

# FOR SALE

## Van Horn Ranch



## Chandler Walnuts



# PRICE REDUCED

## 187.74 Acres

## Grimes, Colusa County, CA

642 5th Street, No. 8  
Colusa, CA 95932  
(530) 945-5519  
[clint@landmba.org](mailto:clint@landmba.org)

CLINT JEWETT  
BROKER ASSOCIATE  
DRE License No.  
01789662

**BRENNAN  
&  
JEWETT**  
ASSOCIATES  
LAND MANAGEMENT  
BROKERAGE & APPRAISAL  
DRE License No.  
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# Property Information

## LOCATION

On the east side of Highway 45, 0.5 miles south of Wilson Bend Rd, 3.0 miles southeast of Grimes, Colusa County, CA.

## ASSESSOR PARCEL NUMBER

019-160-016

## DESCRIPTION

187.74 acre orchard planted in 2009 to Chandler walnuts on paradox rootstock with a spacing of 33'x33' (40 TPA). Irrigation system includes one deep well with a 125 Hp motor, pressure bowls, variable frequency drive, filtration system, and solid set sprinklers. Property includes a tile drain system with electric lift pumps and offsite drainage. An 84Kw solar system was installed in 2016 and offsets all electrical charges with surplus capacity remaining. This property has a desirable setting with unobstructed views of the Sutter Buttes and would make an ideal home site.

## Property Snapshot

### PRICE

**\$3,300,000**

**\$17,578/Ac.**

### ACREAGE

**187.74**

### ORCHARD

**172.4 ± Walnuts  
2009**

### WATER

**One Deep Well  
125 Hp.**

### SOLAR

**84 kw**

### ZONING

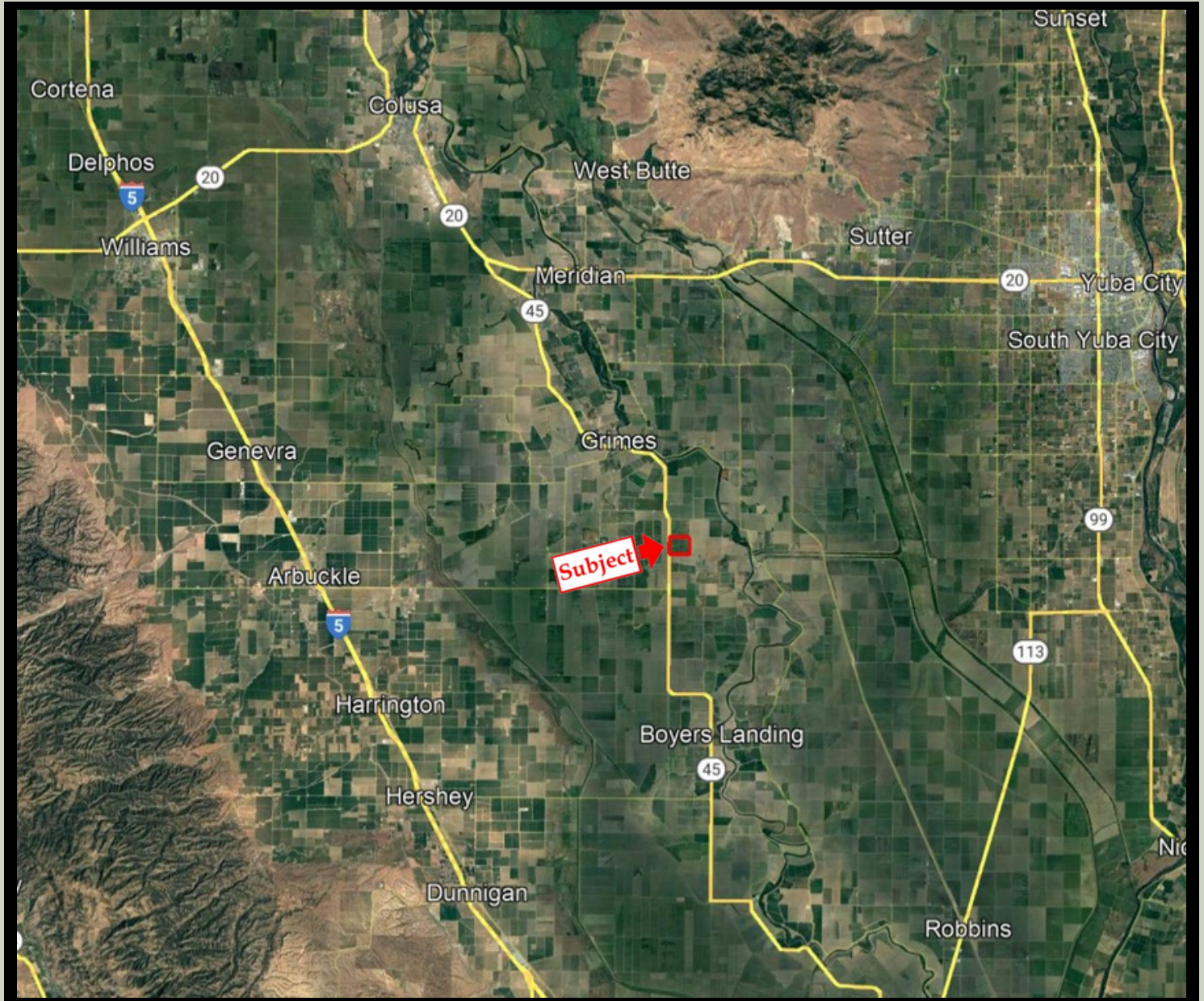
**Exclusive  
Agriculture  
40 Ac. Min.**

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# Area Map

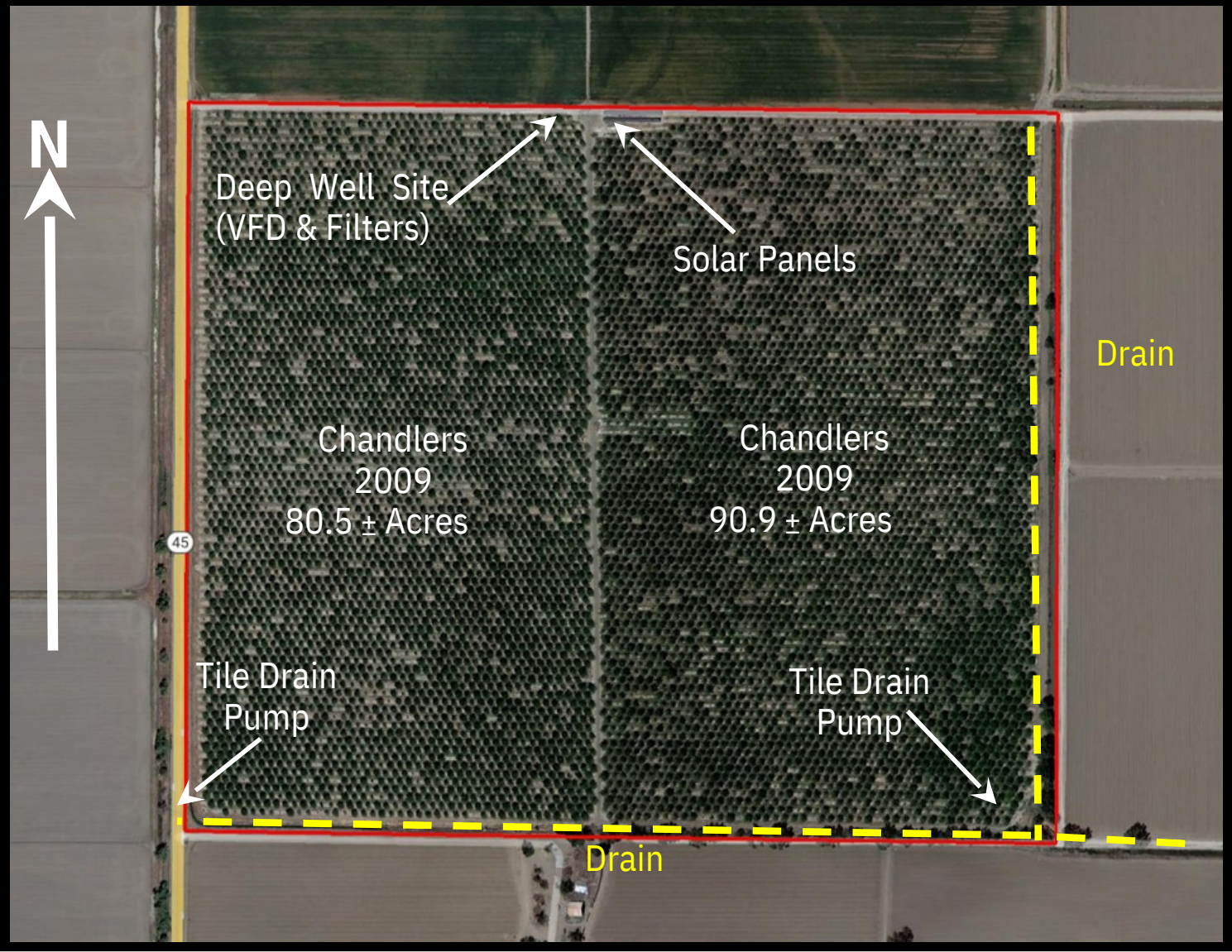


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# Property Map



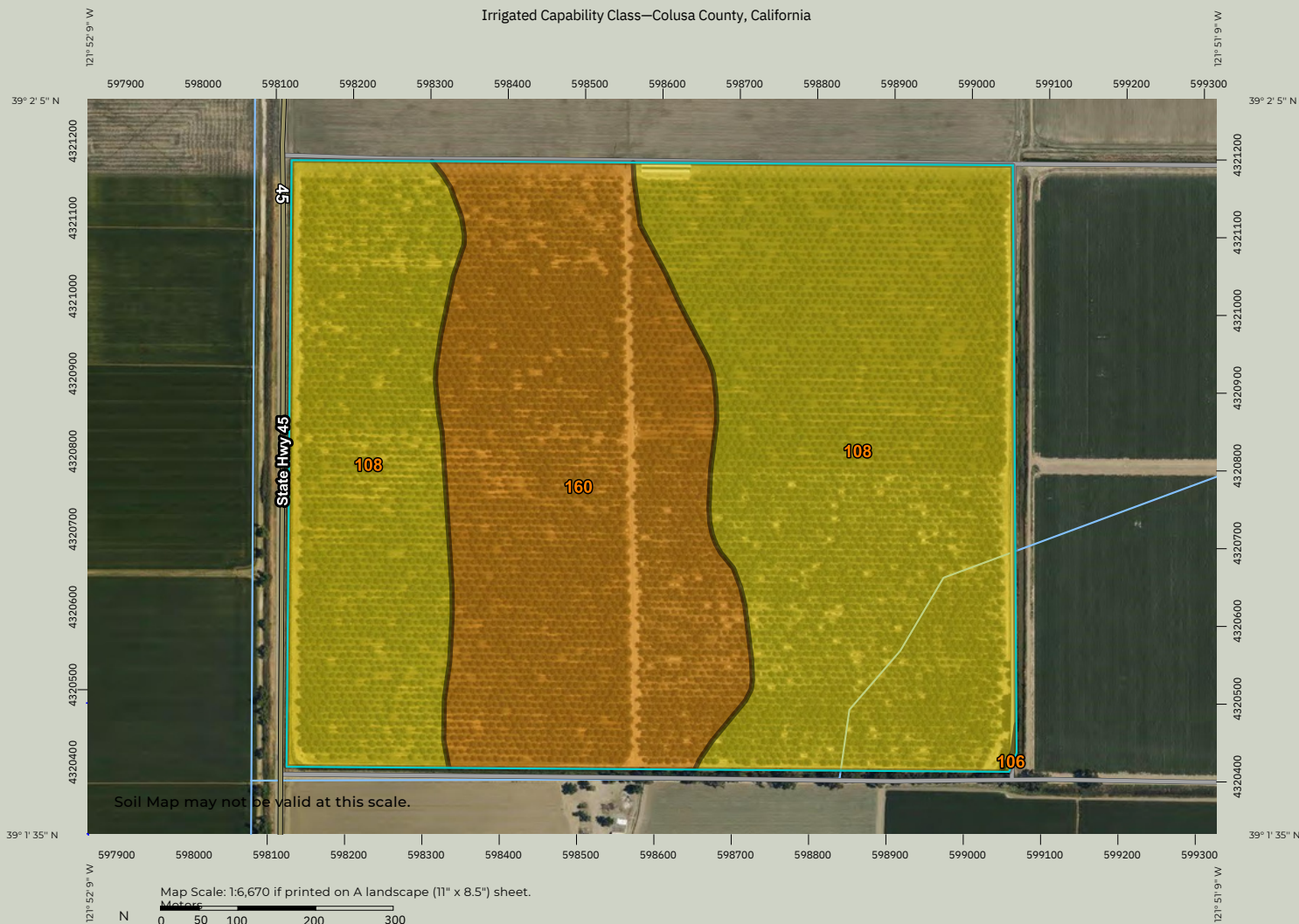
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# Soil Map

Irrigated Capability Class—Colusa County, California



USDA  
 Natural Resources  
 Conservation Service

Web Soil Survey  
 National Cooperative Soil Survey

## Irrigated Capability Class

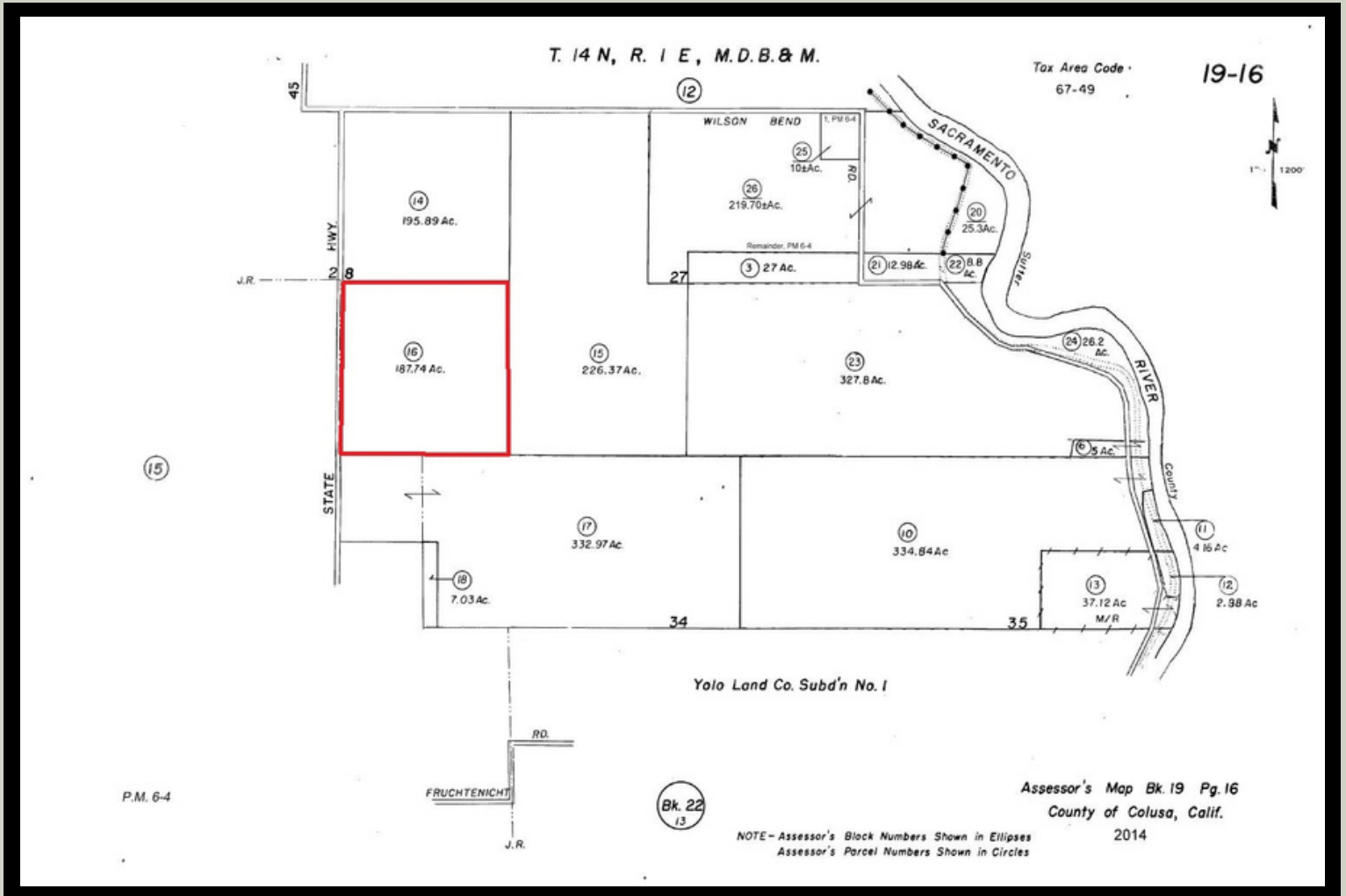
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
106	Willows silty clay, 0 to 1 3 percent slopes		0.1	0.0%
108	Scribner silt loam, 0 to 1 3 percent slopes		117.1	64.5%
160	Grandbend loam, 0 to 2 2 percent slopes		64.5	35.5%
Totals for Area of Interest			181.7	100.0%

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# Assessor Map



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# Additional Pictures



## Appointments

Please call or email to schedule a private inspection or for additional information.

**Clint Jewett**

Cell: (530) 945-5519

Email: [clint@landmba.org](mailto:clint@landmba.org)



**PLEASE NO  
TRESPASSING**



\*\* 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.

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