

Grand Island Ranch
1582 CA-45
Grimes, CA 95950

\$6,200,000
238.790± Acres
Colusa County



Grand Island Ranch
Grimes, CA / Colusa County

SUMMARY

Address

1582 CA-45

City, State Zip

Grimes, CA 95950

County

Colusa County

Type

Ranches, Riverfront

Latitude / Longitude

39.060003 / -121.862047

Dwelling Square Feet

4628

Bedrooms / Bathrooms

6 / 4

Acreage

238.790

Price

\$6,200,000

Property Website

<https://www.landleader.com/property/grand-island-ranch-colusa-california/65507>



MORE INFO ONLINE:

californiaoutdoorproperties.com

PROPERTY DESCRIPTION

Situated amidst walnut orchards and along the scenic Sacramento River, one hour north of Sacramento, discover the multi-faceted 238.79-acre, Grand Island Ranch in Colusa County.

As you make your way through the brick columns topped with pineapple finials, an ode to the ranch's hospitality and welcoming spirit, you are greeted by the grand entrance of the main home with a well-landscaped paved plaza. The main home is situated on a quiet two-acre corner of the property, providing a tranquil escape from the working ranch headquarters, which are located across a separate parcel. Living is easy at Grand Island Ranch. The main home boasts six bedrooms, four bathrooms across 4,628 square feet, offering ample space for family living and entertaining. Just a stone's throw away, is the pool and chic pool house. An entertainer's delight.

Grand Island Ranch's agrarian roots run deep. With fertile Class II and III soils, solar-powered 100 Hp irrigation well, and riparian rights to the Sacramento River, the property supports 180 acres of planted walnuts. Additionally, there are 10 acres of suitable land that could be cultivated for a crop other than walnuts.

Beyond the agricultural value, this property offers a great recreational lifestyle. Over a mile of Sacramento River frontage is perfect for fishing, boating, and other water activities. The surrounding countryside also provides excellent hunting opportunities for wild turkeys, deer, dove, and pheasants.

At the working ranch headquarters along the Sacramento River, there is a comfortable 2,461 square foot guest home with a pool, detached four-car garage, a 1,090 square foot three bedroom home used for storage, and a 900 square foot two bedroom home used as an office. There are two large and functional workshops with large roll-up doors, cement floors, shelving, electricity provided by solar panels on the roof, and a lift. Two historical barns remind one of the rich agricultural traditions of Colusa County.

Located in a prime location with easy access to nearby towns, parks, and wineries, this property offers the best of both worlds: a productive agricultural operation and a peaceful rural retreat. If you're seeking a unique opportunity to own a thriving walnut orchard and enjoy the beauty of the Sacramento River, Grand Island Ranch is an ideal choice.

Now offered as an entire property or in two distinct parcels to fit your needs:

1. **[Grand Island Estate:](#)**

\$1,900,000 | 2.12 ± Acres

A private retreat featuring the stunning 4,628 sq. ft. main home, pool, chic pool house, and two peaceful, landscaped acres. This is ideal for those seeking a luxurious rural residence away from the agricultural operations.

2. **[Grand Island Orchard & Headquarters:](#)**

\$4,400,000 | 236.67 ± Acres

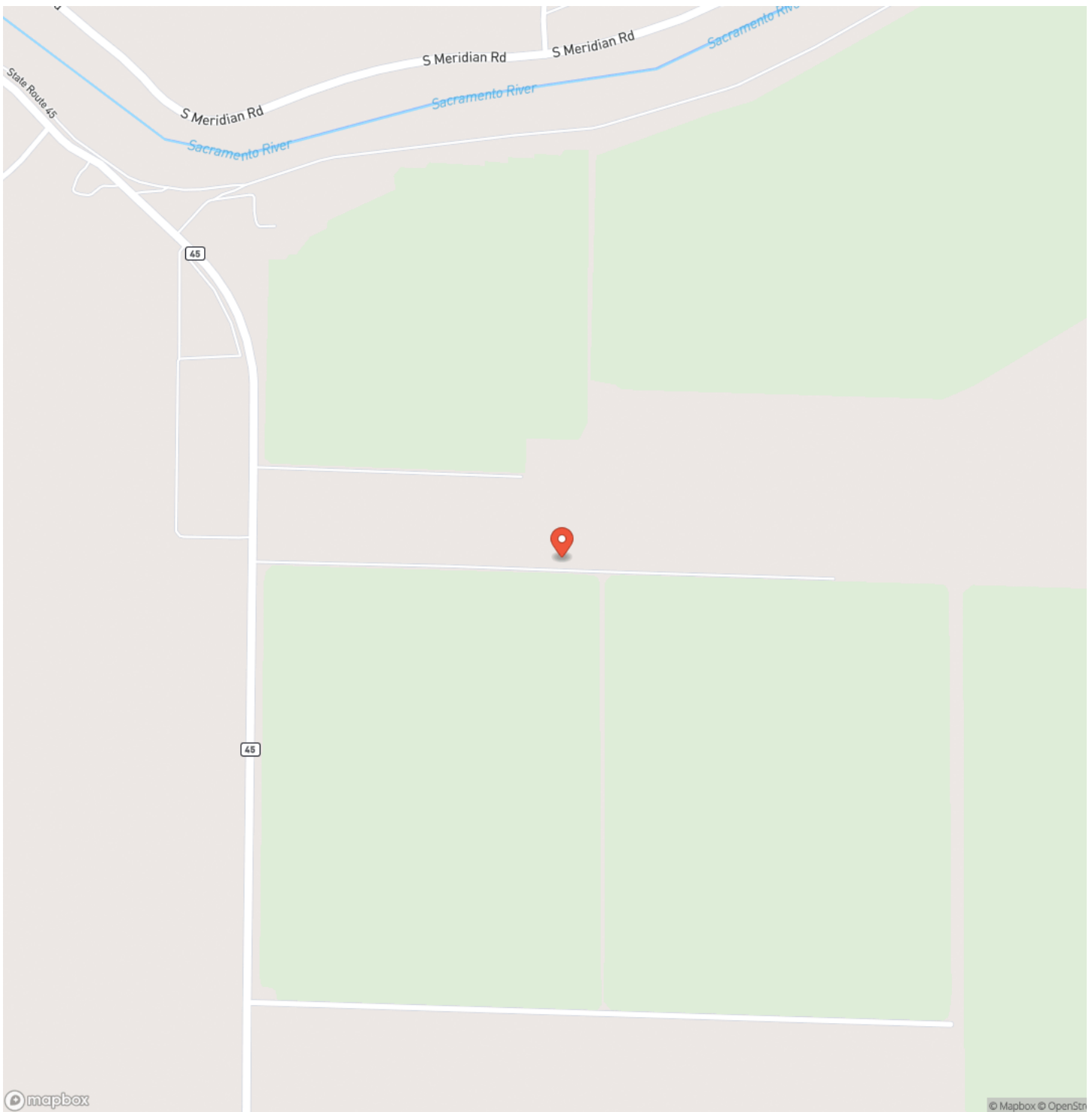
Comprising the productive walnut orchards, Sacramento River frontage, multiple residences, ranch headquarters, and extensive agricultural infrastructure. This parcel is perfect for those looking to own a thriving agricultural operation with additional recreational potential.



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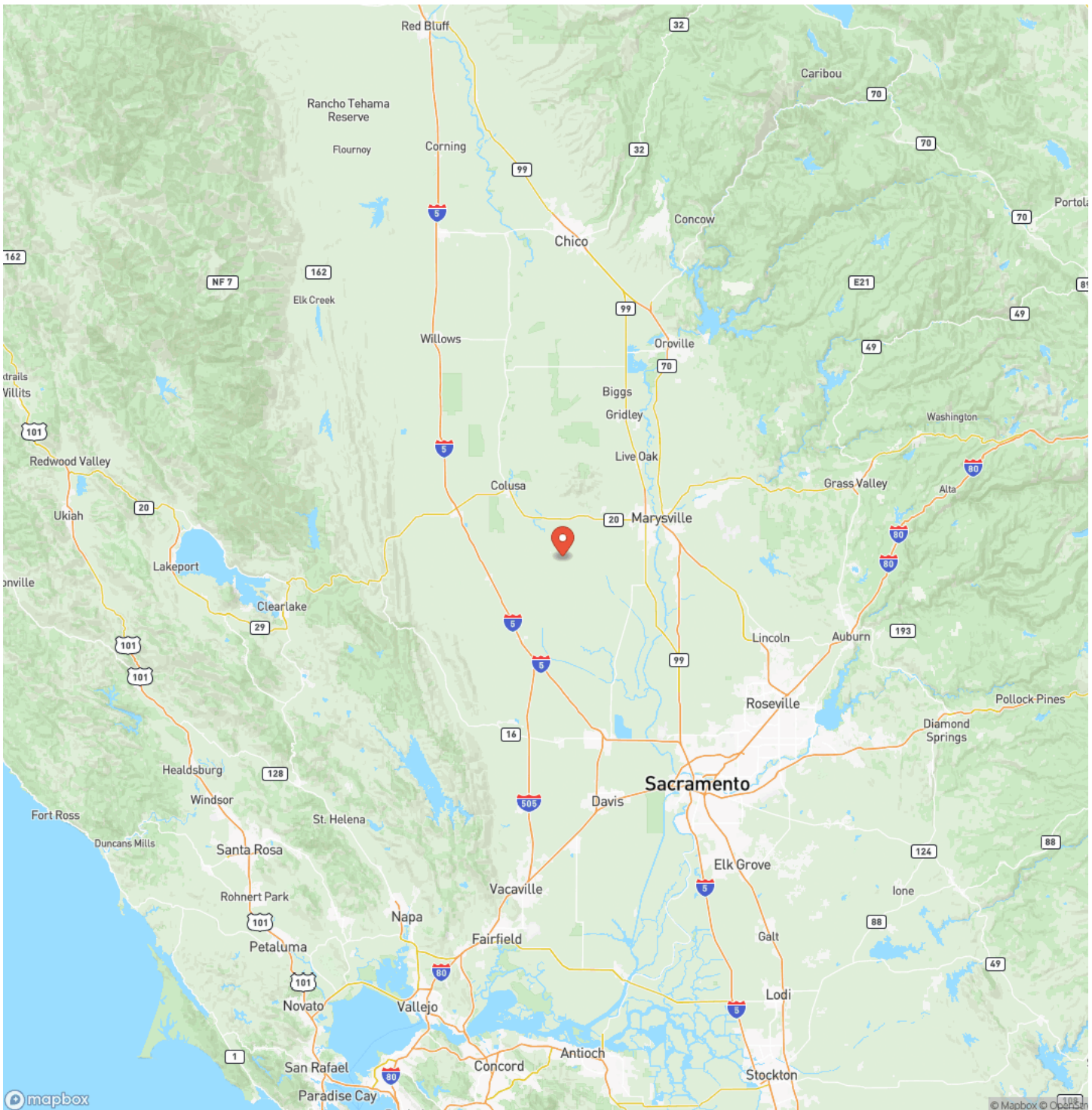


Locator Map



MORE INFO ONLINE:
californiaoutdoorproperties.com

Locator Map



Satellite Map



Grand Island Ranch
Grimes, CA / Colusa County

LISTING REPRESENTATIVE

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NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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