

FOR SALE

520 Acre Rice Ranch & Duck Club

Yuba County, California



Property Highlights

Producing Rice Ranch

Excellent Water Rights: Cordua Irrigation District

2 Deep Ag. Wells : 5,000 gpm combined

Two Club Houses: 10 bedrooms w/ 8 bathrooms

Located in Established Fly Way



Price: \$6,500,000

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The Offering

Location: This 520 acres is located in the heart of the District 10 waterfowl flyway in Yuba County, California. District 10 is known for its world famous waterfowl hunting in the Pacific Flyway of California. The property can be easily accessed by taking Tanabe Road northeast off of Matthews Lane and proceeding to 10027 Tanabe Road, Marysville, CA 95901.

Legal: The property is made up of four (4) Yuba County Assessor's Parcel #'s described as:

- 005-210-016-000 – 88 assessed acres
- 005-210-033-000 – 138 assessed acres
- 005-210-118-000 – 193.92 assessed acres
- 005-210-119-000 – 100.57 assessed acres

Total – 520.49 assessed acres

Waterfowl Hunting: The Vivion Duck Club is well known for its excellent waterfowl hunting and has a long history of great shooting. The property has excellent water which has historically allowed for “Opening Day” flood up and hunting. Early in the season the Speckle Belly goose migration to the area offer good opportunities for goose hunters. In addition, large migrations of ducks populate the property and the surrounding area for the entire season. In addition to morning hunts, the property produces some very memorable afternoon hunts, especially a little later in the season.



Blinds: The property has numerous new in ground steel tank blinds. There are currently three (3) blinds in the wetland habitat shooting area and seven (7) blinds in the rice checks. The blind sizes range from two (2) to four (4) man tanks. All of the blinds are in ground tanks except for one (1) stand up blind in the south wetlands area.

Wetlands: The property has approximately 40 acres +/- of beautiful seasonal wetland habitat. This habitat attracts both ducks and Speckle Belly geese each waterfowl season and makes a nice addition to the rice land hunting.

Rice Farming: In addition to the waterfowl hunting, the property operates as an income producing rice ranch. The entire property is farmed to rice each farming season except for approximately 40 acres +/- of seasonal wetland habitat that is located in the center of the property.

Clubhouses: There are two (2) clubhouses located on the property. The main clubhouse is approximately 2,500 square feet and has eight (8) separate bedrooms each with their own bathroom and shower. In addition, it has a nice kitchen and dining area along with a separate living room area for entertainment. This clubhouse is perfect for an operating duck club and has all the amenities needed for members and guests overnight use. The second clubhouse is located on the south end of the property and is approximately 900 square feet and has two (2) bedrooms and a small kitchen and living room area.

Water: The Vivion Duck Club & Rice Ranch has some of the most reliable and affordable water in the State. The entire ranch is in the Cordua Irrigation District which gets its gravity flow water from the Yuba River. Water is available from Cordua Irrigation District for both rice farming and waterfowl hunting. In addition, the ranch has two (2) brand new deep water agricultural wells that combined will produce over 5,000 gallons per minute. Water should never be an issue on this ranch.

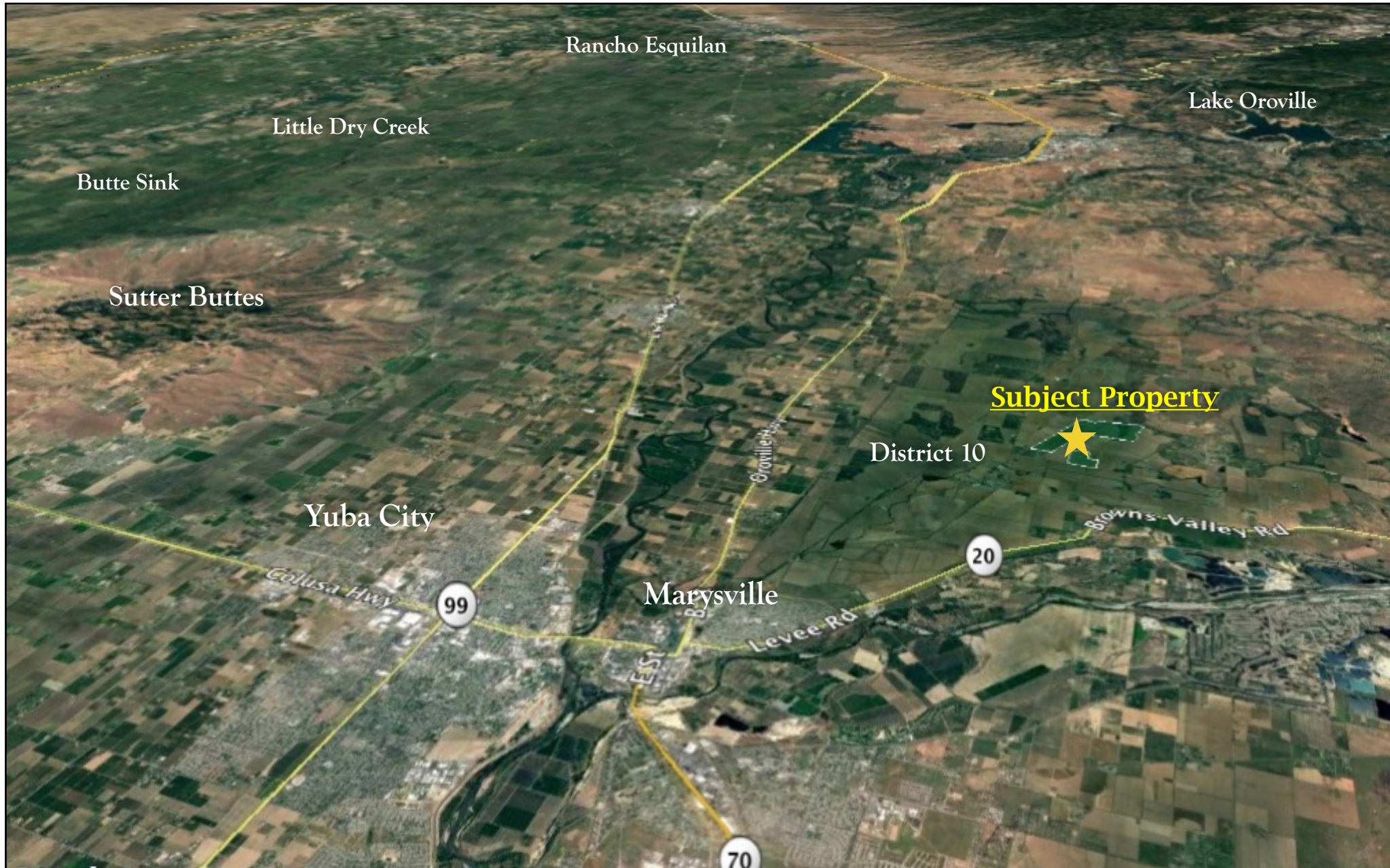
Comments: It is very rare for a property of this caliber to be offered for sale. The Vivion Duck Club & Rice Ranch are set up perfectly to offer excellent waterfowl hunting, quality rice farming and clubhouses that will accommodate many members and guests each waterfowl season.

Price: \$6,500,000



520 Acre Rice Ranch

Regional Aerial

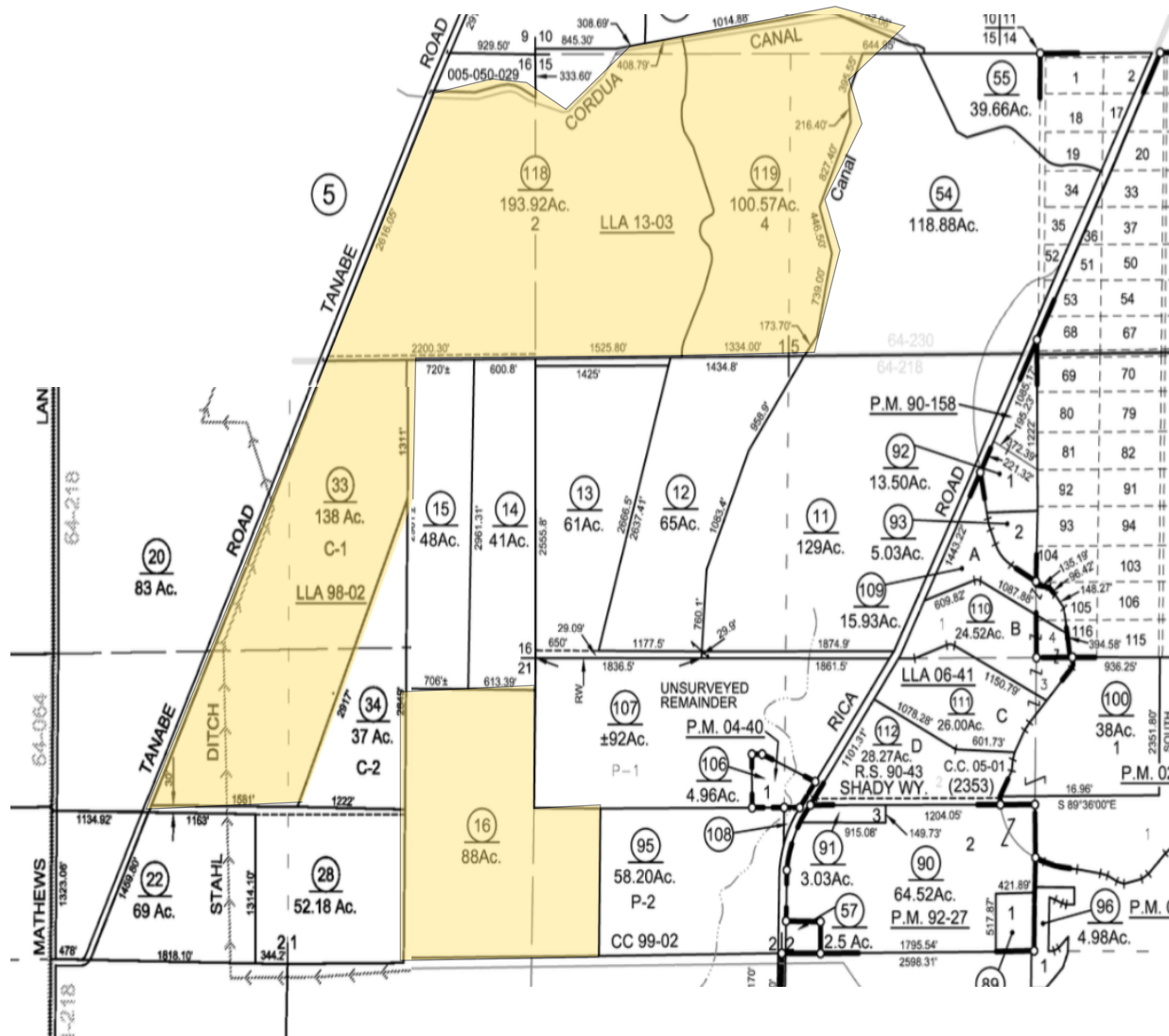


520 Acre Rice Ranch

Aerial Map



Parcel Map



520 Acre Rice Ranch

 Blind Location



520 Acre Rice Ranch



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