

**BRENNAN
JEWETT
HACKETT**

Land Management,
Brokerage and Appraisals

www.landmba.org

FOR SALE

**WILLOW CREEK
HUNTING PROPERTY
& CABIN IN
LAMBERTVILLE**



Clint Jewett
Broker
DRE License No. 01789662
(530)945-5519
clint@landmba.org

**Brennan Jewett
Hackett** Land Management,
Brokerage and Appraisals
In association w/ Peter F. Brennan, Inc.
DRE No. 01512493

Co-listed with:
Doug McGeoghegan
Broker
DRE License No. 01123554
(530)682-3161
dbmcgeoghegan@hotmail.com

PROPERTY HIGHLIGHTS

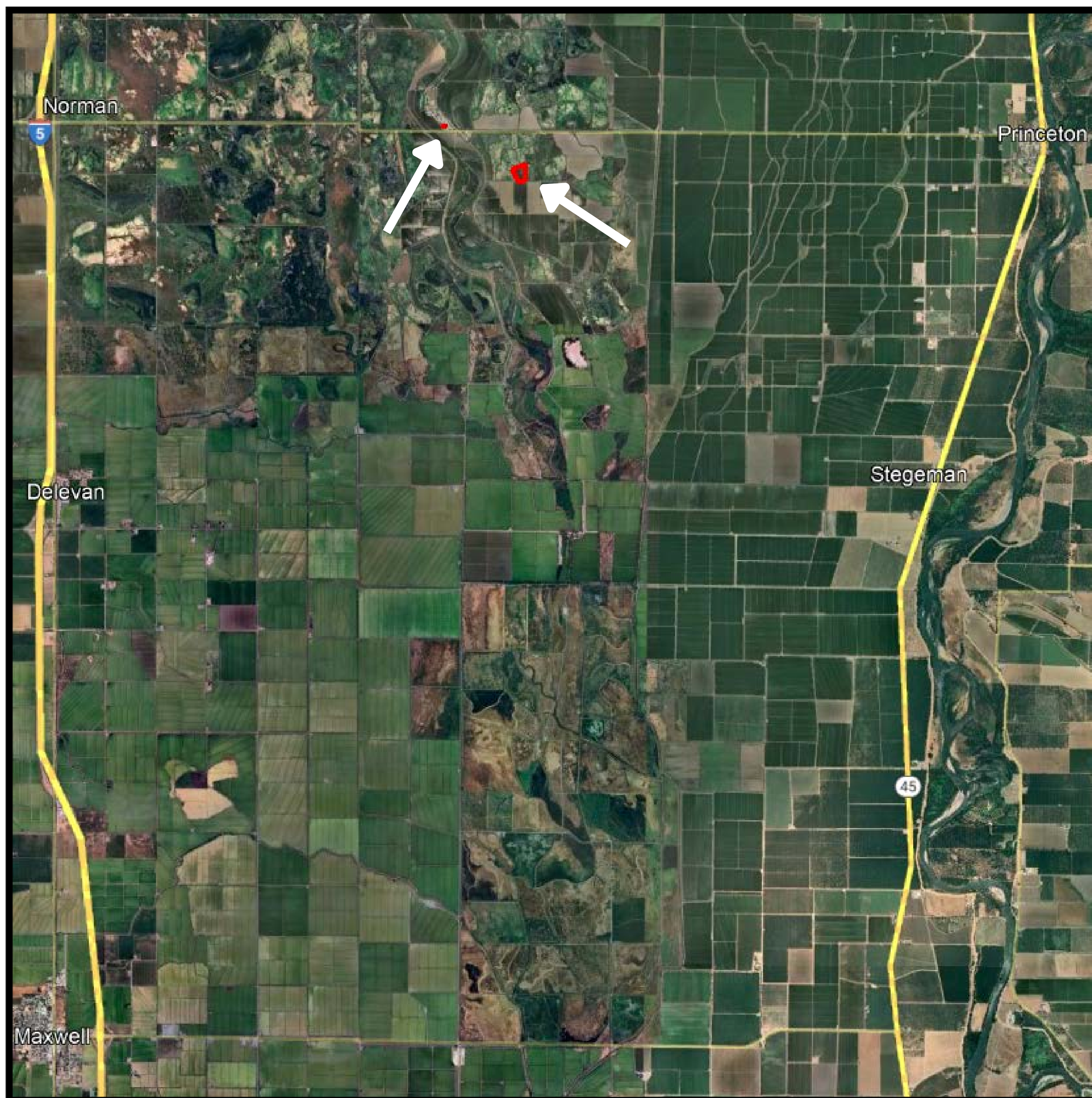
Summary	Private 9.9+/- acre waterfowl hunting property in the Willow Creek Wildlife area of Colusa County. Located just east of the Sacramento National Wildlife Refuge and surrounded by hundreds of acres of similar permanent wetland habitat, making it almost seamless. Includes two islands improved with two man blinds. This is the chance to hunt waterfowl on your own private club!
Location	1.0 mile southeast of the Four Mile Road and Norman Road intersection, 0.7 mile southeast of Lambertville, and 5 miles west of Princeton, Colusa County, California.
APN	012-070-075
Zoning	Resource Management / US Fish & Wildlife Easement
Irrigation	Willow Creek Mutual Water Company 2024/2025 Winter Water - \$108.25/acre (\$1,061±) Assessments - \$72/acre (estimated)
Cabin	The hunting cabin was recently remodeled. There are two bedrooms, a newly remodeled bath and kitchen with new appliances and fixtures. It is heated and cooled by a wall mounted “split” and has sufficient storage for all-terrain vehicles, decoys and gear. Land is owned by Willow Creek Mutual Water Company and the cabin structure is tied to the hunting property as a shareholder in the Water Company. 2025 Annual Assessment was \$686 (Assessment #850-003-053-000).
Price	\$245,000

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PROPERTY LOCATION



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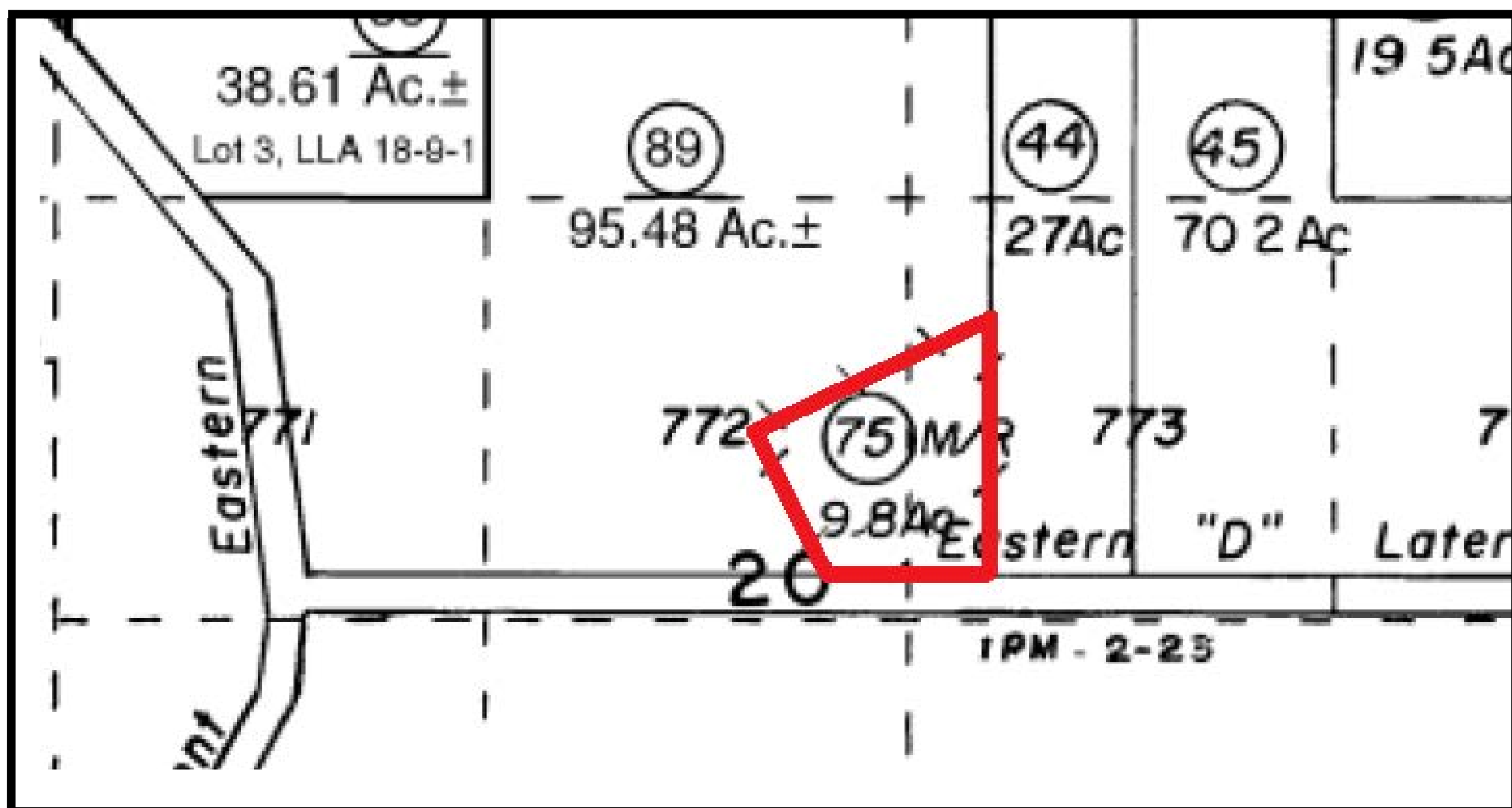
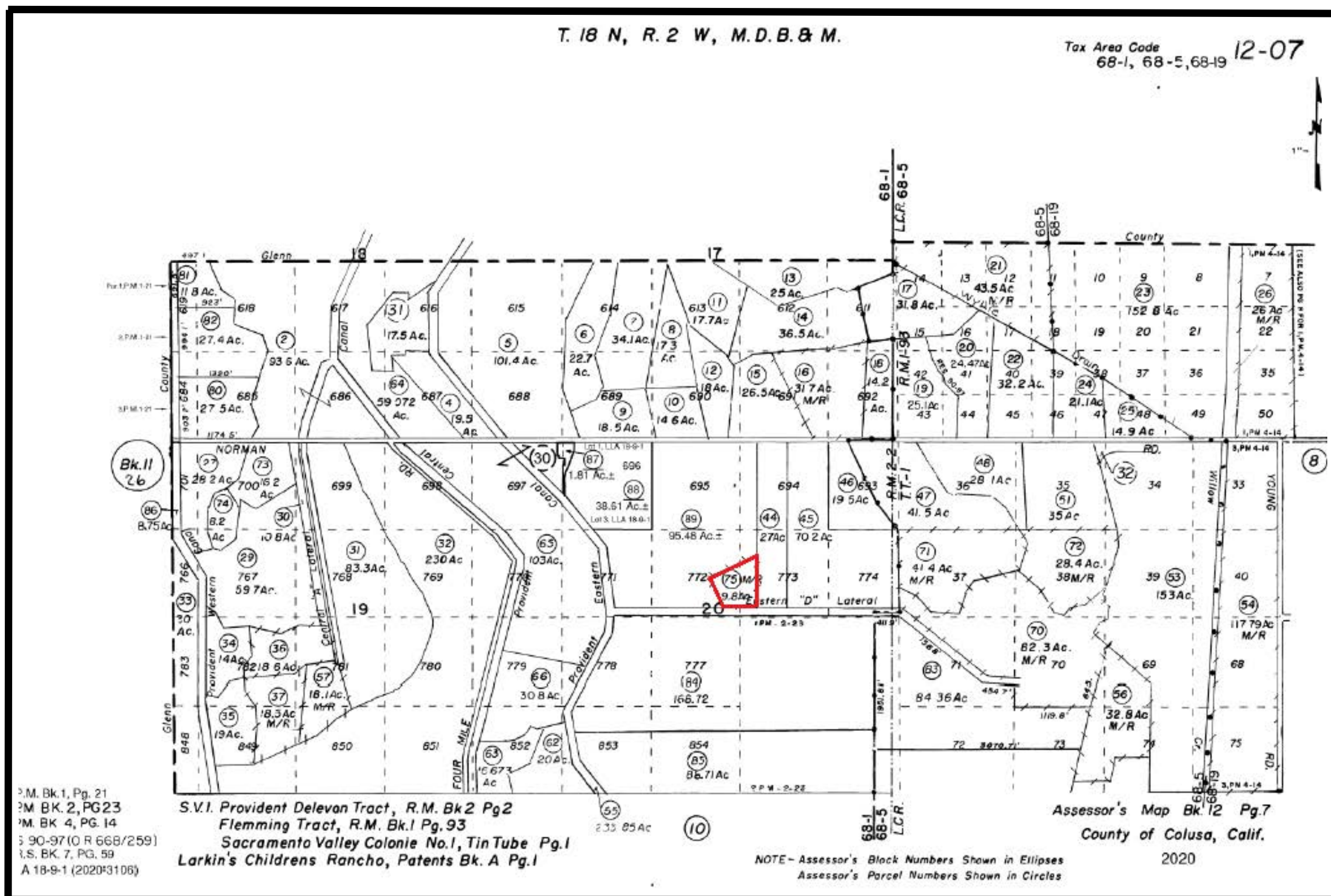
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PROPERTY MAP



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ACCESSOR PARCEL MAP



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PROPERTY PHOTOS



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