



**Antelope Valley Ranch  
Colusa, California**

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Proudly Offered By



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## Introduction



**A view from your front porch looking South East**

This extraordinary 480-acre ranch has it all: privacy, beautiful surroundings, impressive home, guest cottage, horse facilities, and it is 100% green and completely off the grid. A special amenity of the property, is the 3,000 ft runway allowing a 45 minute flight to the Bay Area. The property sits in its own secluded valley with a magnificent 2 story, 3,428 sq. ft. home, 900 sq. ft. guest cottage, a 10-stall barn with tack room/apartment/office, round pen and working arena. The ranch lies in the western foothills of the Sacramento River Valley, framed by the Coastal and Sierra Nevada Mountain ranges. Historically, a working cattle ranch, this land currently includes an income-producing grazing lease. The property is located in Colusa County about 13 miles West of Williams, a farming community of 5,123. It has well known restaurants - Granzella's and Louis Cairo's. It is 59 miles from Sacramento and 113 miles from downtown San Francisco. Take Highway 5 North to the town of Williams, go West on Highway 20 for about 8 miles, go right on Leesville Road 5 miles to the property gate at 3996 Leesville Road. Appointments are necessary.

## Size and Description



Aerial view of the runway and facilities

The property consists of one parcel, 016-100-006, zoned for Agriculture, and is in the Williamson act.

**“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.”**

As you drive into the valley you enter the ranch at the 500 ft elevation. The ranch has approximately 110 beautiful flat acres of class 2 soil where winter wheat has been grown. The land rises to 1400 ft elevation with scattered oaks and grasslands behind the home, cottage, garage, and barn. You have incredible views and miles of trails and paths to hike or ride, horseback, ATV or mountain bike.



## Structures



**Main home with 10' covered porch on all 4 sides**



**Air conditioned library**

**Kitchen**

A ½ mile drive brings you in from the main road to the ranch house. The two-story 4,260 sq. ft. under roof home has 3,428 sq. ft. inside the ½"x 9" Hardy-plank non-combustible horizontal siding. The ground floor, 2,201 sq. ft., includes the kitchen, great room, guest room, guest bath, library, and laundry/pantry/mud room. Beautiful custom cabinetry hides a queen Murphy bed in the air conditioned library for more guests. Floor-to-ceiling bookcases fill the room. The large, open kitchen flows into the great room and is sure to be the focus of entertaining. The double oven, six-burner cooktop, dishwasher, trash compactor, microwave, and two large refrigerators make cooking enjoyable. There is recessed lighting throughout the house and ceiling fans in every room. A whole-



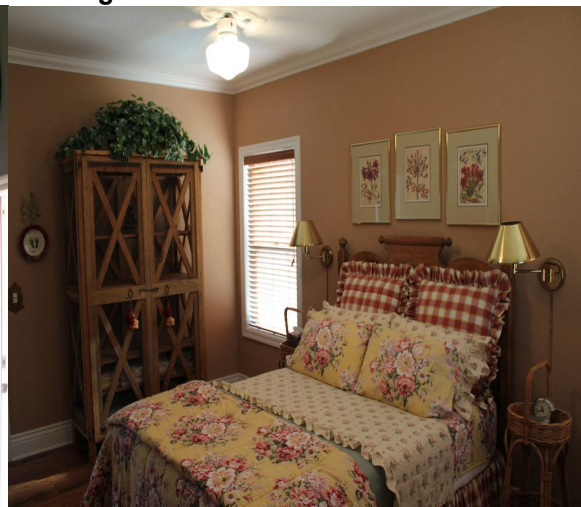
house fan helps keep the house cool in the summer and a gas fireplace in the great room helps warm the house in the winter. The 2<sup>nd</sup> floor contains 1,227 sq. ft. and includes master bedroom and bath with custom cabinetry, walk-in closet, and separate office/sitting area. An additional two bedrooms and bath could easily be added to the second floor. Architecturally inspired by the Australian style farm house, the home is built on a concrete slab with radiant heating, metal roof, and surrounded by 20,000 sq. ft. irrigated lawn. The many windows throughout the house provide amazing views wherever you are. The house has built-in stereo speakers inside and out above the wrap around porch. A wireless security system connects the main house with the barn, garage, & guest cottage.



**Guest cottage looking West**



**Guest cottage front room**



**One of two bedrooms**



The guest cottage is reached by crossing a custom-built bridge over Freshwater Creek that was inspired by Yosemite's Ahwahnee Hotel with seating at mid-span so you can sit back and enjoy the creek below. The 900 sq. ft. guest cottage mirrors the main home in design and attention to detail. Two bedrooms, a Jack-and-Jill bathroom, and a sitting room/kitchenette allow your guests plenty of space and room to roam.



**10 stall barn looking North West**



**Inside the barn**



**Tack room**

The 10-stall barn looks like it was built yesterday. It features concrete flooring throughout, a No-Fly System, foaling stall, warm-water wash stall, tack room, and full-width covered porch area. The air-conditioned tack room/apartment/office includes bath, kitchenette and pull-out queen bed to accommodate guests. Go through the barn and you come to the round-pen area and the sand arena. With miles of trails and plenty of room to roam, you and your horses will be in heaven.

### **Water, Utilities and Stuff**



**Three 2800 gallon tanks**

Water can be difficult in these rural valleys, but this ranch hit a home run - the well is rated at 36 gpm. There are three 2800 gallon gravity fed storage tanks for home, cottage, barn, and irrigation.

There are two Culligan water softeners and a reverse osmosis water purifier/filter. Forget about bottled water, the ranch water tastes great. Freshwater Creek flows past the main home, guest cottage, and barn for over a mile. Two stock reservoirs usually hold water until summer. The ranch has several water stock troughs that keep the cattle and horses happy. The landscaped lawns, garden, and orchard are on an automated irrigation system. The orchard has 13 varieties of fruit trees producing pears, peaches, nectarines, plums, apples, cherries, and apricots.





**Solar panels**



**20KW Generator**

The solar system consists of two arrays that generate 3200 watts and produce between 18kwh-20kwh daily. The generator is a 20KW Kohler diesel fueled by a 1000 gallon tank of red-dye diesel.

The ranch has two underground telephone lines and internet and TV satellite service. There is a 500 gallon propane tank, 1000 gallon diesel tank, and a 200 gallon gasoline tank. The main home, guest cottage, and barn are all interconnected with a wireless security system.



## Recreation



**Horses looking North**

This is your classic recreational ranch with big, rolling oak grassland valleys and steep hills of chaparral brush - Manzanita, Buckeye, Red Bud, Live Oak, Chemise, and Buck Brush. Creeks, springs and reservoirs provide plenty of water for 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. Tule Elk frequent the ranch and special tags can be applied for through Fish and Game. If you want to go golfing, you are just 30 minutes from two semi-private 18 hole courses. 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. The Sacramento River is one of the top fishing rivers in California for Salmon, Trout, Steelhead, Bass, and Sturgeon. The Sacramento Valley offers some of the best duck and goose hunting in the state with major migratory routes above the valley. Mendocino National Forest is less than 10 miles away and offers over a million acres of hiking, camping and off-road vehicle venues. 7000 ft Snow Mountain can be seen from the ranch.

## History

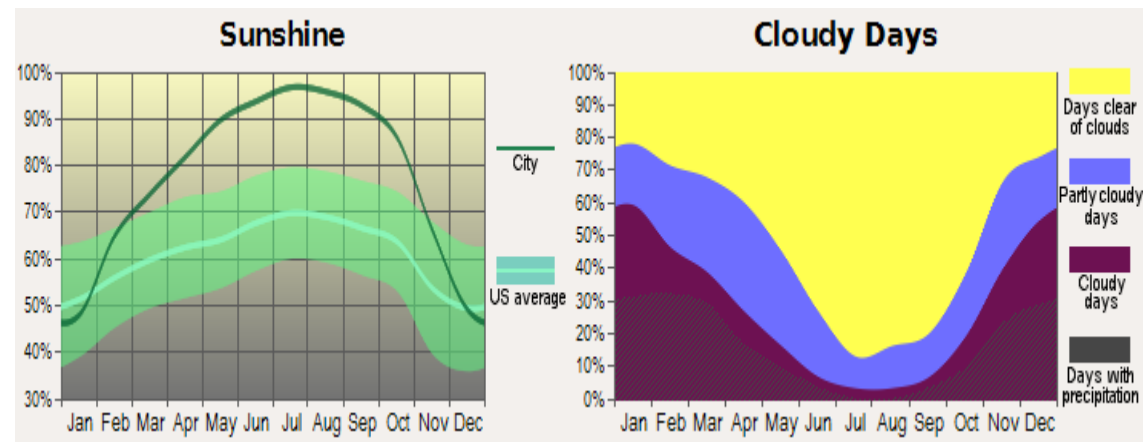
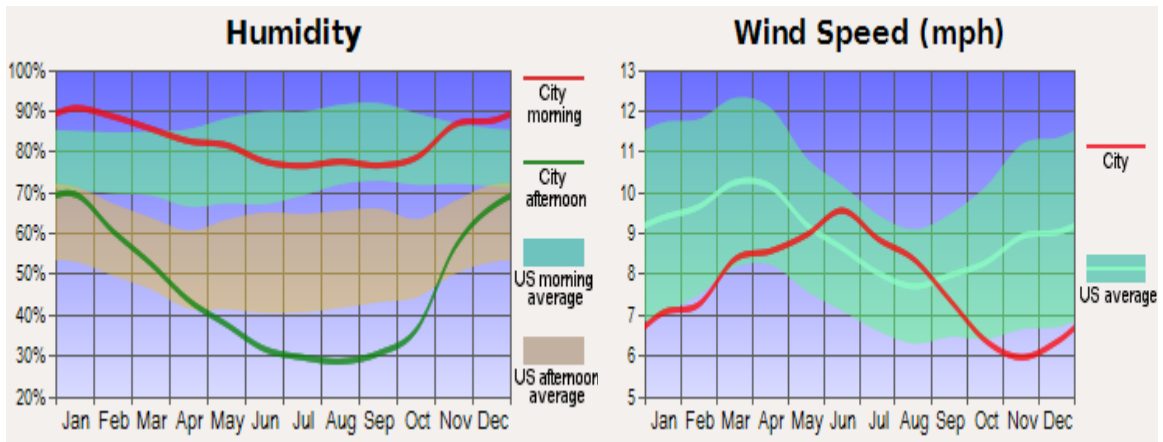
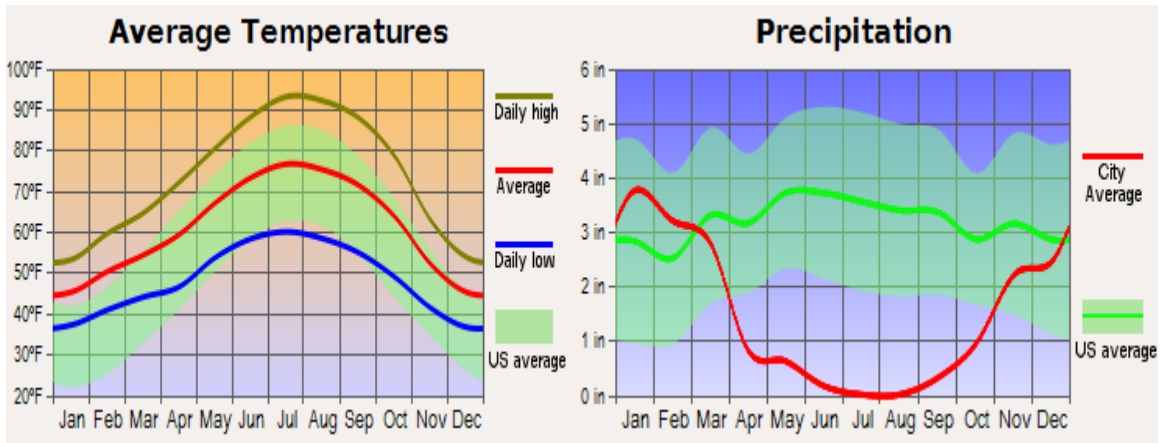
The ranch has been home to the Wintun tribe of Indians long before the white men settled on the ranch in 1875. The mild winters, availability of water and plentiful game on the valley floor made for a great encampment. In 1875, Charles Taylor purchased a portion of the ranch from the US Patent Office. In 1889, A.B. Manor purchased the ranch from Mr. Taylor and it remained in the family for 108 years. The current owners bought the ranch in 1997. There was a one-room school house known as the Jefferson School House that sat next to the property just off Leesville Road that provided education to the local children of farmers and ranchers from 1870-1925. Just 1½ miles from the ranch is the remains of the Mountain House, a famous stage stop and hotel for travelers going to Wilber Hot Springs, Leesville, Ladoga and Bartlett Springs from the 1870's to 1940.



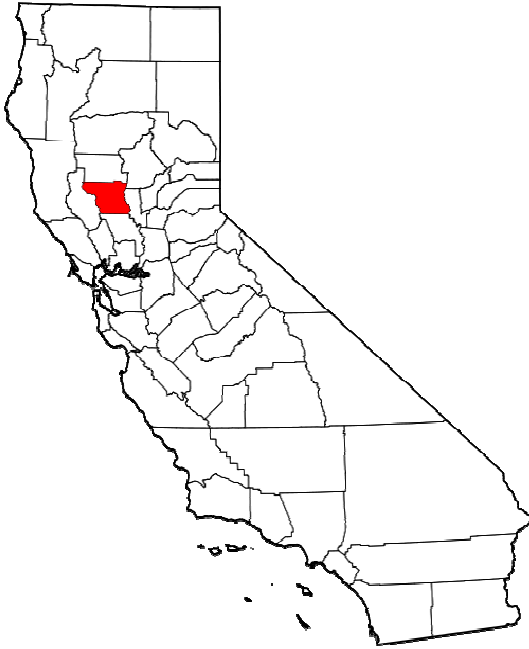
**Looking South down the Antelope Valley**



## Weather and Colusa County



**As stated on the Colusa County website:**



Situated along Interstate 5 and Highway 20, Colusa County lies in the heart of the Sacramento River Valley. Its picturesque agricultural landscapes are 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 and is 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.



## **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.**

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