

McMurray Woodland Ranch
44017 County Road 17
Woodland, CA 95776

\$1,175,000
22± Acres
Yolo County



McMurray Woodland Ranch
Woodland, CA / Yolo County

SUMMARY

Address

44017 County Road 17

City, State Zip

Woodland, CA 95776

County

Yolo County

Type

Ranches, Horse Property, Residential Property, Farms

Latitude / Longitude

38.729 / -121.68

Dwelling Square Feet

2850

Bedrooms / Bathrooms

5 / 4

Acreage

22

Price

\$1,175,000

Property Website

<https://www.landleader.com/property/mcmurray-woodland-ranch-yolo-california/37211>



McMurray Woodland Ranch Woodland, CA / Yolo County

PROPERTY DESCRIPTION

This is a private and peaceful 22-acre property located in prime Yolo County farmland - with 18 acres of irrigated class 1 soil. Both Colusa Mutual Irrigation District water and a new Ag Well, with 12" casing and tested at 500+ GPM, serve the property's irrigation water needs. The main ranch house consists of a covered wrap-around porch, a newly remodeled kitchen, 5 bedrooms and 4 bathrooms, dual zone HVAC, 2 all-house fans, a central vacuum, and an attached 2-car garage. The greatly reduces electricity costs. Outbuildings include a 4-stall horse barn, with solar power, tack room, and hay storage area; a metal shop building 40' x 50' with power and slab floor; and a chicken coop. The former Walnut orchard trees have been removed for a new owner to plant whatever crop desired - all of the original drip irrigation lines are in place for a turn-key single-family residence with some Ag income.

Property Highlights:

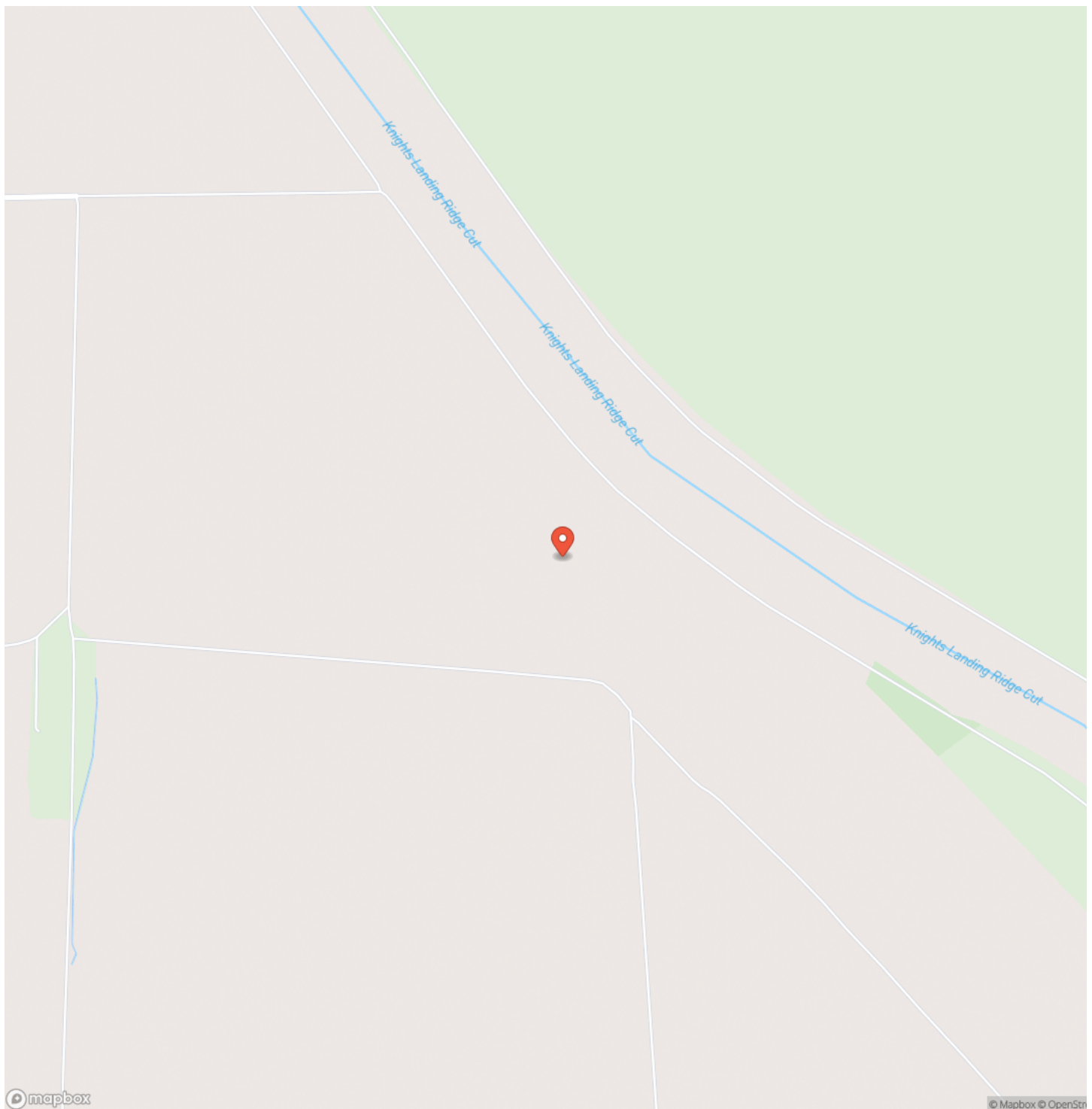
- 22 Acres
- 18 Acres of Class 1 Irrigated Soil
- Former Walnut Orchard (all trees removed)
- Colusa Mutual Irrigation District Water
- 500+ GPM Ag Well with 12" casing
- 5 GPM Domestic Well
- 5 Bedroom House with New Remodeled Kitchen
- 2 HVAC Zones / 2 All-House Fans
- Owned 10 KW Solar System
- 4 Stall Horse Barn
- 40' x 50' Metal Shop Building with Power and Slab
- Chicken Coop
- Fenced and X-Fenced



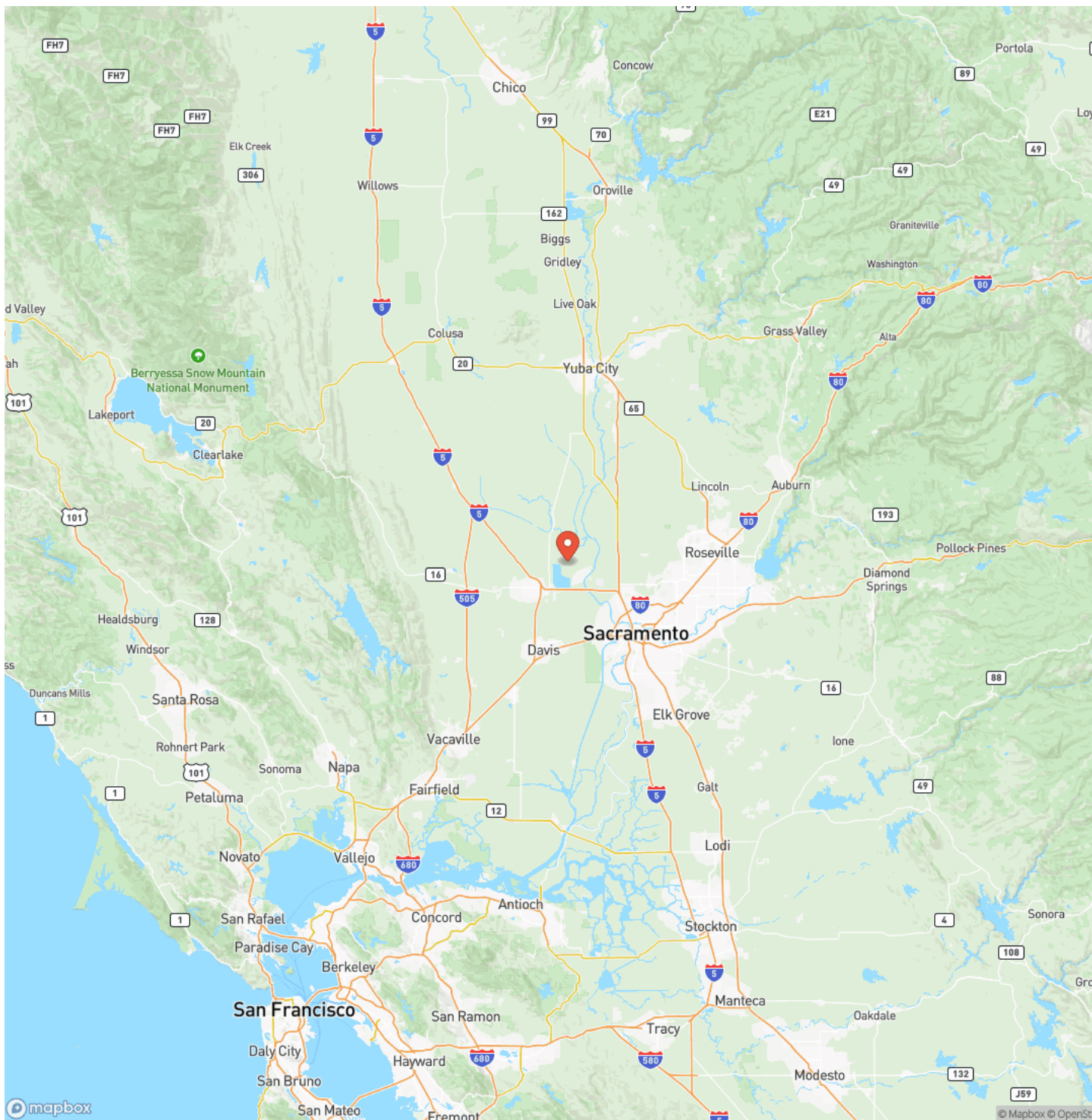
McMurray Woodland Ranch
Woodland, CA / Yolo County



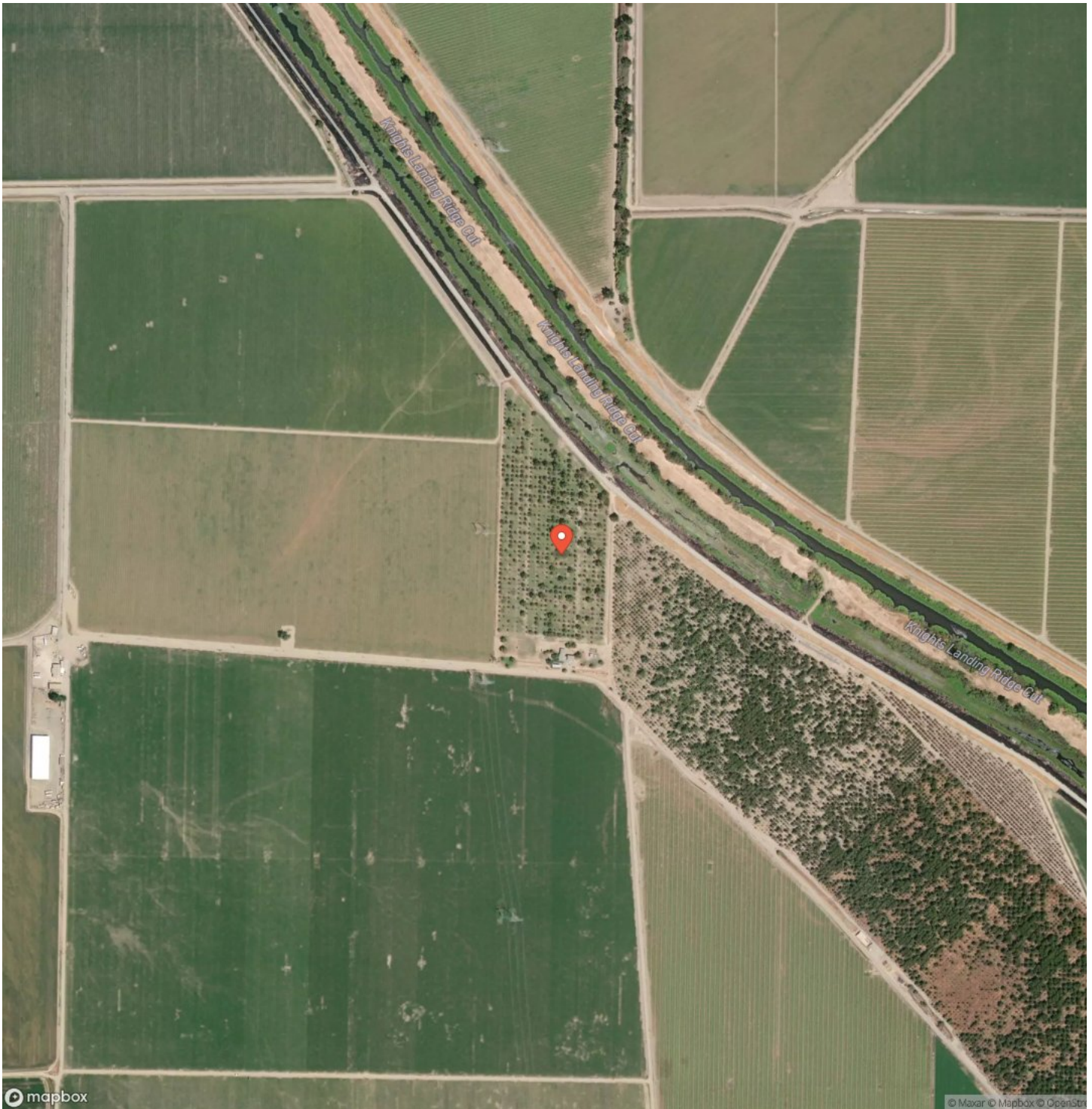
Locator Map



Locator Map



Satellite Map



[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

