

# LAND X REAL ESTATE

HUNTING|FARM|RANCH

2949 NIAGARA AVE.  
COLUSA CA, 95932  
530.848.3314



## HIGH PRAIRIE RANCH

± 216 ACRES | DISTRICT 10

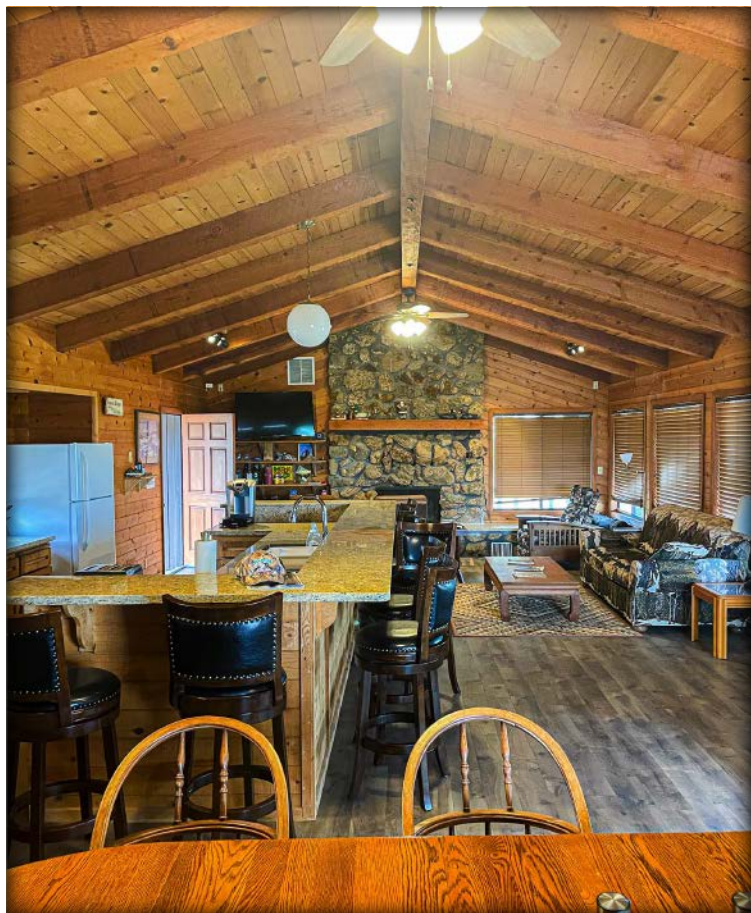
High Prairie Ranch in the famed District 10. This +/- 216 acre club shoots very well and has not seen much pressure in the past so the ducks and geese feel comfortable using the property. The property has **excellent water rights** and will have water when most clubs won't in bad years. High Prairie has a beautiful **4 bedroom, 4 bathroom clubhouse** with a wrap-around porch to take in all of the beauty the ranch has to offer.

The High Prairie has a historic past and is **one of the best-known clubs in all of District 10**. The hunting grounds of the ranch are well-kept which makes this special club "turn-key". If you are looking for a great family club or have a group that has talked about finally have "our own place" this could be it.

— \$2,300,000 —

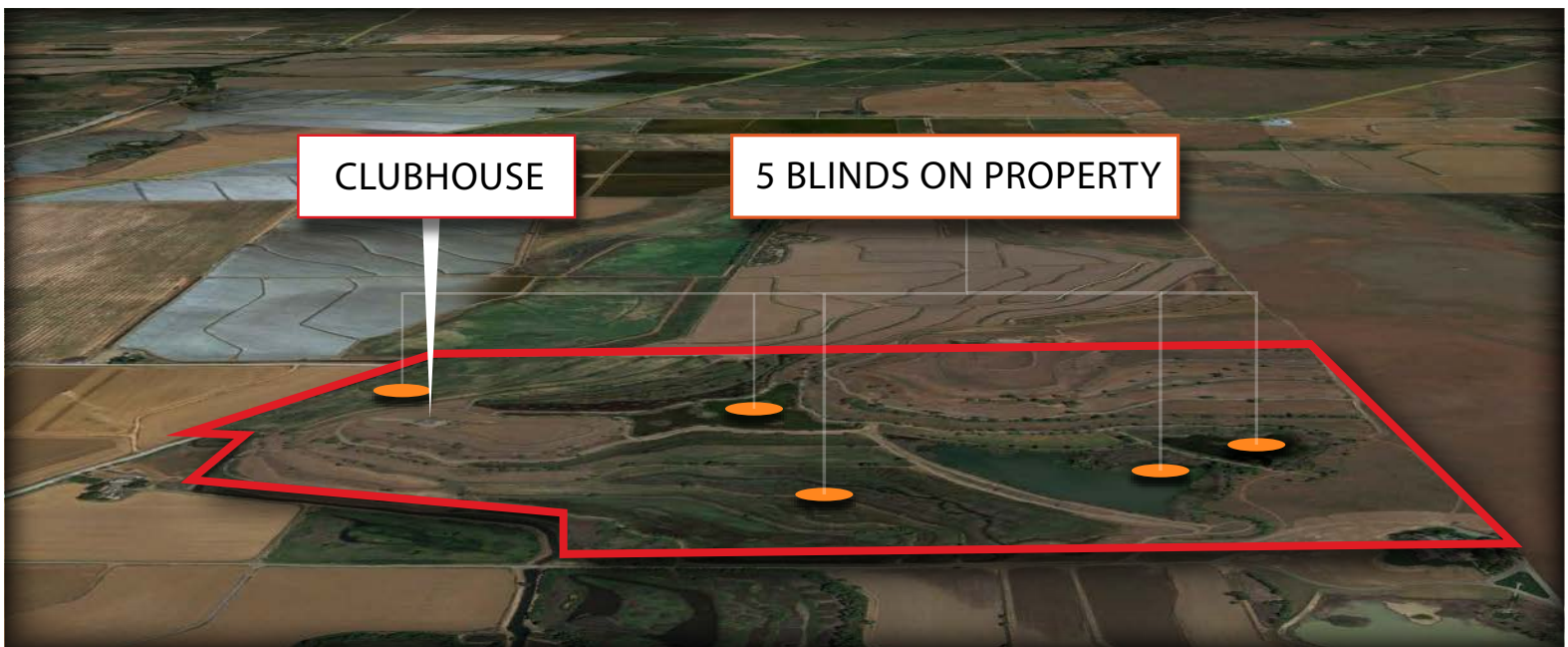
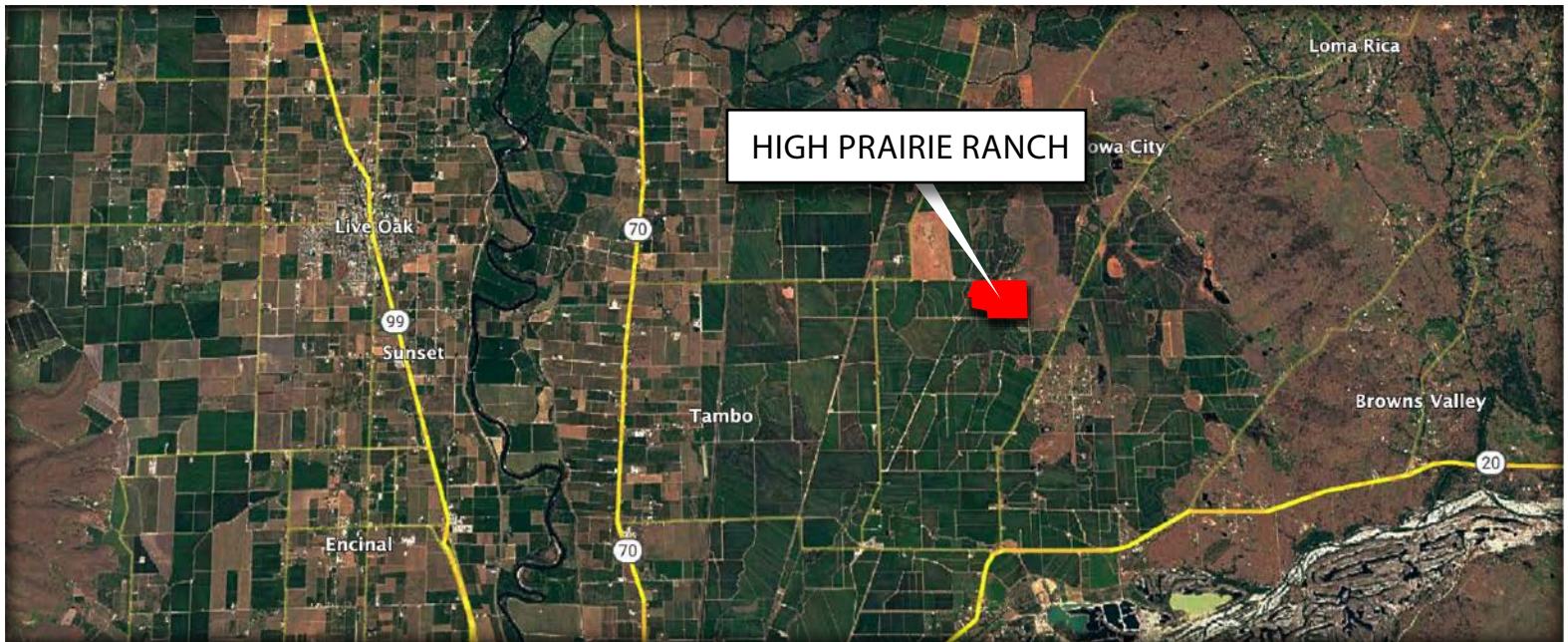








## HIGH PRAIRIE RANCH | LOCATION



**MOST EXCITING 100% OWNERSHIP & EQUITY MEMBERSHIPS AVAILABLE IN THE STATE!**

**BRAD HULBERT**

OWNER / BROKER

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**CHARTER REALTY**



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