

# Grand Island Ranch

Colusa County, California

\$6,200,000 | 238.79 Acres

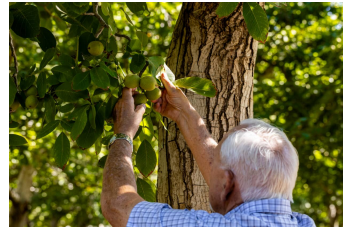
1582 CA-45  
Grimes, California

Amidst walnut orchards & one hour north of Sacramento, discover Grand Island Ranch. The main home is on a two-ac. corner of the property. Class II & III soils, solar-powered 100 HP irrig. well, & riparian rights to the river, supports 180 ac. of planted walnuts.



## PROPERTY HIGHLIGHTS

- 4,628 SF main home - 6 beds/4 baths, pool, pool house
- 2,451 SF guest home with pool & detached 4 car garage
- 1,090 SF 3 bed/2 bath used currently used for storage
- 900 SF 2 bed/ 1 bath home currently used as an office
- Two large workshops & two barns
- Fishing, boating, & other activities on Sacramento River
- Hunting opportunities for wild turkeys, deer, dove, and pheasants



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