



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

# TURKEY TRACK RANCH

**LOCATION:** The Ranch is on the east side of the Junction of Highway 16 and Highway 20 in Colusa County approximately 18 miles west of the City of Williams. The Ranch fronts Highway 20 for 3/4 of a mile and Highway 16 for 3 miles.

**SIZE:** The Ranch consists of 2,575.50 acres with the following APN's: 18-210-023, 18-220-005, 18-220-008, 21-010-023, 21-020-01, 03, 006, 012, 21-090-014 & 15.

**ZONING:** The Ranch is zoned General Agriculture and currently is under a Williamson Act Contract. Minimum lot size in the Williamson Act is 80 acres in Colusa County.

**EASEMENT:** The entire ranch is encumbered by a Rocky Mountain Elk Foundation Conservation Easement.

**SOIL TYPE:** The Ranch is predominately Millsholm-Rocky Loam which is Class VII.

**TOPOGRAPHY:** The Ranch is fairly open with elevations ranging from 1,000 feet along Highway 16 to 2,000 at the top of some of the hills.

**WATER:** There are multiple ponds and improved springs located around the Ranch as well as seasonal streams that run in the winter and the spring.

**PRICE:** \$2,446,250 or (\$950.00 per acre) Cash to Seller.

**IMPROVEMENTS:** The Ranch has perimeter fencing and several dirt roads that provide access through the property. There is a year round gravel road which provides access to the secluded Hunting Lodge 1 1/2 miles from Highway 16 back in the middle of the Ranch. The Lodge is 630 sq. ft. consisting of a living room, kitchen, one bedroom, and a bathroom. In addition to the lodge there is a 364 sq. ft. bunkhouse with a bathroom. There are two reservoirs on the Ranch that are stocked with Bass, one is 2 acres in size and the other is 4 acres in size.

**COMMENTS:** This is a working cattle Ranch well located at the junction of Highway 16 and Highway 20 in Colusa County with excellent Pig, Deer, and Elk



## J HILL LAND COMPANY

FARMLAND AND RANCH SALES

**hunting and Bass fishing in some of the ponds. This is a very secluded weekend getaway Ranch with excellent access from Highway 16 and Highway 20.**

The above information had been supplied by the Owner or by sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

**J Hill Land Company, BRE 01399530  
2983 Clark Road, Live Oak, CA 95953 Justin Hill, Broker  
(530) 304-7889 hilljustint@gmail.com**



# J HILL LAND COMPANY

FARMLAND AND RANCH SALES



Hunting  
Lodge



North  
End  
of  
Ranch



# J HILL LAND COMPANY

FARMLAND AND RANCH SALES



Bass  
Fishing  
Pond



Bunkhouse  
and  
Deck



# J HILL LAND COMPANY

FARMLAND AND RANCH SALES



View  
from  
the  
Ridge

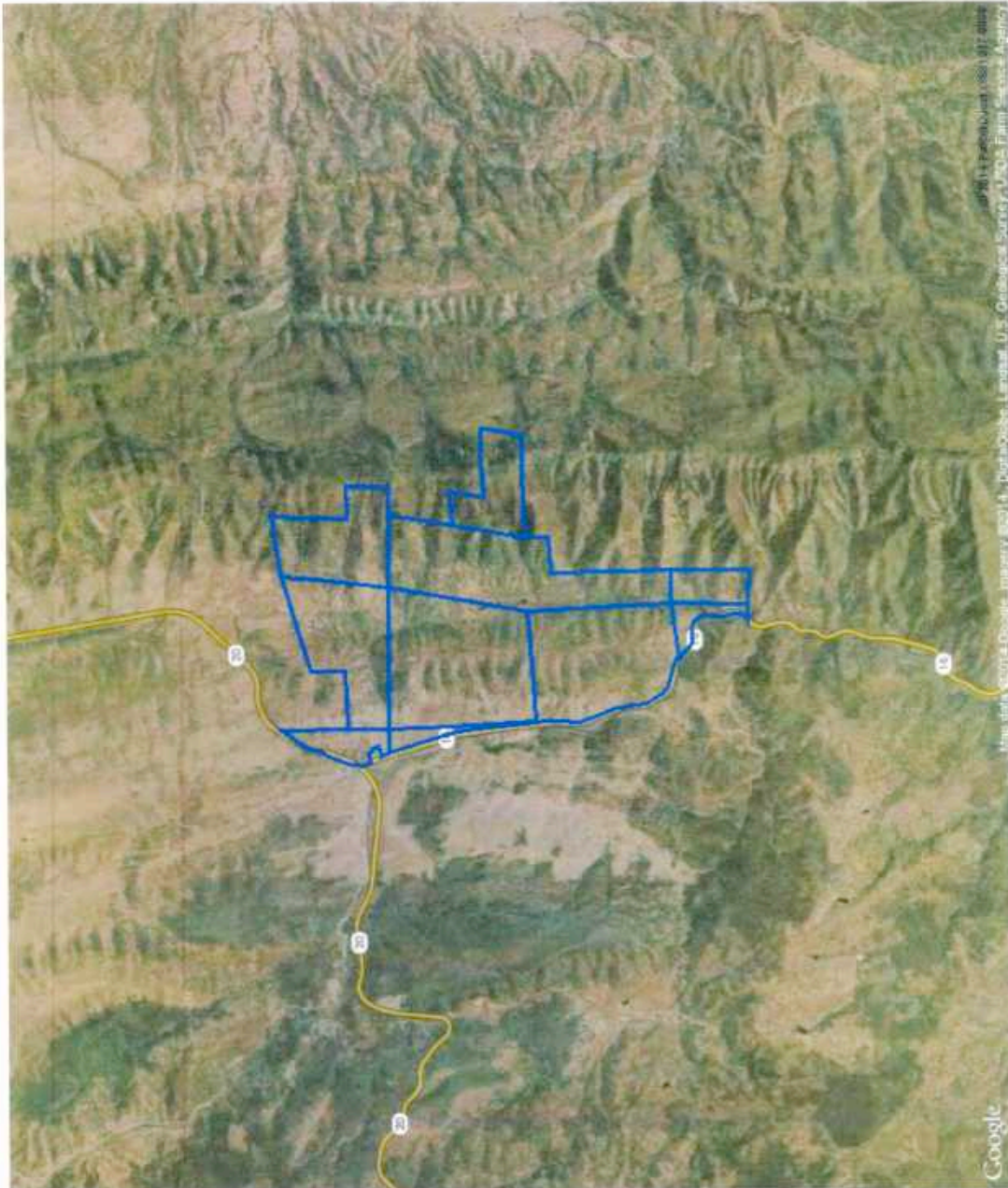


View  
looking  
East



# J HILL LAND COMPANY

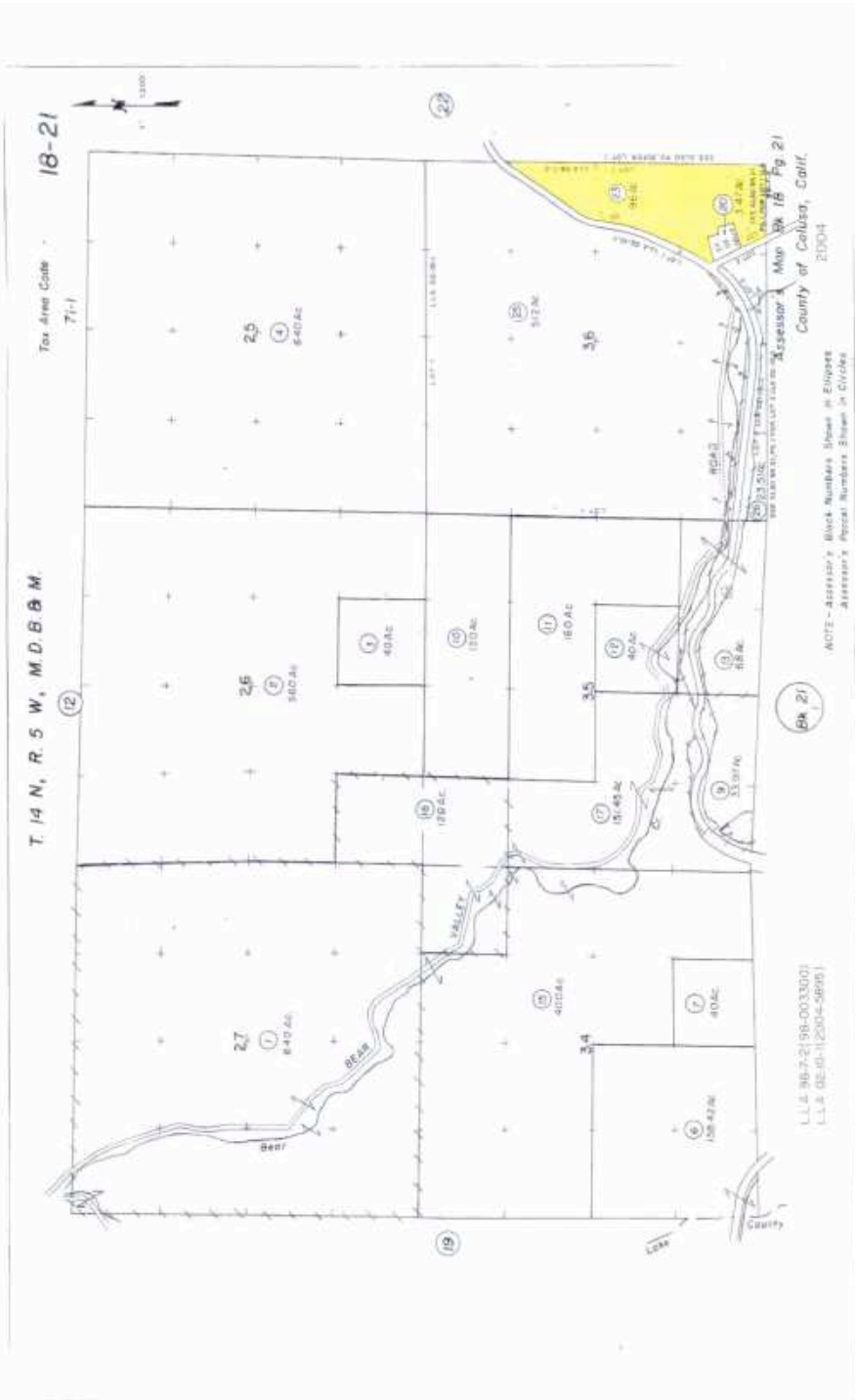
FARMLAND AND RANCH SALES





# J HILL LAND COMPANY

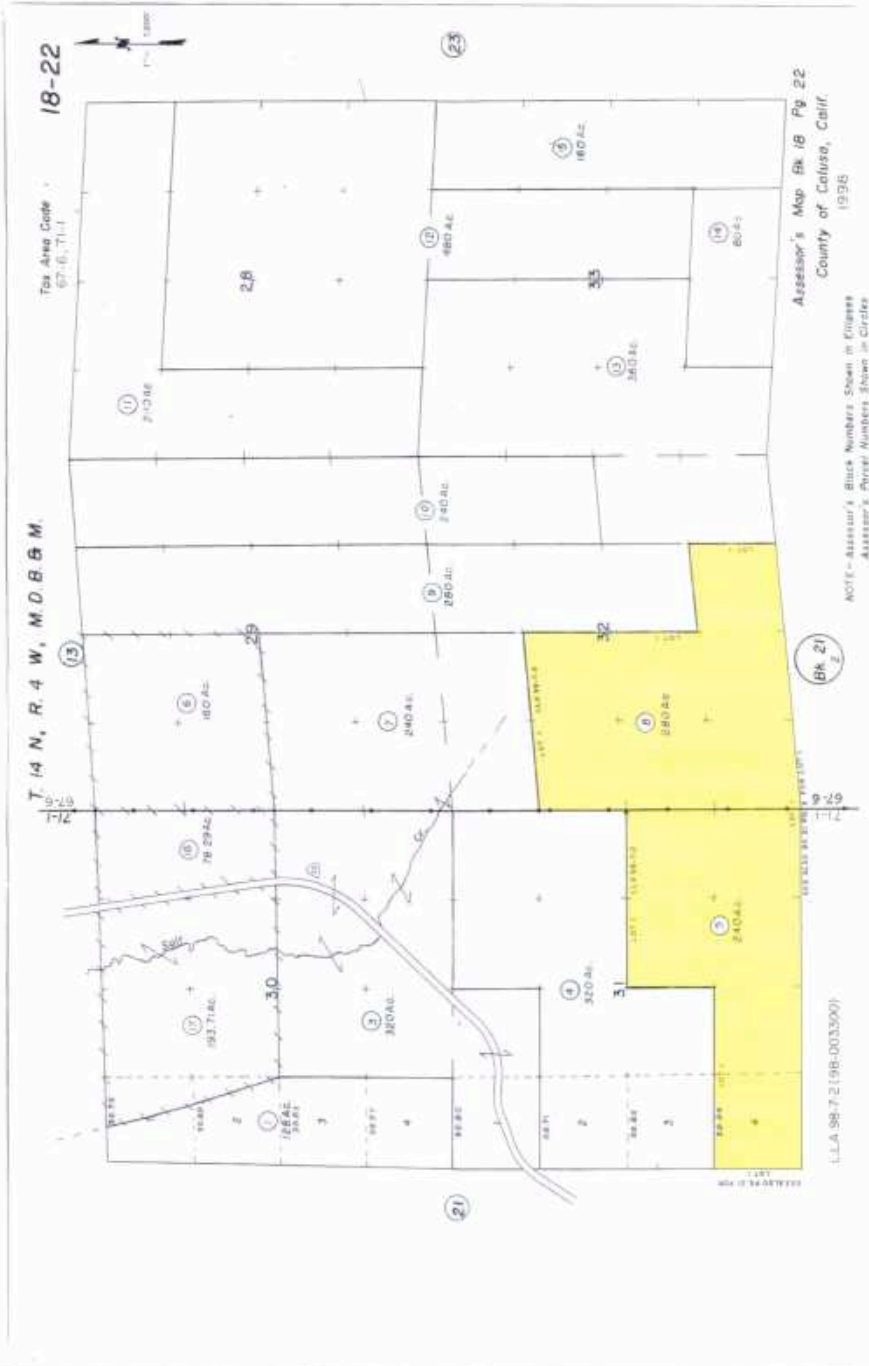
FARMLAND AND RANCH SALES





# J HILL LAND COMPANY

FARMLAND AND RANCH SALES

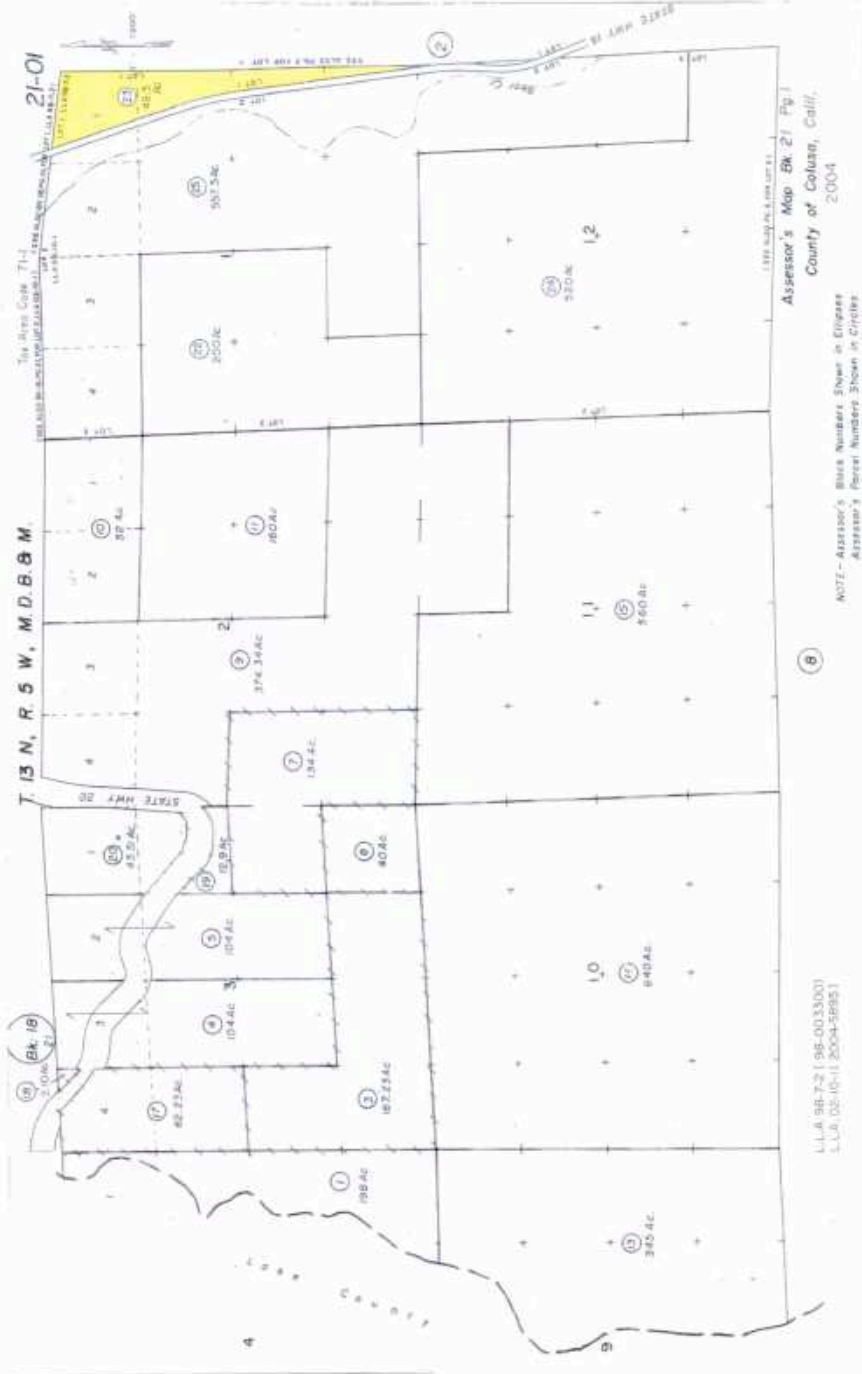






# J HILL LAND COMPANY

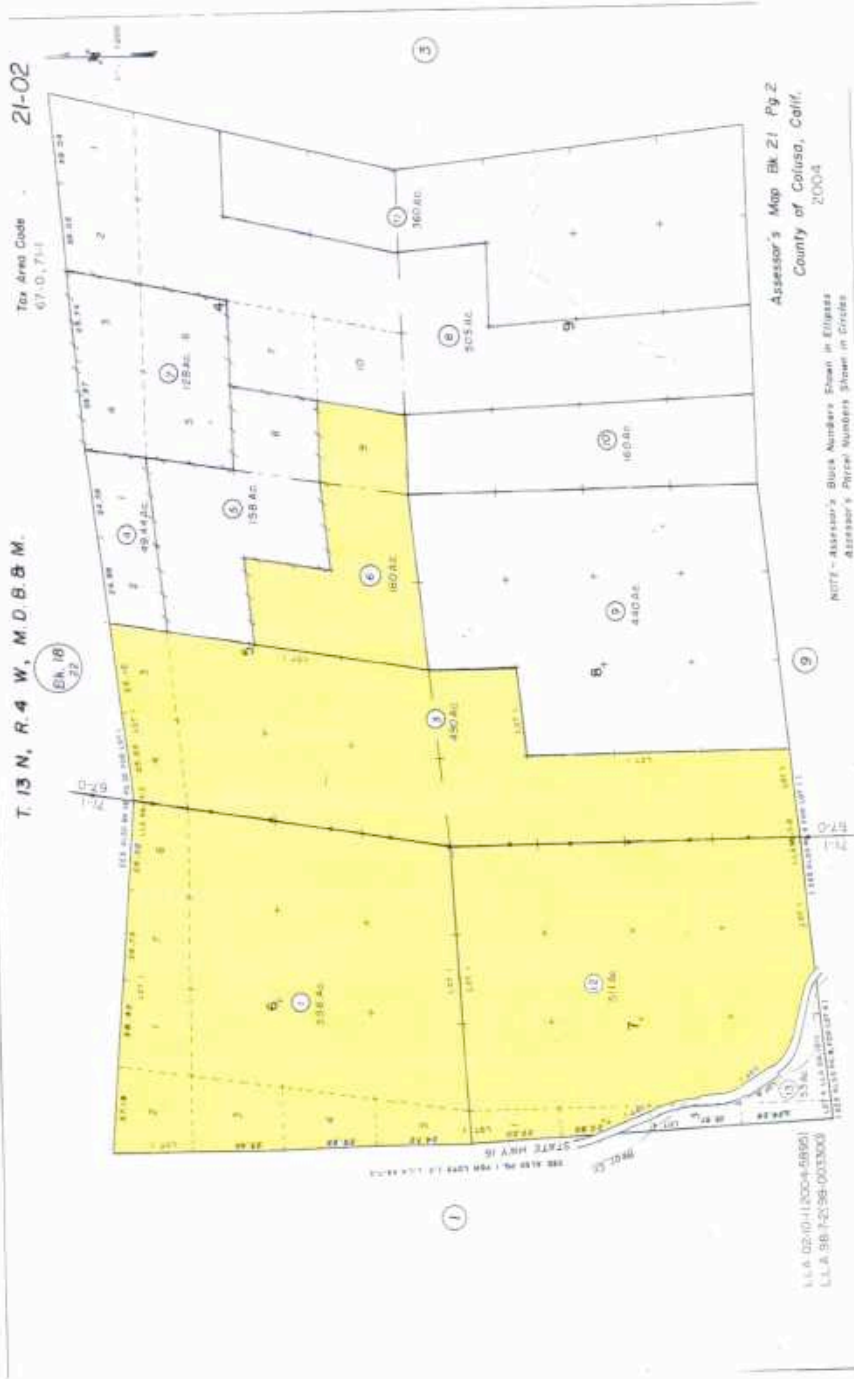
FARMLAND AND RANCH SALES





# J HILL LAND COMPANY

FARMLAND AND RANCH SALES





# J HILL LAND COMPANY

FARMLAND AND RANCH SALES

