

CORTINA RIDGE RANCH

Williams, Colusa County, CA

Photo credit: American Land Conservancy



Key Details

21,659 +/- acres in two large pieces

Historically runs 1,700-2,000 pair, depending on the season

Creeks, reservoirs, springs, five solar-powered wells, holding tanks for summer watering, runoff tanks for additional water storage

Corrals, large barn, stables

Fenced and cross-fenced into 27 fields for livestock rotation

Intensive rotational management design, previously organically certified

Loaded with wild game

Williamson Act enrollment for significant tax savings

American Land Conservancy Easement on portion of the property to protect treasure trove of wildflowers

Includes house & guesthouse in the town of Colusa





Cortina Ridge Ranch encompasses 21,669+/- acres of deeded land in Colusa County, California. The ranch consists of two large holdings less than 2 miles from one another, along with a ranch home located in the nearby town of Colusa.

Roughly two hours from the San Francisco Bay Area and 20 minutes from the I-5 corridor, the property is highly accessible while being extremely private.

Year-round Bear Creek runs through the heart of the ranch for over ten miles. Sub-irrigated meadows are surrounded by hills studded with oaks and laced with streams, providing ample habitat for game, livestock, and one of the most spectacular displays of wildflowers in the Western United States.

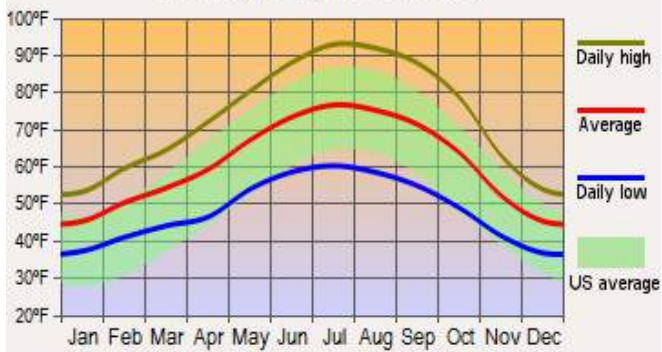
Quality fertile soil and an outstanding water supply ensure healthy populations of wild game and a high level of biological diversity.

A productive cattle ranch, hunting retreat, and private nature preserve, Cortina Ridge Ranch is an unique and rare offering unlike anything else on the market.

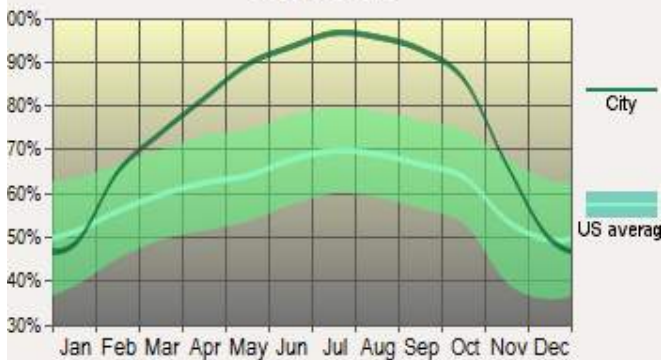
*Above, main: Oak trees look down on one of the ranch's numerous ponds
Left: The ranch has been described as "a cache of treasures" by the American Land Conservancy*



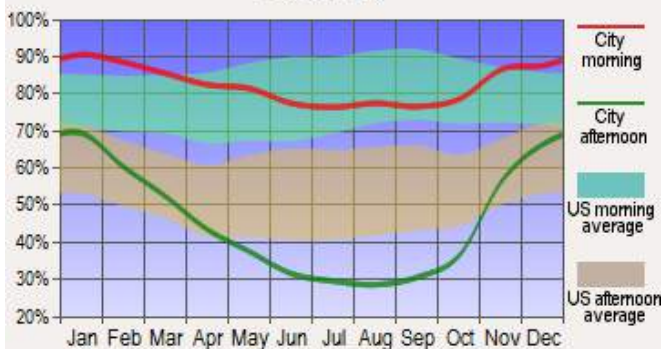
Average Temperatures



Sunshine



Humidity



Water Resources and Climate

The ranch benefits from multiple quality water sources that provide a dependable, year-round supply.

Bear Creek, a year-round waterway with active riparian life, runs through the property for over ten miles. Cortina Creek, also a year-round stream, meanders for miles through the ranch on its journey south.

In addition, numerous perennial creeks and tributaries, including Trout Creek and Sulphur Creek, crisscross the property. Springs are common on the valley floor, providing an additional source of sub-irrigation.

Three substantial reservoirs augment numerous catch ponds throughout the ranch. These smaller ponds are refilled by five solar-powered wells, and service eight large fields covering the greater portion of the ranch.

Auto-refilled holding tanks serve livestock in the dry season, and run-off tanks provide additional water storage.

The climate in this area is characterized by Mediterranean weather patterns with warm, dry summers and cooler, wetter winter weather.

Counter-clockwise from above: The ranch during winter; the region's average temperatures, sunshine and precipitation compared to U.S. averages



Recreational Attributes

Though this property makes for a superior working ranch, it is also loaded with recreational opportunities.

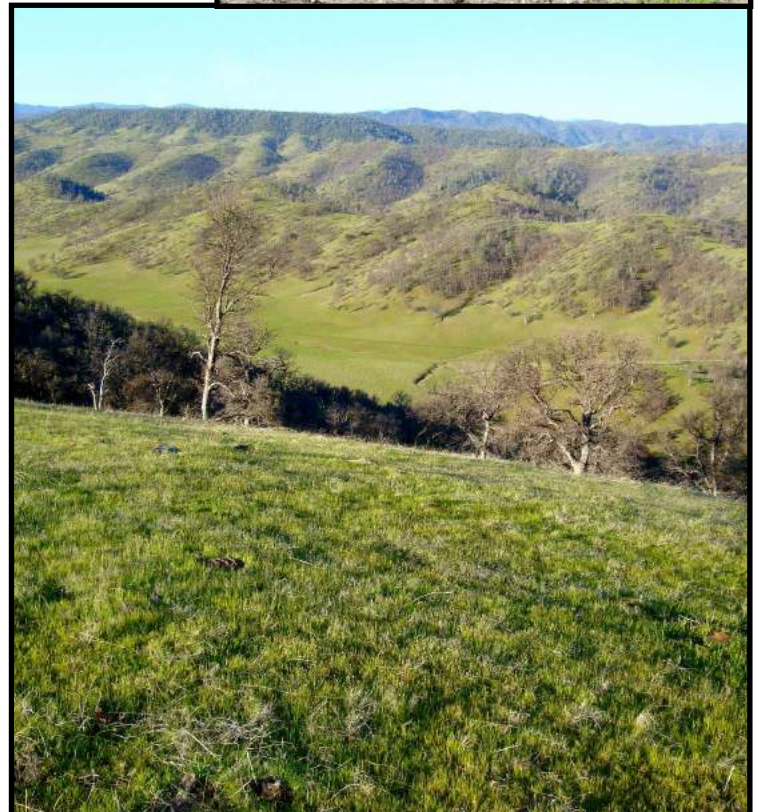
You could spend days exploring the ranch by foot or on horseback. The perimeter of the property is estimated to be between 50 and 55 miles in length.

For the hunter, you are in A zone and can buy tags over the counter. There is a large resident herd of Tule Elk, as well as plentiful deer, pigs, turkey, quail and doves.

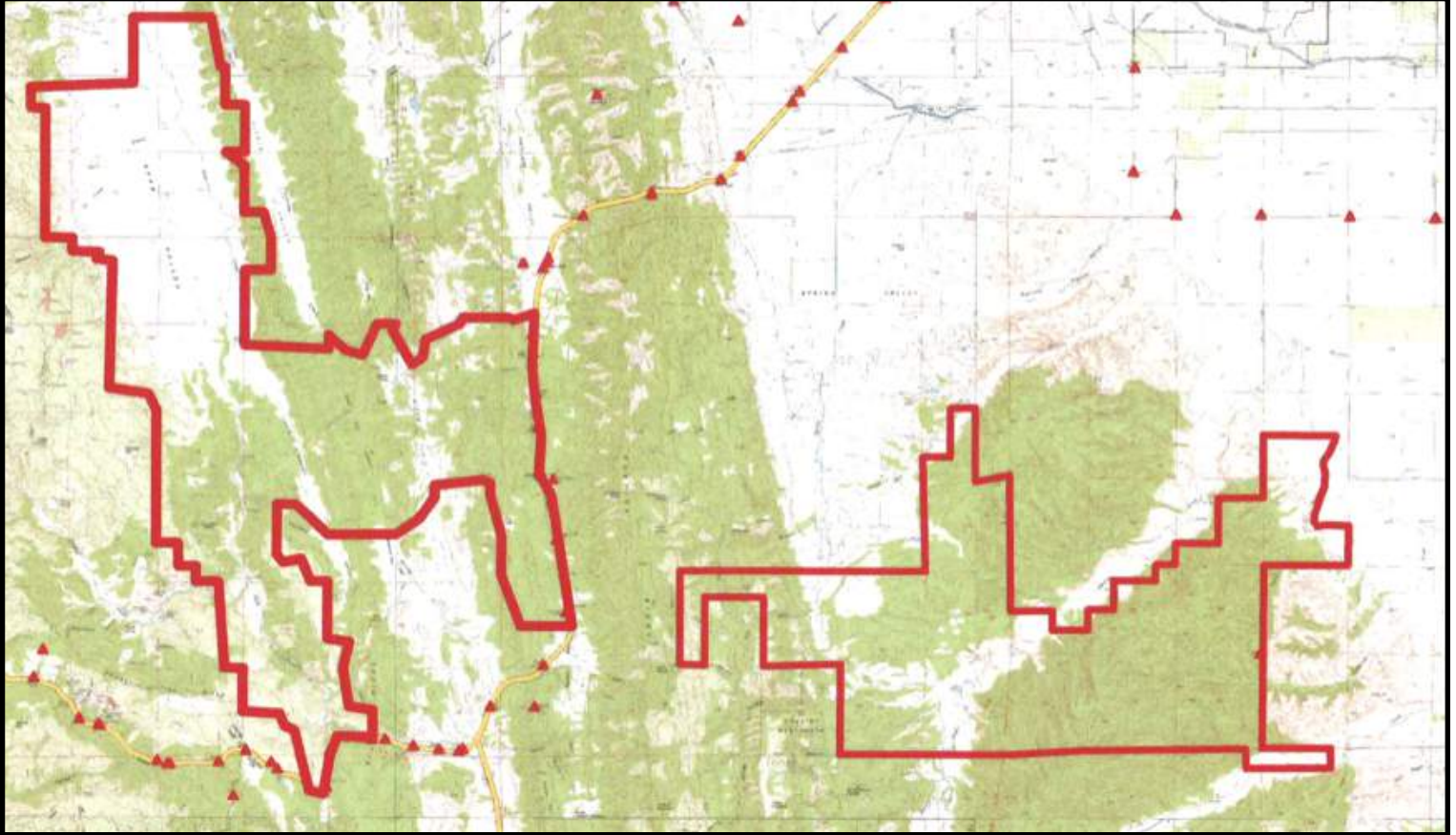
The climate and soil is perfect for a large garden if you wish to augment the 400+ types of plants identified on the property.

When you tire of your own private paradise, head into town for a brief taste of the civilized life.

Stargaze the wide night skies, breath in the fresh air, and give thanks for the incredible space and freedom this ranch affords its lucky owner.



Clockwise from above: One of the ranch's many meadows, a young pheasant, valley view



Above: Topo imagery of the ranch

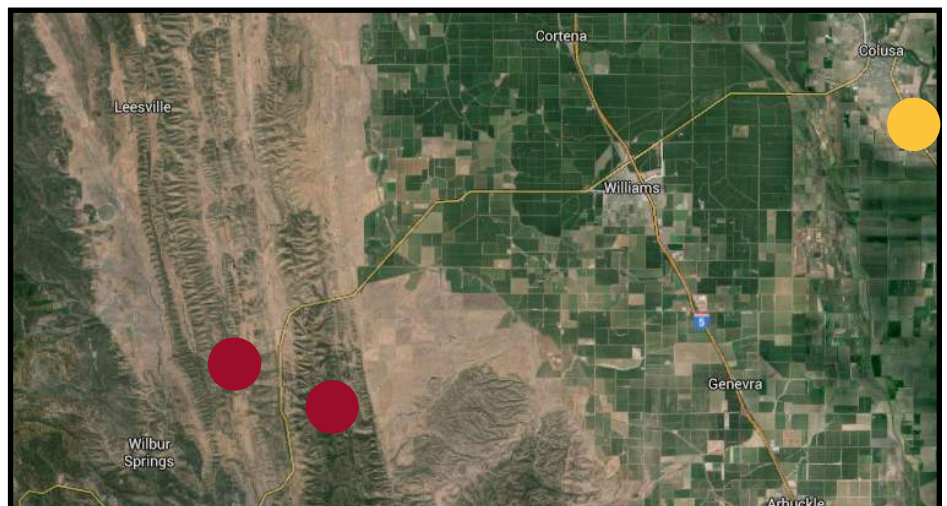
Size and Description

The ranch is comprised of two large holdings less than 2 miles apart. Terrain ranges from valley bottomland to rolling hills with oaks and bluff plateaus.

The western portion of the ranch consists of 12,983 contiguous acres with approximately 2.5 miles of frontage on Highway 20.

The eastern portion of the ranch consists of 8,550 contiguous acres. Elevation ranges from ~450 ft to ~1,700 ft.

The home is located in the town of Colusa, approximately 20 miles northeast of the property.



● Ranch residence ● Ranch property



*Left, below right: Main home
Right: Water feature in the lush gardens
Below: The grand old barn
[Photo credits: Carmelita Silva]*

Moon Bend House

The home is located approximately 20 miles from the easternmost portion of the ranch at 7364 Moon Bend Road, Colusa, CA.

As you head down the private drive to the ranch home, you'll pass by rows of century old Oak and Sycamore trees. Originally built in 1936, the home has been tastefully remodeled and offers all the creature comforts you could want.

Situated on the banks of the Sacramento River, the 10-acre grounds are a gardener's dream, and were at one time featured in Sunset Magazine.

In addition to the charming home and guesthouse, the property features a barn, greenhouse, and corrals.

Details

4,587 sq ft

5 bedrooms 7 bathrooms

Gourmet kitchen with stainless steel appliances

Office with separate entrance and brick fireplace

Balcony off master bedroom

Attached 3-car garage

Guest house

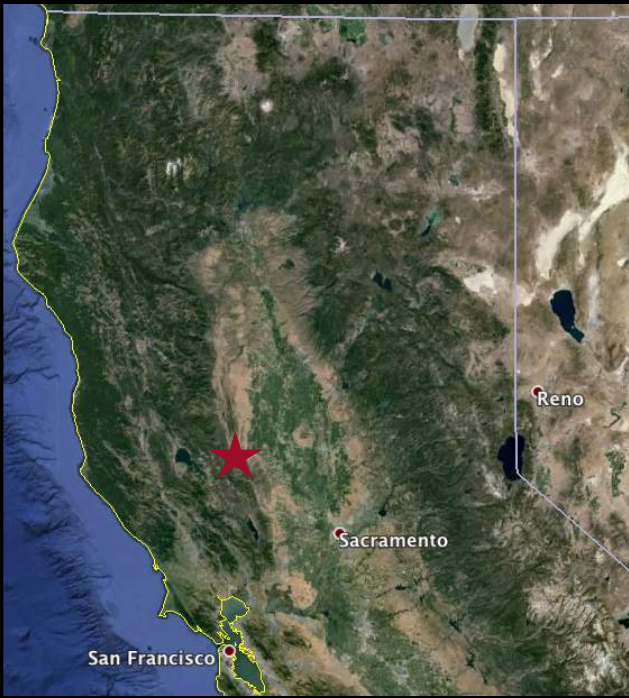
2 bedroom, 1 bathroom

Open floor plan, fireplace





Surrounding Area and Access



Bear Valley Ranch is located in Colusa County, mid-way between the Sierras and the Pacific Coast in California's Central Valley.

The closest private airport is in Williams, a short drive from the ranch. For commercial flights, Sacramento international airport is about 45 minutes away. The property is roughly two hours drive from the San Francisco Bay Area.

In addition to nearby attractions in Sacramento and the Bay Area, there are a number of local points of interest. For the golfer, there are over a dozen golf courses within thirty miles or so of the ranch.

Wine tours and tastings are available at a number of wineries in the Williams area, and Napa Valley's extensive vineyard scene is just a short drive away.

East Park reservoir is a great place for swimming, kayaking, and fishing. Nearby Mendocino National Forest provides endless hunting, hiking, and camping opportunities.

The Sacramento Valley is one of the most important wintering areas for waterfowl in North America, and the Colusa National Wildlife Refuge typically supports wintering populations of hundreds of thousands of ducks and geese. In addition to bird watching, the Williams area provides many opportunities for waterfowl hunting.

Nearby Wilbur Hot Springs provides a good spot for a soak, and spas and shopping are within an easy drive. For the adventurous, pilot lessons are available at the nearby Williams Soaring Center.

Many local festivals celebrate the region's agricultural riches, including the Colusa crawdad festival, Marysville peach festival and the California beer and wine expo.

*Above, top to bottom:
Birds at Sacramento National Wildlife Refuge
Granzella's, a regional fixture: bar,
restaurant, and inn
The property is located approximately two
hours North of the Bay Area*

Offering Price

~Please call us for a price ~



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