

Williams Farms
0000 Hahn Road
Arbuckle, CA 95912

\$29,310,500
945± Acres
Colusa County



Williams Farms
Arbuckle, CA / Colusa County

SUMMARY

Address

0000 Hahn Road

City, State Zip

Arbuckle, CA 95912

County

Colusa County

Type

Farms

Latitude / Longitude

39.05 / -122.06

Acreage

945

Price

\$29,310,500

Property Website

<https://www.landleader.com/property/williams-farms-colusa-california/55244>



PROPERTY DESCRIPTION

Investment Opportunity

A holding like no other is being placed on the market for the first time since the family was handed the homesteading paper signed by Abraham Lincoln. Now encompassing 945 acres covered in young almond trees. Farming is a skill that comes from experience. You can read books, or take a class, but to really understand the land, the dirt and crop, you have to be "hands on" The Williams family has all that and more, with 170 years farming the same land, they have it down to an art. You won't find a cleaner and well laid out farm as you will see here. Pride of ownership is at its highest standard, and it shows in every aspect over the property. A focal point for the ranch is a 8,775sf redwood and cedar barn. This ranch is all about trees, covering 899 acres, irrigated by drip from 6 wells tied together with underground mainline. Plus, additional water from Colusa County Water District. The ranch is in two sections, with the North block consisting of 718.5 acres. The second block has 227 acres, located ½ mile south on a paved county road. There are 6 varieties of almonds, planted from 2017 to 2023. It will take a few million to buy this gem, as this is a one in a million ranch.

Property Highlights:

- Located seven miles south of Williams and 2.5 miles north of Arbuckle.
- Direct access off Hahn Rd. The Ranch is located ½ mile east of Interstate 5 on the right.
- The main entry is just a few hundred yards further down Hahn Rd. The lane is graced with old growth black oaks.
- The barn is at the end of the lane, with a large open space between for equipment, loading and farming operations.
- The barn 8775sf and was constructed over 80 years ago, beautiful old growth redwood timbers and cedar siding with wood mangers on both sides.
- It now has a concrete floor and power, used for equipment storage.
- All interior main roads are gravel, well maintained roads.
- Several seasonal creeks run through ranch.

TREES: 899 +/- Acres planted

- Planted on 24 x 15 spacing and irrigated with a dual manifold double line buried drip system installed at an 8" depth.
- Root stock planted 2017-2018 trees Krymsk 86
- Root stock planted 2023 trees SG1

VARIETIES in % ACRES

<u>Variety</u>	<u>Acres</u>	<u>% Acres</u>
Nonpareil	449.4	50%
Monterey	57.3	6%
Winters	180.8	20%
Carmel OS	129	14%
Kester	44	5%
Independence	38.4	4%

IRRIGATION: See well and mainline maps

Chemical and fertilization tanks are located at every well site.

All wells have meters, but reporting is not required at this time.



Well #1 Diesel Powered Turbine Ag Pump producing +/-2500 gpm

Well #2 Diesel Powered Turbine Ag Pump producing +/-2500 gpm

Well #3 Diesel Powered Turbine Ag Pump producing +/-2500 gpm

Well #4 Diesel Powered Turbine Ag Pump producing +/-2500 gpm

Well #5 200 HP Electric powered Turbine producing +/- 2500 gpm

Well #6 200 HP Electric powered Turbine producing +/- 2500 gpm

NORTH BLOCK - Hahn Rd. 718.5 Acres

- Wells #1-5 are located on this section. Water conveyed through 10" and 12" underground mainline.

SOUTH BLOCK – Bailey Rd. 227.33 Acres

Water is distributed by 10" underground mainline.

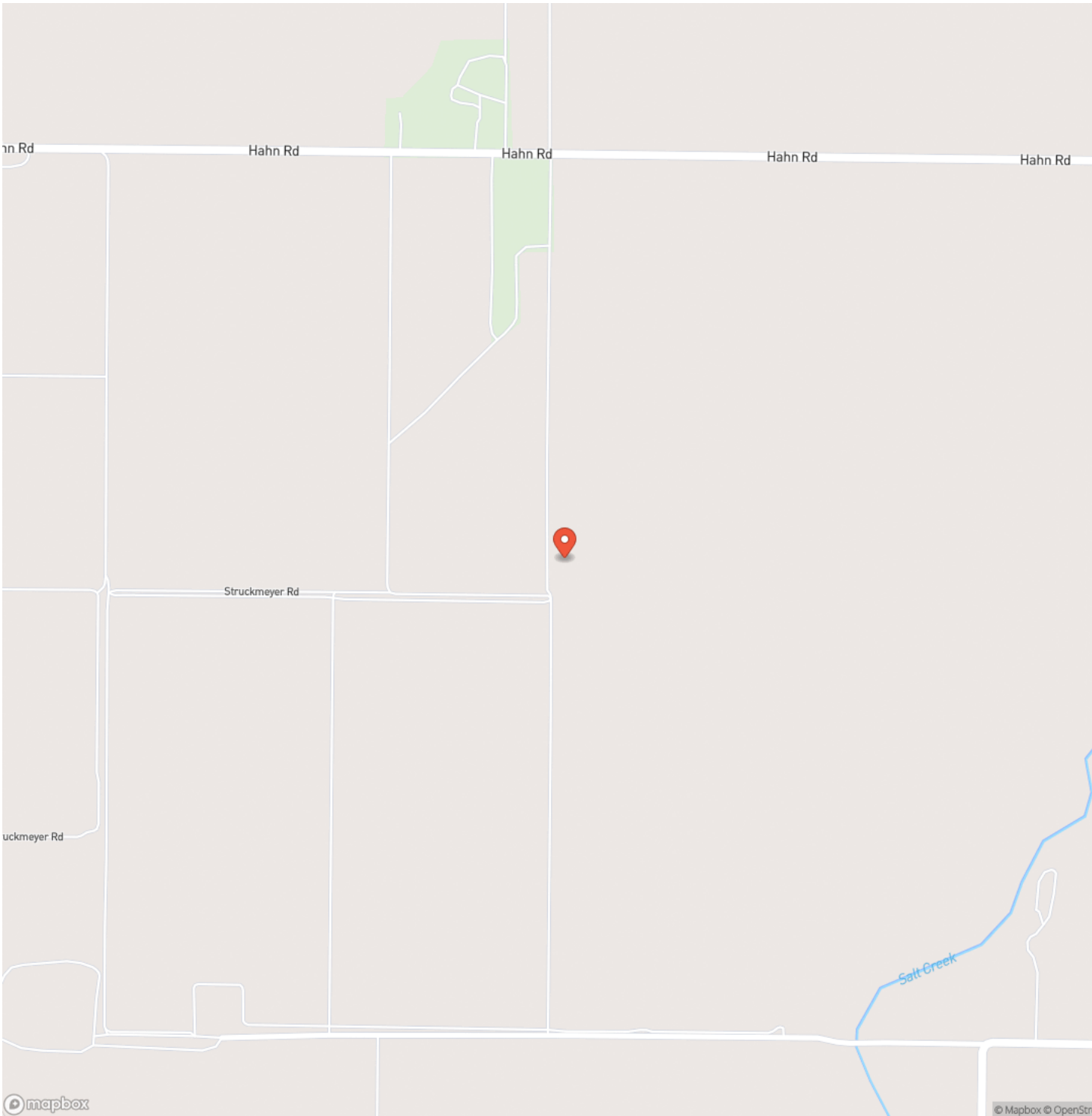
IN ADDITION

- Colusa County Water District Secondary Water Right. A 100% allocation is 1.6 AC FT/Acre. Allocations vary by water year.
- Arbuckle Public Utility District's Wastewater Treatment Plant (located within the parcel) will be undergoing a major upgrade to a Tertiary System and will provide a third source of water when complete.
- American Tower has 2 cell tower easements. They do not generate income, in the event the tower is no longer in service, the easement requires the tower owner to return the land to its natural state.
- Salt Creek and Sand Creek are two seasonal creeks that run through the property. As a landowner, you can remove 1,000 yards of gravel yearly without permits for your own use, this is ideal for maintaining roads.





Locator Map

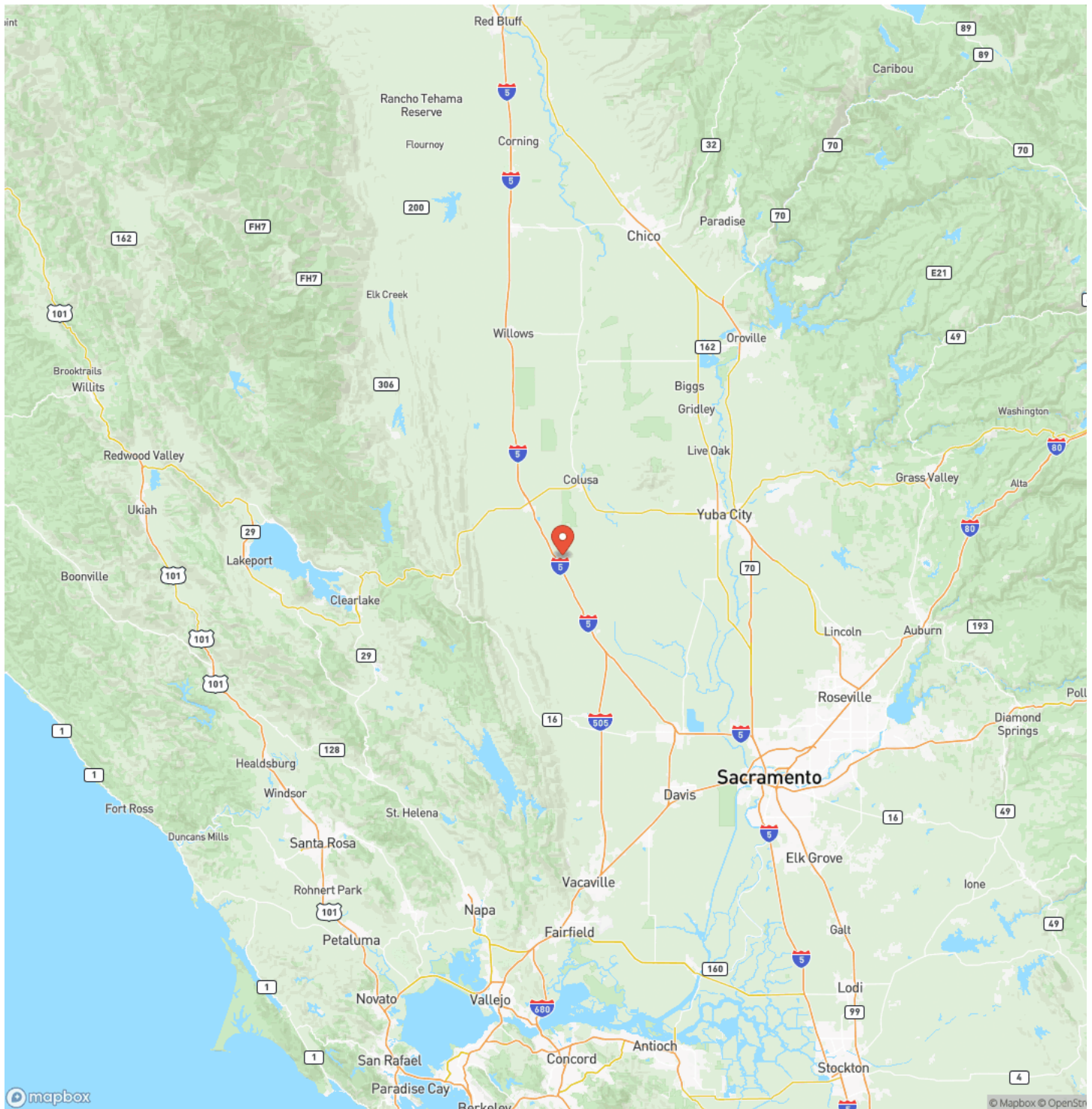


MORE INFO ONLINE:

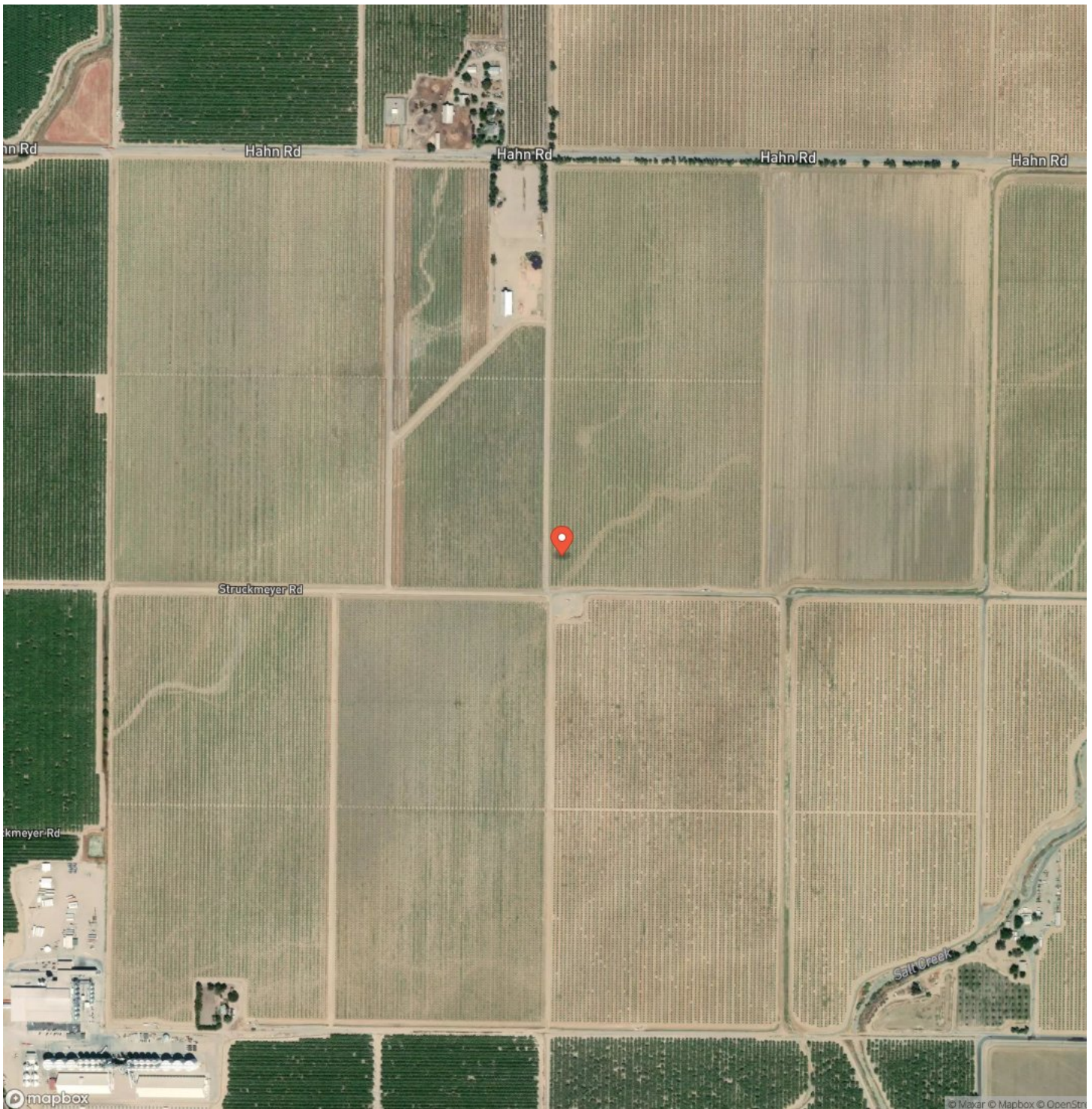
californiaoutdoorproperties.com



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Donna Utterback

Mobile

(530) 336-6869

Email

fallriverproperties@frontiernet.net

Address

43603 HWY 299

City / State / Zip

Fall River Mills, CA 96028

NOTES

[illegible]

[illegible]

californiaoutdoorproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

