



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Grand Island Ranch

238.79 ± Acres | Colusa County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

DRE# 01838294



Introduction



Situated amidst walnut orchards and along the scenic Sacramento River, one hour north of Sacramento, discover the multi-faceted 238.79-acre, Grand Island Ranch in Colusa County.

As you make your way through the brick columns topped with pineapple finials, an ode to the ranch's hospitality and welcoming spirit, you are greeted by the grand entrance of the main home with a well-landscaped paved plaza. The main home is situated on a quiet two-acre corner of the property, providing a tranquil escape from the working ranch headquarters, which are located across a separate parcel. Living is easy at Grand Island Ranch. The main home boasts six bedrooms, four bathrooms across 4,628 square feet, offering ample space for family living and entertaining. Just a stone's throw away, is the pool and chic pool house. An entertainer's delight.

Grand Island Ranch's agrarian roots run deep. With fertile Class II and III soils, solar-powered 100 Hp irrigation well, and riparian rights to the Sacramento River, the property supports 180 acres of planted walnuts. Additionally, there are 10 acres of suitable land that could be cultivated for a crop other than walnuts.

Beyond the agricultural value, this property offers a great recreational lifestyle. Over a mile of Sacramento River frontage is perfect for fishing, boating, and other water activities. The surrounding countryside also provides excellent hunting opportunities for wild turkeys, deer, dove, and pheasants.

At the working ranch headquarters along the Sacramento River, there is a comfortable 2,461 square foot guest home with a pool, detached four-car garage, a 1,090 square foot three bedroom home used for storage, and a 900 square foot two bedroom home used as an office. There are two large and functional workshops with large roll-up doors, cement floors, shelving, electricity provided by solar panels on the roof, and a lift. Two historical barns remind one of the rich agricultural traditions of Colusa County.

Located in a prime location with easy access to nearby towns, parks, and wineries, this property offers the best of both worlds: a productive agricultural operation and a peaceful rural retreat. If you're seeking a unique opportunity to own a thriving walnut orchard and enjoy the beauty of the Sacramento River, Grand Island Ranch is an ideal choice.



Highlights

- One hour north of Sacramento
- Over a mile of Sacramento River frontage
- 180 acres of planted walnuts
 - 150 acres are Tulare varieties
 - 30 acres are Chandler varieties
- Additional 10 acres suitable for other crops
- Class II & Class III Soils
- Solar-powered 100 Hp irrigation well
- Riparian rights to the Sacramento River
- Improvements:
 - 4,628 SF main home - 6 beds/4 baths, pool, pool house
 - 2,451 SF guest home with pool & detached 4 car garage
 - 1,090 SF 3 bed/2 bath currently used for storage
 - 900 SF 2 bed/ 1 bath home currently used as an office
 - Two large workshops
 - Two barns
 - Fishing, boating, & other activities on Sacramento River
 - Hunting opportunities for wild turkeys, deer, dove, and pheasants
 - Easy access to nearby towns, parks, and wineries

Improvements: The Main Home

The Main Home:



As you make your way through the brick columns topped with pineapple finials, an ode to the ranch's hospitality and welcoming spirit, you are greeted by the grand entrance of the six-bedroom, four-bathroom, 4,628-square-foot main home with a well-landscaped paved plaza and island with lawn, trees, and greenery. Designed in classic Spanish-Colonial architecture, the house features white stucco walls and a red tile roof. Natural light pours into the home through oversized windows and skylights. The Spanish Colonial influence is evident in many areas of the home. The wood coffered ceiling in the dining room, with its intricate details, as well as the terracotta tile floor, is a hallmark of this style. The exposed wooden beams in the high ceiling living room add a warm and inviting atmosphere. The kitchen features modern stainless-steel appliances, granite countertops, and butcher island block. The primary bedroom features a fireplace, large walk-in closet, and a spacious ensuite bathroom. Above the main entrance, there is a unique creative/office space or guest bedroom with a private entrance and bathroom. Plenty of covered parking spaces for vehicles with a detached three-car garage and large walk-in freezer with a double-sink.



Improvements: The Main Home



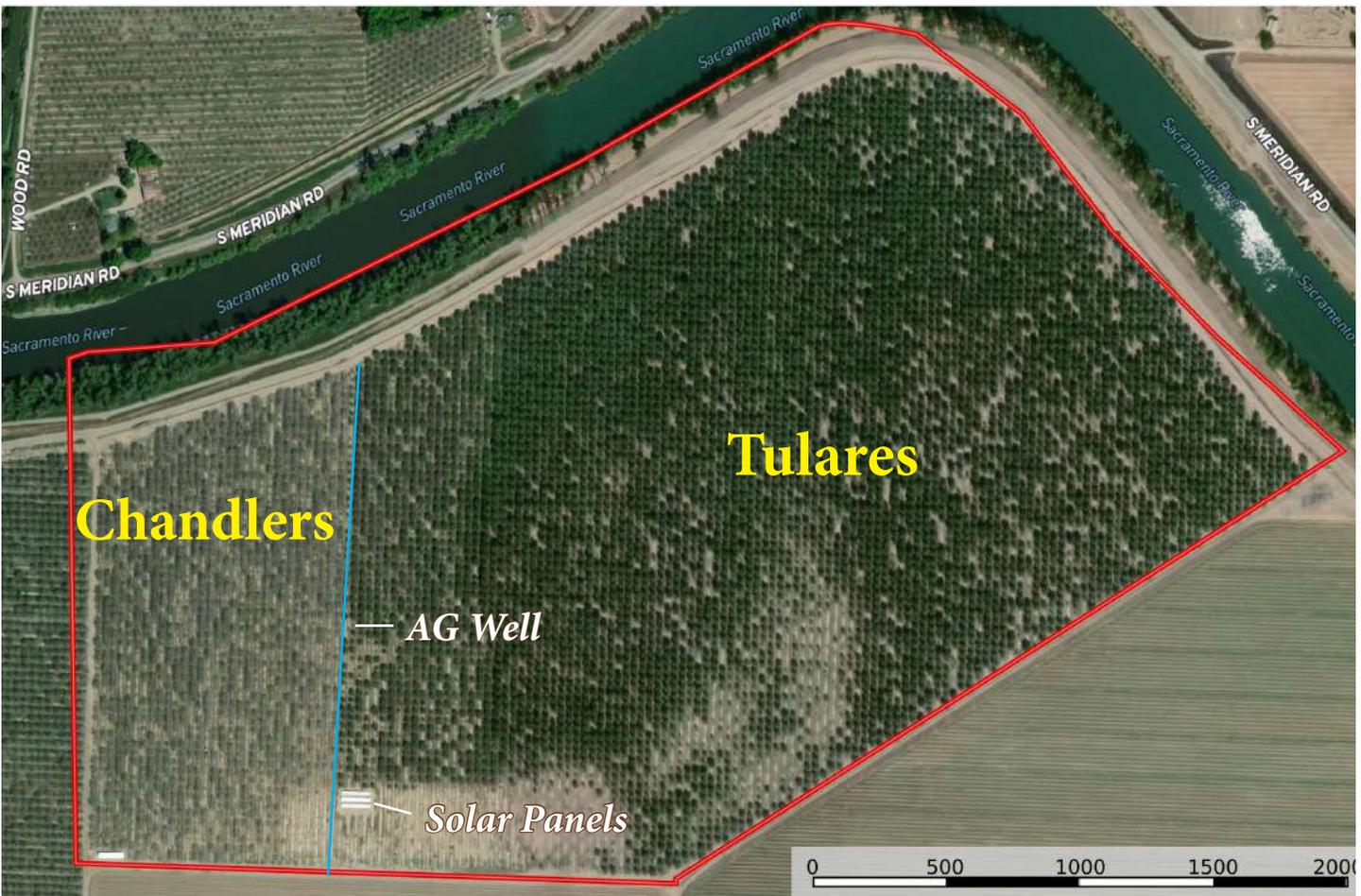
The Pool House:

Next to the main home is the pool and chic pool house. The pool house features turquoise-colored kitchen, large seating area, indoor BBQ, bar, bedroom, and bathroom. There are also two dressing rooms with a separate entrance, each with their own sink and shower. An entertainer's delight.



Water

The walnut orchard has access to water through riparian rights on the Sacramento River and an irrigation well. The well is primarily used due to its simpler filtration process, supplying water to the orchard via a solid-set irrigation system. A solar field helps offset the energy costs associated with pumping water. Additionally, the walnut orchard is equipped with an operational tile drainage system, which removes excess water and channels it to the southeast corner of the property. The drainage pump is shared with the neighboring property to the south.



Walnut Orchard



The farm primarily consists of Class II and Class III soils, supporting 180 acres of walnut trees. Of these, approximately 150 acres are Tulare varieties planted in 2007 on a 30x30 spacing, while 30 acres are Chandler varieties planted in 1995 on the same spacing. Both varieties have consistently produced walnuts with an edible yield of approximately 40%. Over the past ten years, Tulare trees have averaged a yield of 3,500 pounds per acre, and Chandler trees have averaged 4,526 pounds per acre.

There are 10 additional acres of land that could be cultivated for a crop other than walnuts.



Soil Info & Soil Map

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
108	Scribner silt loam, 0 to 1 percent slopes	81.5	42.7%
160	Grandbend loam, 0 to 2 percent slopes	109.5	57.3%
Totals for Area of Interest		190.9	100.0%



Soil Cont'd

Colusa County, California

108—Scribner silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: hh8q
Elevation: 30 to 80 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 225 to 250 days
Farmland classification: Prime farmland if irrigated and drained

Map Unit Composition

Scribner, silt loam, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scribner, Silt Loam

Setting

Landform: Backswamps
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

Ap - 0 to 6 inches: silt loam
A - 6 to 12 inches: clay loam
Ab1 - 12 to 20 inches: clay loam
Ab2 - 20 to 33 inches: loam
Ab3 - 33 to 41 inches: loam
C - 41 to 60 inches: loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: R015XY003CA - Loamy Bottom



Soil Cont'd

Hydric soil rating: Yes

Minor Components

Vina, loam

Percent of map unit: 10 percent
Landform: Flood-plain steps
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Corbiere, silt loam

Percent of map unit: 8 percent
Landform: Basin floors
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R017XY901CA - Clayey Basin Group
Hydric soil rating: No

Unnamed

Percent of map unit: 2 percent
Landform: Channels
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

160—Grandbend loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: hh9m
Elevation: 30 to 60 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 225 to 250 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Grandbend, loam, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Grandbend, Loam

Setting

Landform: Flood-plain steps
Landform position (three-dimensional): Tread
Down-slope shape: Linear

Soil Cont'd

Across-slope shape: Linear
Parent material: Alluvium

Typical profile

Ap - 0 to 16 inches: loam
C1 - 16 to 27 inches: loam
C2 - 27 to 44 inches: sandy loam
C3 - 44 to 54 inches: silt loam
2Ab - 54 to 64 inches: silty clay loam
2Bb - 64 to 67 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 30 to 48 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C
Ecological site: R015XY003CA - Loamy Bottom
Hydric soil rating: No

Minor Components

Vina, loam

Percent of map unit: 10 percent
Landform: Flood-plain steps
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Corbiere, silt loam

Percent of map unit: 5 percent
Landform: Flood-plain steps
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Moonbend, silt loam

Percent of map unit: 4 percent
Landform: Flood-plain steps
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Unnamed

Percent of map unit: 1 percent
Landform: Channels
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes



Improvements

The ranch headquarters offers a variety of living accommodations located along the Sacramento River. The main guest home is a comfortable 2,461-square-foot residence with a pool and a detached four-car garage. Additional homes include a 1,090-square-foot three-bedroom home suitable for a caretaker or as office space, and a 900-square-foot two-bedroom home with a two-car garage that is currently used as an office.



Improvements Cont'd

Headquarters: 2,461 SF Guest home



Headquarters: 1,090 SF Home (currently used for storage)



Headquarters: 900 SF Office



Improvements Cont'd

Two Barns:



4,992 SF equipment storage barn



9,024 SF livestock barn

Shops:



5,600 SF metal roof and cement floor



Outbuilding



2,550 SF newer metal frame shop with rollup doors & cement floor
1,650 SF Lien Tu attached to the 2,550 SF shop, newer with metal roof



Recreation

The property's prime location along the Sacramento River and Highway 45 offers a wealth of recreational opportunities. Anglers can enjoy fishing for salmon and trout in the Sacramento River, while hunters can pursue a variety of game in the surrounding countryside. With exclusive fishing access along the river and a boat launch just a few miles away, this property is great for outdoor enthusiasts.



Location



About Grimes/Grand Island, CA:

Nestled on Grand Island, a fertile agricultural area in Colusa County, California, Grimes is a historic town shaped by the region's agricultural prosperity. Founded in 1851, the town quickly grew to become a vital hub for the island's farming community. By the mid-19th century, Grimes boasted a thriving business district, serving as a key stop for steamboats traveling along the waterways.

Today, Grimes retains its small-town charm and rural atmosphere. While its population has fluctuated over the years, it remains an integral part of Colusa County's history and culture. As of the 2020 US Census, the population was 296.

Local airports: Colusa County Airport (9.8 miles from Grimes) and Yuba County Airport (30 mi). *Domestic & International airport:* Sacramento International Airport (43 mi.)

About Colusa County, CA:

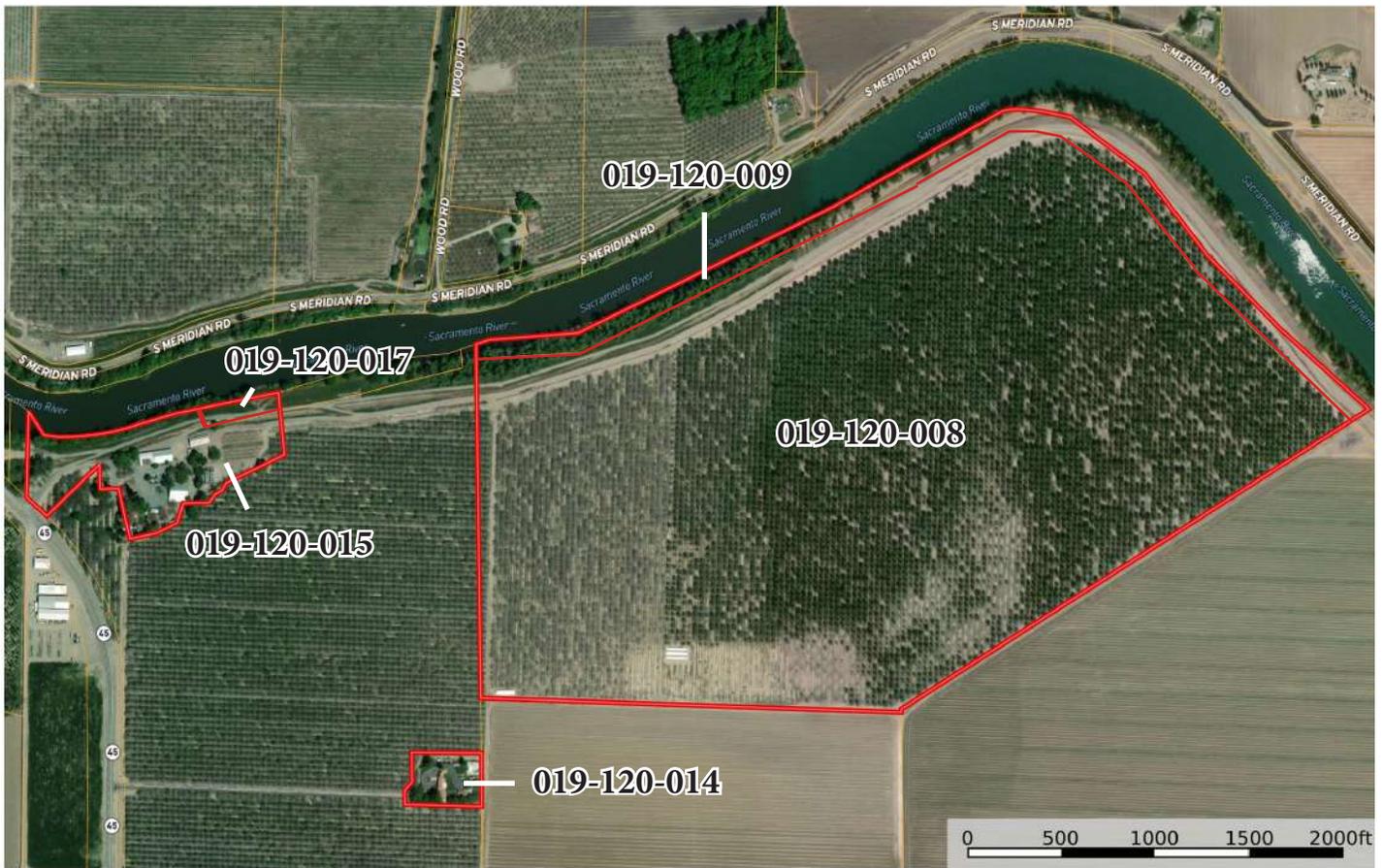
Colusa County is located 70 miles north of Sacramento. It is about 2.5 hours from Lake Tahoe, 2 hours from San Francisco, and 3 hours from the Fort Bragg-Mendocino coastline. The county was established in 1850 as one of the original 27 counties created by the first state legislature. It was named after 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.



Size & Zoning

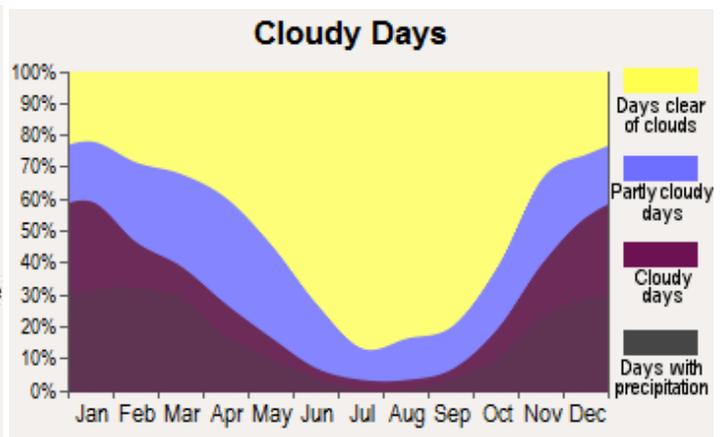
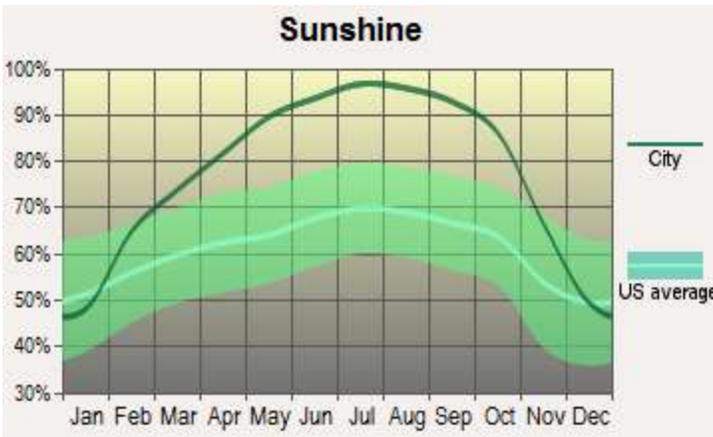
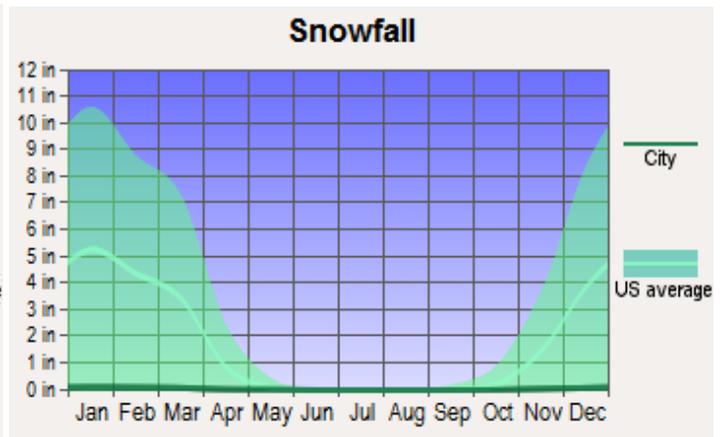
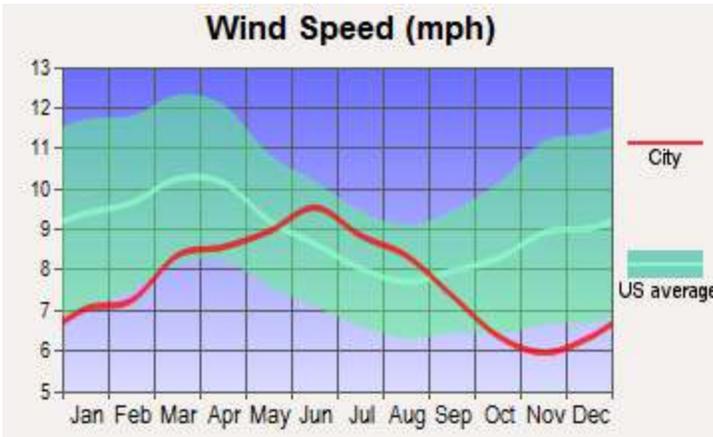
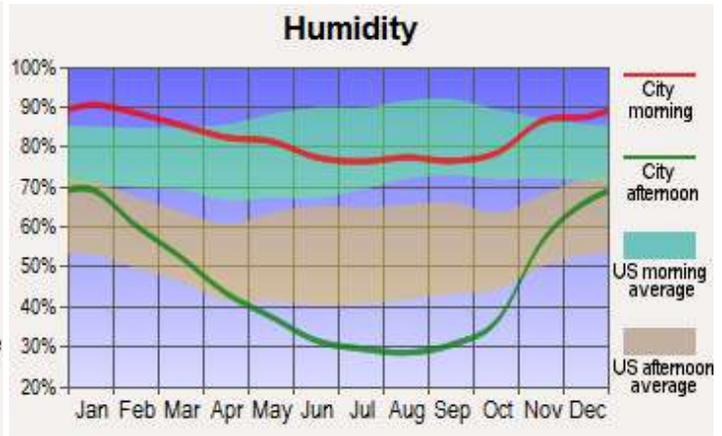
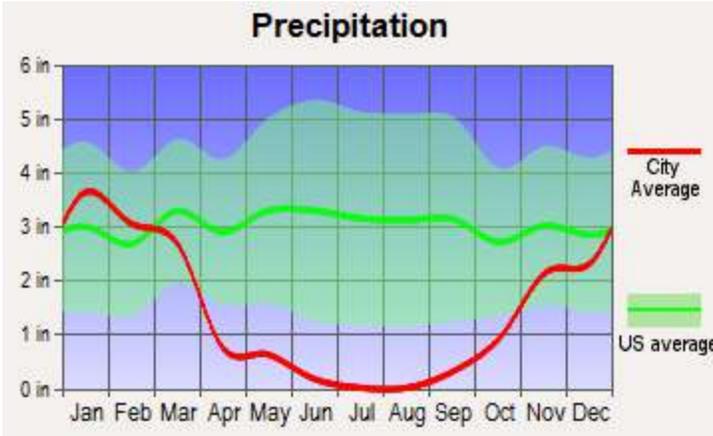
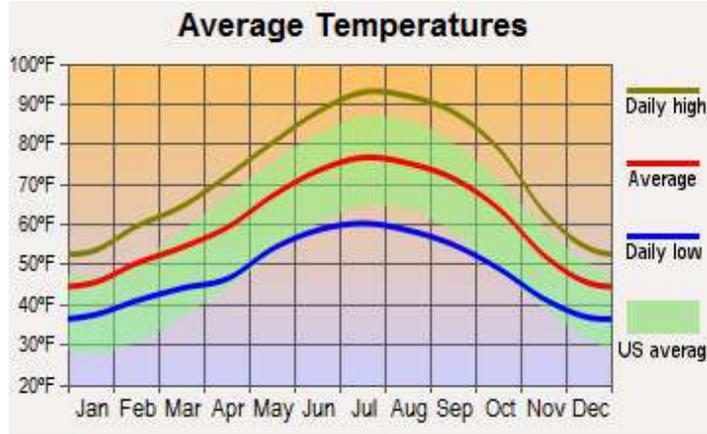
The Grand Island Ranch consists of five parcels totaling 238.79 acres. The total property taxes for 2023 were \$19,045. The majority of the property is zoned Agri-Diversified, while one parcel is zoned Agri-Waste.

APN	ACREAGE	ZONING	Ag Preserve	TAXES (2023)
019-120-008	207.59 acres	Agri-Diversified	N	\$8,896
019-120-009	17 acres	Agri-Diversified	N	\$532
019-120-014	2.12 acres	Agri-Diversified	N	\$4,488
019-120-015	9.18 acres	Agri-Diversified	N	\$5,099
019-120-017	2.9 acres	Agri-Waste	N	\$30
TOTAL	238.79 acres			\$19,045

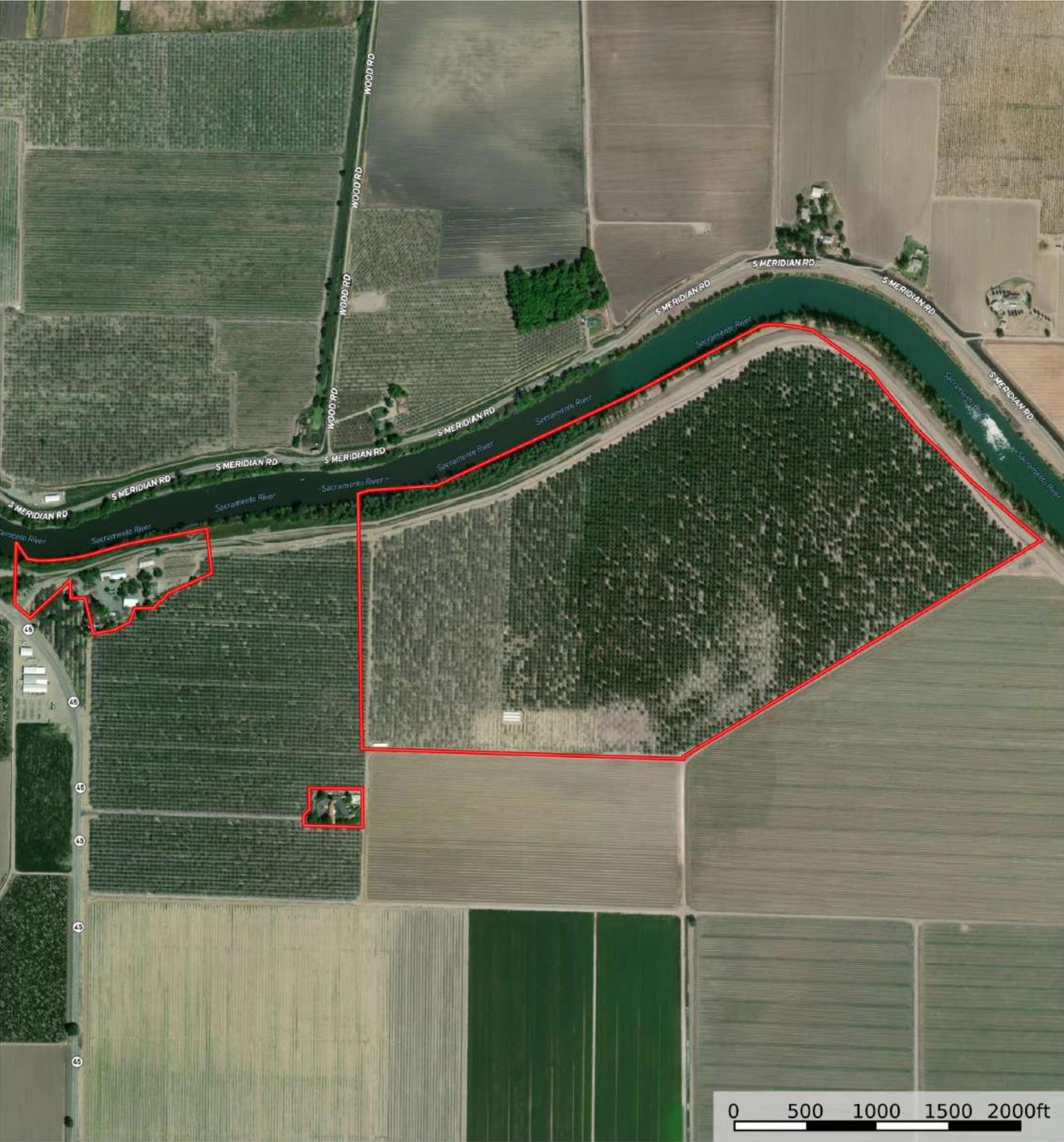


Boundary

Weather for Colusa, CA*

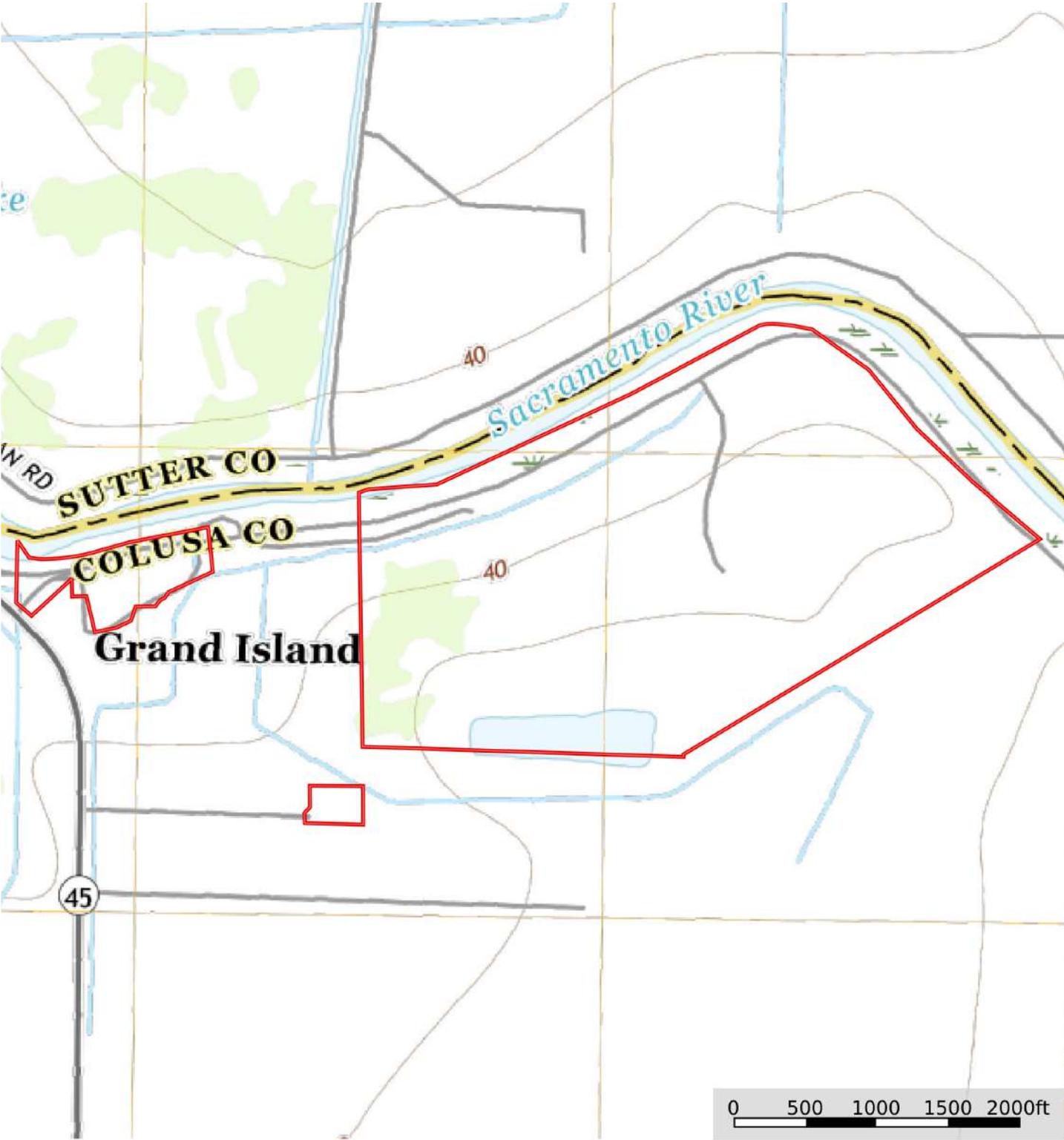


Satellite Map: Overview



 Boundary

Topo Map: Overview



 Boundary

Satellite Map: Main Home



 Boundary

Satellite Map: Headquarters



 Boundary

Satellite Map: Orchard



 Boundary



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EXCLUSIVE PARTNER OF

