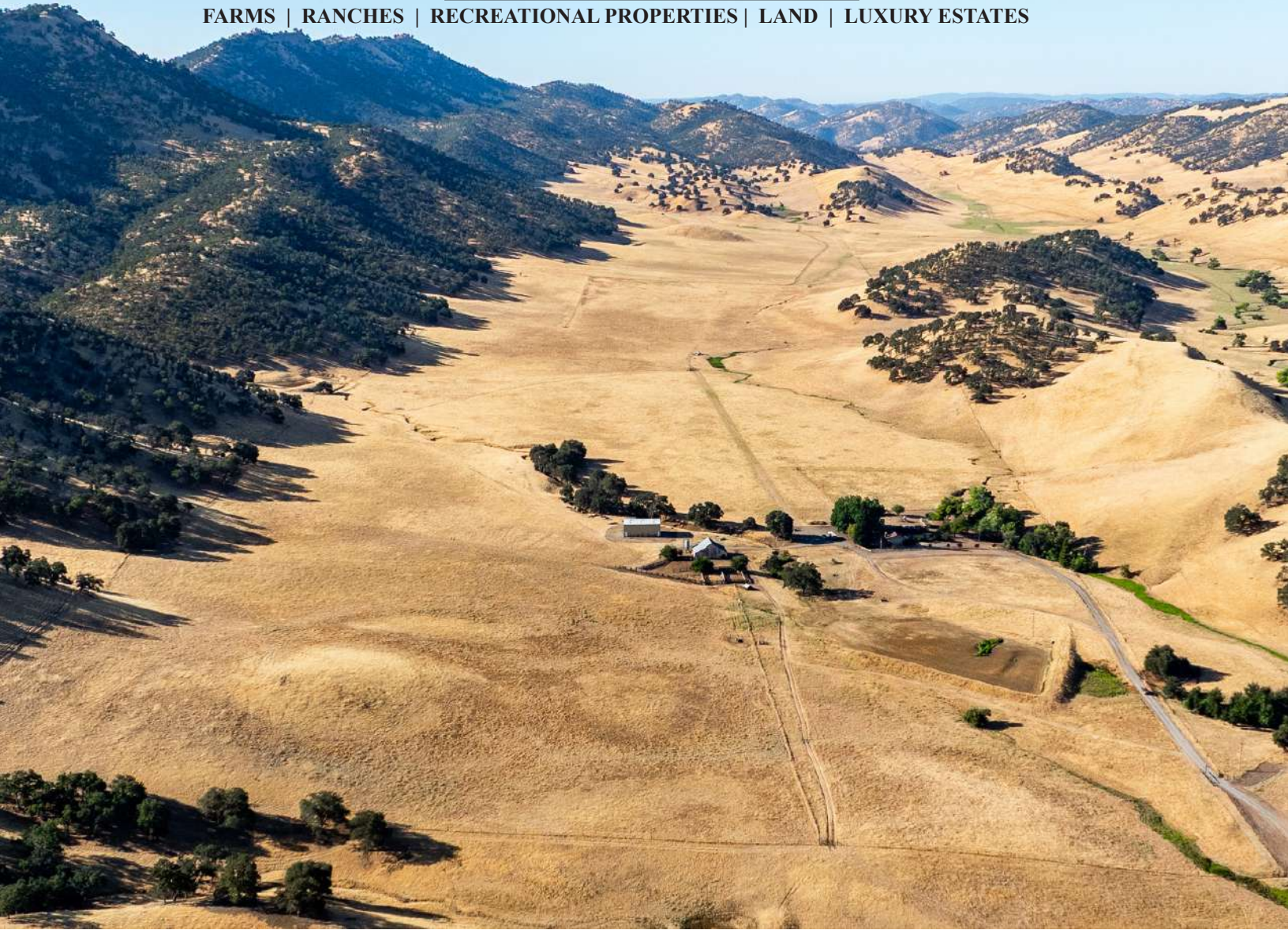




FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Lady Bug Ranch

618.30 ± Acres | Colusa County, CA



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DRE# 01838294



Introduction



Come discover Lady Bug Ranch, a remarkable 618-acre estate located less than one hour and twenty minutes north of Sacramento, in the scenic ranching community of Sites, California, in Colusa County. This exceptional property is named in honor of the family matriarch, whose deep care and stewardship of the land left a lasting legacy. The lady bug, a timeless symbol of good luck, positivity, and prosperity, also captures the essence of the ranch and the heartfelt connection between land and heritage that defines this special place.

At the center of the property stands a beautifully appointed 3,633 square foot home, offering a seamless blend of comfort and functionality. Designed with gatherings in mind, the residence features a large entertaining room, a new front deck for enjoying sweeping views, and a refreshing pool for warm summer days. Supporting infrastructure includes a detached two-car garage, barn, a large shop with electricity, corrals, and multiple wells, all thoughtfully positioned for ease of use and supporting a thriving agricultural operation. Eight seasonal reservoirs are scattered throughout the ranch, enhancing its natural beauty, recreational pursuits, and agricultural endeavors. The land is home to a healthy population of native wildlife, including elk, wild pigs, deer, doves, and quail, making it well-suited for outdoor enthusiasts and hunters alike. Adding unique value, Lady Bug Ranch includes a private dirt runway, convenient for flying in and out.

The ranch is situated in a location designated to have frontage on the future Sites Reservoir, one of California's most ambitious new water infrastructure projects. *As the reservoir plans come to life, the ranch is poised to enjoy waterfront appeal and long-term value. Lady Bug Ranch offers an unparalleled opportunity to own a generational property where legacy, natural resources, strategic positioning, and emotional legacy converge.

****PLANS FOR SITES RESERVOIR ARE SUBJECT TO CHANGE****



Highlights

- 618± acres in Colusa County, less than 1 hour 20 minutes from Sacramento
- 8 seasonal reservoirs
- 4 wells: 2 solar-powered, 1 horizontal well, 1 home/domestic well
- 2 natural springs
- Future frontage on the proposed Sites Reservoir*
- No current cattle lease
- Previously supported 70–75 cows (Sept./Oct. to May); capacity for 90 cows
- Wildlife: wild pigs, deer, elk, doves, and quail
- 3,633 SF main home with large entertaining room, new front deck, and pool
- Detached two-car garage
- Barn, corrals, and large shop with electricity
- Private dirt runway
- In the Williamson Act

*Reservoir plans subject to change



Improvements



The spacious 3,633-square-foot home at Lady Bug Ranch offers the perfect blend of comfort and natural beauty. With two generously sized bedrooms and two full bathrooms, the home features hardwood floors and tile throughout, a kitchen with tile countertops and hardwood cabinets, living room with rock fireplace, office/library, and a large entertainment room complete with a wet bar and additional fireplace, suitable for large friends and family gatherings. Abundant natural light pours in through multiple sliding glass doors throughout the home, making access a breeze to the new front deck with expansive views of the ranch or to the in-ground pool behind the home, creating a seamless indoor-outdoor living experience. The home is shaded by mature trees, complemented by a small orchard, and a tranquil pergola, ideal for relaxing and soaking in the peaceful beauty that defines life at Lady Bug Ranch.



Improvements Cont'd

Additional improvements on the ranch include a detached two-car garage, a barn, a large shop with electrical service, corrals for livestock handling, and multiple wells. All structures are positioned for efficient access and operation, supporting both residential living and agricultural use.



Improvements Cont'd

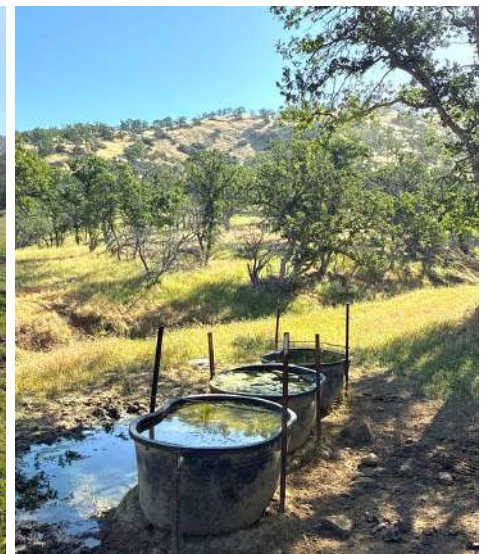
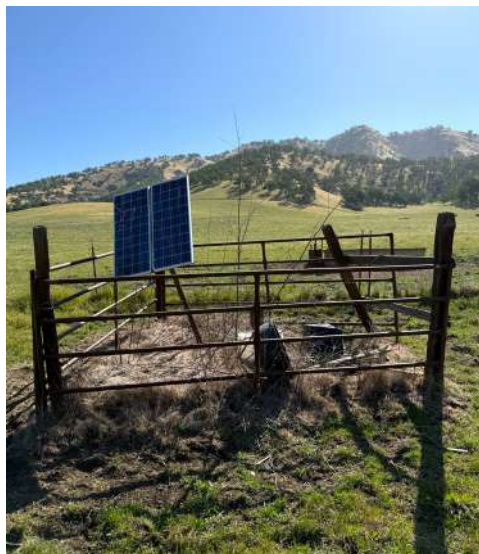


Water & Cattle

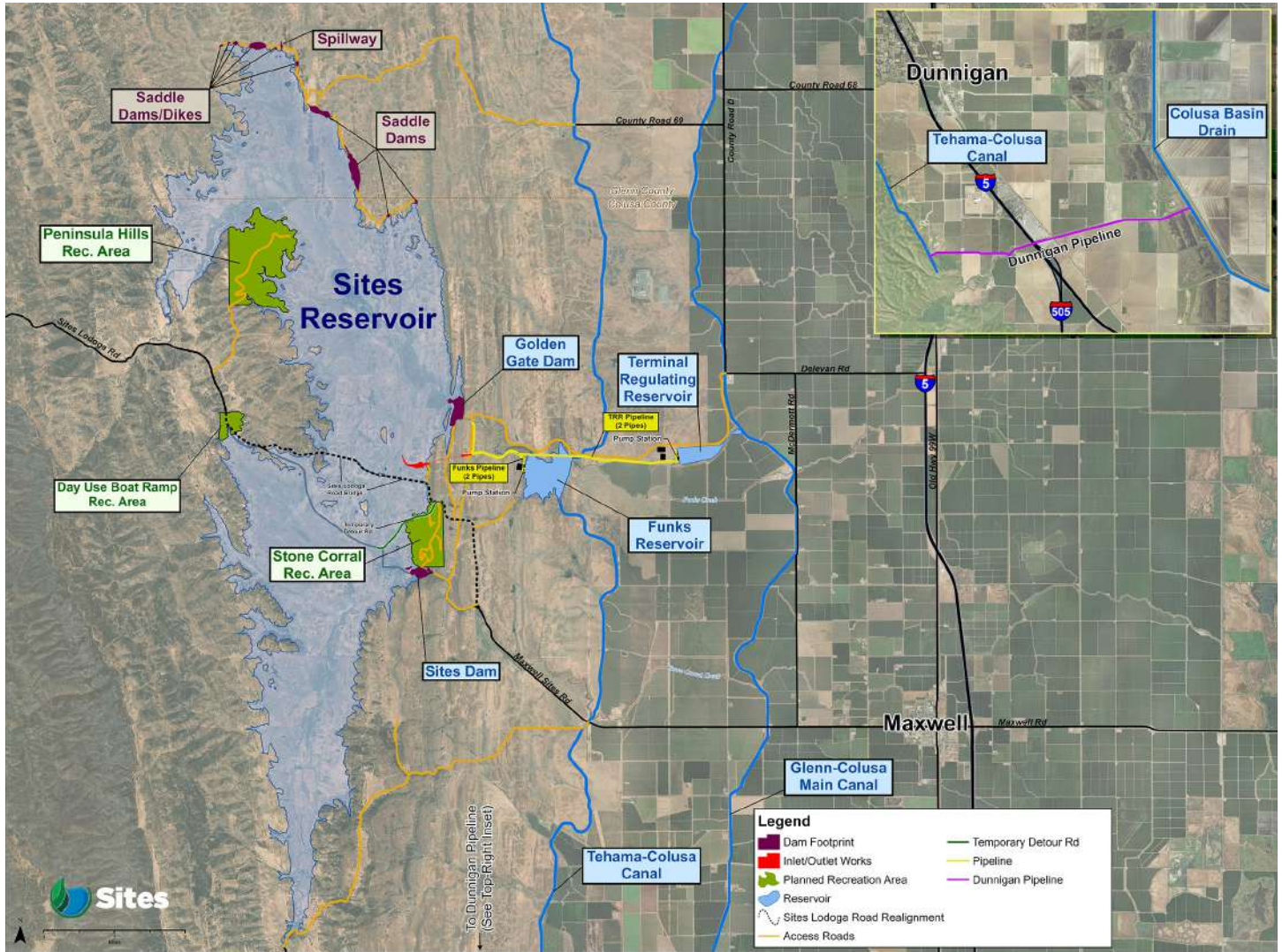
The ranch's water infrastructure includes eight seasonal reservoirs and four wells, two of which are solar-powered, along with one horizontal well and one domestic well. Additionally, there are two natural springs. The property is strategically positioned to have future frontage on the proposed Sites Reservoir, which will offer significant waterfront appeal. ****PLANS FOR SITES RESERVOIR ARE SUBJECT TO CHANGE****



The ranch is well-suited for running cattle. The most recent lessee grazed 70 to 75 cows from late September/early October through May, though the ranch has the capacity to support up to 90 cows.

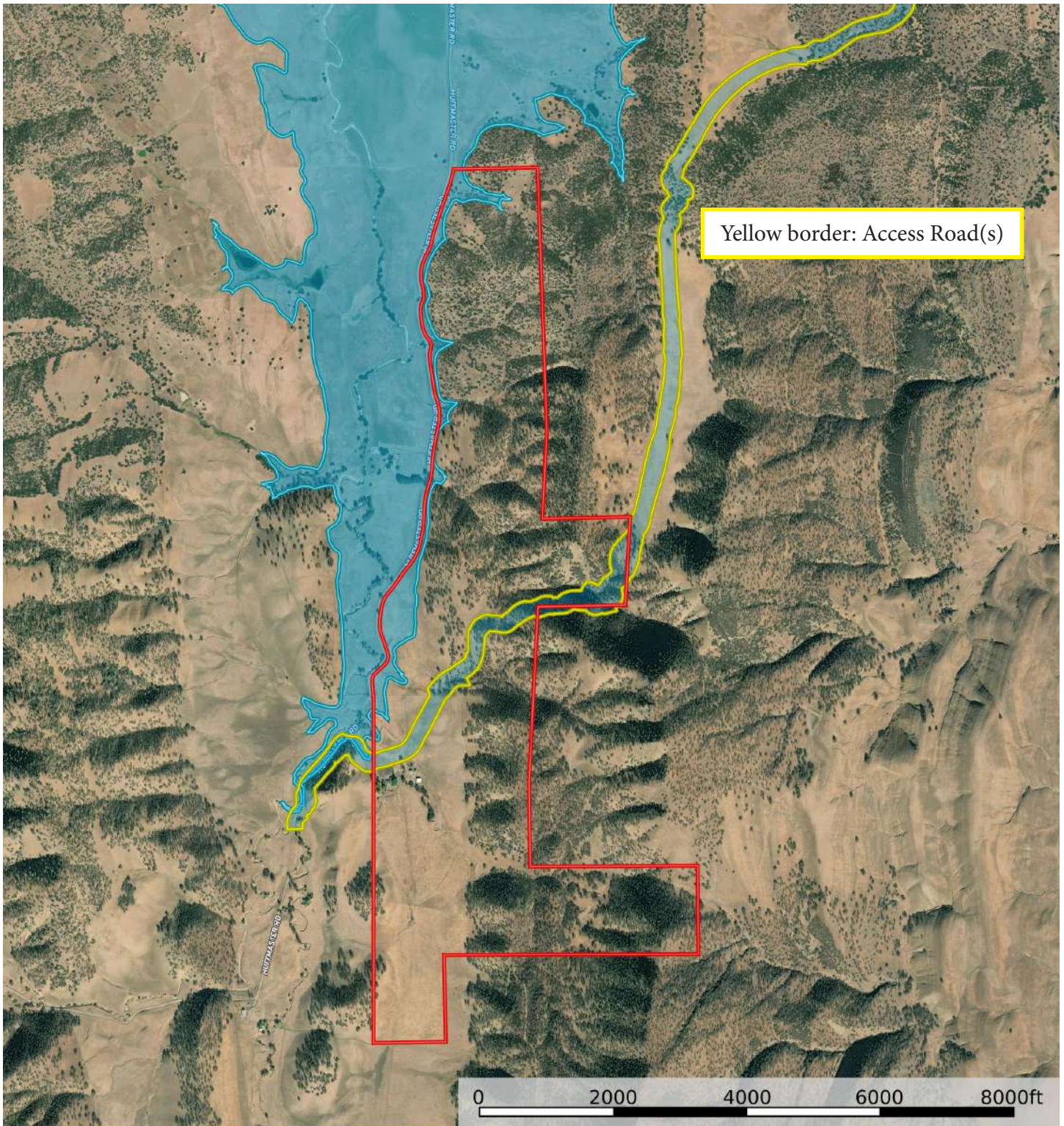


Sites Reservoir Map



For more information on the Sites Reservoir, please visit <https://sitesproject.org/>

Sites Reservoir Map with Ranch



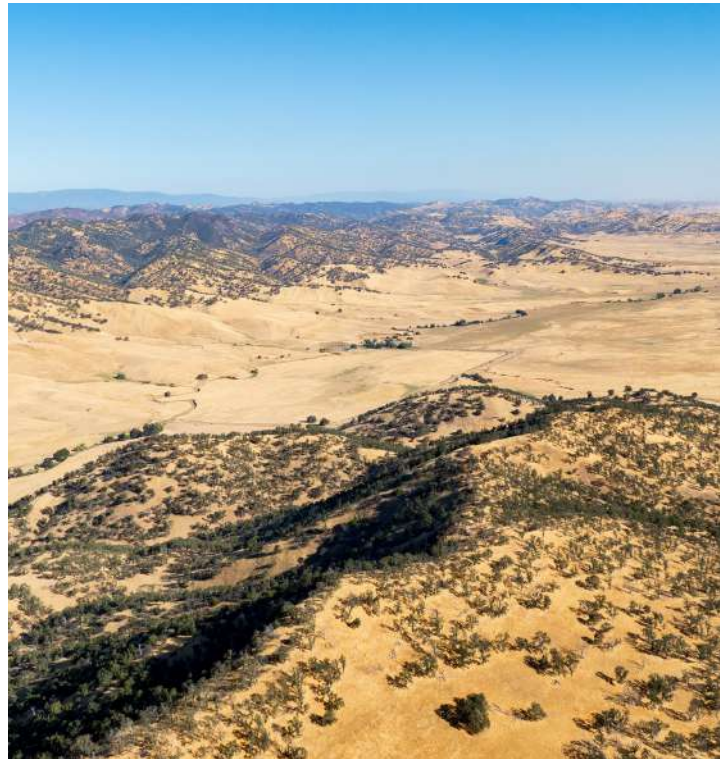
Please note: This depiction of the ranch and proposed reservoir is not to scale.

Recreation

The ranch offers a variety of outdoor recreational opportunities across its expansive and varied landscape. Horseback riding and ATV use are excellent ways to take in the property's natural beauty and cover ground efficiently. Whether you're out for a short ride or a full day of exploring, the terrain offers plenty of space to roam and enjoy.



For hunters and wildlife enthusiasts, the property supports a healthy population of native game. Wildlife commonly seen on the ranch includes wild pigs, deer, elk, doves, and quail, making it well-suited for both casual wildlife viewing and seasonal hunting.



Location



About Sites, CA:

The ranch is located in Sites, California. Sites is an unincorporated community in Colusa County, located in the Sacramento Valley. It's a small, rural area that has gained recognition as the proposed site for a major new water storage facility, the Sites Reservoir. The Sites Reservoir is a planned off-stream reservoir project that aims to increase California's water storage capacity and improve supply reliability during dry periods. Unlike traditional dams that block a river, this project would be built in a natural valley and filled by diverting water from the Sacramento River during periods of high flow, such as during major storms. This stored water would then be released and used by communities, farms, and for environmental purposes when water is scarce.

Local airports: Aside from your own ranch dirt runway. Colusa County Airport (25.2 miles from Sites, CA) and Yuba County Airport (52.7 mi). Domestic & International airport: Sacramento International Airport (68.7 mi.).

About Colusa County, CA:

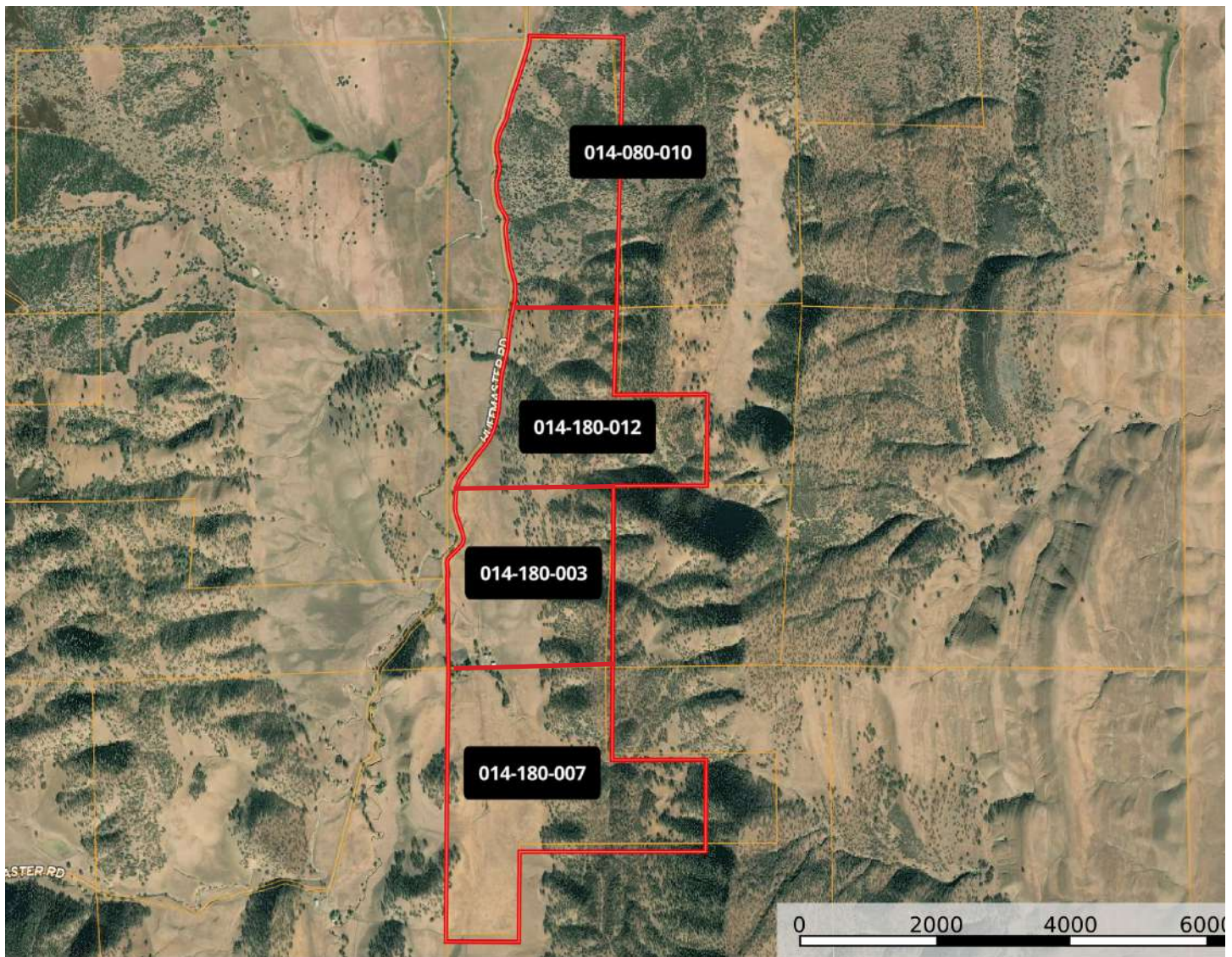
Colusa County is located 70 miles north of Sacramento. It is about 2.5 hours from Lake Tahoe, 2 hours from San Francisco, and 3 hours from the Fort Bragg-Mendocino coastline. The county was established in 1850 as one of the original 27 counties created by the first state legislature. It was named after 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 Lady Bug Ranch consists of four parcels totaling 618.30 acres. The taxes for the 2024 year were \$3,608. It is enrolled in the Williamson Act Contract for lower property taxes.

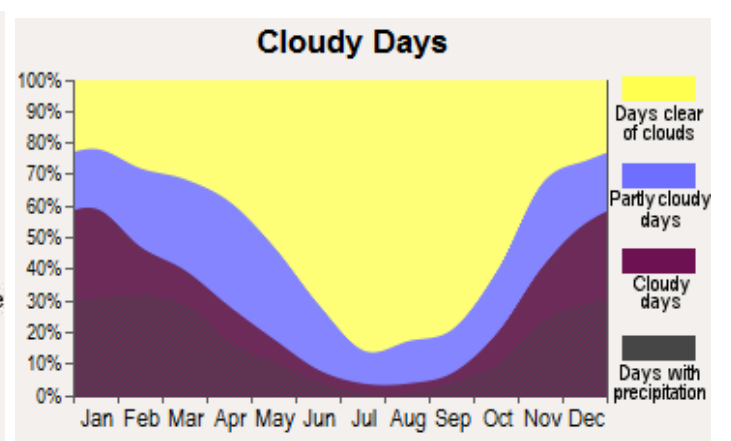
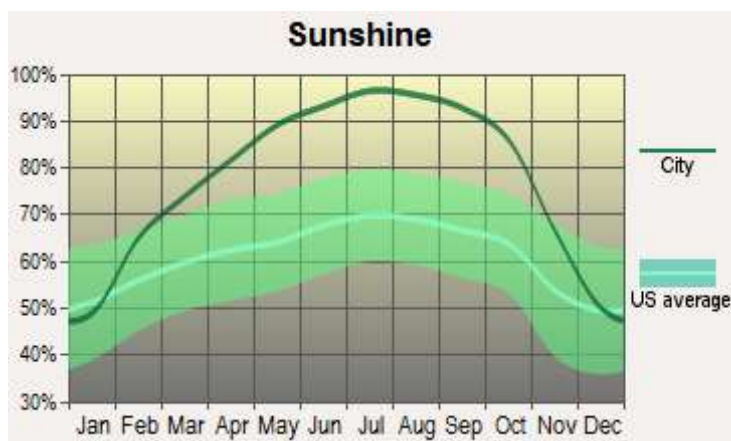
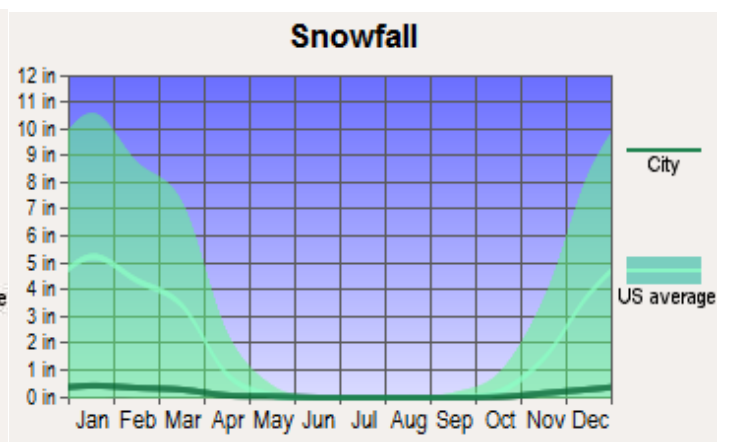
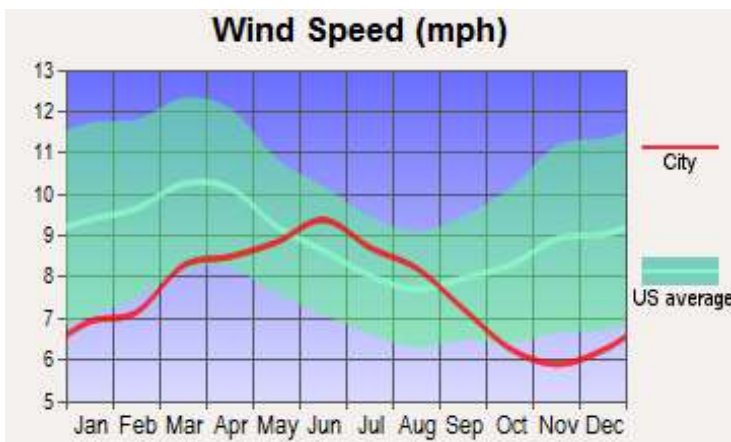
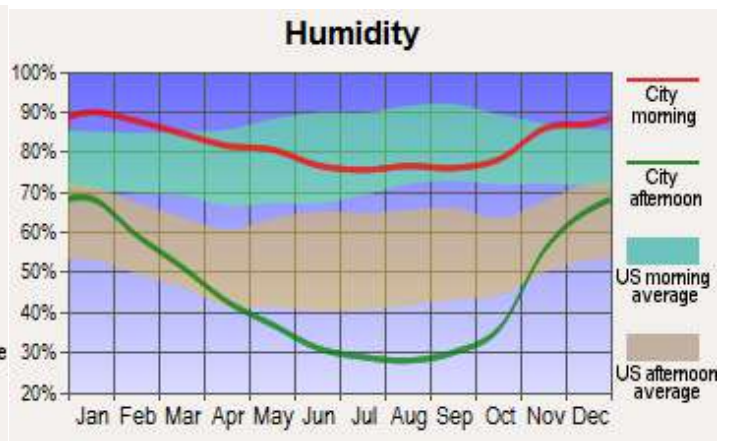
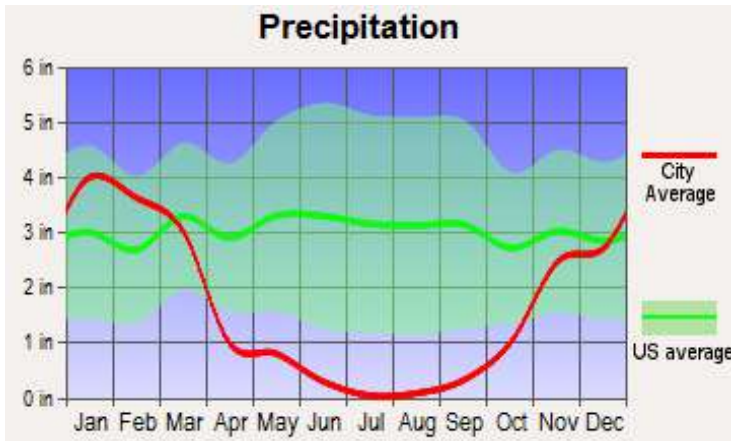
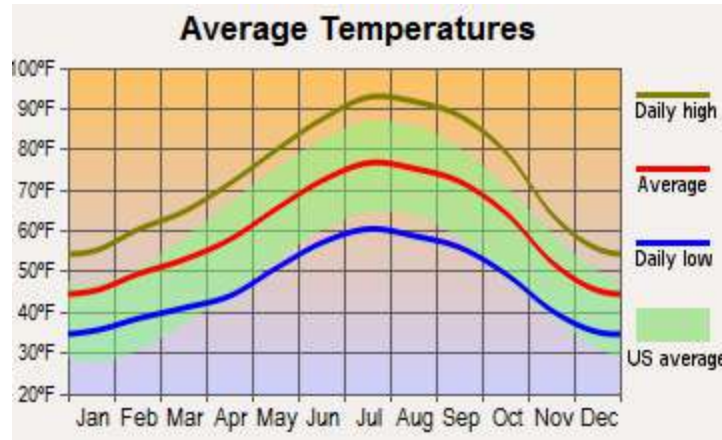
APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2024)
014-180-003	137.50 acres	AG	Y	\$2,303
014-180-007	216 acres	AG	Y	\$520
014-080-010	131.30 acres	AG	Y	\$389
014-180-012	133.50 acres	AG	Y	\$396
TOTAL	618.30 acres			\$3,608.00



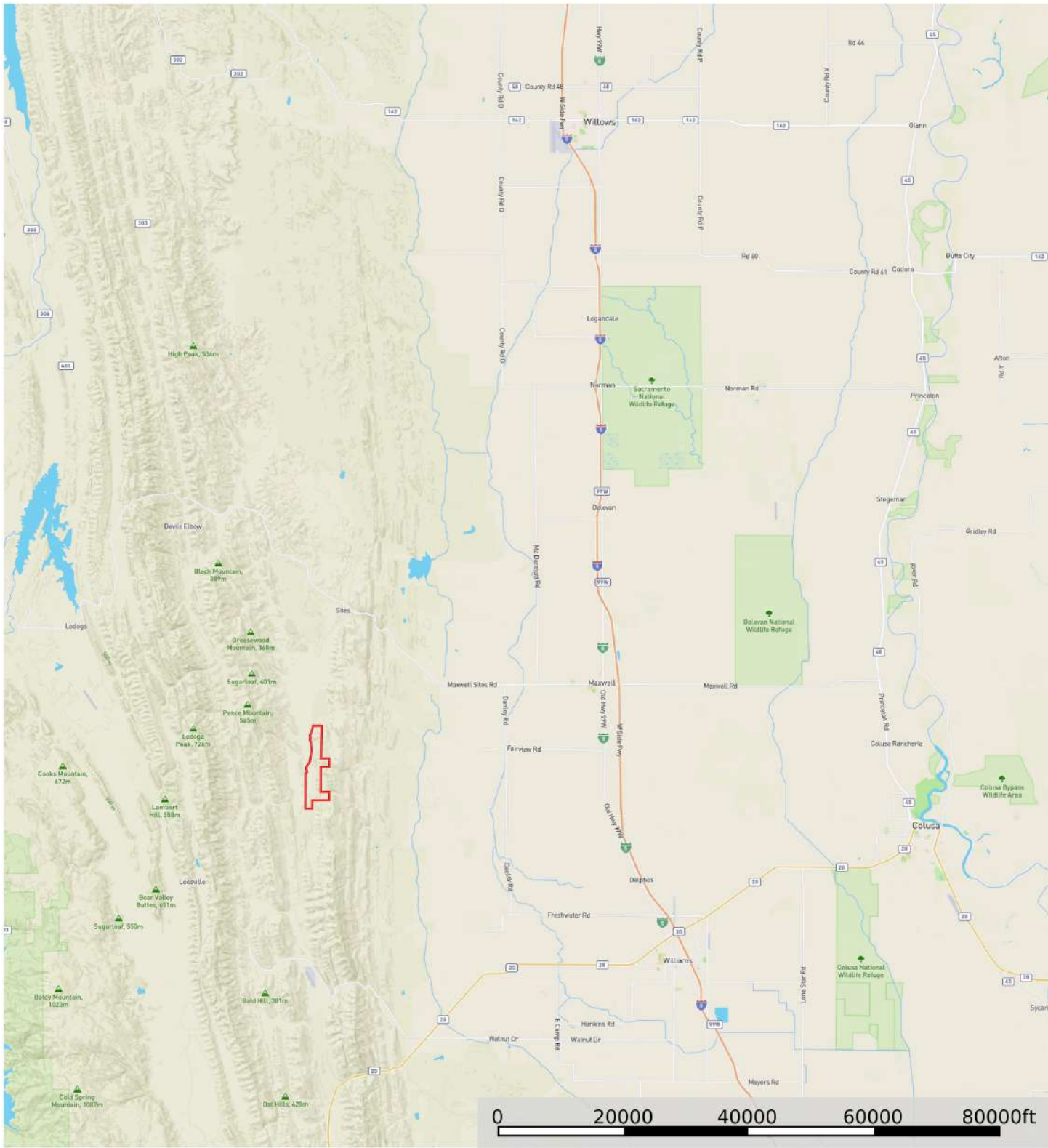
“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments 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

Weather for Willows, CA*



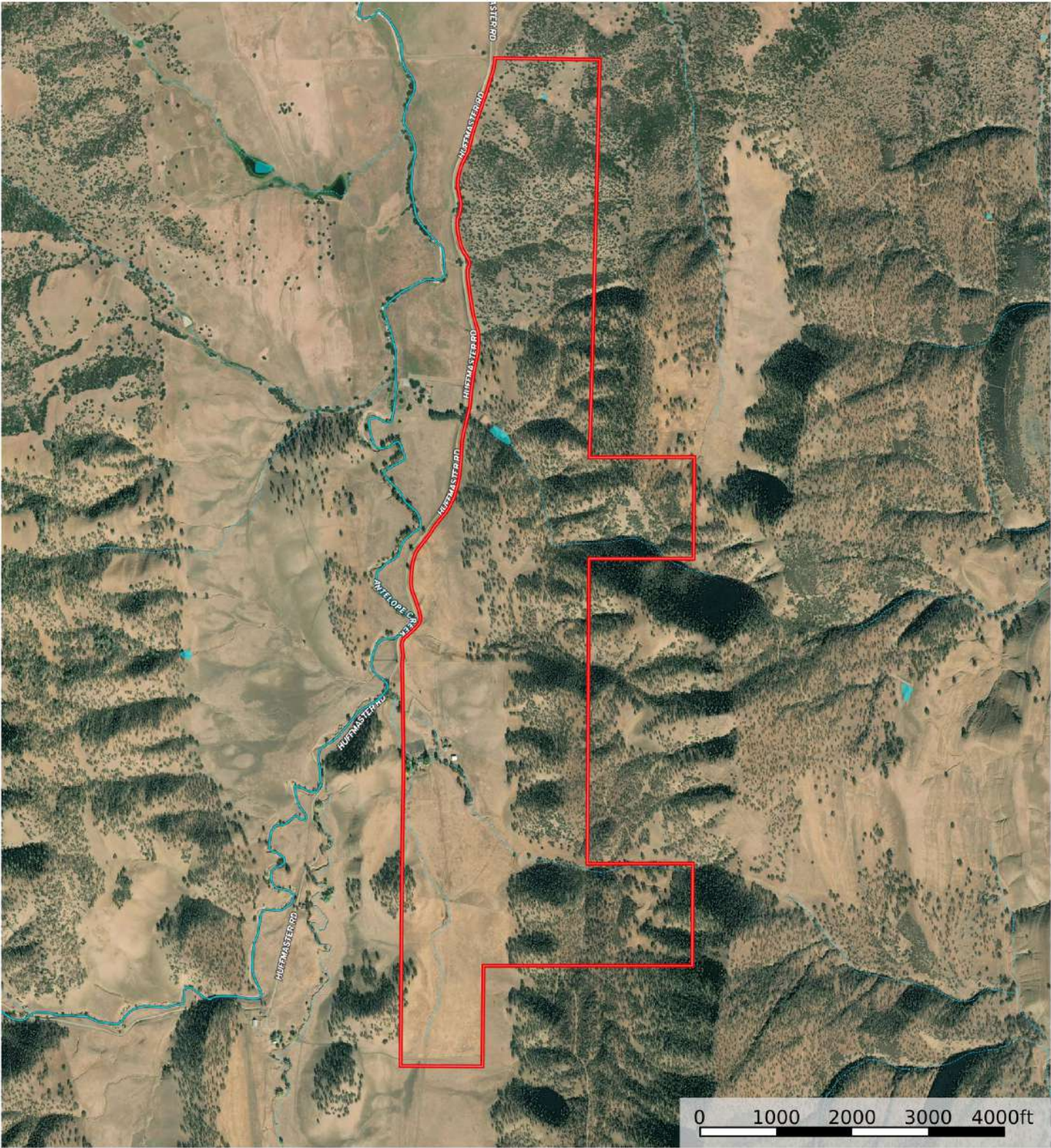
Street Map



Boundary

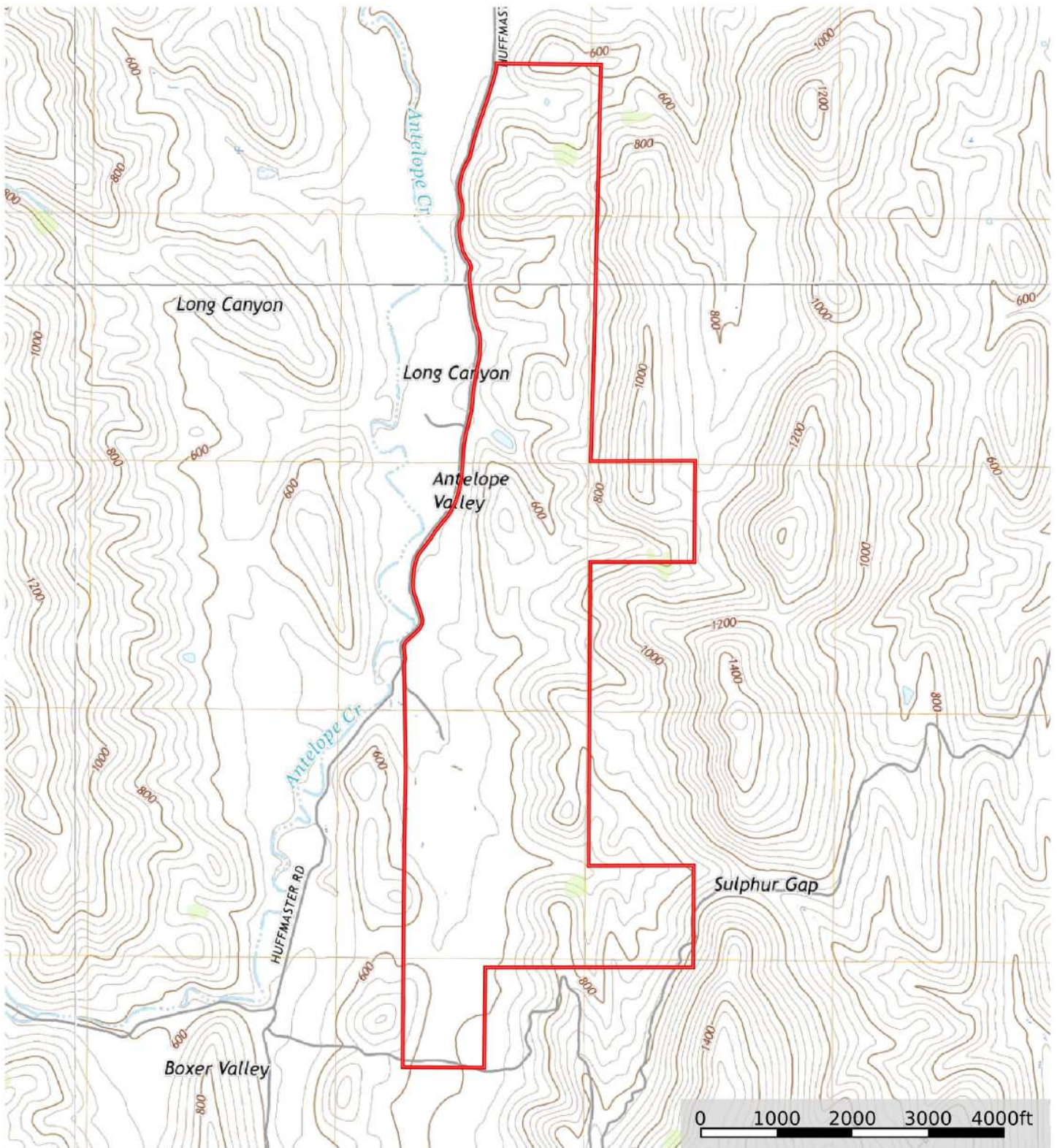


MB Satellite Map



Boundary Stream, Intermittent River/Creek Water Body

Topo Map



 Boundary



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., or the sellers. 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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