

**Brennan,
Jewett,
Hackett**

Land Management,
Brokerage and Appraisals

www.landmba.org

FOR SALE

MENDOCINO VIEW FARMS

Wilson Bend Road / Colusa County

81± ACRES

AGRICULTURAL
RESEARCH FACILITY

Property Highlights

LOCATION

Located along the west side of the Sacramento River at the northwest corner of Wilson Bend Road and Fruchtenicht Road, approximately five miles southeast of Grimes, Colusa County, California.

SIZE

81.25± Acres

APN(s)

022-130-063 (41.37± ac),
022-130-064 (19.88± ac) & 022-130-065 (20± ac)

ZONING

Exclusive Agricultural (AG) Zoning
40 Acre Minimum Parcel Size

WATER

One agricultural well; property is also located within the service area of Reclamation District No. 108 (RD 108).

PRICE

\$1,795,000

PROPERTY IMPROVEMENTS

Improved as an agricultural research and testing site with a 2,400 SF shop, insulated cold-storage rooms, an office trailer, covered storage, and ten fully-plumbed greenhouses

ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

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1059 Court Street, Suite 120
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*In Association w/ Peter F. Brennan Inc.
DRE 01944663*

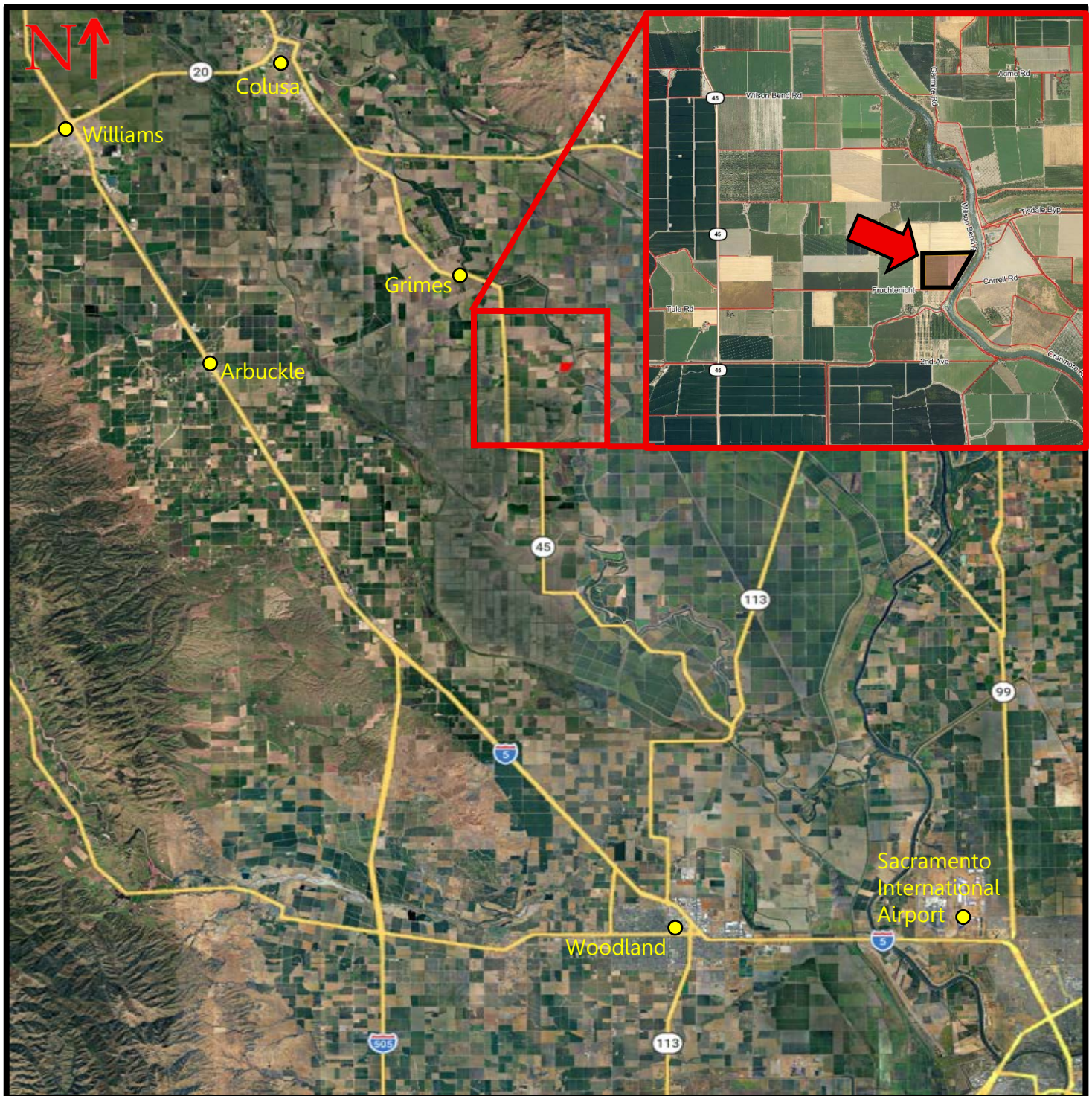
MARKUS HACKETT BROKER

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PROPERTY LOCATION – AREA MAP



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PROPERTY LOCATION – CURRENT LAYOUT



- Along the Sacramento River, Colusa County
- Approximately 5± Miles Southeast of Grimes
- ±60 Minutes to Sacramento
- Established Ag Research & Production Area

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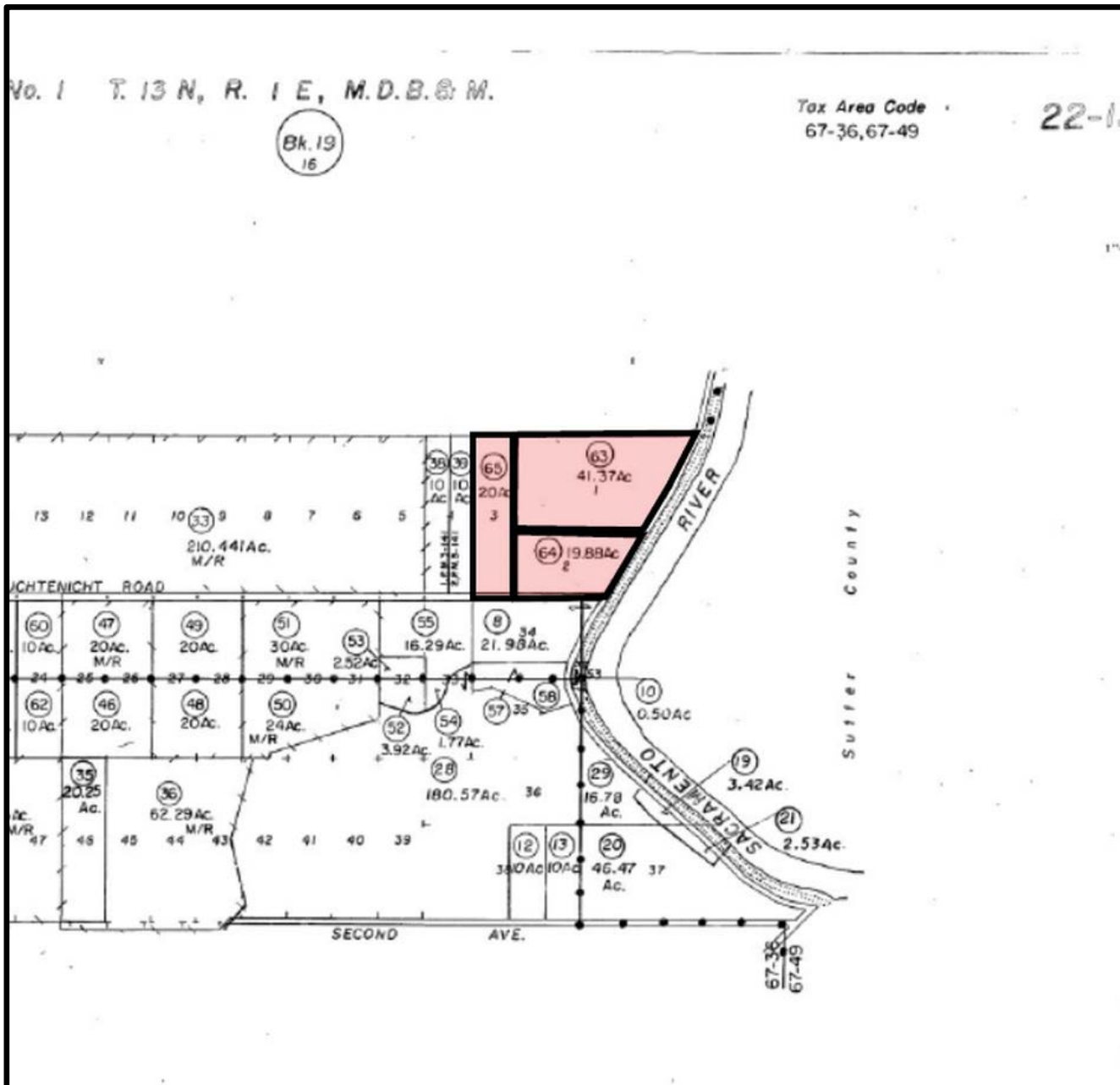
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PROPERTY MAPS – PARCEL MAP



Existing Configuration:

Three Colusa County parcels: APN 022-130-063 (41.37± ac), APN 022-130-064 (19.88± ac), and APN 022-130-065 (20± ac). The offering consists of 81.25± gross acres.

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SITE IMPROVEMENTS

General Layout

Irrigation



AG Research Facility Improvements

- 2,400 SF Shop (30'x24' & 50'x24' Areas, Roll-Up Door)
- 3 Insulated Controlled-Environment Rooms (20' x 8' Each, Split A/C)
- Portable Office Trailer & Covered Storage
- 10 Greenhouses, Approximately 25' x 140' Each (Steel Pipe / Cloth Roof, Fully Plumbed)
- Submersible Well: 8" Line (Row Crops) & 4" Line (Nursery/Greenhouses)
- Perennial Trial Blocks: Almonds (21 Rows), Grapes (12 Rows), Oranges (13 Rows)
- Automatic gate and chain link perimeter fencing along Wilson Bend Road.

The 81.25± acre property is improved for agricultural research, testing, nursery/greenhouse production, and row-crop use. The 2,400 SF shop provides separate work-bay and cold-storage space, supported by a portable office trailer and covered storage. Ten fully-plumbed greenhouses and dedicated well infrastructure allow for ongoing field trials, nursery stock production, and row crop

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PROPERTY INFORMATION



Soils/ Storie Index Ratings

- 45% Corbiere Silt Loam (130)
Grade 2 – Good
- 55% Vina Loam, silt loam
substratum (171)
Grade 1 – Excellent

*Detailed USDA soil indexes and
descriptions provided upon request.*

ZONING

The subject property is zoned Exclusive Agricultural (AG) by Colusa County and is not enrolled in the Williamson Act.

FLOOD ZONE

The property lies within FEMA Flood Zone AE, with base flood elevation determined.

IRRIGATION WATER

Irrigation water is currently supplied by a submersible well, with an 8-inch line serving the row-crop acreage and a 4-inch line serving the nursery stock, greenhouses, and research fields. One additional older capped well is also located on the property.

The property is located within the service area of Reclamation District No. 108 (RD 108). Access to RD 108 surface water would require an easement and installation of the necessary conveyance infrastructure to connect to the district canal system.

Buyers are encouraged to independently verify water availability, access, and infrastructure requirements.

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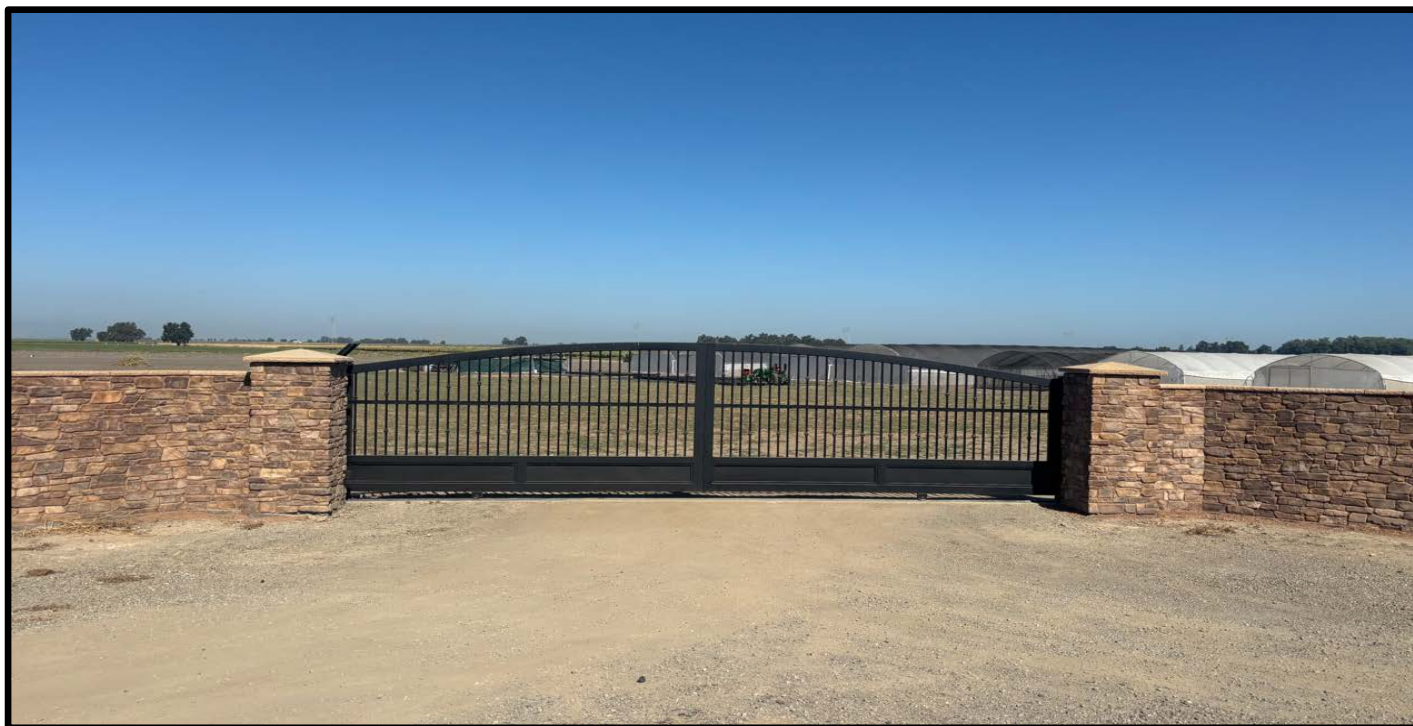
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