



**Rancho Cortina
Colusa, California**

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PROPERTIES**

707 Merchant Street, Suite 100, Vacaville, Ca 95688

(707) 455-4444 Office (707) 455-0455 Fax

info@CaOutdoorProperties.com

DRE# 01838294

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Introduction



This 5400 acre property is located in Colusa County about 12 miles west of Arbuckle, CA. A property of this size to be so close to the Bay Area, 60 miles to Sacramento and 115 to San Francisco is rare. The property borders thousands of acres of public land. The ranch lies in the heart of the Sacramento River Valley, framed on its sides by the Coastal and Sierra Nevada Mountain ranges. The property can be served by the Colusa County airport about 30 miles from the ranch or commercial flights out of Sacramento. Take Highway 5 north and at the town of Arbuckle, go west on Hillgate Rd, take Hillgate road for 5 miles and at the golf course make a right on Cortina School road and go about 2000 feet and make a left on Sand Creek road and follow road for 7 miles, ranch gate will be on your right. Sand Creek road is a county maintained gravel road. This is the ultimate recreational ranch. It has a great road system throughout the property. You have over 8 sections of land and with the bordering public land you have that many more. The land is very private and this ranch is one of the few ways to reach it.

Size and Description



The property consists of 13 parcels. All the parcels are in the Williamson act and they are zoned AP 80. The ranch has 31 US original patents that can be provided upon request.

021-090-005 640 acres 021-090-009 400 acres 021-090-011 80 acres
021-100-003 560 acres 021-100-006 520 acres 021-100-007 40 acres
021-100-009 640 acres 021-100-010 600 acres 021-160-009 160 acres
021-170-001 640 acres 021-170-002 40 acres 021-170-004 480 acres
021-170-005 600 acres

“The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.”

The topography is primarily hilly with elevations starting at 700 ft elevation and rising to 2600 ft elevation. Tectonic plates pushed up ridges and

mountains forming a series of even higher valleys, stretching from Sand Creek to the Red banks. Beautiful hidden valleys are found through out the ranch. There are seasonal creeks flowing through the property and over 20 reservoirs and many year round springs. Beautiful views of Mt. Shasta, Mt. Lassen, Sierra Nevada range, Coastal range and Cache Creek Valley.

Water



Cortina Creek meanders through the ranch for over 2 miles. Although the creeks stops running in the summertime, there are still pools and springs of water throughout the ranch. The owner states that the ranch has over 20 reservoirs spread out through the ranch and has over 6 that are year round. The owner also states that the ranch has over 10 year round springs and even has a sulphur spring on the western part of the ranch. The owners have developed a solar well that provides water year round. It fills up four stock tanks and does over 20 GPM. The owner has recently put in 25 miles of ranch roads, graded and equipped with correct drainage. The road system is quite extensive and all passable in a truck during dry weather. The owner put in an all weather road from the front gate to the center of Cortina Valley.

Agriculture



The ranch has been traditionally used as a winter grazing outfit. The owner states that they can usually run 250 to 300 pairs for the season. The abundant rainfall during the winter months allows the grasses to grow and no need to feed hay. In mid May, the cows are trucked to summer pasture. This allows them to be on green grass all year round. Without having to put up hay, the owner can justify the cost of trucking. The ranch is fenced and has some cross fencing. The pastures of this ranch are fertilizer and pesticide free making it a potential natural beef operation.

Structures



The ranch's cowboy comfortable bunk house is in need of some TLC.

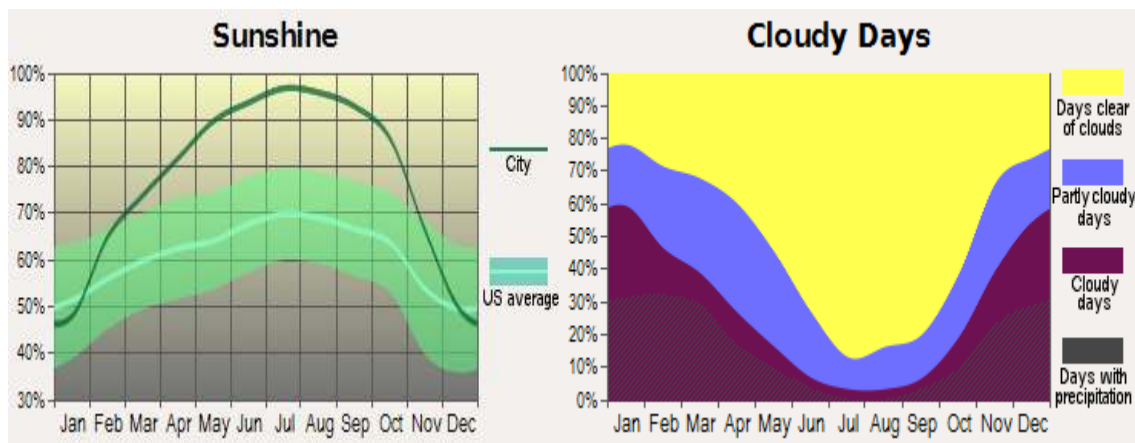
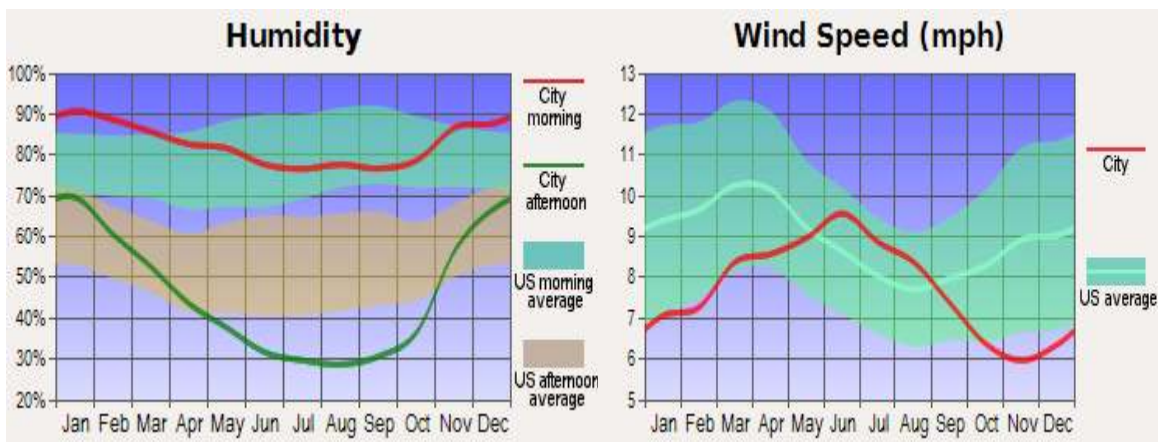
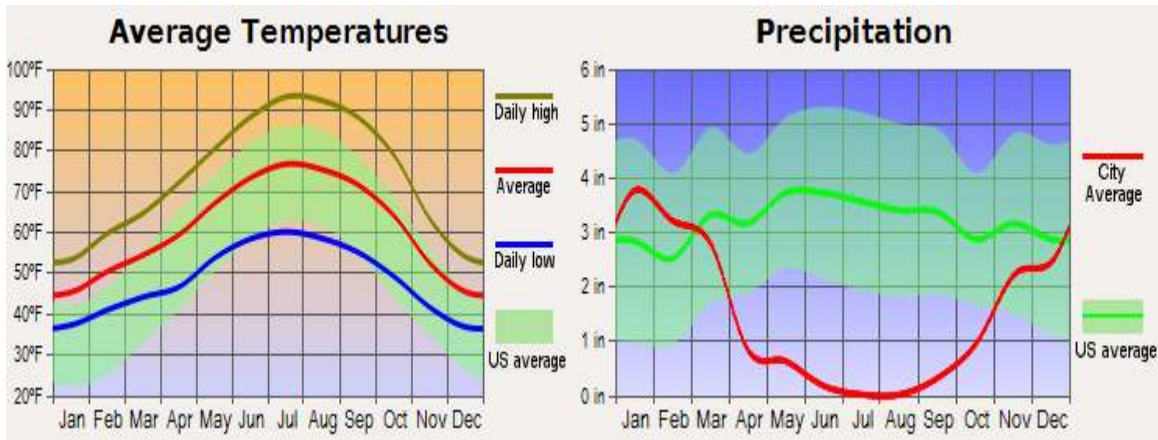
The old headquarters burned down during the depression and is waiting for a new buyer to bring back its glory.

Recreation



This is your classic recreational ranch. Big rolling oak grassland valleys, steep hills of chaparral brush; Manzanita, buckeye, red bud, live oak, chemise, buck brush, and grey pine. Creeks, springs and reservoirs provide plenty of water for the game. Black tail deer, black bear, wild pig, turkey, quail, and predator hunting would keep you hunting all year. The ranch is located in the A zone and hunting tags can be purchased over the counter. This ranch would be a great candidate for the California Private Lands Management Program that could enhance the property for wild life and allow you to get more deer tags and a longer season. Tule Elk are close by in Stonyford and Cache Creek. What makes this ranch so special are the thousands of acres of public land that is very private and the public has great difficulty in reaching. This ranch allows you great access to this land. The property has beautiful stands of Valley Oaks and thousands of Blue Oaks through out the ranch. Digger pines exist at the higher elevations on the ranch. Manzanita, Cottonwood, and Redbud are also prevalent. If you want to go golfing, you just have to drive 7 miles down the road to play 18 holes at the Arbuckle semi-private club. If you are into water sports, fishing, rafting and boating, the ranch is less than 45 miles from Clear Lake, Lake Berryessa, Sacramento River, and East Park Reservoir.

Weather and Colusa County



As stated on the Colusa County website website:



Uniquely situated along Interstate 5 and Highway 20, Colusa County lies in the heart of the Sacramento River Valley. Its picturesque agricultural landscapes are vastly untouched by massive residential development. Colusa County provides a wealth of economic development and growth opportunities with its abundance of commercial and industrial properties. With close proximity to the State Capital, Sacramento International Airport, and the San Francisco Bay Area, Colusa County offers a rural appeal with major city amenities within reach.

Colusa County has 1,150 square miles are home to nearly 21,500 people. Between 1996 and 2006, the population increased 16 percent in Colusa County. This large increase in population may be a result of a high home prices in the Sacramento area pushing people further north in search of affordable housing, especially along interstate 5. Colusa County has a projected population of 23,565 by 2015.

Of the two incorporated cities in Colusa County, the city of Colusa was the populous, with 5,582 people in 2005. However, the city of Williams was the fastest growing city in the county, with an average population increase of 4 percent between 1995 and 2005. The city of Colusa saw an annual average increase of 0.7 percent during the same time.

Offering Price

Please call us for a price

California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
707-455-4444, fax 707-455-0455
todd@caoutdoorproperties.com
www.californiaoutdoorproperties.com