



LAND MANAGEMENT  
BROKERAGE & APPRAISAL

[www.landmba.org](http://www.landmba.org)

# FOR SALE

## PAYNE RANCH WINTER RANGELAND COLUSA COUNTY

### LOCATION

Located on the northly side of Bear Valley Road, at the intersection of Highway 16/Highway 20 junction, approximately 18 miles west of the City of Williams, Colusa County, CA.

### SIZE

3,147 m/l acres

### APN(s)

018-120-006, -007, 018-130-003,  
018-210-002, -004, -021, -022 & -024 & 018-220-001

### ZONING

Foothill Agriculture (F-A)  
Enrolled in the Williamson Act Contract – **LOW TAXES**  
Conserved in perpetuity by the California Rangeland Trust w/ a 20 acre building site.

### IMPROVEMENTS

Working corrals located along Bear Valley Road near Highway 16/20 junction. Perimeter fencing and cross fencing throughout. There are no building improvements on the Ranch.

### TOPOGRAPHY

Gently rolling hills ranging in elevations ranging from 1,100 m/l feet at Hamilton Flat to 2,000 m/l feet on the ridgelines.

### WATER

There are several reservoirs and ponds located through the ranch and a few seasonal streams.

### PRICE

**\$3,933,750 or \$1,250 per acre**

### ADDITIONAL INFO

Please call or email us for additional information.

#### JOHN BRENNAN BROKER

DRE License No. 01107673  
1059 Court Street, Suite 120  
Woodland, CA 95695  
(530) 870-6625  
[john@landmba.org](mailto:john@landmba.org)



#### MARKUS HACKETT BROKER ASSOCIATE

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# LOCATION MAP



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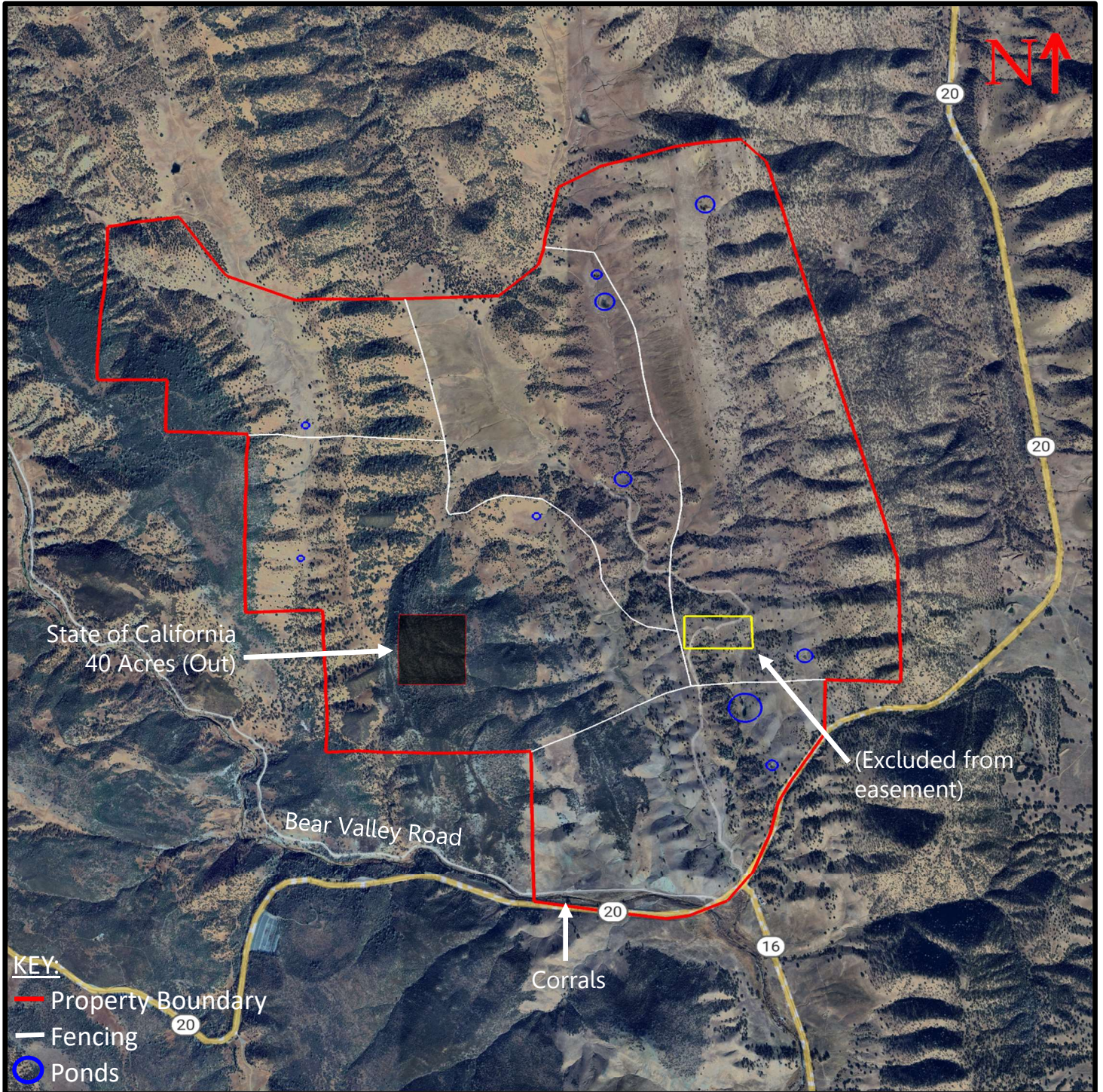


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# PROPERTY AERIAL



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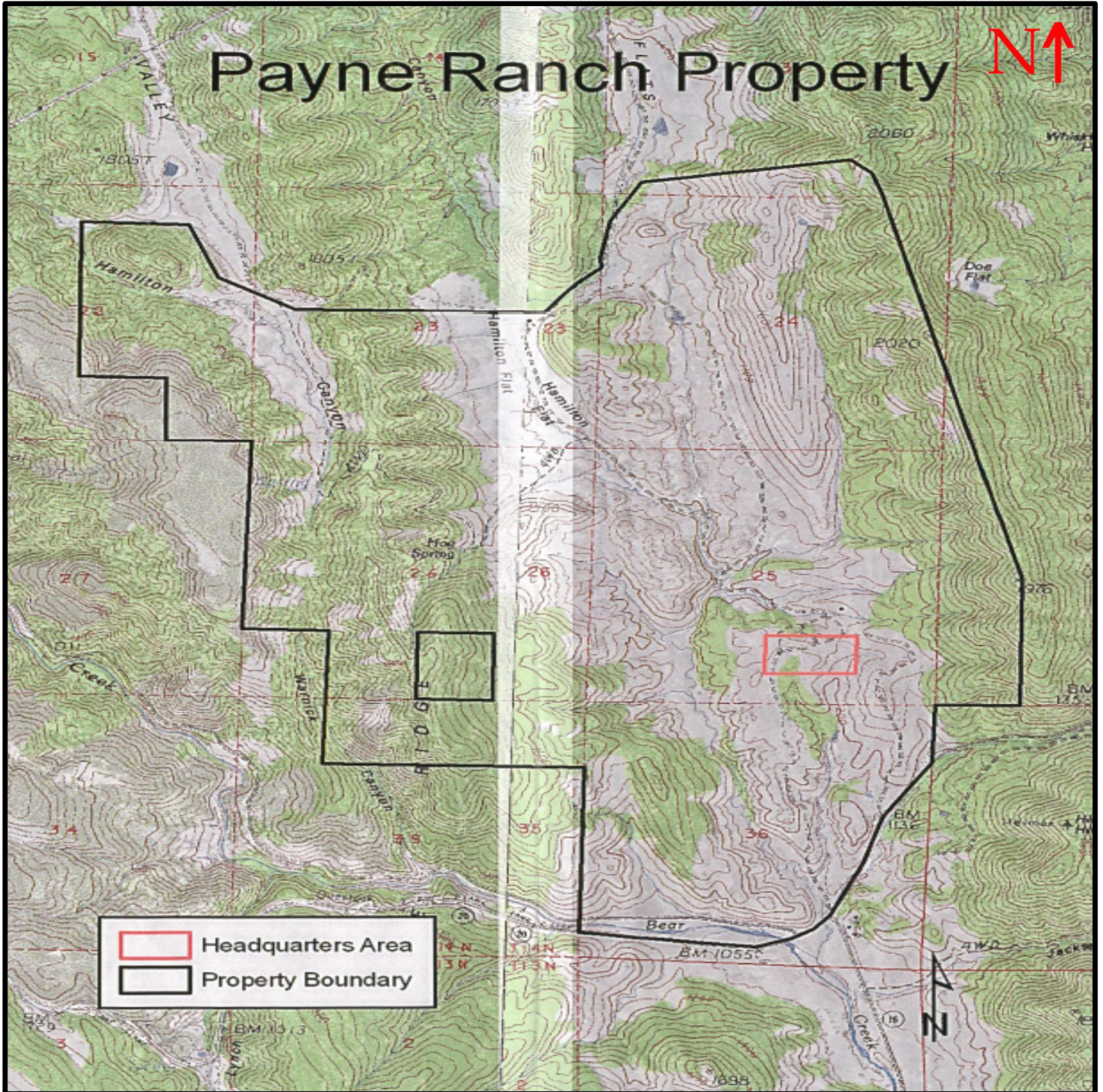


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# TOPOGRAPHY MAP



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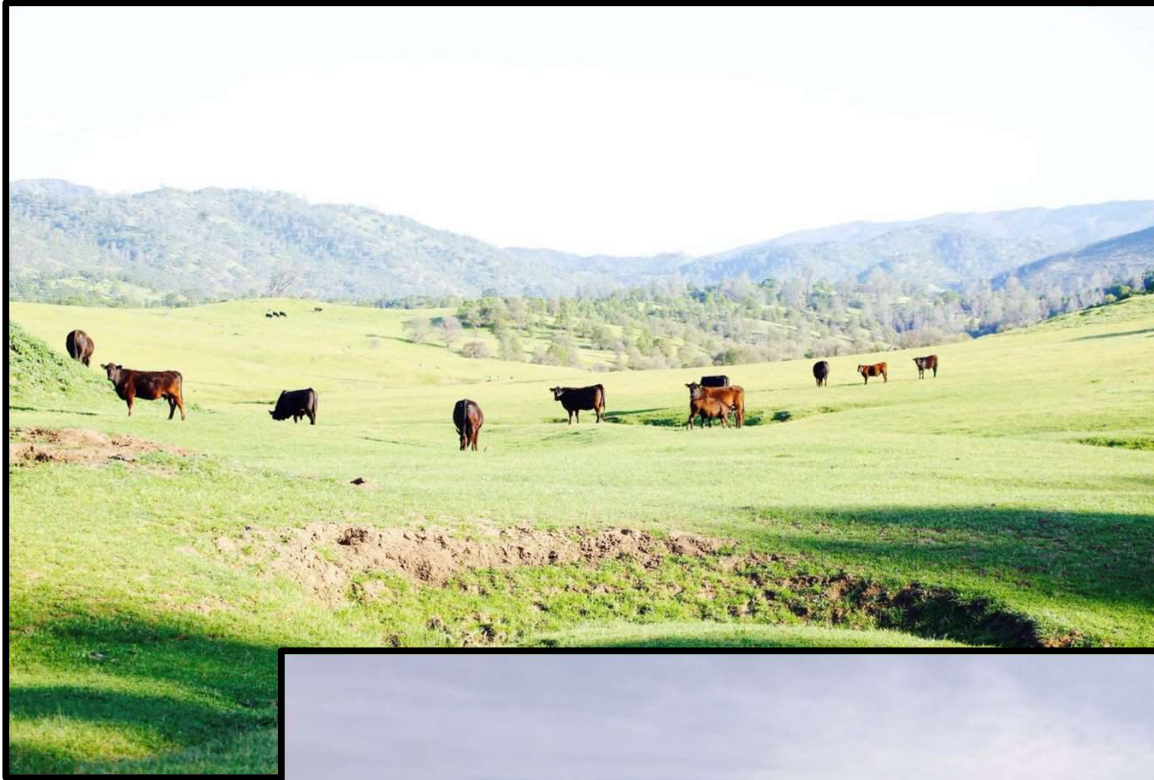
**BRENNAN**  
**JEWETT**  
ASSOCIATES  
LAND MANAGEMENT  
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# PROPERTY PHOTOS



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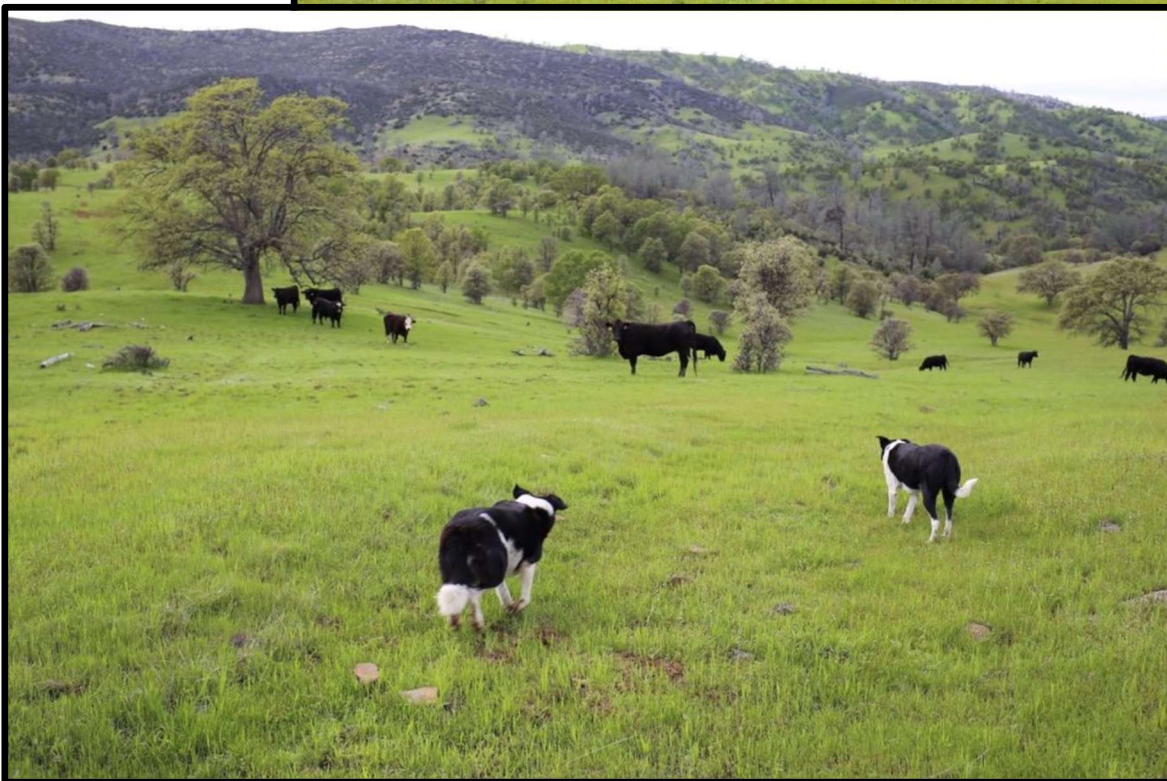


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