

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>



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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:

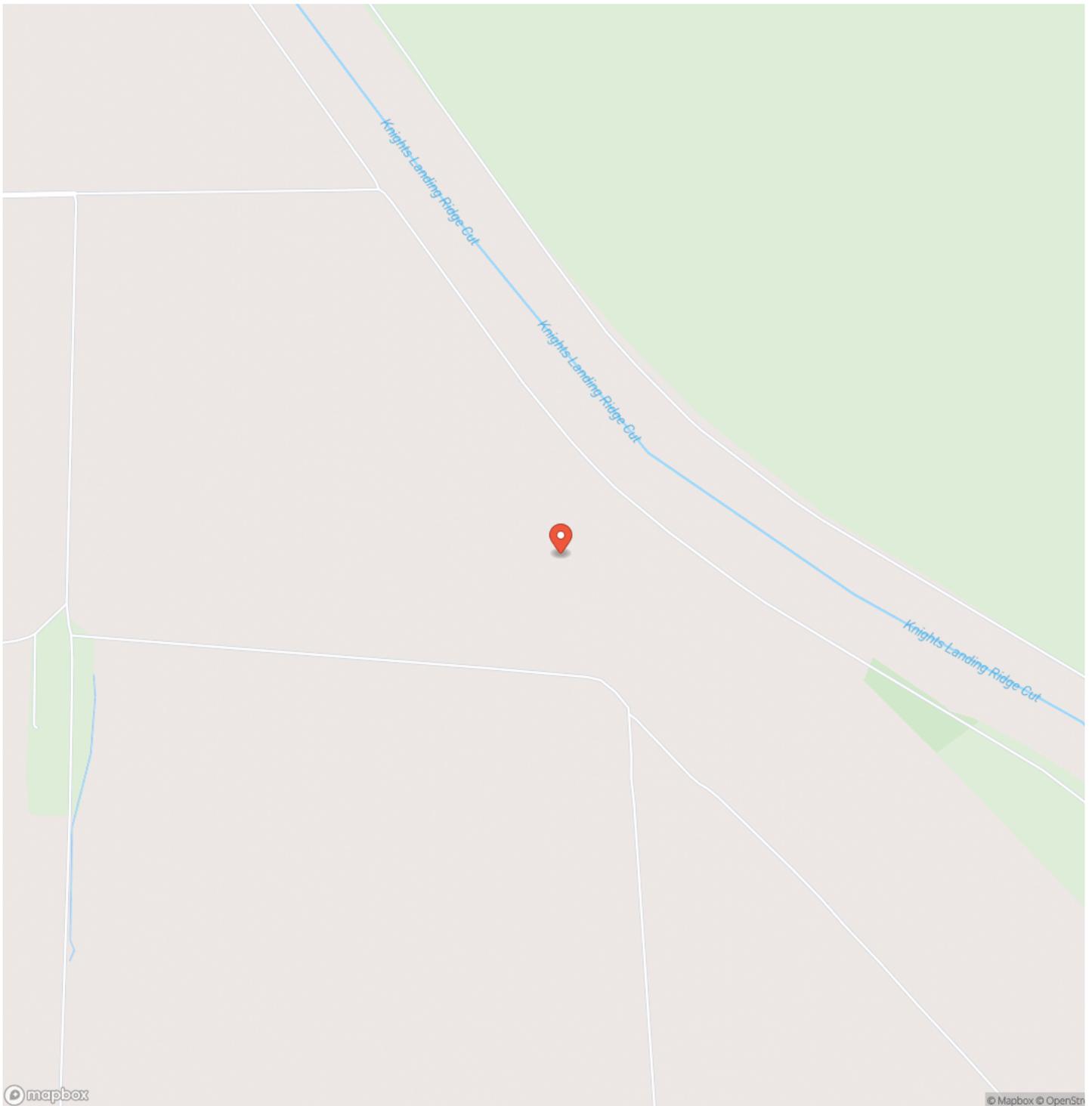
- 22 Acres
- 18 Acres of Class 1 Irrigated Soil
- Former Walnut Orchard (all trees removed)
- Colusa Mutual Irrigation District Water
- 500+ GPM Ag Well with 12" casing
- 5 GPM Domestic Well
- 5 Bedroom House with New Remodeled Kitchen
- 2 HVAC Zones / 2 All-House Fans
- Owned 10 KW Solar System
- 4 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

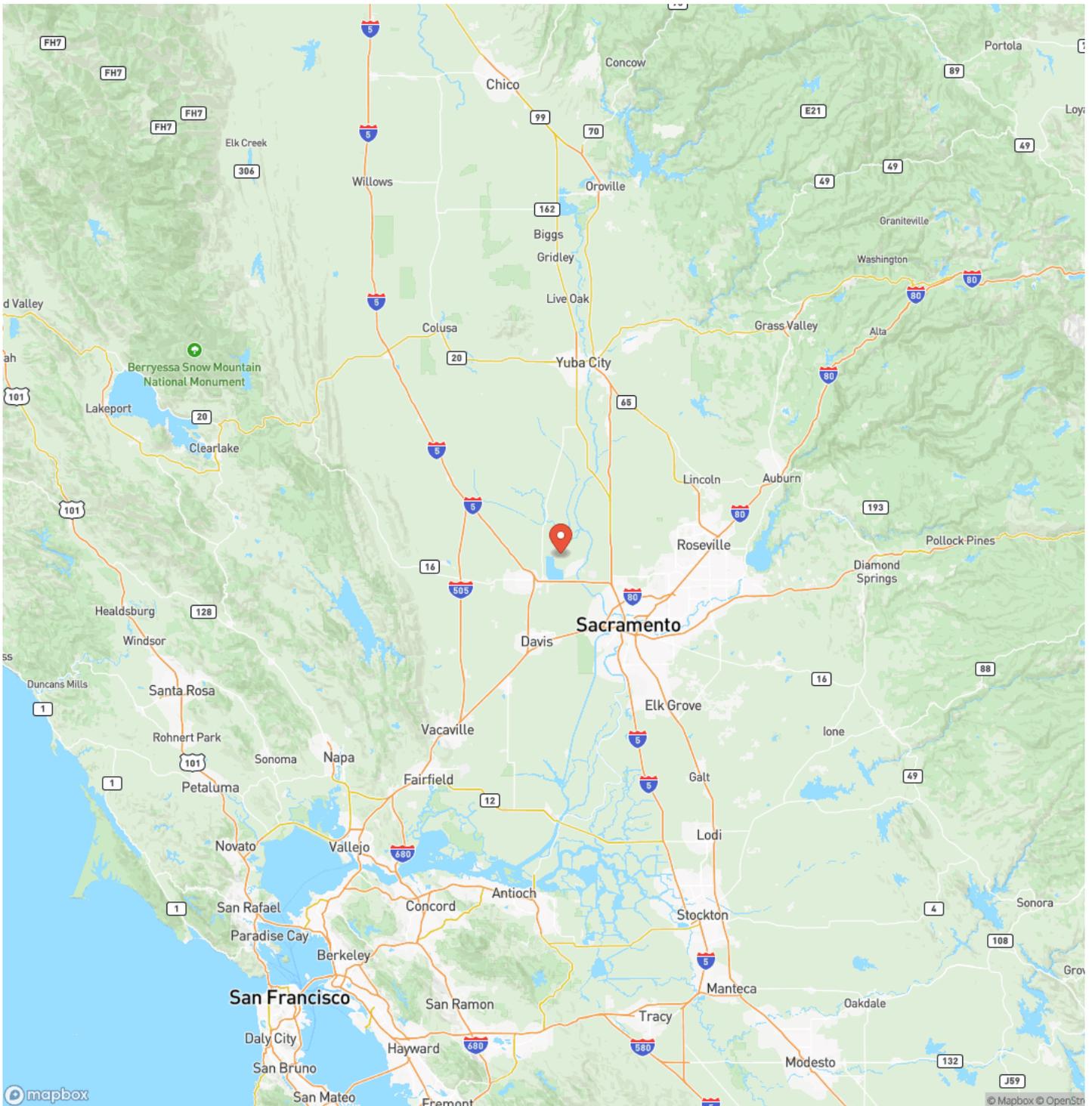


MORE INFO ONLINE:

californiaoutdoorproperties.com



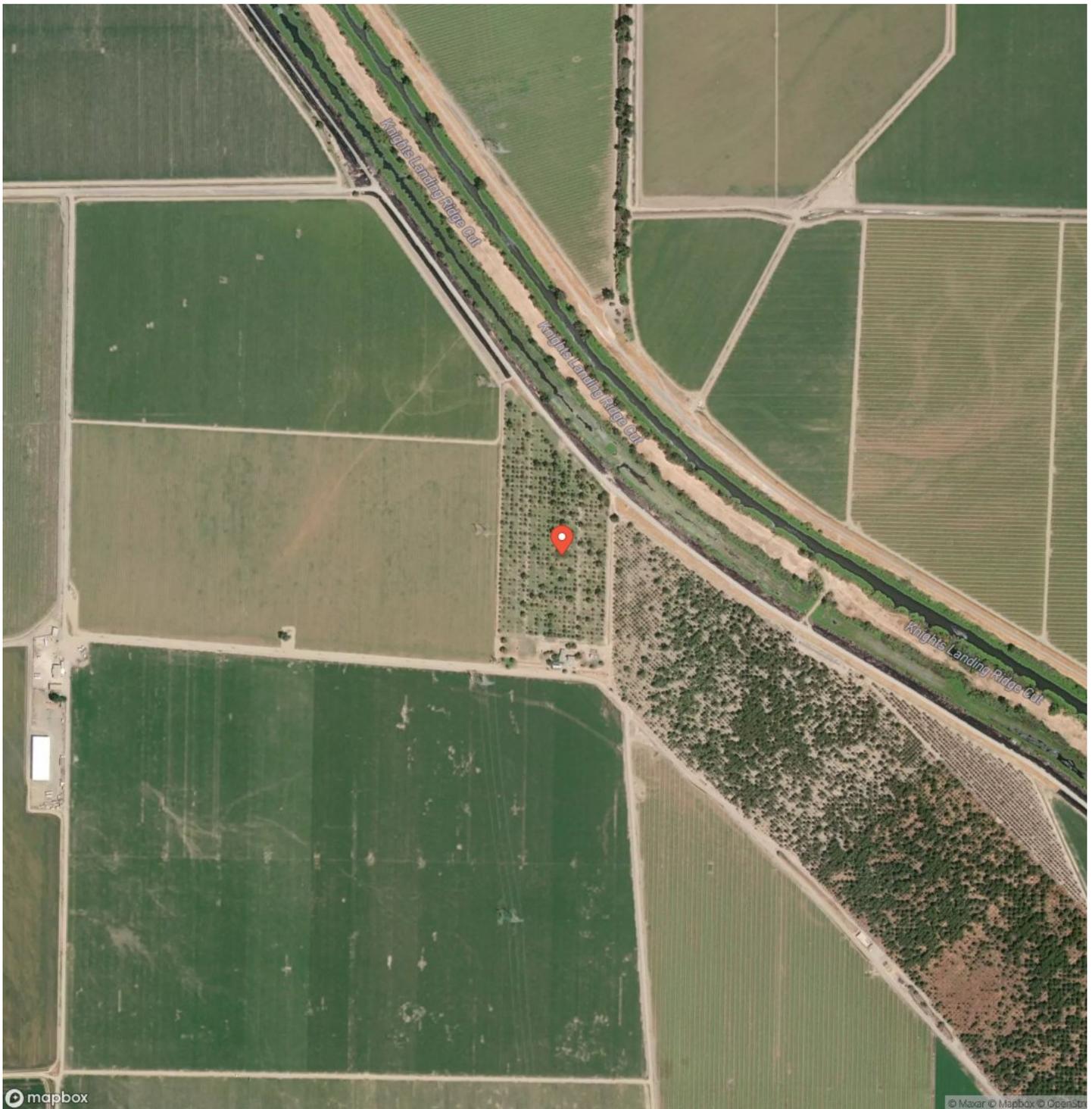
Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



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