



TURKEY TRACK RANCH

LOCATION: The Ranch is on the east side of the Junction of Highway 16 and Highway 20 in Colusa County approximately 18 miles west of the City of Williams. The Ranch fronts Highway 20 for $\frac{3}{4}$ of a mile and Highway 16 for 3 miles.

SIZE: The Ranch consists of 2,575.50 acres with the following APN's: 18-210-023, 18-220-005, 18-220-008, 21-010-023, 21-020-01, 03, 006, 012, 21-090-014 & 15.

ZONING: The Ranch is zoned General Agriculture and currently is under a Williamson Act Contract. Minimum lot size in the Williamson Act is 80 acres in Colusa County.

SOIL TYPE: The Ranch is predominately Millsholm-Rocky Loam which is Class VII.

TOPOGRAPHY: The Ranch is fairly open with elevations ranging from 1,000 feet along Highway 16 to 2,000 at the top of some of the hills.

WATER: There are several ponds located around the Ranch and a couple of seasonal streams that run in the winter and spring.

PRICE: \$2,523,990 (\$980 per acre) Cash to Seller.

IMPROVEMENTS: The Ranch has perimeter fencing and several dirt roads that provide access through the property. There is a year round gravel road which provides access to the secluded Hunting Lodge 1 $\frac{1}{2}$ miles from Highway 16 back in the middle of the Ranch. The Lodge is 630 sq. ft. consisting of a living room, kitchen, one bedroom, and a bathroom. In addition to the Lodge there is a 364 sq. ft. bunkhouse with a bathroom. There are two reservoirs on the Ranch that are stocked with Bass, one is 2 acres in size and the other is 4 acres in size. .

COMMENTS: This is a working cattle Ranch well located at the junction of Highway 16 and Highway 20 in Colusa County with excellent Pig, Deer, and Elk hunting and Bass fishing in some of the ponds. This is a very secluded weekend getaway Ranch with excellent access from Highway 16 and Highway 20.

The above information has been supplied by the Owner or by sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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Bass
Fishing
Pond

Bunkhouse
and
Deck





Hunting
Lodge



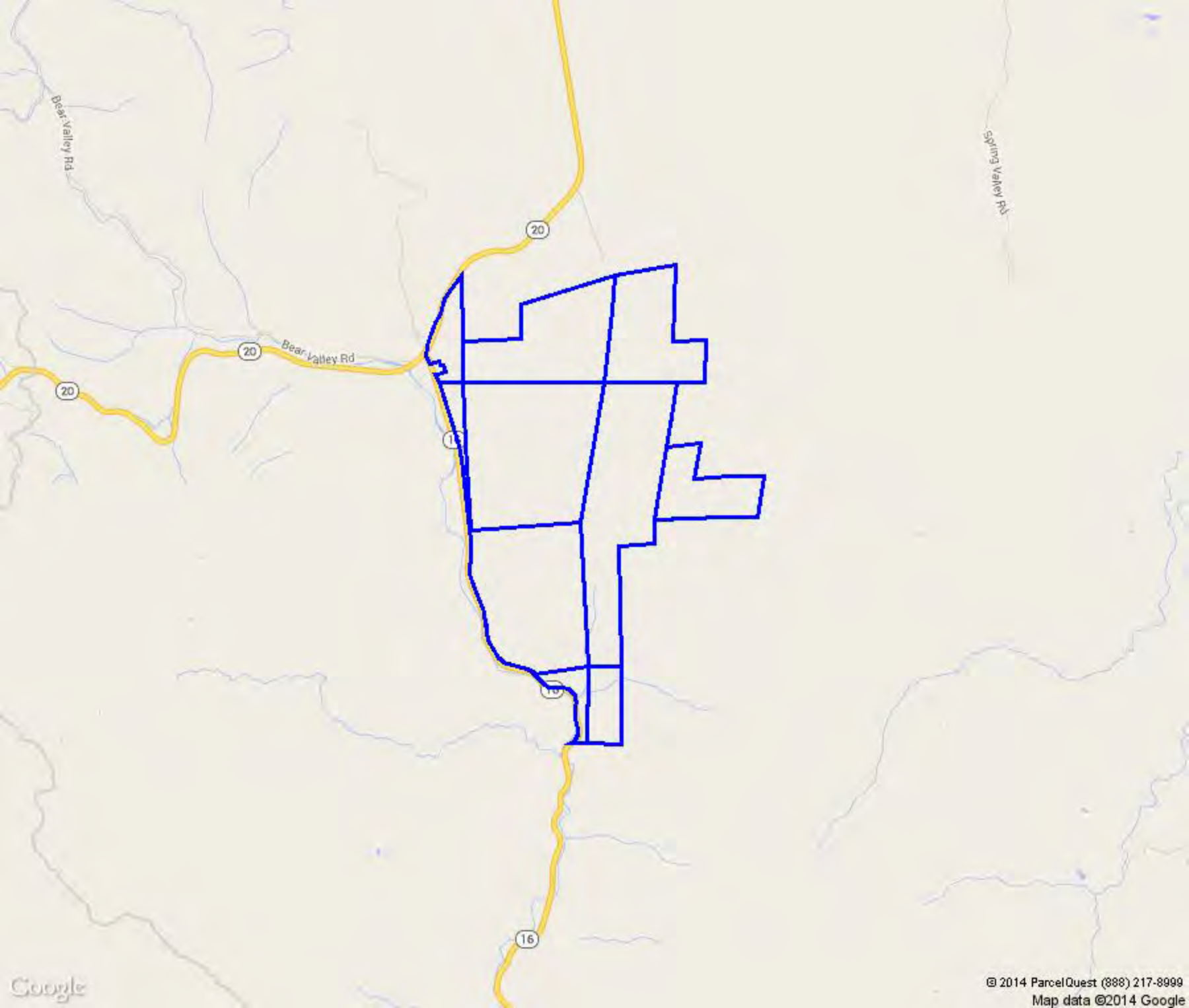
North
End
of
Ranch

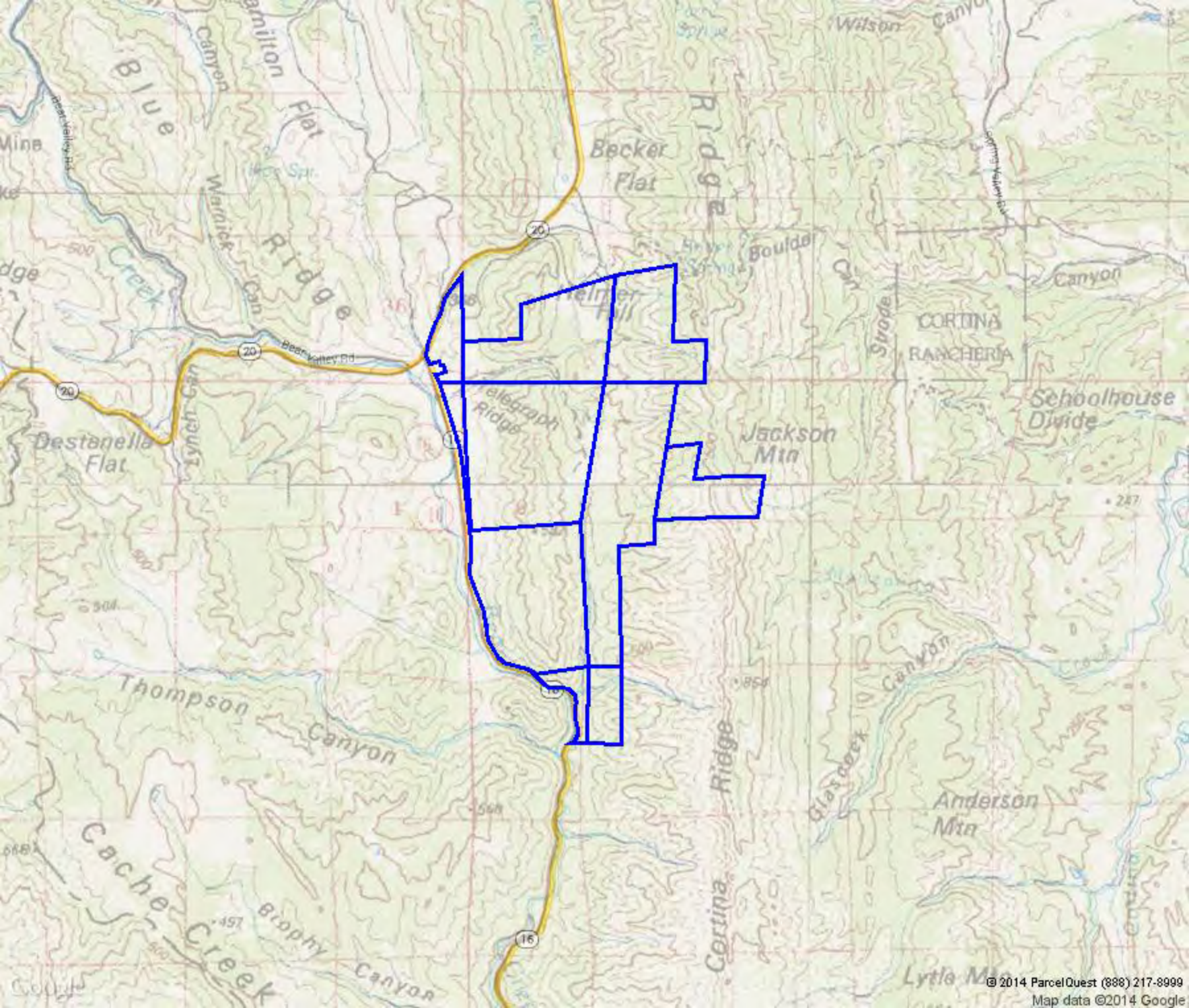


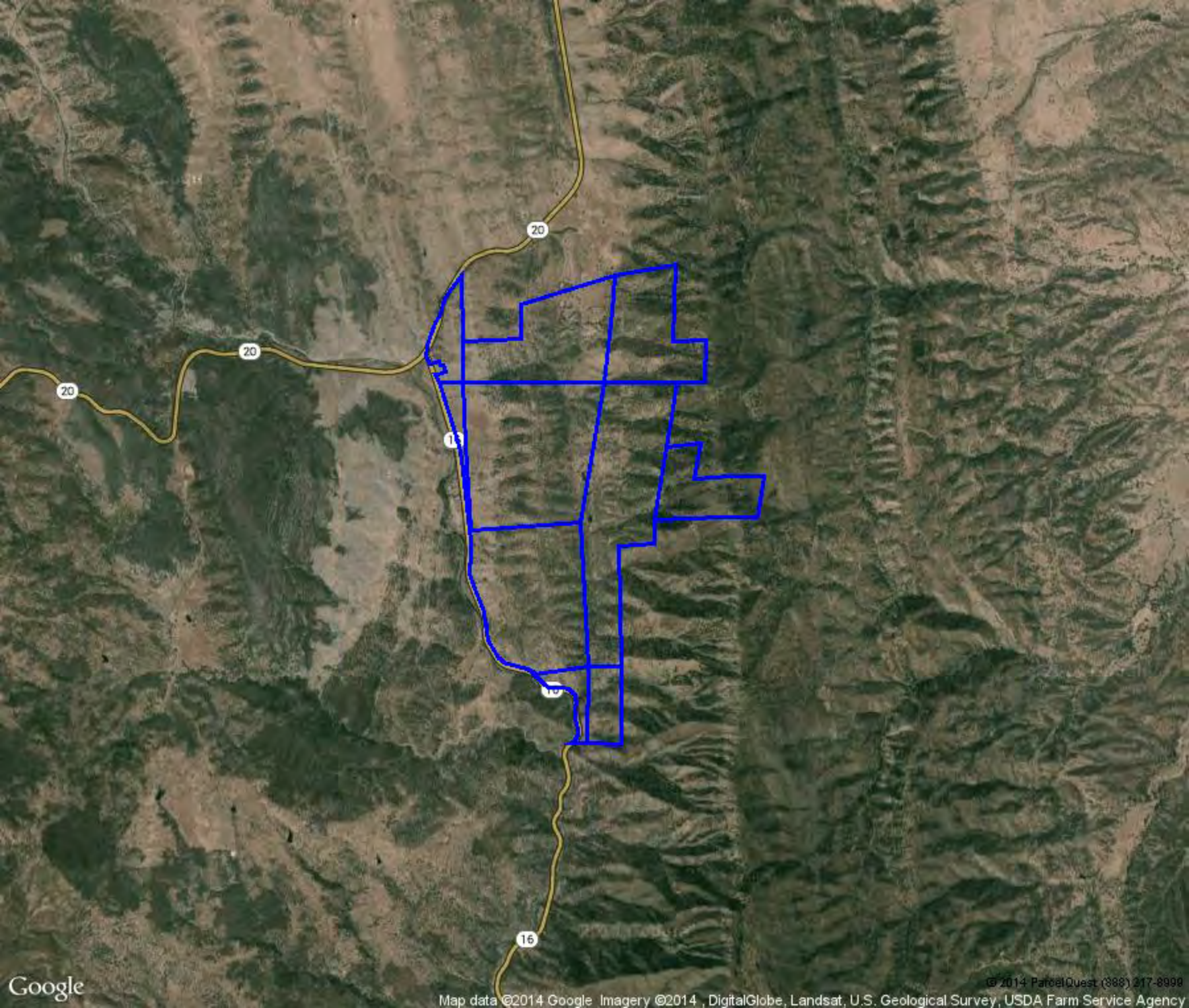
View
from
the
Ridge

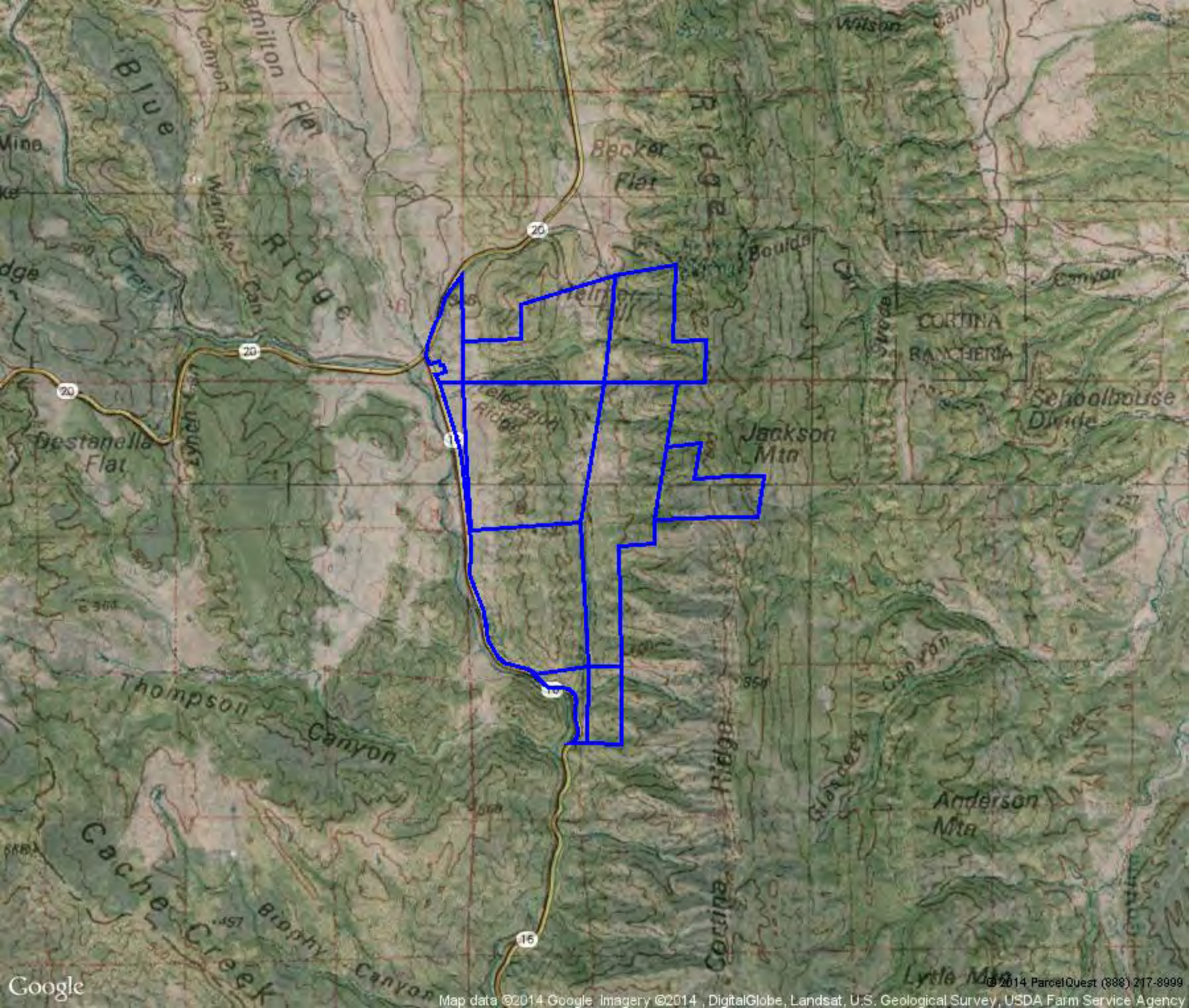
View
looking
East





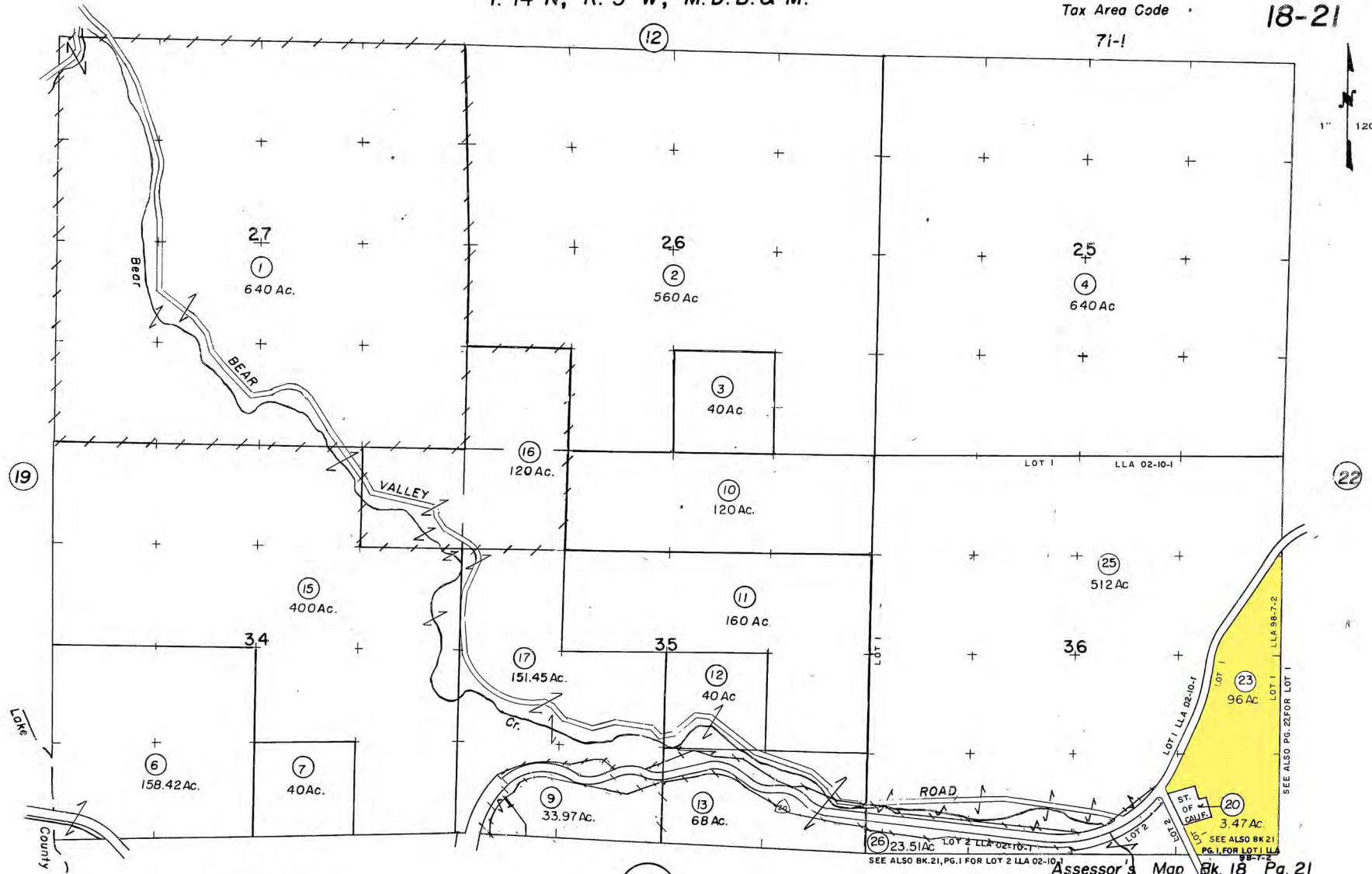






18-21

1" 1200'



Bk. 21

PARCEL MAP

POTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 18 Pg. 21

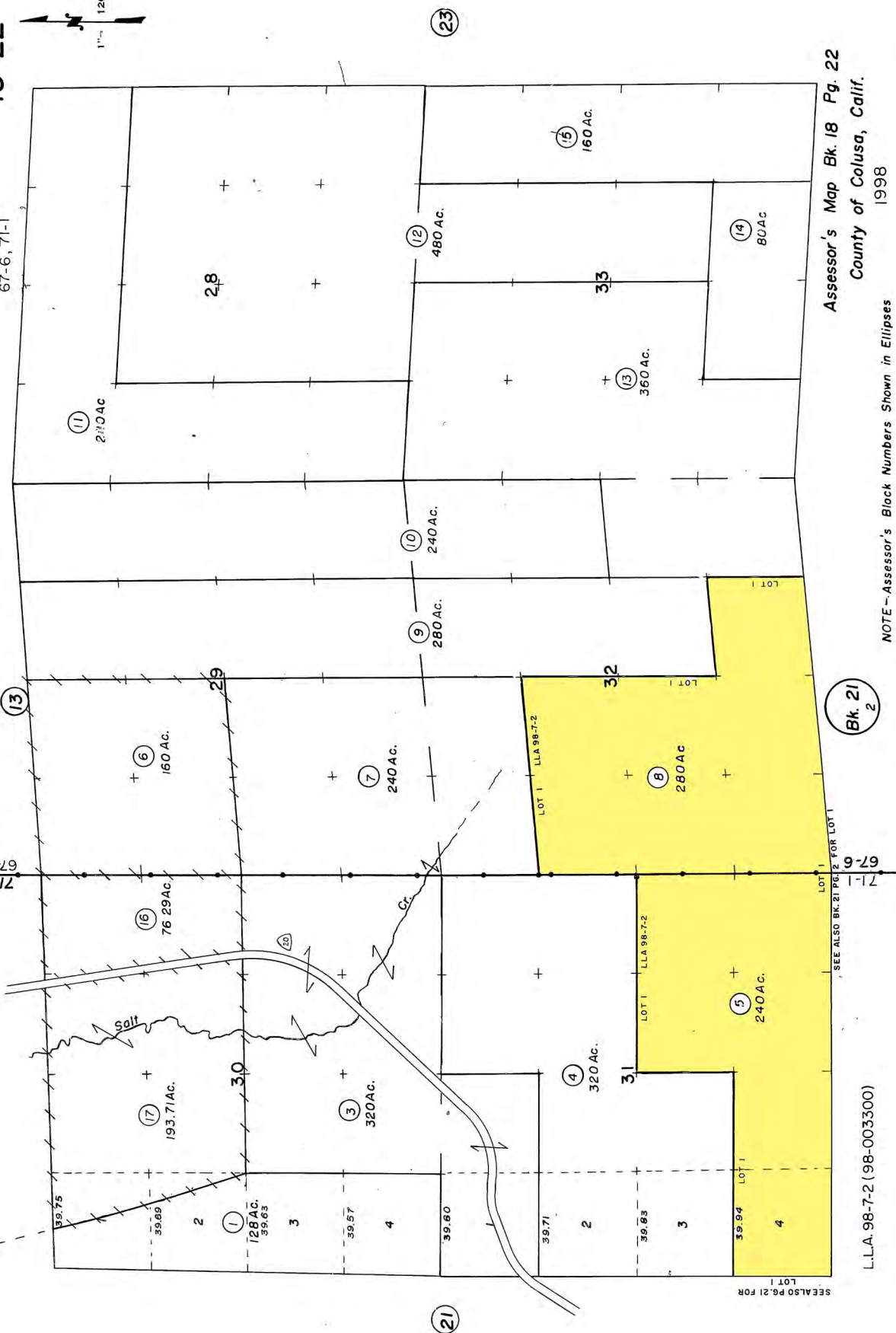
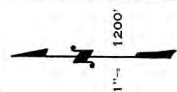
County of Colusa, Calif.

2004

T. 14 N, R. 4 W, M.D.B. & M.

Tax Area Code
67-6, 71-1

18-22



Assessor's Map Bk. 18 Pg. 22
County of Colusa, Calif.
1998

NOTE - Assessor's Black Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Bk. 21
2

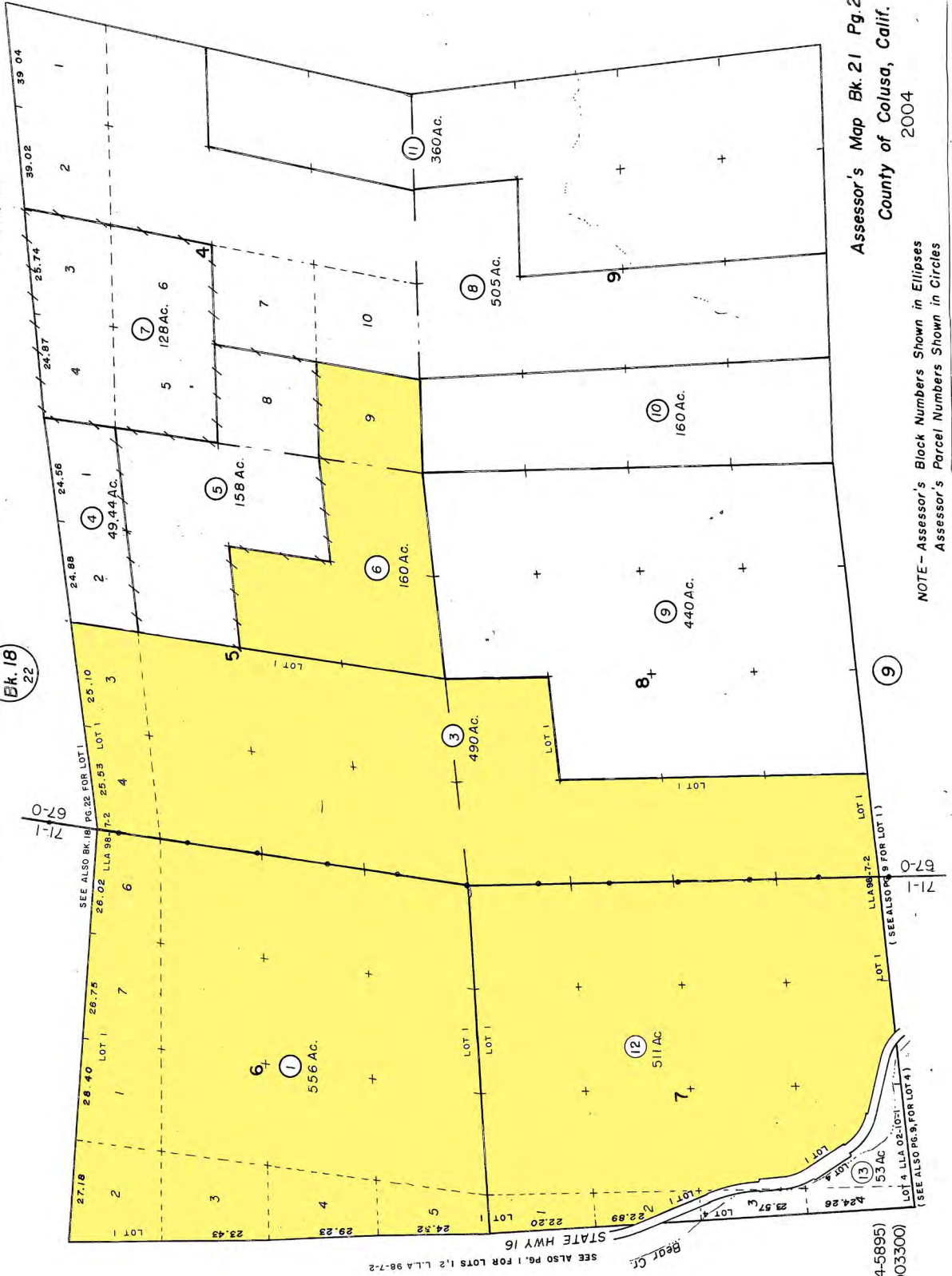
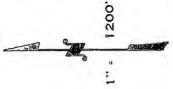
L.L.A. 98-7-2 (98-003300)

PARCEL MAP

T. 13 N., R. 4 W., M.D.B. & M.

Tax Area Code
67-0, 71-1

21-02



PARCEL MAP

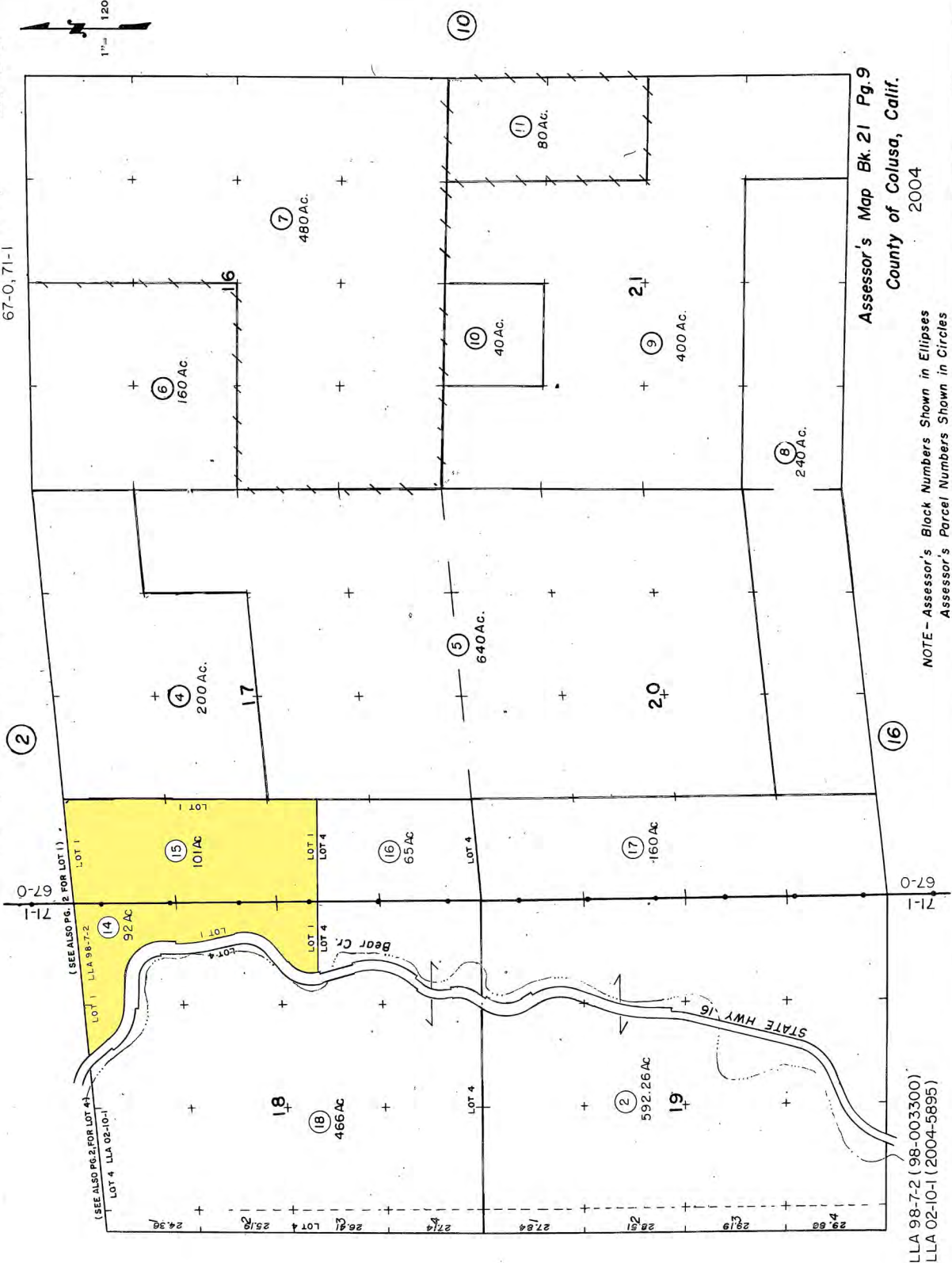
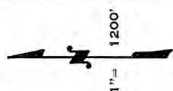
Assessor's Map Bk 21 Pg.2
County of Colusa, Calif.
2004
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

LLA 02-10-1 (2004-5895)
LLA 98-7-2 (98-003300)

T. 13 N, R. 4 W, M.D.B. & M.

21-09

Tax Area Code
67-0, 71-1



PARCEL MAP

Assessor's Map Bk. 21 Pg. 9
County of Colusa, Calif.
2004

NOTE - Assessor's Black Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles