



**East Park Ranch  
Colusa, California**

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PROPERTIES**

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**BRE #01727574**



## Introduction



**View of back Valley looking south west**

This 1989 +/- acre property is located in Colusa County about 3 minutes from the town of Lodoga, CA and approximately 23 miles from Maxwell, CA. A property of this size is rare to be so close to the Bay Area, 90 miles to Sacramento and 145 to San Francisco. The property borders the East Park Reservoir known for its bass fishing and great boating. The ranch lies in the heart of the Sacramento River Valley, framed on its sides by the Coastal and Sierra Nevada Mountain ranges. The 7000 foot Peak of Snow Mountain looms off in the distance from the ranch sitting in Mendocino National Forest. The property has plenty of room for your own air strip. The property can be served by the Colusa County airport about 40 miles from the ranch or commercial flights out of Sacramento. Take Highway 5 north and at the town of Maxwell turn west and take Maxwell - Sites road, follow paved road for 20 miles and turn right on Rail Canyon road, a county maintained gravel road and in about ½ mile turn left at the locked ranch gate. Appointments only!

## Size and Description



View of back Valley looking north west

The property consists of eleven parcels. 8 of the parcels are in the Williamson Act and three parcels are not. The property is zoned Ag-80.

010-120-011	320 acres zoned UC 80	010-260-005	443 acres zoned AP 80
010-120-016	320 acres zoned AP 80	010-260-006	40 acres zoned AP 80
010-120-017	160 acres zoned AP 80	010-260-007	40 acres zoned AP 80
010-260-003	154 acres zoned AP 80	010-260-100	80 acres zoned AP 80
010-260-004	120 acres zoned UC 80	011-010-014	83 acres zoned AP 80
011-070-001	229 acres zoned UC 80		

The property sits at the 1400-2000 ft elevation. The property has varied terrain, from flat pastures to rolling hills, to steep hillsides. The property has 8 reservoirs, 6 wells, bunkhouse, barn, shop, and other outbuildings. It is fenced and cross-fenced. This property would make a superior cattle ranch, hunting ranch, vacation getaway or a classic recreational property.

“The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--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. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.”

## Water



**One of the ponds in the front valley looking north**

The ranch has an exceptional water aspect. It contains eight ponds, six wells and many springs, and borders a large recreation lake. Per the owners, the two wells feeding the homes are 120 ft deep are around 8 and 10 gpm respectively. The four wells in the back of the ranch are: Well #1 140 ft deep, 3-4 gpm, Well #1 140 ft deep, 3-4 gpm(solar) , Well #2 120 ft deep, 2-3 gpm(solar) , Well #3 330 ft deep, 10-11 gpm(solar) , and Well #4 60 ft deep, 1-2 gpm . The three solar wells are used for stock water. The owner states in the last 11 years that they have lived on the ranch, even during the bad drought of 2002 and 2007 the two springs fed ponds have never gone dry. Any mineral rights will convey with the property.

## Agriculture



The front valley in May of 2009

The ranch has been traditionally used as a winter grazing outfit with the cows arriving in mid-November and shipped out in mid-May. The owner states that they can run 200 cows for the season. The abundant rainfall during the winter months allows the grasses to grow and no need to feed hay. In mid May, the cows are trucked to summer pasture. This allows them to be on green grass all year round. Without having to put up hay, the owner can justify the cost of trucking. The ranch is fenced and crossed fenced with good solid barbed wire. The pastures of this ranch are fertilize and pesticide free making it a potential natural beef operation. The new owners have recently dry land farmed 90 acres of oat and are looking to expand their plantings to 120 acres. There is an additional 150 acres in the back that was dry land farmed years ago that could be put into production.

## Structures



**View of structures in the front valley**

The ranch has good improvements with a huge 120' x 60' shop that was built in 2002. The shop includes a 1 bedroom and 1 bath apartment and is of metal construction with a concrete floor. The bunk house, built in 2002, measures 16' x 44' with a 16' x 44' deck. It has 1 bedroom and 1 bath. It is of wood construction. The horse barn was also built in 2002 and measures 40' x 44'. It is of metal construction with a gravel floor. There is also a small one room bunk house and another outbuilding that has the well and a washing machine in it. A majority of the ranch's perimeter fencing has been replaced with new barbwire.



**View of bunkhouse prior to room addition**



**A few wild pigs in the year round pond.**

## Recreation



**Do you see 10 little guys?**

This is your classic recreational ranch. The ranch's rolling oak grassland provides optimum habitat for big game and small game. Trophy blacktail deer hunting, wild pig, turkey and predator hunting are some of the best around. The East Park reservoir is now home to Tule Elk and the Rocky Mountain Elk foundation has shown interest in this property to help protect their habitat. The center hill of brush provides for excellent cover for the animals and the plentiful water sources ensure year round habitat. The interior roads provide the hunter with many trails to take their jeep or ATV to look for game. This ranch has been lightly hunted. There are pig all over the ranch and when the owner dry farmed 90 acres of oat, he had to get help from hunters to keep the pigs away. Turkey are everywhere and quail and doves make this ranch home. Ducks are attracted to the ponds and are an amazing sight. The real gem of the property is East Park Reservoir that is adjacent to the ranch. You can fish and swim out your back door. The Bureau of reclamation owns the reservoir and all the land around the reservoir. This ranch's fencing runs into the lake and has interior roads that take you to some very private and special fishing and swimming holes. As stated on the East Park Reservoir website:

The East Park Dam and reservoir, of the Orland Project, is situated in the rolling foothills of the Mendocino National Forest on Little Stony Creek. The reservoir lies along a migratory corridor between California's Central Valley and the Coastal Range. Birders may see substantial movements of warblers and other Neotropical migrants in late April/early May and in September. With a 25-mile shoreline, **East Park Reservoir** has a thriving population of warm-water fish, including largemouth bass, smallmouth bass, catfish, crappie, and bluegill. Good fishing year-round. Ideal bass fishing in the autumn months. Good boat launching areas with excellent shore accessibility. No boat ramps. The west end of the lake is open year-round. Camping facilities on the southeast side are closed for the winter.

### **Weather and Colusa County**



**View of East Park Reservoir on top of hill looking west**

The climate for the East Park Ranch is dry warm summers and mild winters.

Average annual precipitation is 21 inches per year.

Average High in July is 93 and Average Low is 59 degrees F.

Average High in January is 55 and Average Low is 32 degrees F.

January is the wettest month with almost 5 inches of rain.

July is the warmest month.

# EAST PARK RESERVOIR, CALIFORNIA (042640)

## Period of Record Monthly Climate Summary

**Period of Record: 7/ 1/1948 to 8/31/2003**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	54.8	58.6	61.8	68.5	77.4	86.5	93.7	92.2	87.4	77.3	63.9	56.1	73.2
Average Min. Temperature (F)	31.7	34.8	37.3	40.6	47.0	54.0	59.0	57.0	52.4	44.6	37.2	32.1	44.0
Average Total Precipitation (in.)	4.73	3.69	2.62	1.08	0.61	0.31	0.04	0.13	0.28	1.06	2.64	3.62	20.82
Average Total Snowfall (in.)	2.3	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	1.5	4.7
Average Snow Depth (in.)	0	0	0	0	0	0	0	0	0	0	0	0	0

**As stated on the Colusa County website website:**



Uniquely situated along Interstate 5 and Highway 20, Colusa County lies in the heart of the Sacramento River Valley. Its picturesque agricultural landscapes are vastly untouched by massive residential development. Colusa County provides a wealth of economic development and growth opportunities with its abundance of commercial and industrial properties. With close proximity to the State Capital, Sacramento International Airport, and the San Francisco Bay Area, Colusa County offers a rural appeal with major city amenities within reach.

Colusa County has 1,150 square miles are home to nearly 21,500 people. Between 1996 and 2006, the population increased 16 percent in Colusa County. This large increase in population may be a result of a high home prices in the Sacramento area pushing people further north in search of affordable housing, especially along interstate 5. Colusa County has a projected population of 23,565 by 2015.

Of the two incorporated cities in Colusa County, the city of Colusa was the populous, with 5,582 people in 2005. However, the city of Williams was the fastest growing city in the county, with an average population increase of 4 percent between 1995 and 2005. The city of Colusa saw an annual average increase of 0.7 percent during the same time.

### **Offering Price**

**Please call us for a price.**

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., the sellers, and 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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