



LAND MANAGEMENT  
BROKERAGE & APPRAISAL

[www.landmba.org](http://www.landmba.org)

# FOR SALE

## COLUSA COUNTY OPEN CROPLAND

### HIGHWAY 20 & LONE STAR RD.

**LOCATION**

Located at the southwest corner of Highway 20 and Lone Star Road, approximately three miles east of Williams in Colusa County.

**ACRES**

433± Assessed Acres  
415± Net Farmable Acres

**APN(s)**

015-110-027 (138.99 ac.)  
015-110-028 (147.37 ac.)  
017-010-026 (147.31 ac.)

**IRRIGATION**

One Well  
Zumwalt Mutual Water Company

**SOILS**

Willows Silty Clay (Class 3)

**ZONING**

Exclusive Agriculture (EA) & Williamson Act  
(Taxes will remain low)

**PRICE**

**\$5,400,000**

### ADDITIONAL INFO

Please call or email us for additional information.

**JOHN BRENNAN  
BROKER**

DRE License No. 01107673  
1059 Court Street, Suite 120  
Woodland, CA 95695

**(530) 870-6625**

[john@landmba.org](mailto:john@landmba.org)



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**MARKUS HACKETT  
BROKER ASSOCIATE**

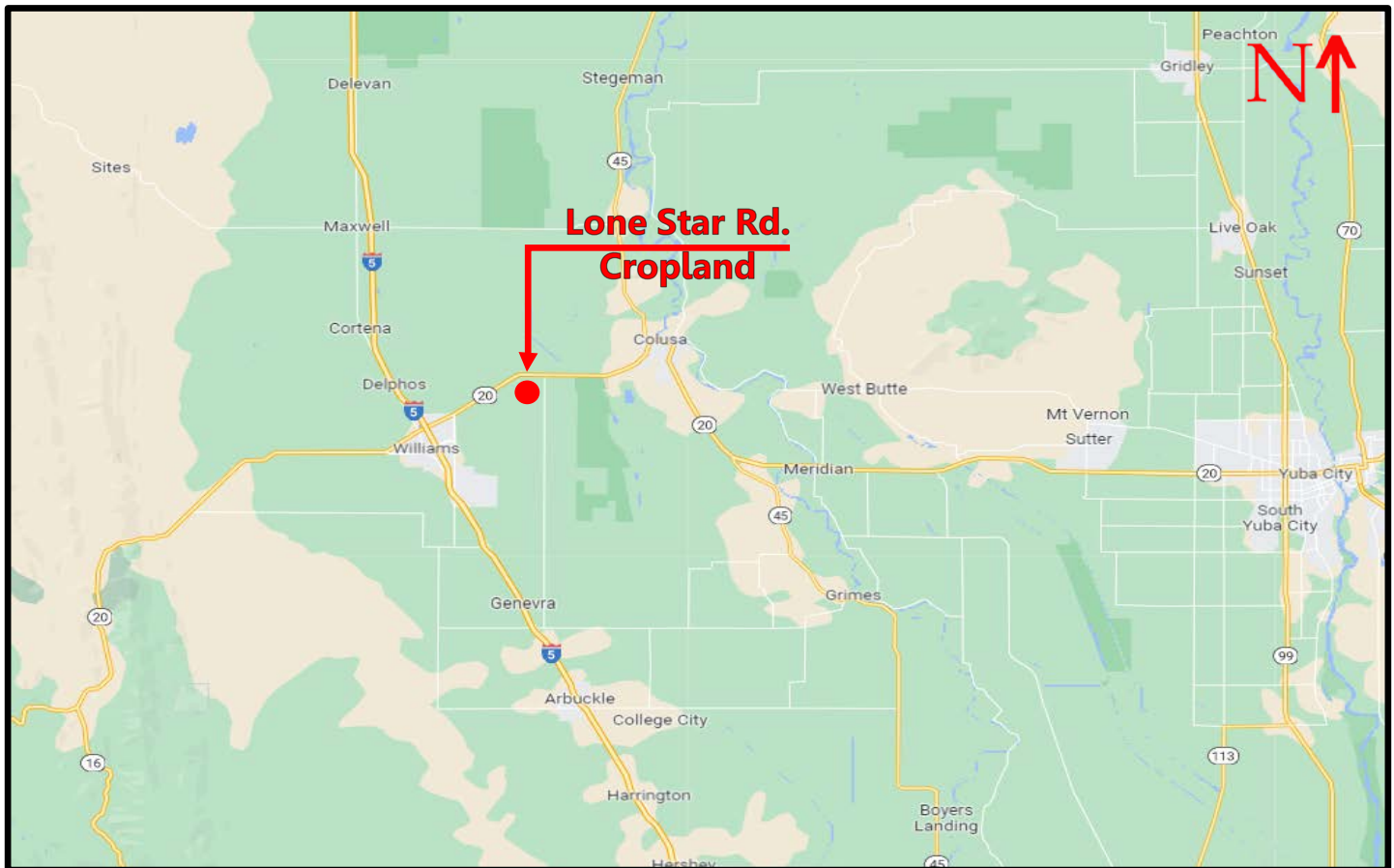
DRE License No. 02020460  
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[markus@landmba.org](mailto:markus@landmba.org)

\*\* The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

# PROPERTY INFORMATION



## PROPERTY DESCRIPTION

The property contains a total of 433.67 assessed acres within three Colusa County assessor parcels. Approximately 415.3 net farmable acres are leveled into straight checks for flood irrigation and have historically been farmed to rice. Surface water is provided by Zumwalt Mutual Water Company and delivered to the property via a perimeter delivery ditch along the west and north sides and gravity fed each of the fields. The owners recently drilled a new well with production tested between 3,000 to 3,500 gpm.

The property is enrolled in the Williamson Act Contract and taxes will remain low at the close of escrow.

Call now for more information or for a showing!

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**BRENNAN**  
**JEWETT**  
ASSOCIATES

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# PROPERTY AERIAL



# SOILS MAP



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Willows silty clay, 0 to 1 percent slopes, occasionally flooded	3	0.1	0.0%
106	Willows silty clay, 0 to 1 percent slopes	3	441.3	100.0%
<b>Totals for Area of Interest</b>			<b>441.4</b>	<b>100.0%</b>

# ASSESSOR PARCEL MAPS

