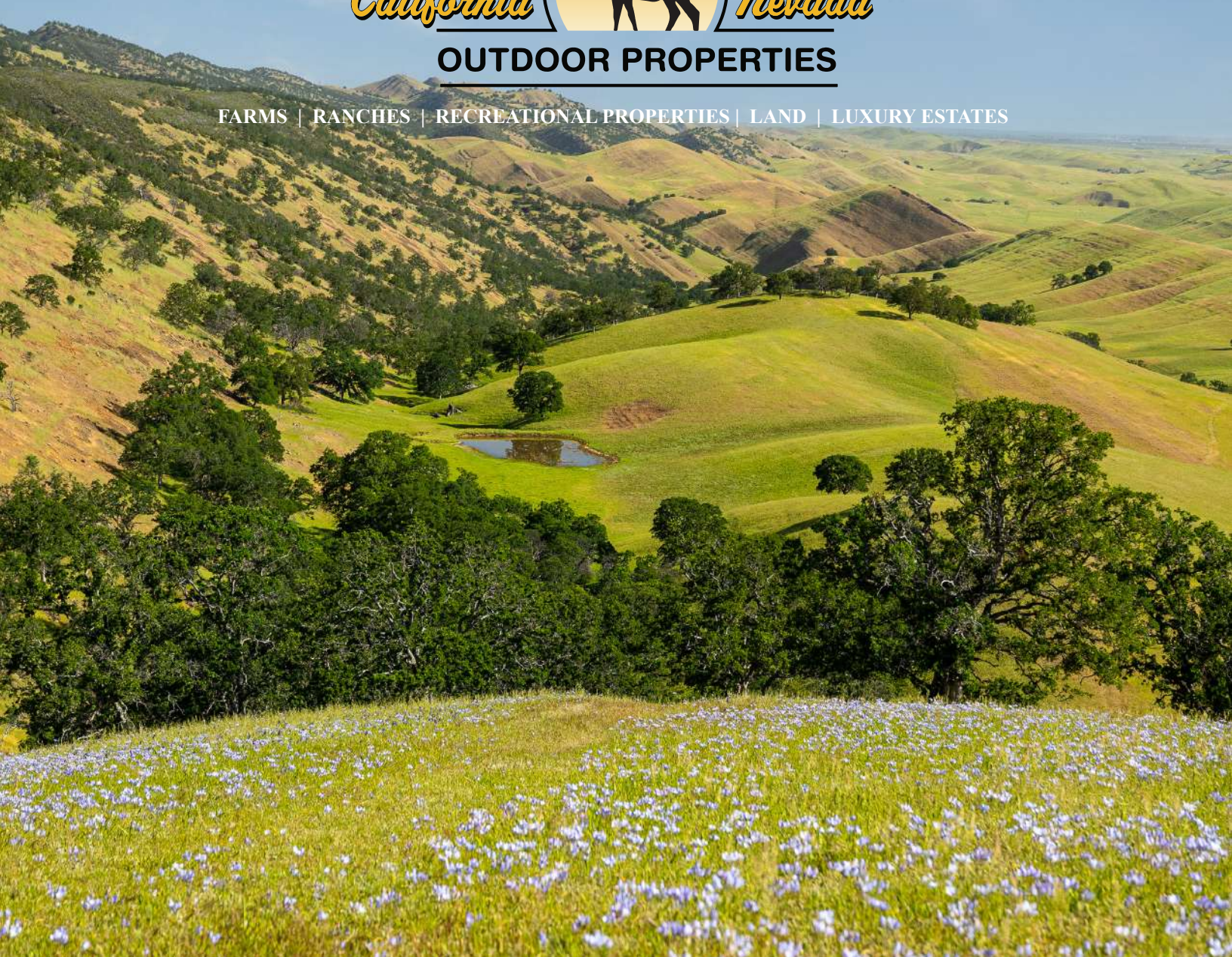




FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



LVL Land & Cattle Company

902 ± Acres | Colusa County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688
707-455-4444 Office | 707-455-0455 Fax | www.CaliforniaOutdoorProperties.com
DRE# 01838294



Introduction



The 902 acre LVL Land & Cattle Company is an excellent cattle grazing and hunting property in Colusa County! The ranch is located only 10 minutes from downtown Williams, 68 miles from Sacramento, 74 miles from Red Bluff, and 118 miles from the Bay Area. It sits at approximately 400 ft elevation and rises to 1700 ft. A picturesque valley, bare land, to steep mountain areas characterize the property. Currently, the ranch runs 50-75 head seasonally. There is a nice set of corrals and a loading chute located at the entrance to the property for cattle support equipment. Water includes springs, a seasonal creek, and stock reservoirs. For the hunter, there are elk, deer, wild pig, and predators. The ranch also offers several homesite options suited to take in the beautiful views. In the Williamson Act.



Highlights

- 902 acre cattle ranch
- 10 minutes to downtown Williams, CA
- 1.5 hours from San Francisco Bay Area
- Beautiful valley, bare land, and steep areas on the property
- Run 50-75 head seasonally
- Set of corrals and loading chute
- Turn of the century rock corrals once used for sheep still present
- Water: Springs, seasonal creek, stock reservoirs
- Great hunting with elk, deer, wild pig, and predators
- Several homesite options with views
- In the Williamson Act



Cattle & Recreation



Currently, the ranch runs 50-75 head seasonally. There are a nice set of metal corrals and a loading chute at the entrance of the property. In addition, there is a turn of the century old rock corral that was once used for sheep. The land consists of a picturesque valley with some steep areas.

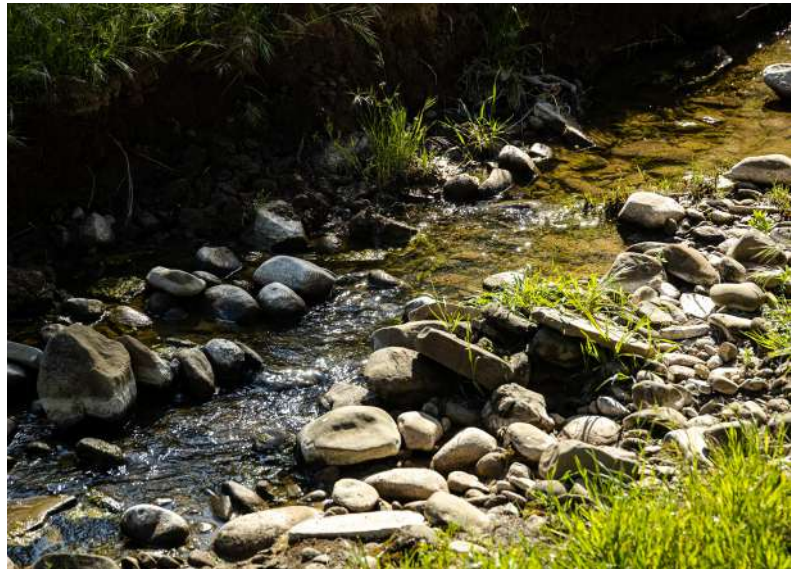


The ranch also provides excellent hunting opportunities. There are elk, deer, wild pigs, and predators. ATV or hike around the property for additional outdoor recreation.



Water

Water on the ranch consists of a seasonal creek, springs, and stock reservoirs.



Size & Zoning

The 902 acre LVL Land & Cattle Company has two parcels and is zoned F-A (Foothill Agriculture). Both parcels are enrolled in the Williamson Act Contract. The total taxes for 2022 was \$1,733.

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2022)
014-270-009	280 acres	F-A	Y	\$542
016-040-004	622 acres	F-A	Y	\$1,191
TOTAL	902 acres			\$1,733



“The Williamson Act, also known as the California Land Conservation Act of 1965, 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.”
 – from the California Department of Conservation

Location



About Williams, CA:

The city of Williams is located in Colusa County, California, about 60 miles north of Sacramento and midway between the Sierras and the Pacific Coast. According to the 2010 US Census, Williams had a population of 5,643. The city was first known as Central, founded in 1874. In 1876, it was renamed Williams to honor William Williams who gave a lot of land for the town site. Williams is often referred to as the “gateway” to Northern California hunting and fishing. The city is known for its agriculturally oriented community and recreational activities. Take a tour of the Sacramento Valley Museum, visit Colusa Casino Resort, Wilbur Hot Springs or enjoy Granzella’s Restaurant.

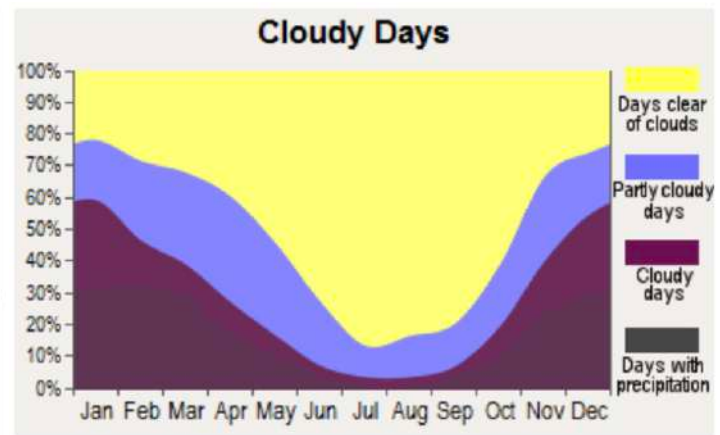
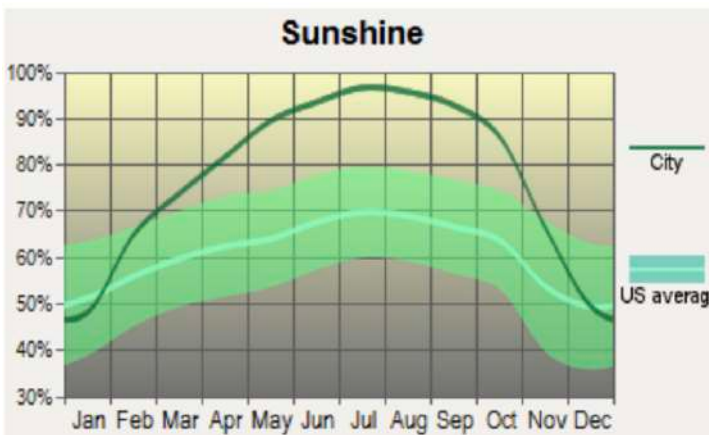
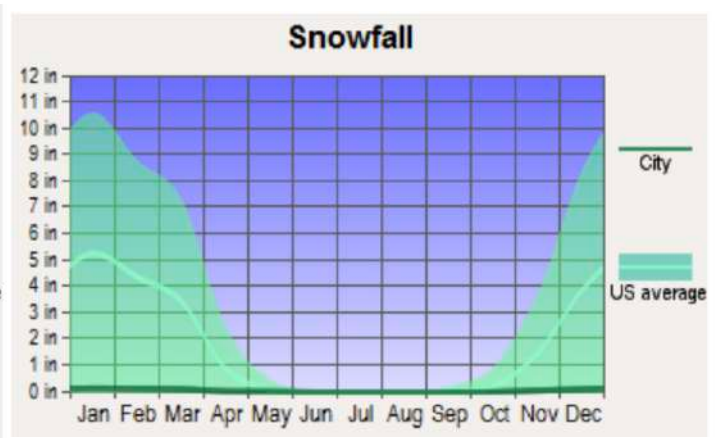
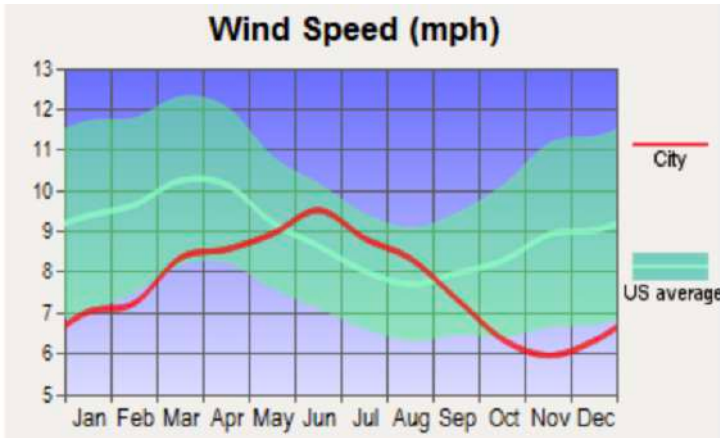
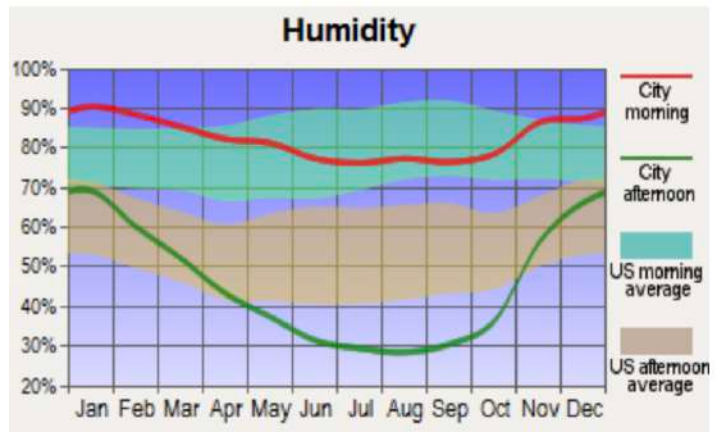
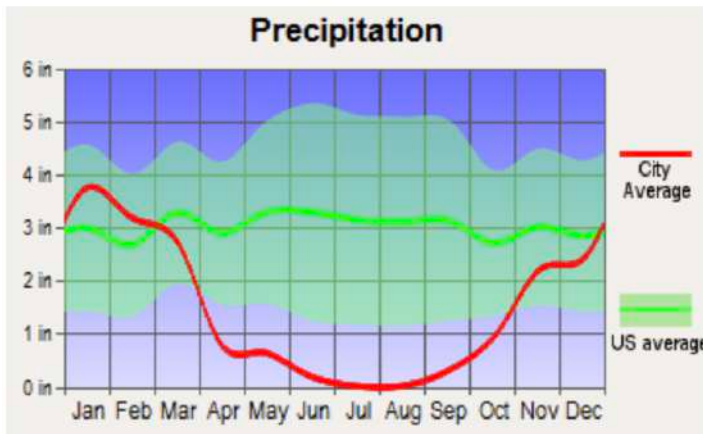
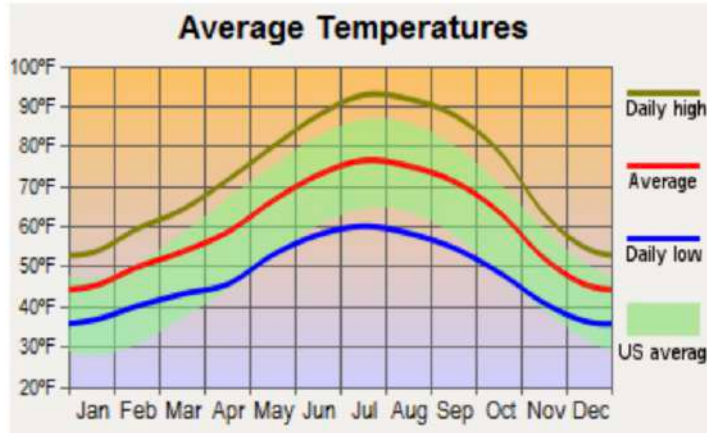
Nearby airports: *Local airports* near Williams include Colusa Airport (12 mi), Willows-Glenn County Airport (26 mi), and Yuba County Airport (40 mi). *Domestic airports* include Sacramento International Airport (51 mi) and Chico Municipal Airport (66 mi). *International airports* include Sacramento International Airport (51 mi), Oakland International Airport (117 mi), and San Francisco International Airport (125 mi).

About Colusa County:

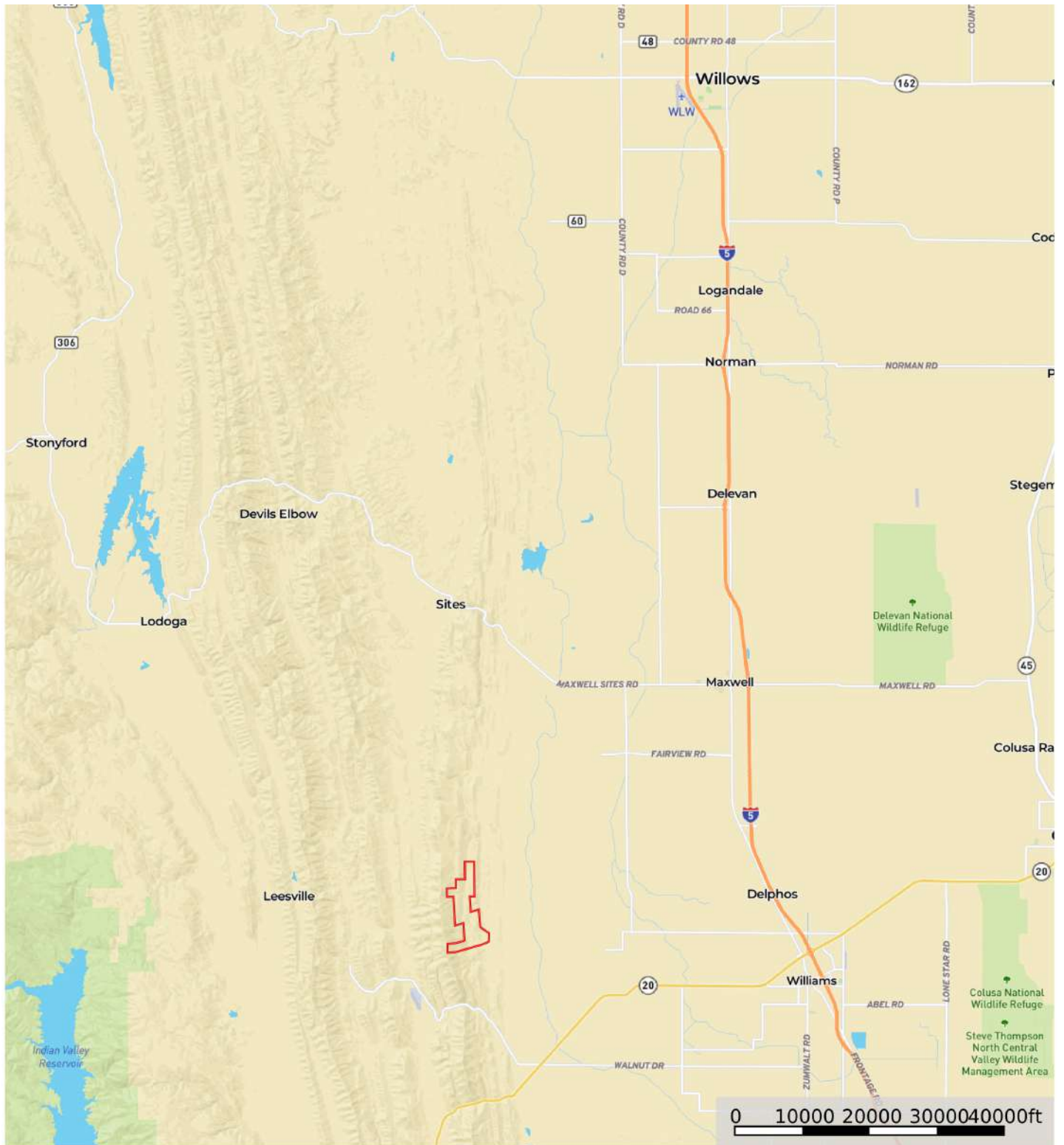
Colusa County is located 70 miles north of Sacramento. It is about 2.5 hours from Lake Tahoe, 2 hours from San Francisco, and 3 hours from the Fort Bragg-Mendocino coastline. The county was established in 1850 as one of the original 27 counties created by the first state legislature. It was named after two Mexican land grants; Coluses (1844) and Colus (1845). Colusa County once encompassed Glenn and Tehama Counties. The economy is largely based on agriculture-related businesses. As of the 2020 US Census, the population was 21,839. The county seat is Colusa. There are many different types of attractions in Colusa County ranging from museums, recreational areas, and wildlife refuges. Visit the Sacramento Valley Museum, East Park Reservoir, Mendocino National Forest, Colusa-Sacramento River State Recreation Area, Colusa National Wildlife Refuge, or Delevan National Wildlife Refuge.



Weather

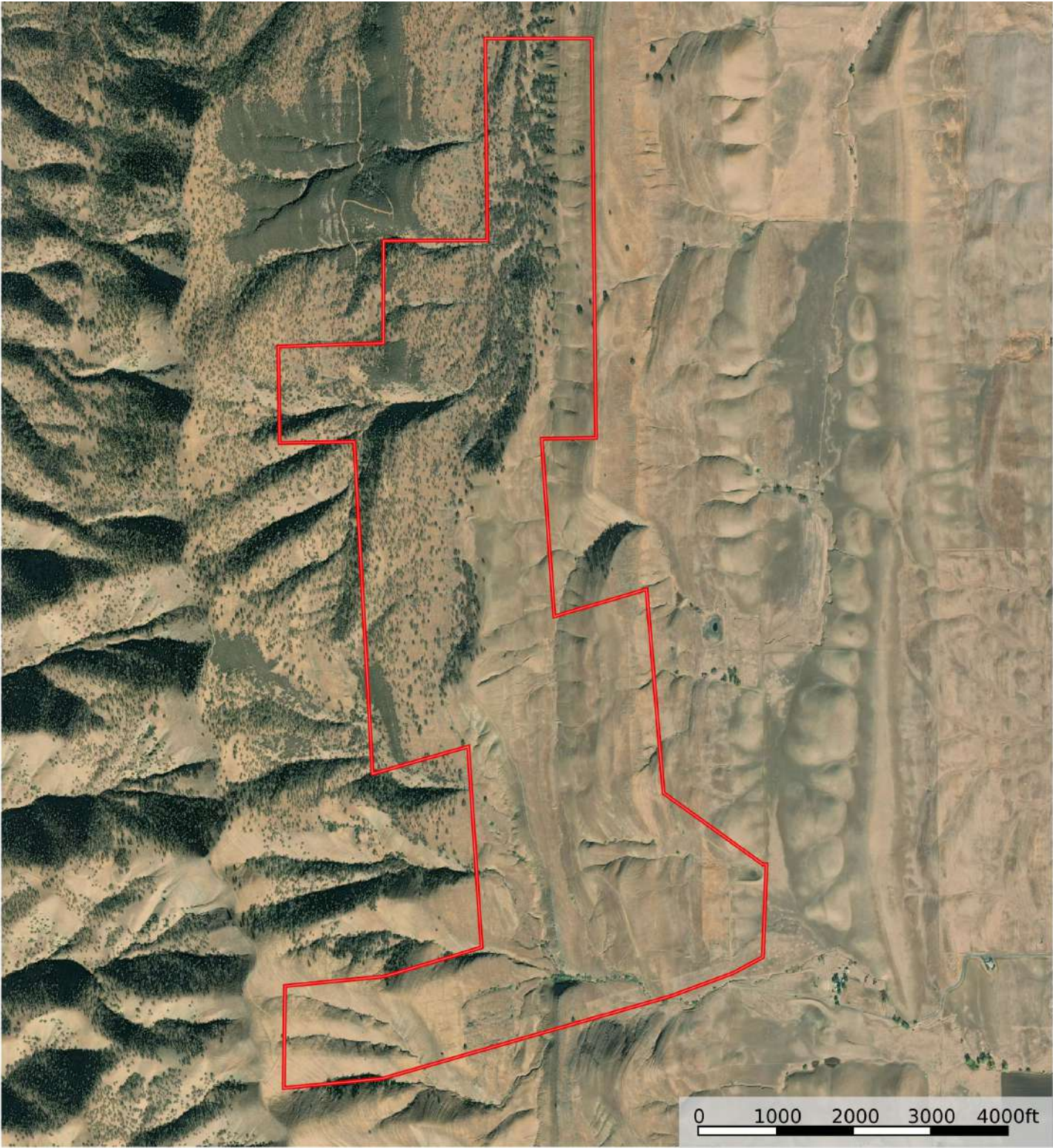


Street Map



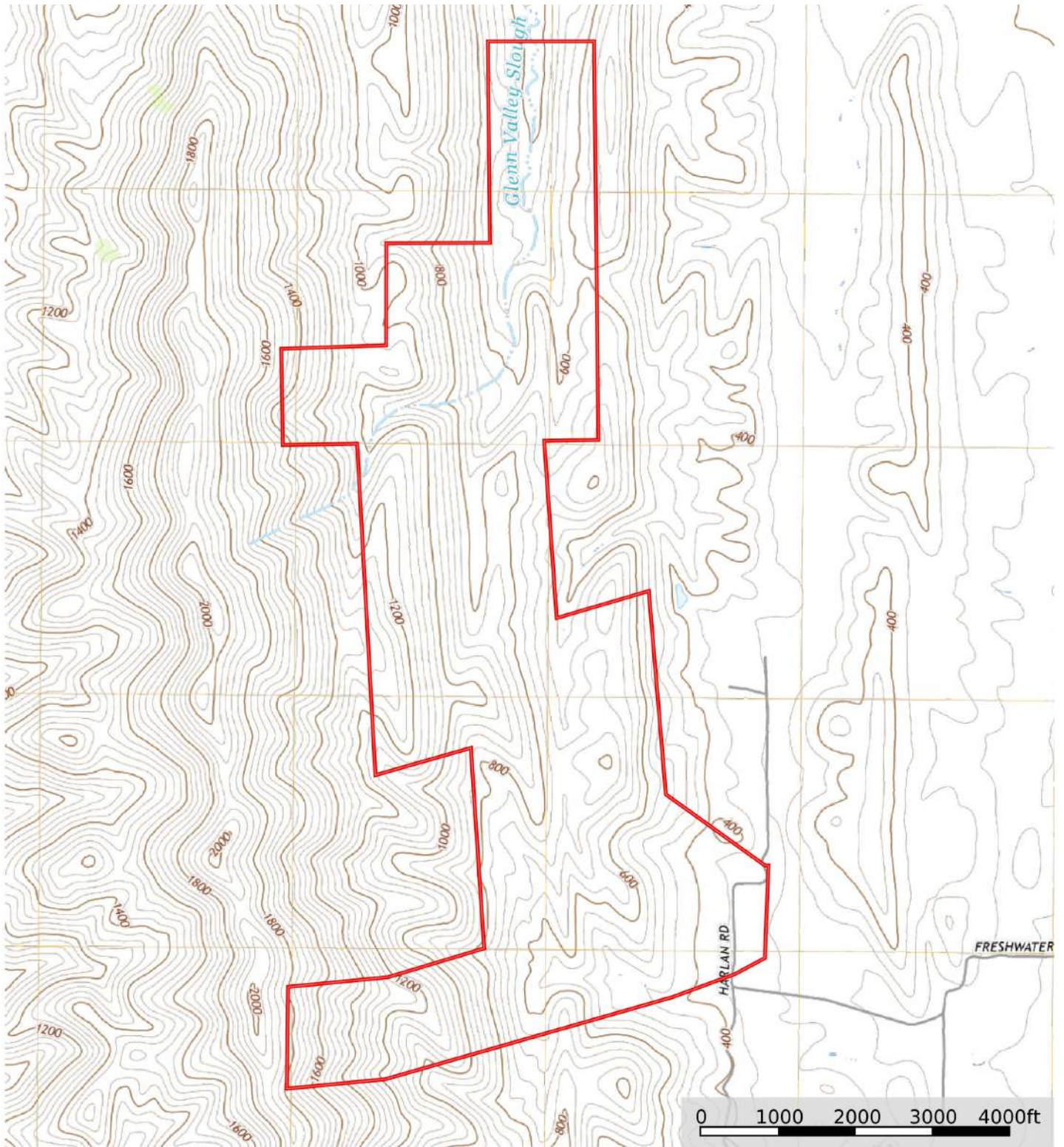
 Boundary

MB Satellite Map



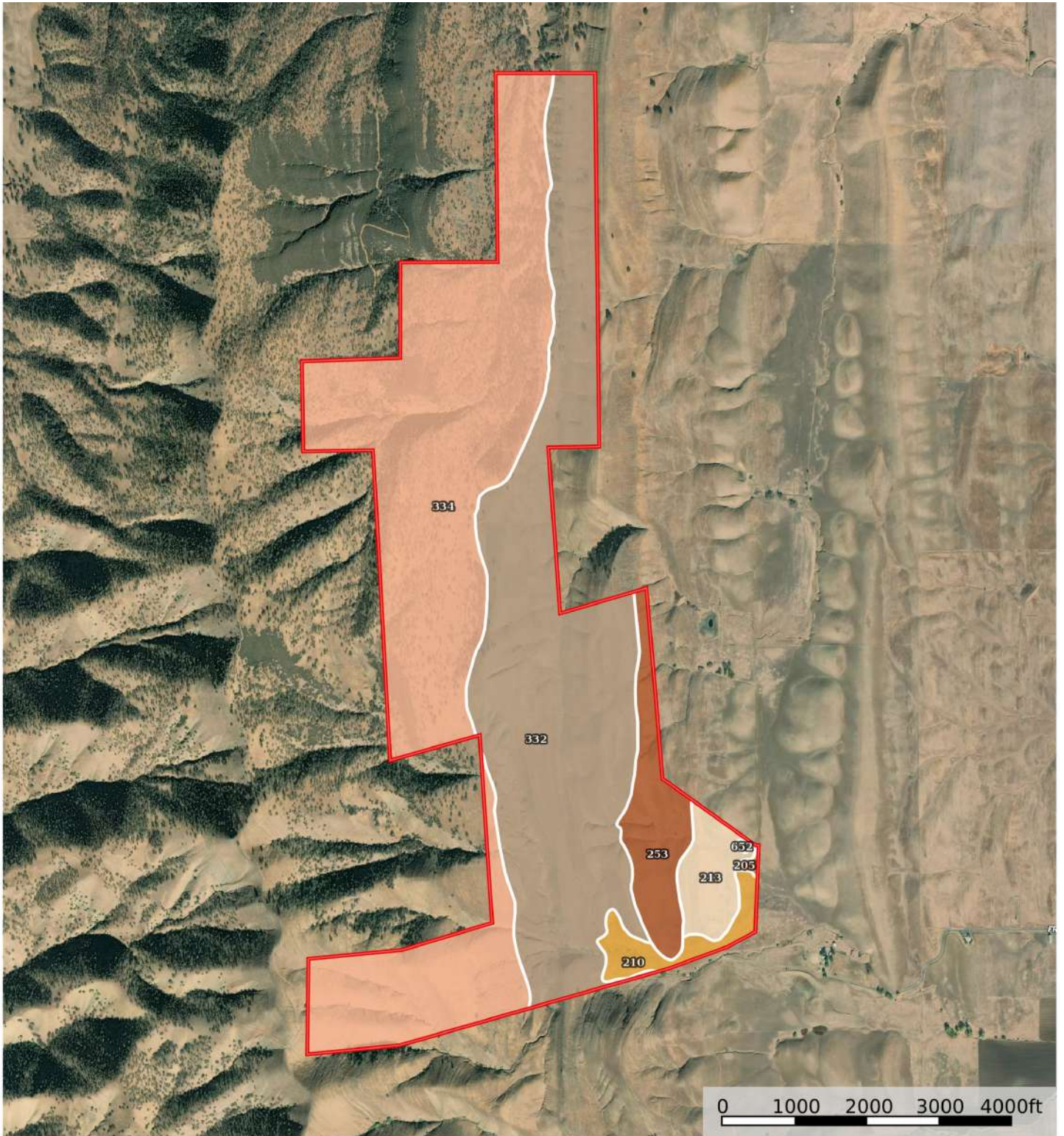
□ Boundary

Topo Map



□ Boundary

Soil Map



 Boundary

For more in-depth information on the soils, please contact our office.



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