

**Petersen's Deer Club**  
**40+/- Acres**  
**Bear Valley Road**  
**Williams, CA**



Presented By:

**CHARTER REALTY**



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**(530) 666-7000**



**Petersen's Deer Club**  
**40+/- Acres**  
**Bear Valley Road**  
**Williams, CA**

- Location:** This property is located on Bear Valley Road NW of where Bear Valley Road meets Highway 20.
- APN#:** Colusa County APN#: 018-210-012
- Ingress & Egress:** The property is accessed by Bear Valley Road. It is a county maintained all weather road.
- Water:** Bear Creek runs through the property. It is a year round stream. It's the primary water source for the areas deer, turkey, and elk population.
- Home Site:** There is an area with stunning views that would make for a wonderful home site
- Hunting:** The property has light cover & year round water. A prospective buyer should find this to be a great hunting spot.
- Taxes:** The property is not enrolled in the Williamson Act. The property taxes will be re-assessed at the close of escrow.
- Price:** **\$35,000**
- Terms:** Cash at the close of escrow
- Comments:** This is a great property that is priced to sell! It will make for a wonderful home site with great views and no neighbors! The property is easily accessible via Bear Valley Road & is only a minute or so from Highway 20! Not many properties have running water & all weather access. Please call for a private showing today!

# Photo Gallery



The property includes a hilltop that overlooks Highway 20. This area is known for its abundance of deer, turkey & Tule Elk.

The southern point of the property is Bear Creek. It's the perfect place to find deer, turkey, and other wildlife.



Bear Valley Road runs through the property giving it year round access via a County maintained road.

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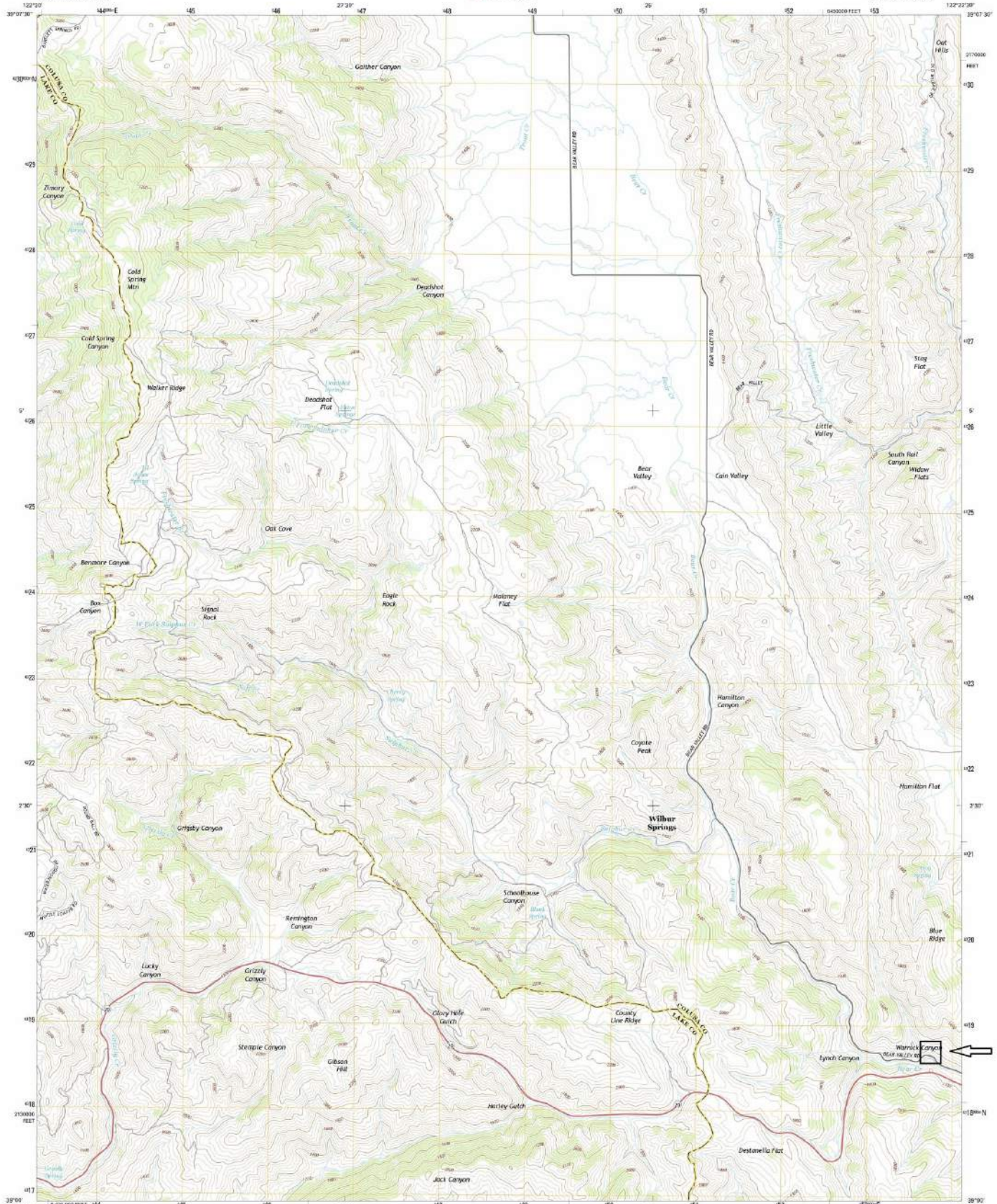
# Elevation Map



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



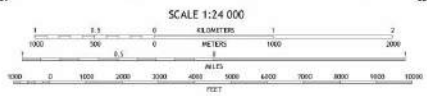
WILBUR SPRINGS QUADRANGLE  
CALIFORNIA  
7.5-MINUTE SERIES



Subject Property

Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
North American Datum of 1983 (NAD83) Projection and  
1:50,000 scale grid. Universal Transverse Mercator, Zone 10S,  
10 850 East UTM; California Coordinate System of 1983 (Zone 2)

This map is not a legal document. Boundaries may be  
questioned for this map scale. Private lands with government  
operations may not be shown. Obtain permission before  
entering private lands.



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Interstate	RR
Primary Route	US Route
	State Route

1	2	3
4	5	6
7	8	9

1 Fresh Spring  
2 Geneva  
3 Main Slough  
4 Remond Canyon  
5 Salt Canyon  
6 Union Lake  
7 Wilbur Valley  
8 Clacado Mountain

WILBUR SPRINGS, CA  
2015

# Location Map

