

PROPERTY HIGHLIGHTS

- 1105.48 net acres of crop land with full service irrigation delivery system
- 6260 ac-ft Bureau Exchange Contract Water Right
- 3-wells, two with pumping plants, one capped
- 1- return pump variable speed up to 6000 gpm
- 1037 acre rice base w/tenant - cash lease
- 15 2-man duck blinds
- Shorebird Conservation Program - Cash lease
- Drainage Agreement with RD 1004

LOCATION OVERVIEW



FOR SALE

3936 River Road Colusa, CA 95932

Lewis Ranch



CORFAC International

OLEN ZIRKLE, ALC

BRE# 01190000

Tel: 916.960.5703

ozirkle@tricommercial.com

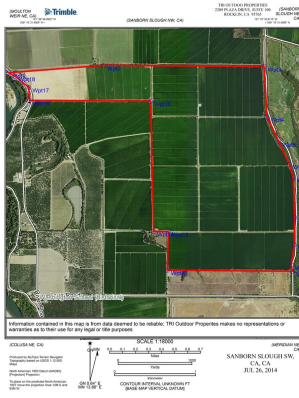
MIKE KUPPENBENDER, SIOR, CCIM, ALC

BRE# 00811112

Tel: 916.960.5709

mkupp@tricommercial.com

3936 River Road, Colusa, CA 95932



PROPERTY SUMMARY

Sale Price: \$24,000,000

Lot Size: 1186.65 Acres

APN #: 015-030-023; -024; -027; -038;
-039 015-040-004; -005; -006;
-011

Zoning: Agriculture

Cross Streets:

PROPERTY OVERVIEW

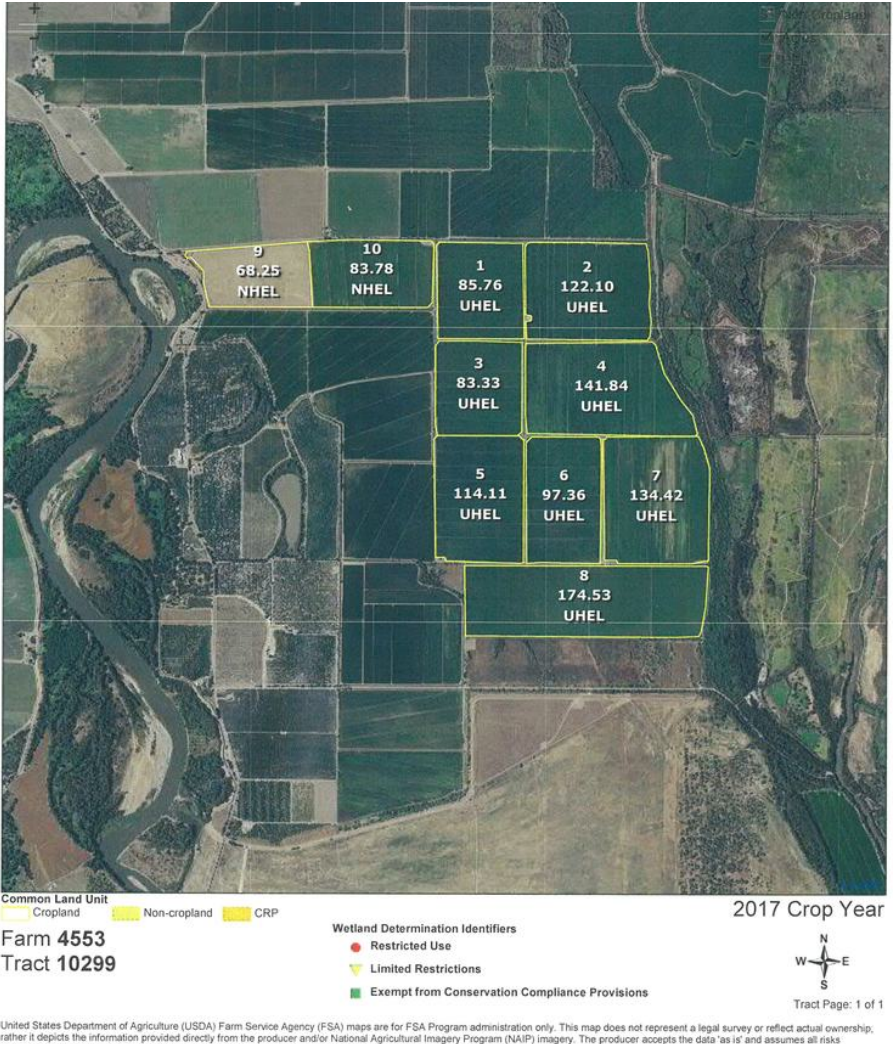
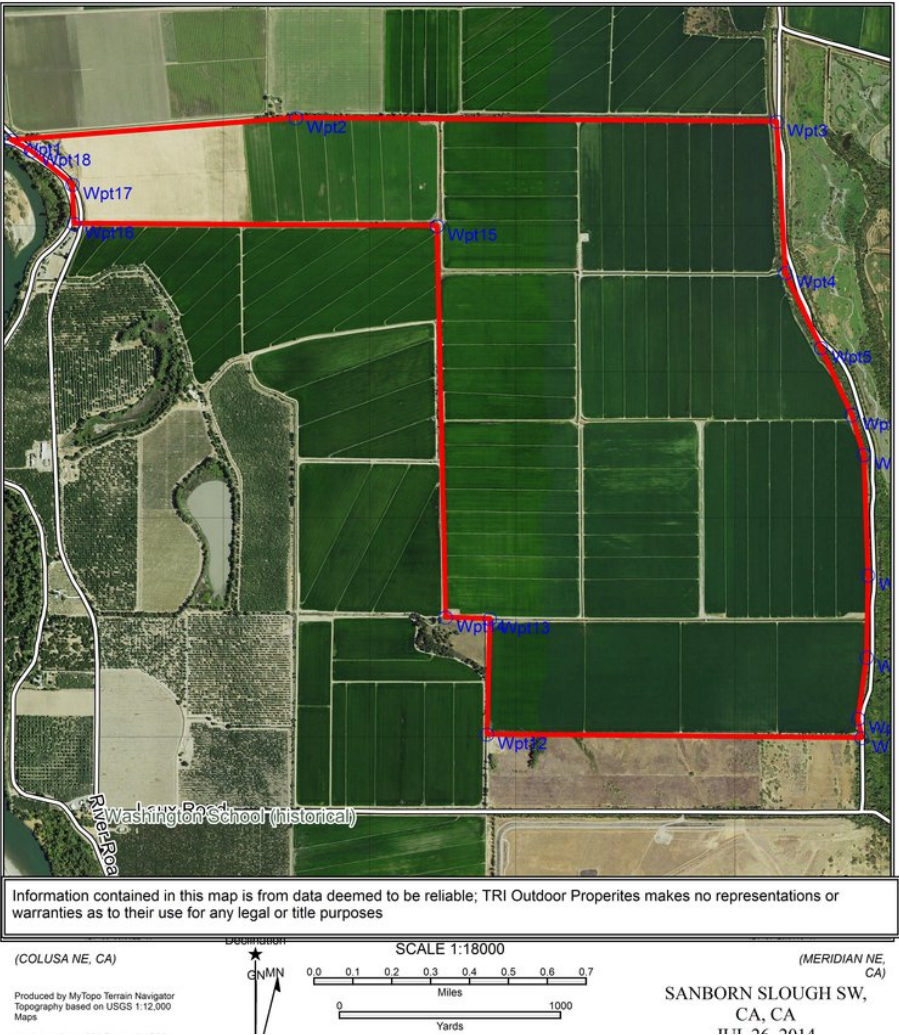
Farm Land For Sale! 1186 acres of farmland located north of the city of Colusa on the east side of the Sacramento River. It can also be accessed from Laux Road. Property comprised of predominately Class I & II Soils with some heavier Class IV Soil. Currently in rice production, it has a varied history of other crops. Cash income from a rice lease, duck hunting leases and a shore bird conservation lease. Property has abundant water with a BOR Exchange Agreement for 6280 ac-ft of irrigation water, 2 wells delivering in excess of 4500 gpm and a variable speed tail-water return system.

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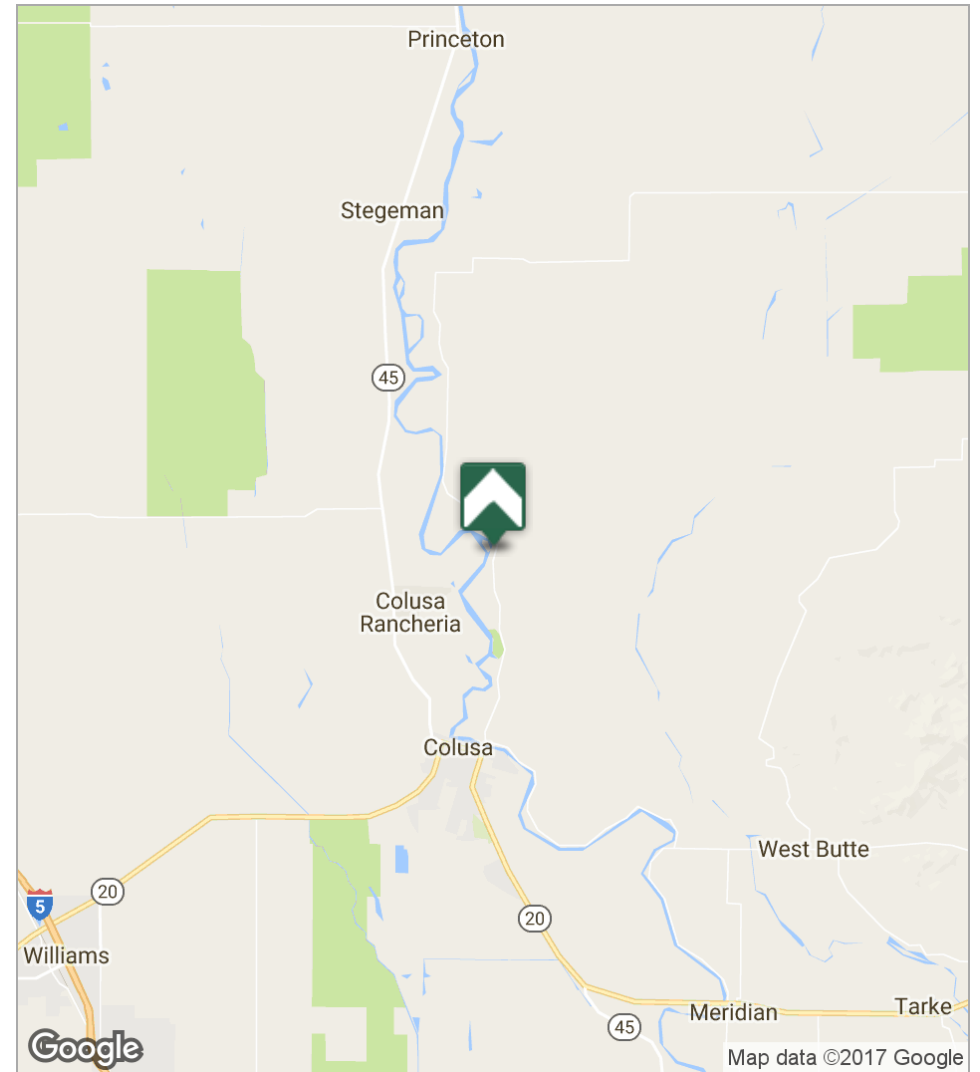
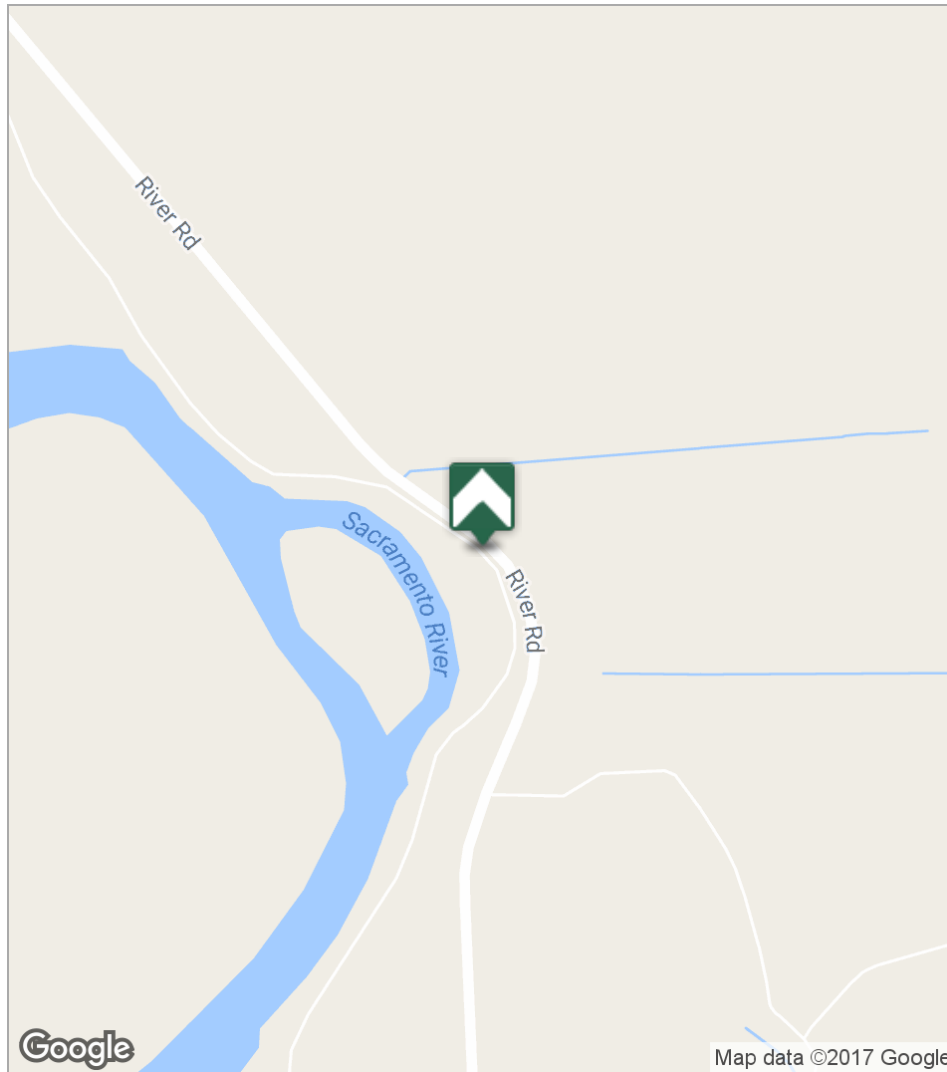
ADDITIONAL PHOTOS



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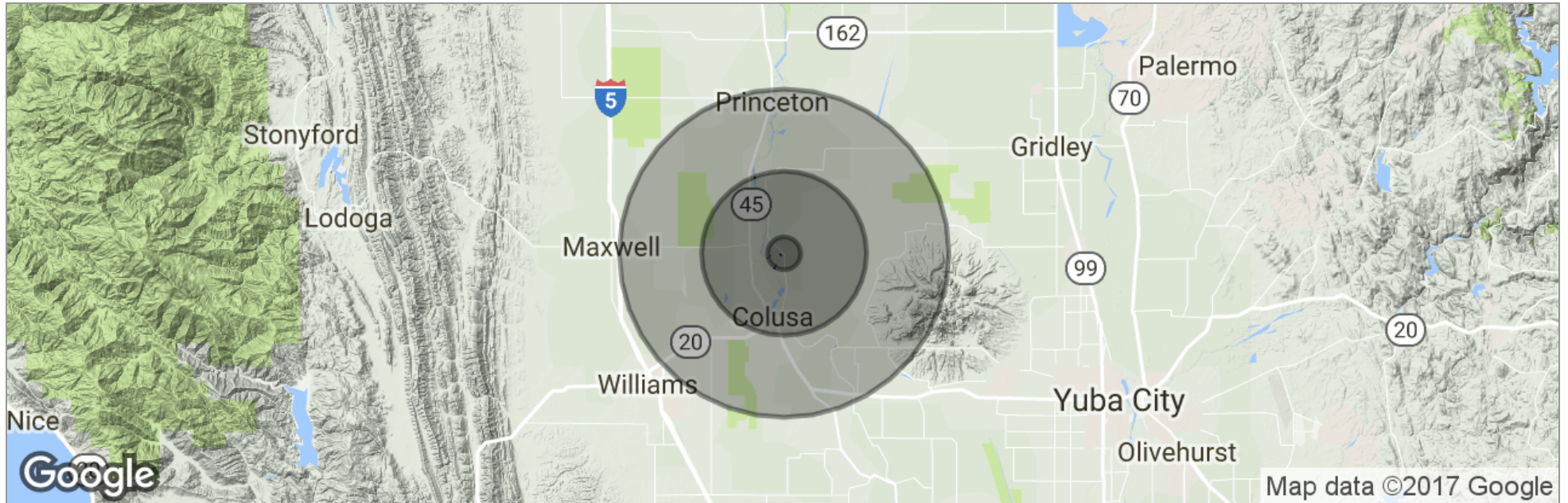
LOCATION MAPS



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DEMOGRAPHICS MAP



	1 Mile	5 Miles	10 Miles
Total Population	123	2,974	11,354
Population Density	39	38	36
Median Age	36.9	36.5	35.8
Median Age (Male)	34.5	34.5	34.1
Median Age (Female)	42.5	42.0	40.9
Total Households	51	1,188	4,195
# of Persons Per HH	2.4	2.5	2.7
Average HH Income	\$55,904	\$58,490	\$63,078
Average House Value	\$262,350	\$258,697	\$265,200

* Demographic data derived from 2010 US Census

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