

Grimes Headquarters

CHARTER REALTY

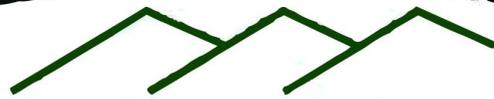
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(530) 666-7000

12.08+/- Acres
Multiple Homes & Shops
Grimes, CA



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Property Information

Location:	From Highway 45 in Grimes, CA go south for 1.5 miles and turn left. Please DO NOT TRESSPASS!!! Shown By Appointment Only!
APN#:	Colusa County APN#'s: 019-120-015 & 019-120-017
Homes:	<p>There are 3 homes on the property. They are all in good condition.</p> <p>Home 1: Primary Residence, 3 bedroom 2 bathroom 2,461sqft with a pool and 4 car garage</p> <p>Home 2: Used as an office, 2 bedroom 1 bathroom 900sqft with a 2 car garage</p> <p>Home 3: Used for storage, 3 bedroom 2 bathroom 1,090sqft</p>
Shops:	<p>There are 2 barns and 2 shop & 1 Equipment Storage Lien Tu on the property.</p> <p>Barn#1: 4,992 Sqft Equipment Storage Barn with a Metal Roof</p> <p>Barn#2: 9,024 Sqft Livestock Barn with wood siding, large doors, and a high ceilings</p> <p>Shop#1: 5,600 Sqft Metal roof and cement floors. Older, but very much useable shop</p> <p>Shop#2: 2,550 Sqft Newer Metal Frame Shop With Rollup Doors & Cement Floor</p> <p>Lien Tu: 1,650 Sqft Attached to the 2,550 Sqft Shop, Newer with Metal Roof</p>
Orchard:	There is small walnut orchard that is irrigated with water from a neighbor's well. The orchard is less than 1 acre and could be irrigated using this property's domestic well with some minor modifications.
Water & Sewer:	<p>The homes & shops have water via a domestic well that services the entire compound. The well is in good shape and has provided reliable water.</p> <p>Each of the homes has a separate septic system. All 3 systems are in working condition.</p>
Recreational:	The compound is located along the Sacramento River and highway 45. There is excellent fishing and hunting opportunities in the local area. The property has private fishing access along the Sacramento River and is a couple of miles from a boat launch.

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Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will be a little over 1% of the purchase price at the close of escrow.
Price:	\$1,500,000
Terms:	Cash at the close of escrow.
Comments:	Ranch Headquarters/ Family Compound located along the Sacramento River For Sale. The property is a great place to be a headquarters for a variety of businesses. It's located on a state highway in business friendly Colusa County. It also offers private fishing access, multiple homes & shops! Please call 530-666-7000 for a private showing today!

Primary Residence with Manicured Landscaping



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Newer Shop & Lien Tu



Interior Photo of Shop with Skylight



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Large 9,000+sqft Barn

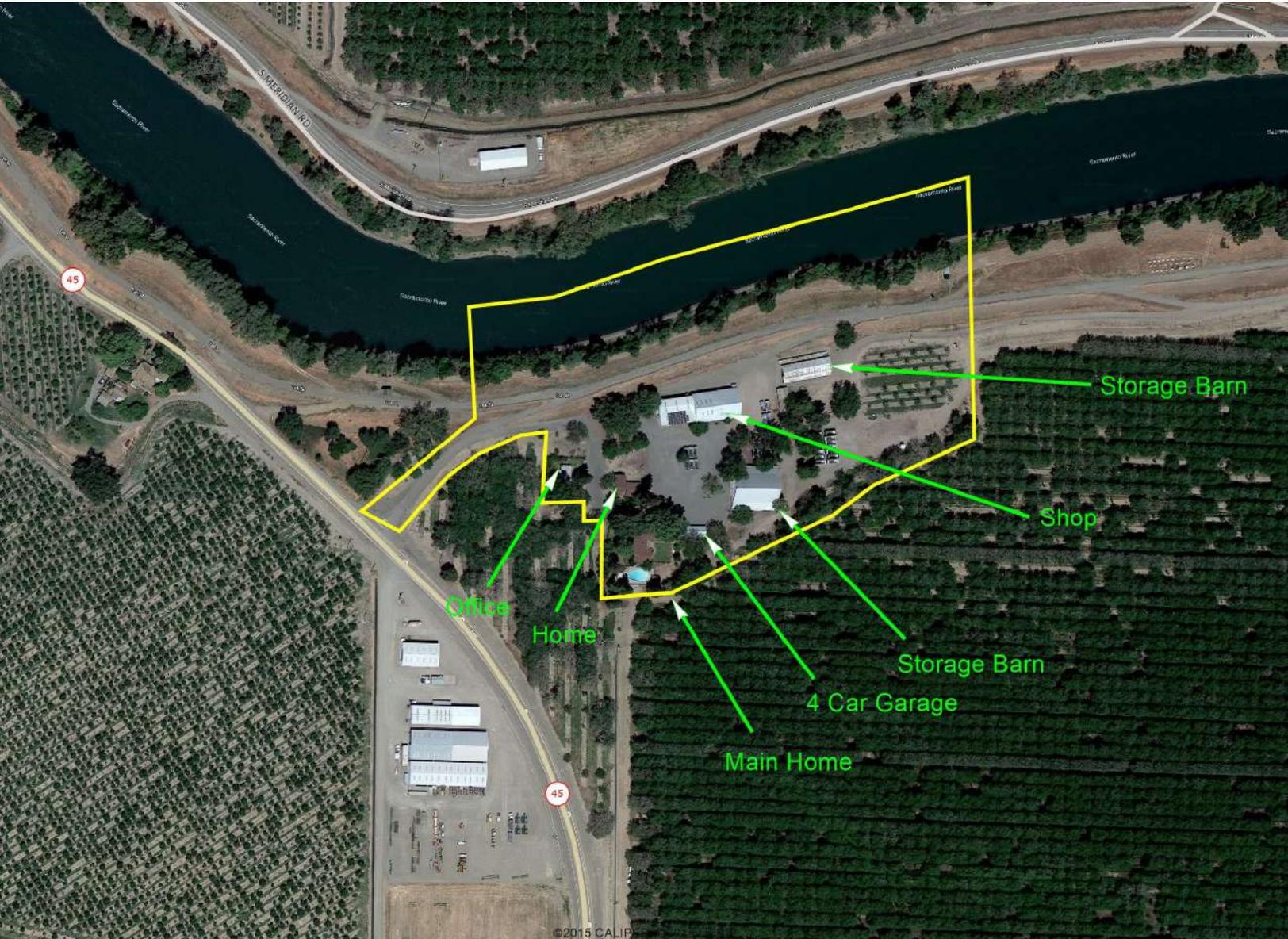
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