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Lic.01050665
59 1 Colusa Avenue
Yuba City, California U.S.A. 95991
(530) 671-2770 • Fax (530) 674-0651

124 Acres
Rice Ground/Duck Hunting
APN: 015-050-029
Lurline Rd. in Colusa, CA

Stromer Realty Company of California
591 Colusa Ave., Yuba City, CA 95991
Phone: (530) 671-2770 Fax: (530) 674-0651

Rice Farm
124 Assessed Acres
Colusa County, CA

- LOCATION:** This property is located on Lurline Road, just outside the town of Colusa, CA. The property is approximately 4 miles west of Highway 45.
- APN:** #015-050-029-000
- ZONING:** Agriculture
- DESCRIPTION:** This ground farmed with rice from late spring until early fall. In the winter months it is primarily is used for duck hunting.
- WATER:** This property is currently irrigated from the Colusa Drain Water Users Association. Water is available from the 2047 drainage canal and Lurline Creek. Water cost is about \$25 per acre-foot.
- SOIL:** Soils map attached. All of the soil on this property is ideal for growing rice. It is 100% Willows silty clay. This soil can efficiently hold and retain water to satisfy a rice crop.
- COMMENTS:** Rarely is there an opportunity to buy a property of this quality which lies within the Pacific Flyway. Even rarer is to find a piece of property that can generate income and provide you with some of the best hunting in the state. On three sides of this property are natural habitat duck clubs.
- PRICE:** **\$1,674,000 (\$13,500 per acre)**

Contact:
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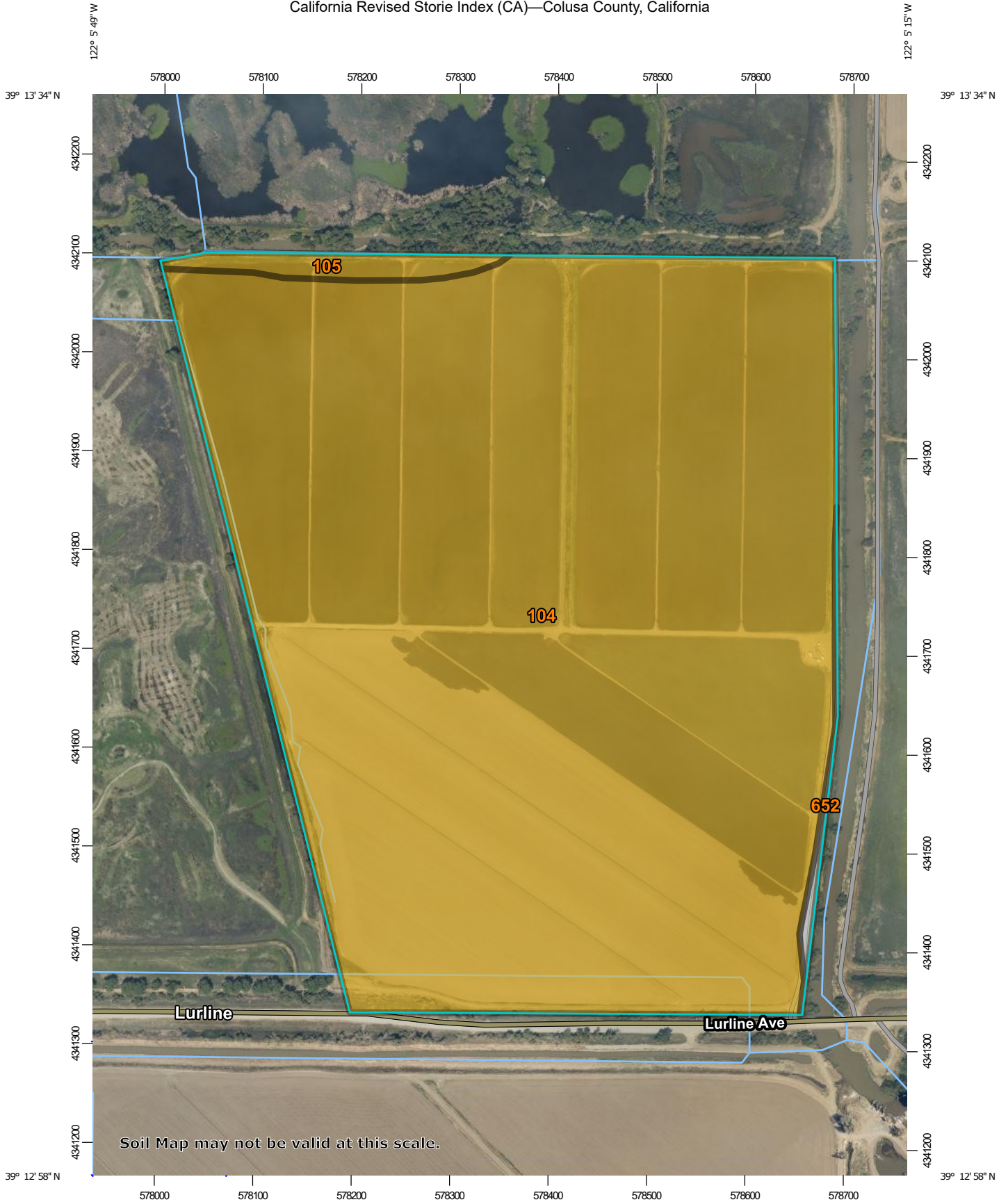
Colusa Rice Ranch
Colusa County, California, 124 AC +/-



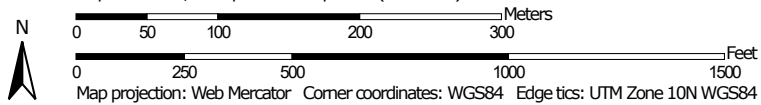
 Boundary

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

California Revised Storie Index (CA)—Colusa County, California



Map Scale: 1:5,330 if printed on A portrait (8.5" x 11") sheet.



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
104	Willows silty clay, 0 to 1 percent slopes, frequently flooded	Grade 4 - Poor	Willows, silty clay, frequently flooded (90%)	108.9	97.9%
			Willows, silty clay, occasionally flooded (2%)		
105	Willows silty clay, 0 to 1 percent slopes, occasionally flooded	Grade 4 - Poor	Willows, silty clay, occasionally flooded (90%)	1.8	1.7%
			Willows, silty clay, frequently flooded (2%)		
652	Water	Not Applicable for Storie Index	Water (100%)	0.5	0.5%
Totals for Area of Interest				111.3	100.0%











