

# McMurray Woodland Ranch

Yolo County, California

\$1,175,000 | 22.00 Acres

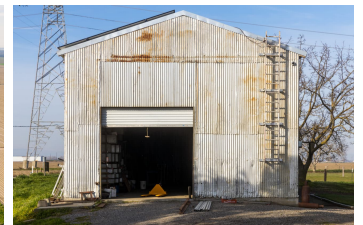
44017 County Road 17  
 Woodland, California

22 Ac w/18 Ac Class 1 Irrigated Soil. Both Irrigation District and 500+ GPM Ag Well. 5 Bedroom House with remodeled kitchen and 2 car garage. Owned 10 KW solar system. Outbuildings include 4 stall horse barn, w/ solar power, tack room, and hay storage area; a metal shop building 40' x 50' with power and slab floor; and a chicken coop. Walnut trees were removed to plant any new crops.



## PROPERTY HIGHLIGHTS

- 22 Acres / 18 Ac Class 1 Irr. Soil
- Colusa Mutual Irrigation District Water
- 500+ GPM Ag Well w/12" casing
- 5 GPM Domestic Well
- 5 Bedroom House - Remodeled Kitchen
- 2 HVAC Zones / 2 All-House Fans
- Owned 10 KW Solar System
- 4 Stall Horse Barn
- 40' x 50' Metal Shop Building with Power and Slab
- Chicken Coop
- Fenced and X-Fenced



**BRUCE RENFREW**  
 Real Estate Agent, ALC  
 BRE# 01995642  
 Cell: (650) 773-1863  
[bruce@caoutdoorproperties.com](mailto:bruce@caoutdoorproperties.com)