



**Montgomery Creek Ranch
Colusa and Glenn Counties, California**

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Introduction



Irrigated pasture during the summer

This 2050 +/- acre property is located in Colusa County and Glenn County about 8 miles from Stonyford, CA. A property of this size to be so close to the Bay Area, 98 miles to Sacramento and 153 to San Francisco, is rare. To find a property with over 220 acres of irrigation rights makes this ranch a jewel. The property borders 792 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 Glenn County airport in Willows, Ca about 40 miles from the ranch or commercial flights out of Sacramento. Take Highway 5 north and at the town of Maxwell, go west on Maxwell-Sites road for about 8 miles, make a right on Lodoga-Sites road and follow the road for over 10 miles. At the top of the summit make a right on Rail Canyon road and follow the gravel road for several miles. The ranch will be on your left. (Locked gate, appointments only) Rail Canyon road is a county maintained gravel road that is open all year. Many people dream of owning part of a valley. You can own the entire Valley with this ranch. Hunting, cattle, water rights, ancient Valley Oaks, 2 homes, outbuildings and corrals make this ranch your dream ranch.

Size and Description



View of Valley floor looking Northwest

Please contact the office regarding new APN #'s.

“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 flat in the valleys with rolling hills on the sides to steep ridges on top. The Valley floor is at 1100 ft elevation and the hillsides surrounding the ranch climb to 1774 ft elevation. Montgomery creek flows through the center of the ranch for over 3 miles. Huge and ancient Valley Oaks follow the creek and the “Old Man” oak is reported to be one of the largest Valley Oaks in California. This Valley Oak Tree was old when Christopher Columbus landed in America. Four year round reservoirs are in place and the East Park Reservoir borders the ranch on the South end.

Water



One of the several year round reservoirs

Montgomery Creek meanders through the ranch for over 3 miles. The ranch has 4 year round reservoirs spread throughout the property. There are several year round springs. One of the springs has been feeding the ranch house for decades. The ranch comes with 220 acres of irrigation rights from the Stony Creek water district. The water is very reasonable at \$33 an acre foot.

Agriculture



View of the grass

The ranch is currently irrigating 60 acres of grass by means of wheel lines. They have put another 100 acres into dry land farming and have another 60 acres that could be utilized. The owners have replaced the water pipe from East Park Reservoir with a new 18" pipe. Additional pipe can be installed to irrigate the additional acreage. The property comes with irrigation rights for 220 acres. The owners can easily run 150 pair year round. The owners have recently built a 15 acre holding pond to store water. The amazing feature of this ranch is the 18" pipe gravity feeds the fields from the East Park Reservoir.

Structures



View of structures looking South

The ranch has two older homes on the property with a good set of corrals and many out buildings. PG&E provides the power to the ranch and telephone is also available at the ranch.

Recreation

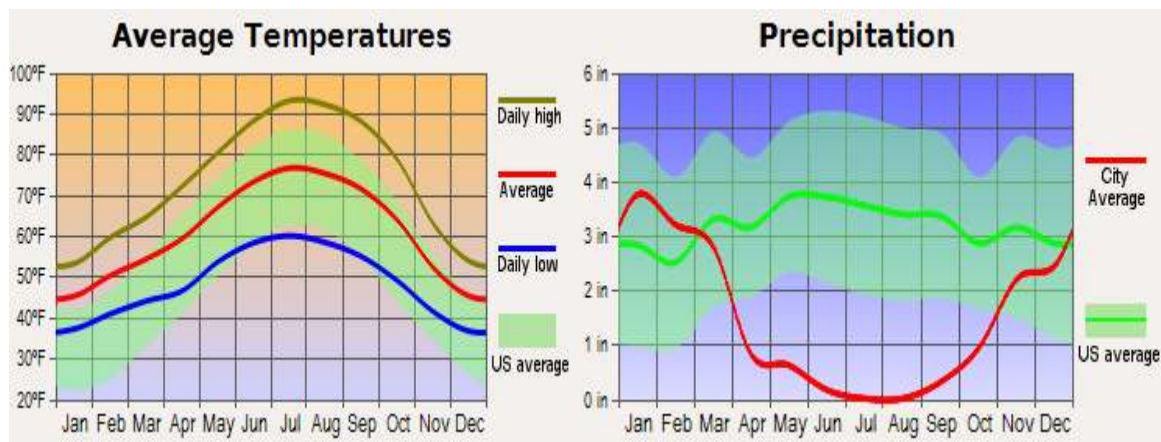


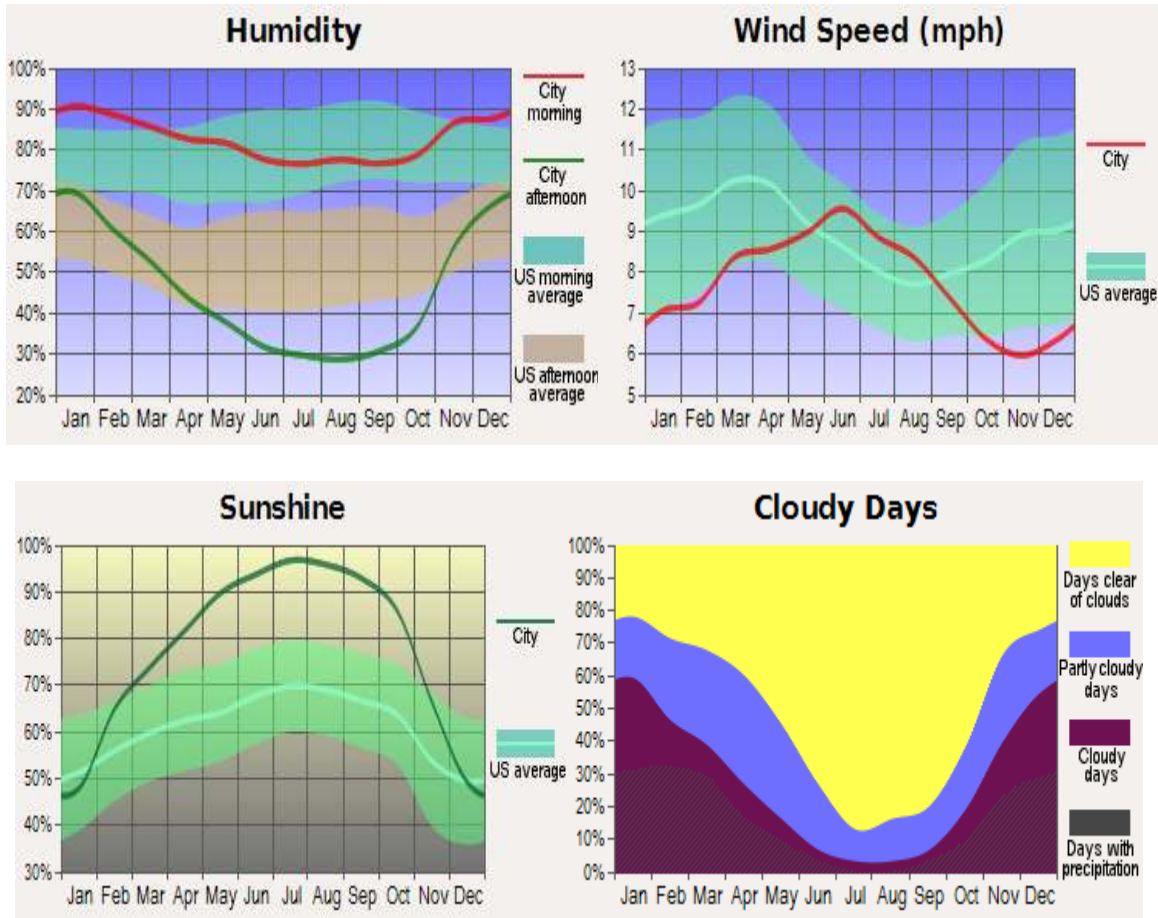
View of hills looking Northwest

This is a recreational dream with big oak grassy valleys that blend into the hills. The hills of chaparral have; Manzanita, buckeye, chemise, redbud, live oak, and grey pine. Beautiful conglomerate rock formations can be found throughout the ranch. Seasonal creeks and year round reservoirs provide plenty of water for game. Black tail deer, turkey, quail, and predator hunting would keep you hunting all year. The ranch is located in the heart of Tule Elk Country. The Elk frequent the ranch and to hear them bugling is a sound you will never forget. The ranch is located in the A zone and hunting tags can be purchased over the counter. It would also make a great equestrian estate with trails, barn, or build yourself a new riding arena. This ranch would be a great candidate for the California Private Lands Management Program that could enhance the property for wildlife and allow you to get more deer tags and a longer season. The property has beautiful stands of Valley Oaks, cottonwoods and hundreds of Blue Oaks throughout the ranch. Digger pines exist at the higher elevations on the ranch. Another gem of the property is East Park Reservoir that is adjacent to the ranch. You can fish and swim out your back door. The Bureau of reclamation owns the reservoir and all the land around the reservoir. As stated on the East Park Reservoir website:

The [East Park Dam](#) and reservoir, of the [Orland Project](#), is situated in the rolling foothills of the Mendocino National Forest on Little Stony Creek. The reservoir lies along a migratory corridor between California's Central Valley and the Coastal Range. Birders may see substantial movements of warblers and other Neotropical migrants in late April/early May and in September. With a 25-mile shoreline, **East Park Reservoir** has a thriving population of warm-water fish, including largemouth bass, smallmouth bass, catfish, crappie, and bluegill. Good [fishing](#) year-round. Ideal bass [fishing](#) in the autumn months. Good boat launching areas with excellent shore accessibility. No boat ramps. The west end of the lake is open year-round. Camping facilities on the southeast side are closed for the winter.

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.


As stated on the Glenn County website website:



Glenn County is located in the United States about half way between Sacramento and Redding in Northern California. Glenn County is primarily an agricultural community with mountains on the west, the Interstate 5 corridor taking you through rich farm land, and the Sacramento River bounding the east side of the County. With over 1,188 farms, agriculture remains the primary source of Glenn County's economy. Major commodities include rice, almonds, milk products, prunes and livestock. Glenn County has a population of 26,950.

There are a variety of outdoor activities such as fishing on the Sacramento River, boating and swimming at Black Butte and Stony George Lakes, hunting, Sacramento Wildlife Refuge ((530) 934-2801), golfing and motorsports/racing. You may also want to visit our Movie Theater, Bowling Alley, Libraries and Museums. Refer to our Events links for further information on how you can enjoy the recreation offered here in Glenn County. Due to the great tracts land set aside exclusively for duck sanctuary, duck hunting in Glenn County is considered world class. This abundance of ducks available for hunting brings hundreds of hunters from around the world to Glenn County

Elk Creek is a small town in Glenn County, California, United States. Its population is around 250. It is home to the smallest public high school in California, which has a population of about 35 students in grades 7 through 12. A rancheria called Grindstone, which was formed in 1906, is located approximately 7 miles north of the town. The best known landmark nearby is a mountain named

Bidwell Point. **Coordinates:**  [39°36'19"N 122°32'21"W39.60528°N 122.53917°W](#) Additional information: The town of Elk Creek is located just North of Stony Gorge Reservoir, which is a nice place for camping, fishing, and boating. Elk Creek, the town's namesake, runs out of the coast range mountains to the east into Stony Creek. Stony Creek runs from the dam at Stony Gorge into another lake a bit further up the map called Black Butte Lake, also an excellent place to fish, boat, camp, hike, and partake in various other outdoor activities. Hunting is restricted to shotguns and bows.

Retrieved from "http://en.wikipedia.org/wiki/Elk_Creek,_California"

Typical Weather for Entire Year in Elk Creek

January Normal High: 55°F Normal Low: 37°F Normal Average: 46°F	February Normal High: 61°F Normal Low: 41°F Normal Average: 51°F	March Normal High: 64°F Normal Low: 44°F Normal Average: 54°F	April Normal High: 72°F Normal Low: 47°F Normal Average: 59°F
May Normal High: 82°F Normal Low: 54°F Normal Average: 68°F	June Normal High: 90°F Normal Low: 61°F Normal Average: 76°F	July Normal High: 98°F Normal Low: 66°F Normal Average: 82°F	August Normal High: 96°F Normal Low: 63°F Normal Average: 80°F
September Normal High: 91°F Normal Low: 60°F Normal Average: 75°F	October Normal High: 80°F Normal Low: 51°F Normal Average: 66°F	November Normal High: 63°F Normal Low: 42°F Normal Average: 52°F	December Normal High: 55°F Normal Low: 37°F Normal Average: 46°F

Offering Price

Please call us for a price.

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