

CM

R-1

PARK

OS

R-2

R-3

FOR SALE

WESCOTT SUBDIVISION

Colusa, CA 95932

- **R-1** | ± 46.54 Acres | \$3,570,000  
170 Lots at \$21,000 per lot
- **R-2** | ± 16.27 Acres | \$1,300,000  
52 Lots at \$25,000 per lot
- **R-3** | ± 7.45 Acres | \$1,117,500  
7.45 Acres at \$150,000 per acre
- **CM** | ± 1.17 Acres | \$175,500  
1.17 Acres at \$150,000 per acre
- **OS** | ± 14.03 Acres  
Open Space
- **Park** | ± 3.51 Acres

\$6,163,000

± 90.95 Total AC.

COLUSA, CA

Brad Hulbert  
LAND X Real Estate, Inc.  
Owner/Broker - DRE#01979855  
530-848-3314  
Brad@Landxinc.com

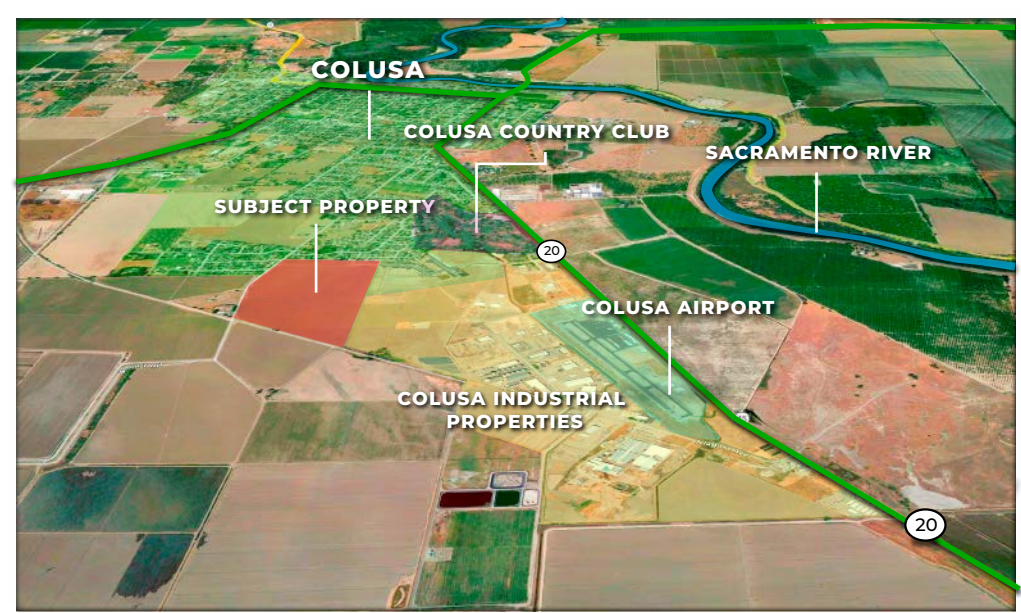
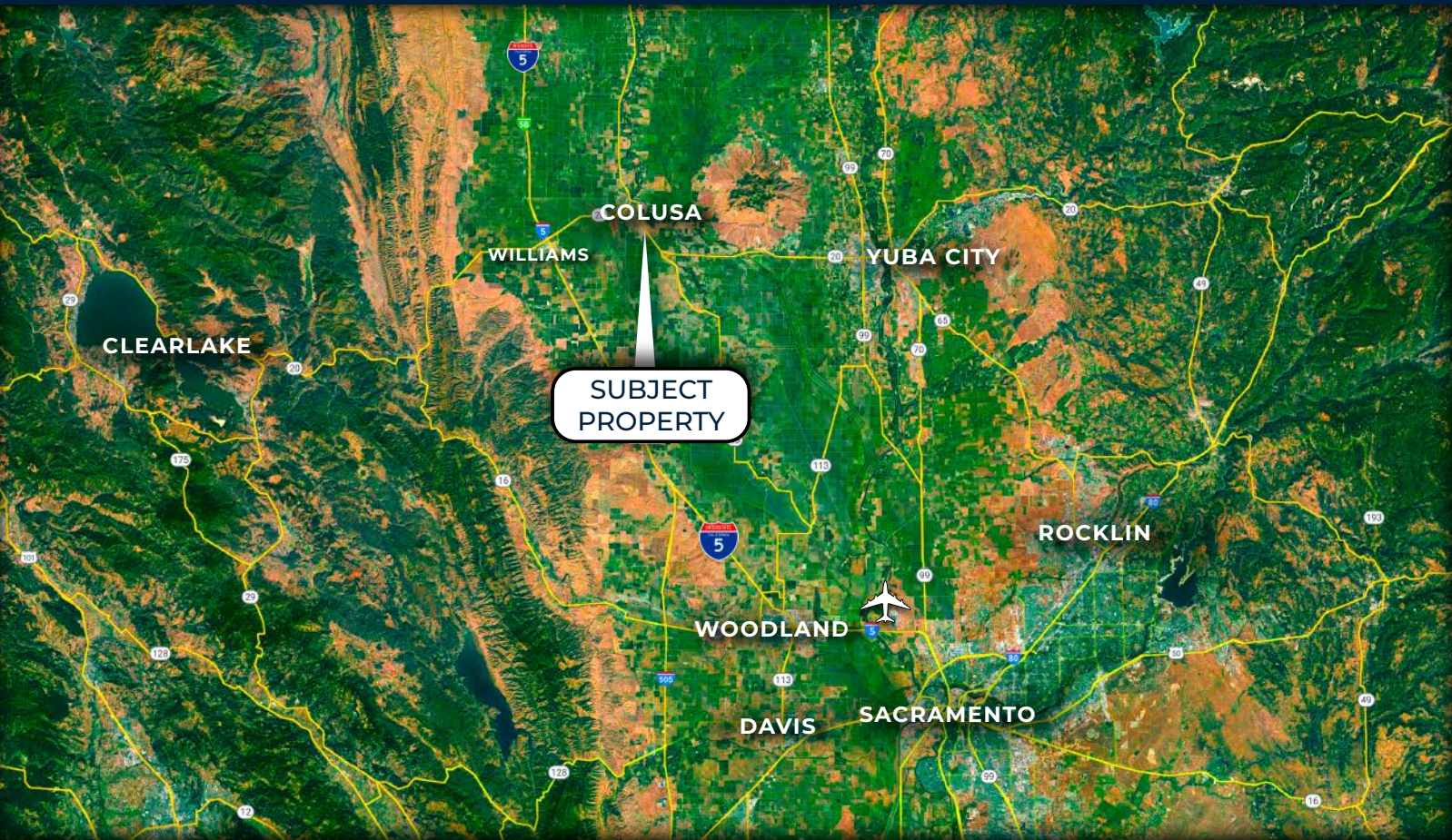
ASSESSOR'S PARCEL NUMBER:

APN: 017-130-107

APN: 017-030-050

ADDRESS:

00 Wescott Rd.  
Colusa, CA 95932



Highway 20 is a well-traveled route, connecting major regions in Northern California. The property benefits from a prime location in the expanding town of Colusa and is just minutes from the Sacramento River.



- ± 25 Minutes to Yuba City
- ± 1 Hr to SMF
- Easy access to I-5



- Public transit allows easy travel to Williams, Arbuckle, Maxwell, Grimes & Yuba city



- Large park and open space allows for multiple recreational activities



- ± 6 Minutes to Downtown.
- Class 2 and class 1 bike trails along Wescott Rd. and open space area.

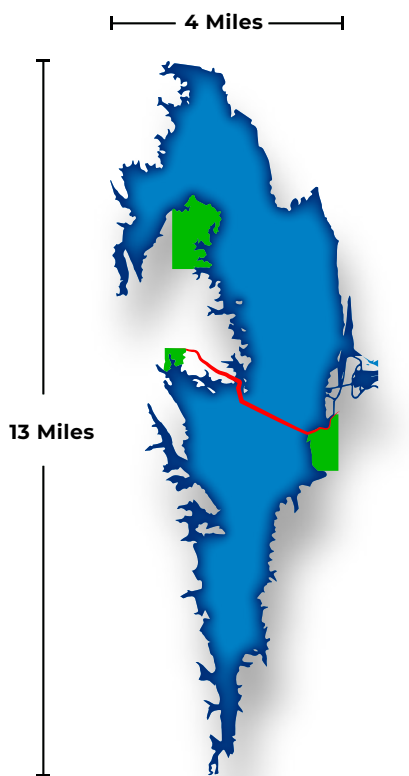


- Minutes away from local Colusa County Schools



PROPOSED PLAN

THE FUTURE FOR COLUSA



The Wescott Subdivision and the City of Colusa as a whole will be essential hubs for one of the biggest approved water resource projects in California: the Sites Reservoir. Sites Reservoir will create thousands of jobs while offering a beautiful recreational getaway and a clean water resource for Colusa’s current and future residents.

- 30 Minutes from The Wescott Subdivision
- Projected to provide over 400,000 new jobs in the next 10 years
- Construction planned to begin in 2026 to be completed in 2032
- Other cities in proximity lack the infrastructure and housing for future workers & families
- Future spot for great Boating, Camping Hiking & Fishing
- Creates additional 1.8 million Acre-foot off-stream storage for drier periods
- Will be the 8th largest reservoir in the state
- Creation and protection of middle class jobs, including a large skilled work force during seven-year construction

\*Map and information are from sources deemed reliable. For representational purposes only. For more information on the Sites Reservoir project, please visit [www.SitesProject.org](http://www.SitesProject.org)

**SIZE AND APN(s):**

± 90.95 Total AC.  
 APN: 017-130-107 (1.98 Acres)  
 APN: 017-030-050 (88.97 Acres)

**WATER/SEWER:**

CITY OF COLUSA

**STORM/DRAINAGE:**

CITY OF COLUSA

**GROUND SLOPE:**

PROPERTY HAS BEEN LEVELED  
 1% SLOPE IN THE SOUTHWEST  
 DIRECTION

**ELECTRIC & NATURAL GAS:**

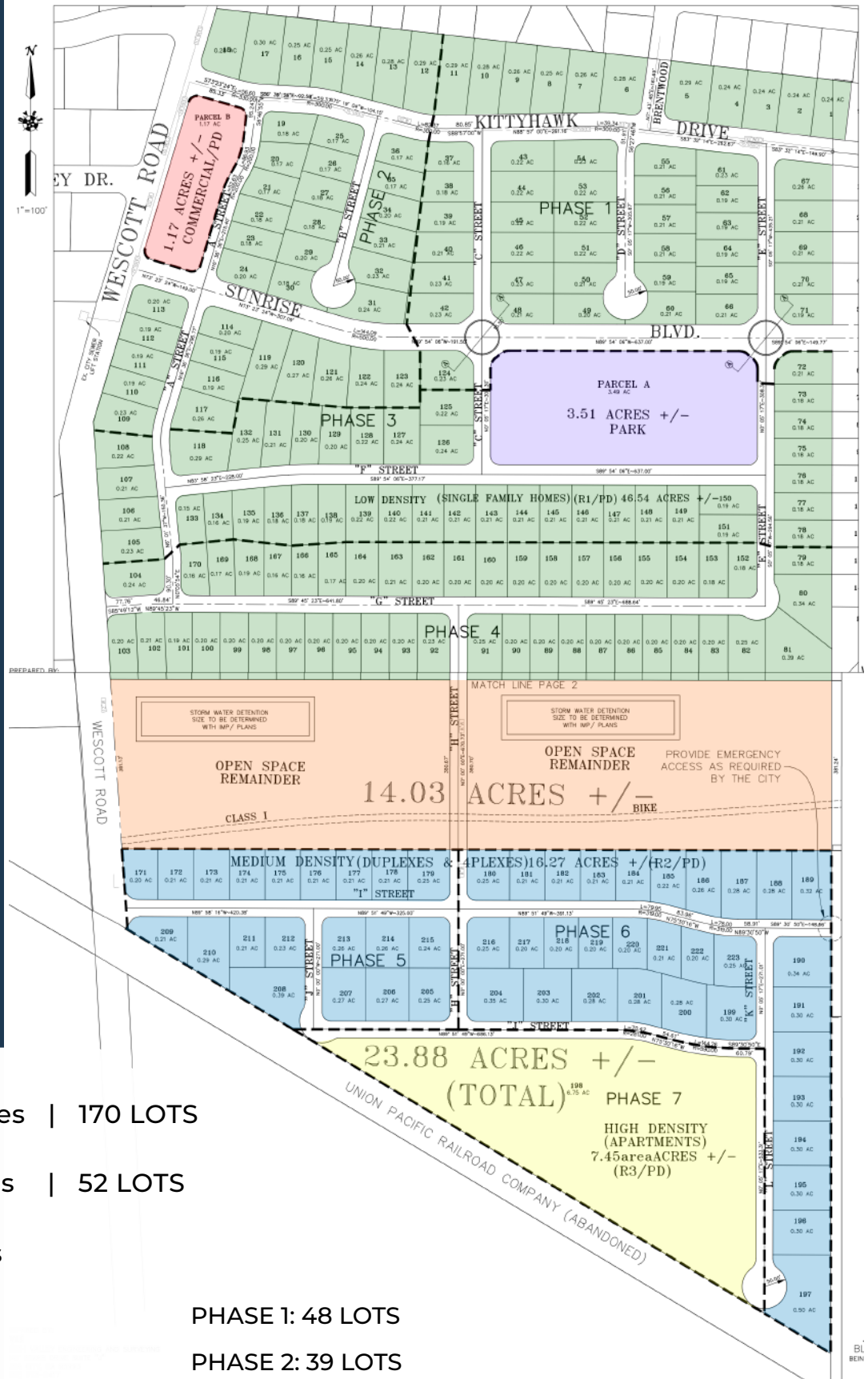
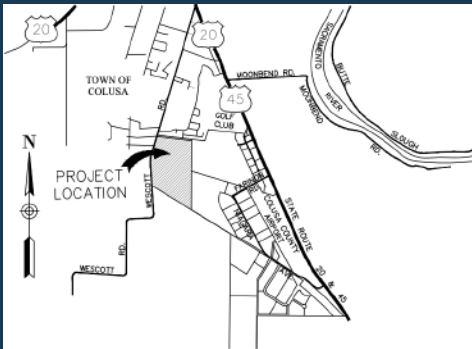
PACIFIC GAS & ELECTRIC

**COMMUNICATIONS:**

AT&T and COMCAST

**CABLE:**

COMCAST



	R-1	± 46.54 Acres	170 LOTS
	R-2	± 16.27 Acres	52 LOTS
	R-3	± 7.45 Acres	
	CM	± 1.17 Acres	
	OS	± 14.03 Acres	
	Park	± 3.51 Acres	

PHASE 1: 48 LOTS  
 PHASE 2: 39 LOTS  
 PHASE 3: 38 LOTS  
 PHASE 4: 45 LOTS





LAND X  
REAL ESTATE

For more information about the Wescott Subdivision, please contact Land X or visit us Online at [LandXinc.com](http://LandXinc.com) for more exciting land ownership opportunities and steel building construction.

CONTACT

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**LANDXINC.COM**