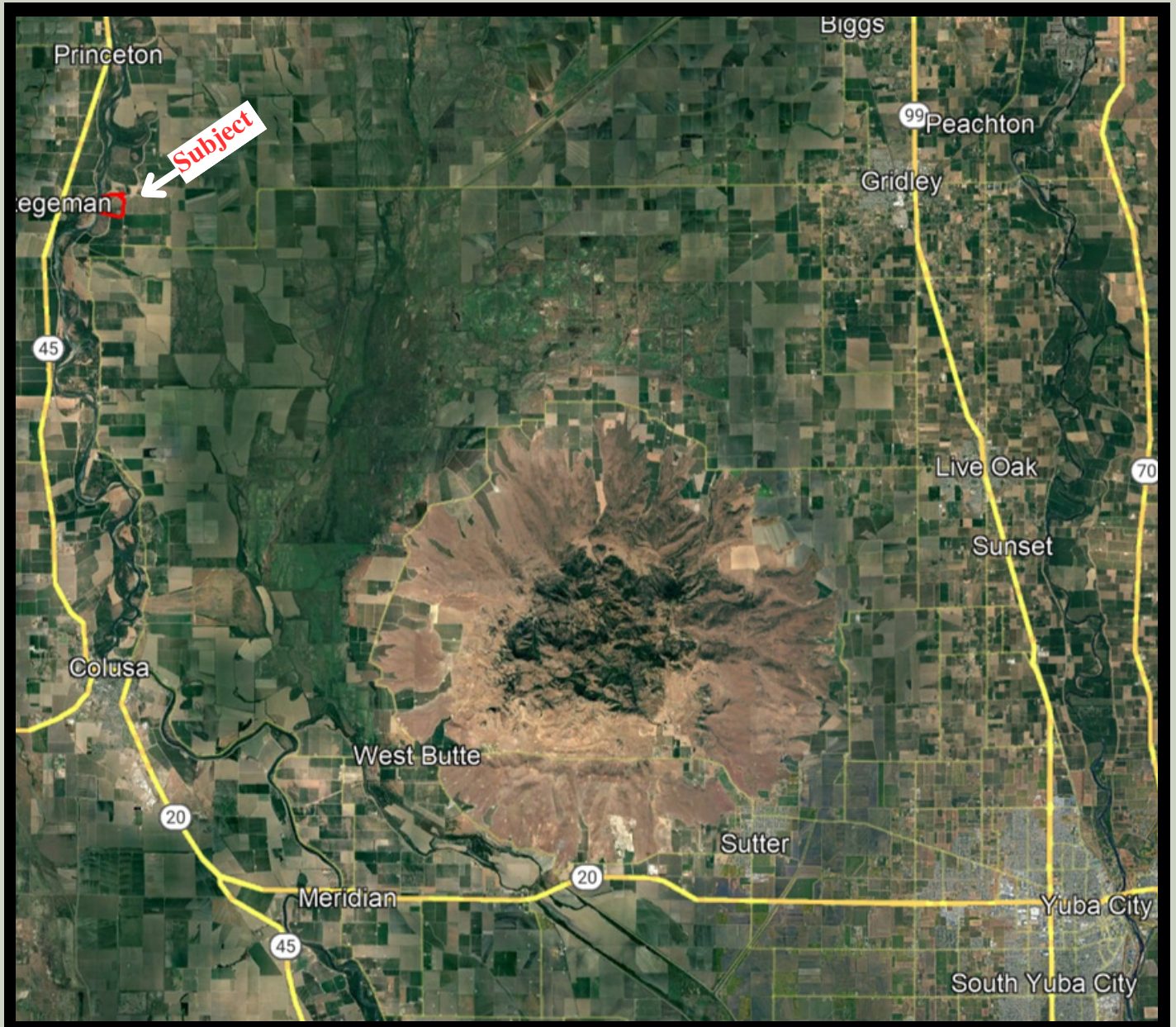
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Area Map



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Property Map



48.8 Ac.
to be
removed
2023

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Soil Map



Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
124	Moonbend silt loam, 0 to 2 2 percent slopes, occasionally flooded		72.6	54.9%
126	Moonbend silt loam, 0 to 4 2 percent slopes, frequently flooded		41.1	31.1%
170	Vina loam, 0 to 2 4 percent slopes, frequently flooded		18.0	13.6%
652	Water		0.5	0.4%
Totals for Area of Interest			132.1	100.0%

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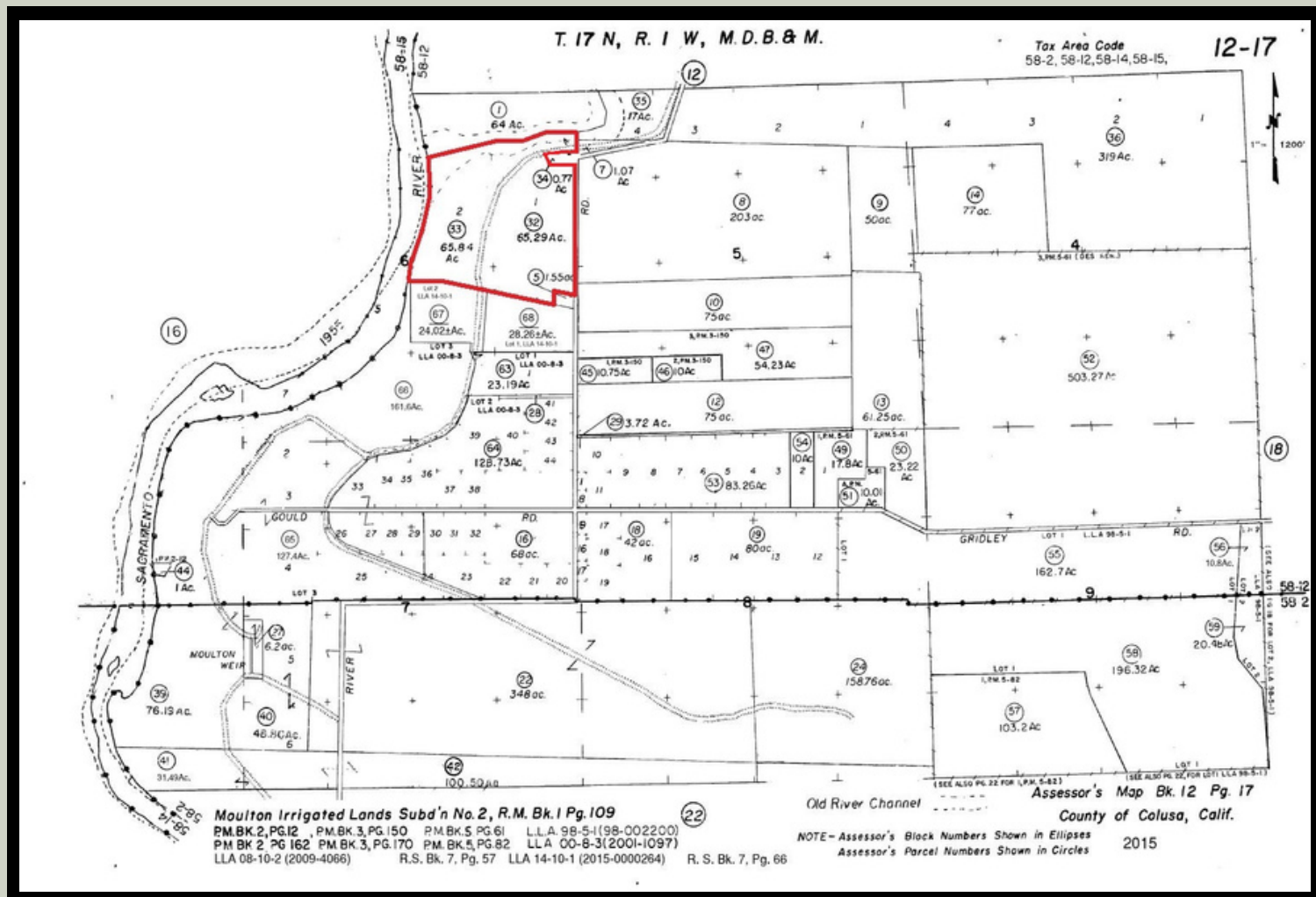
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Assessor Map



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Additional Pictures



Appointments

Please call to schedule a private inspection or for additional information.

PLEASE NO TRESPASSING



** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

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