

# Grand Island Orchard & Headquarters

Colusa County, California

\$4,200,000 | 236.67 Acres

1604 Highway 45  
Grimes, California

The 236.67-acre Grand Island Orchard & Headquarters in Colusa County features 180 acres of thriving walnut orchards supported by fertile soils, solar-powered irrigation, and Sacramento River riparian rights. Just an hour from Sacramento, it includes a 2,461 sq. ft. guest home, workshops, historic barns, and additional cultivatable land.



## PROPERTY HIGHLIGHTS

- 1 hour north of Sacramento
- Over 1 mile of Sacramento River frontage
- 180 acres of walnuts: 150 Tulare & 30 Chandler
- 10 additional acres for other crops
- Fertile Class II & III soils
- Solar-powered 100 HP irrigation well
- Riparian water rights to the Sacramento River
- 2,451 SF guest home with pool & 4-car garage
- 1,090 SF 3-bed home (storage) & 900 SF 2-bed home (office)
- Two large workshops & two barns



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