

Landini Duck Club

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

63.31+/- Acres
Duck Club & 920 Sqft Home
Lambertville, CA



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Property Information

Location:

From Interstate 5 take the Road 68 exit (exit 595) towards Princeton, CA. Go East 3.7 miles. Make a right on 4 mile road and go for 3.3 miles. You will come to a locked gate where 4 mile road makes a 90 turn to the south. Go north through the locked gate for .51 miles. You will be at the SE corner of the duck club.

APN#:

Home: Colusa County Assessor Parcel Number: 012-310-005

Duck Club: Colusa County Assessor Parcel Number: 012-100-082

Duck Club:

The duck club is east of the Sacramento Valley Wildlife Refuge. This refuge is home to millions of migratory waterfowl each year. This duck club has a 3.4 gun average and has been a consistent shooter. There are (1) 3 man pit blind, (2) 2 man concrete sunk in blinds, (1) 2 man stand up blind, and (1) 2 man pit blind. This is the 1st time this club has come on the market in 65 years!

Home:

There is a 2 bedroom 1 bathroom 920 Sqft Home with a detached 2 car garage that is part of this sale. This home sits on its own lot and is 1 of 3 privately owned lots in Lambertville. The home is in the rear of Lambertville and backs up to a large pond. Lambertville provides water, garbage, road maintenance, & security for \$450.00 a year.

Water:

Water for the duck club is delivered from Willow Creek Mutual Water Co. The 2017 rates are as follows:

\$55.00 x 63 shares for assessments \$3,465.00

\$55.00 x 55 flooded acres \$3,025.00

Leases:

There are no leases on the subject property. This duck club & home are available immediately upon the close of escrow.

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Taxes:

The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

Price:

\$599,000

Terms:

Cash at the close of escrow

Comments:

Premier Duck Club For Sale! This is the 1st time in over 65 years this club has come onto the market! Club boasts a 3.4 bird average over the previous 12 years! The clubhouse sits on 1 of 3 deeded lots in Lambertville. It is also located at the rear of the community and offers a peaceful setting overlooking a pond with very little traffic. Please call Charter Realty for more info!

The north end of the duck club. Ponds are strategically mowed annually



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920+/- Sqft Home well kept & maintained. Rear of the home overlooks a beautiful pond.



Cleaning Station & pump house



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The Landini Duck Club is known for its excellent duck & goose hunting!



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Situated on the south end of Lambertville, this club located in a highly desirable area!



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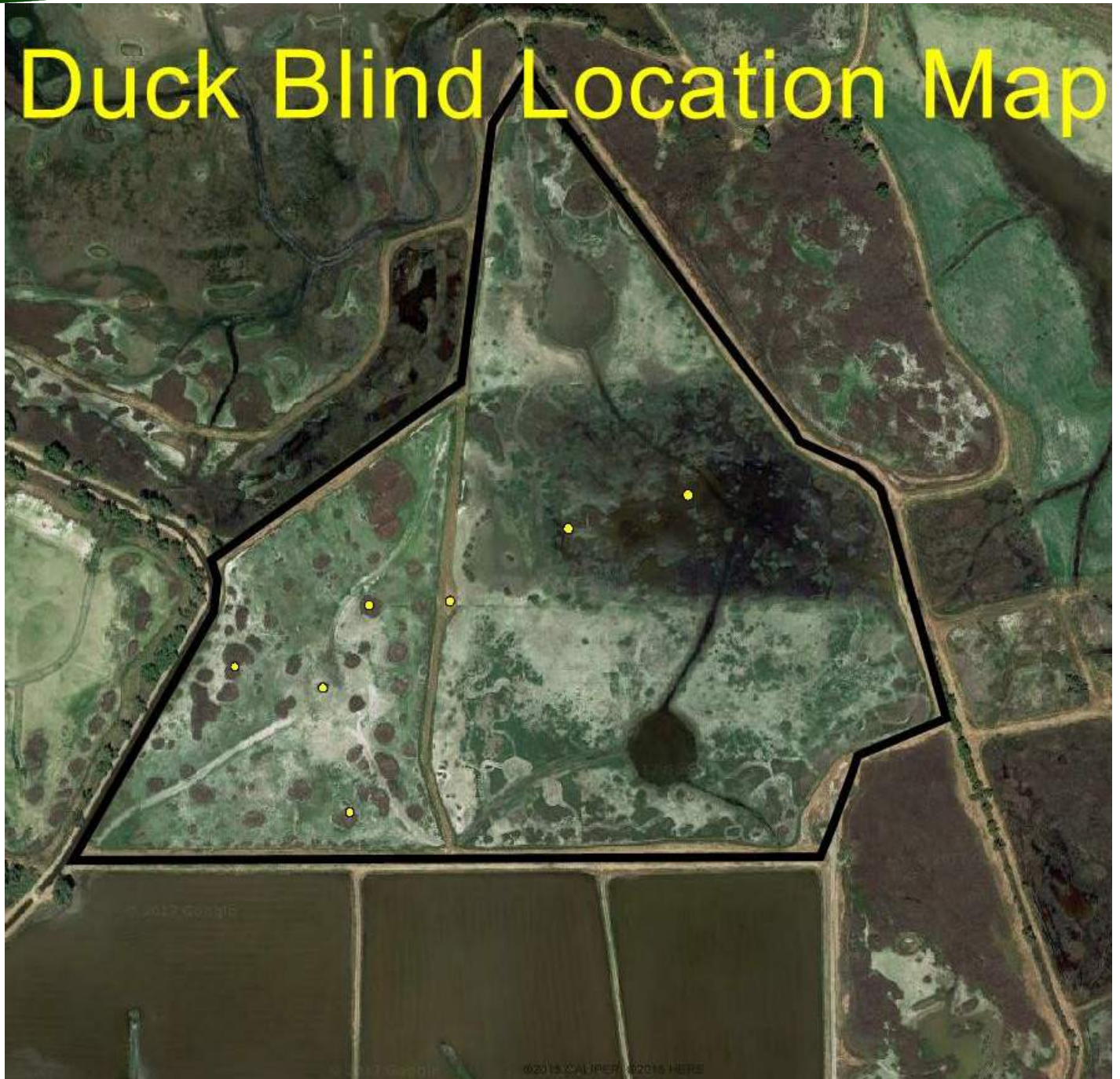
Pictures of the ponds in December of 2017



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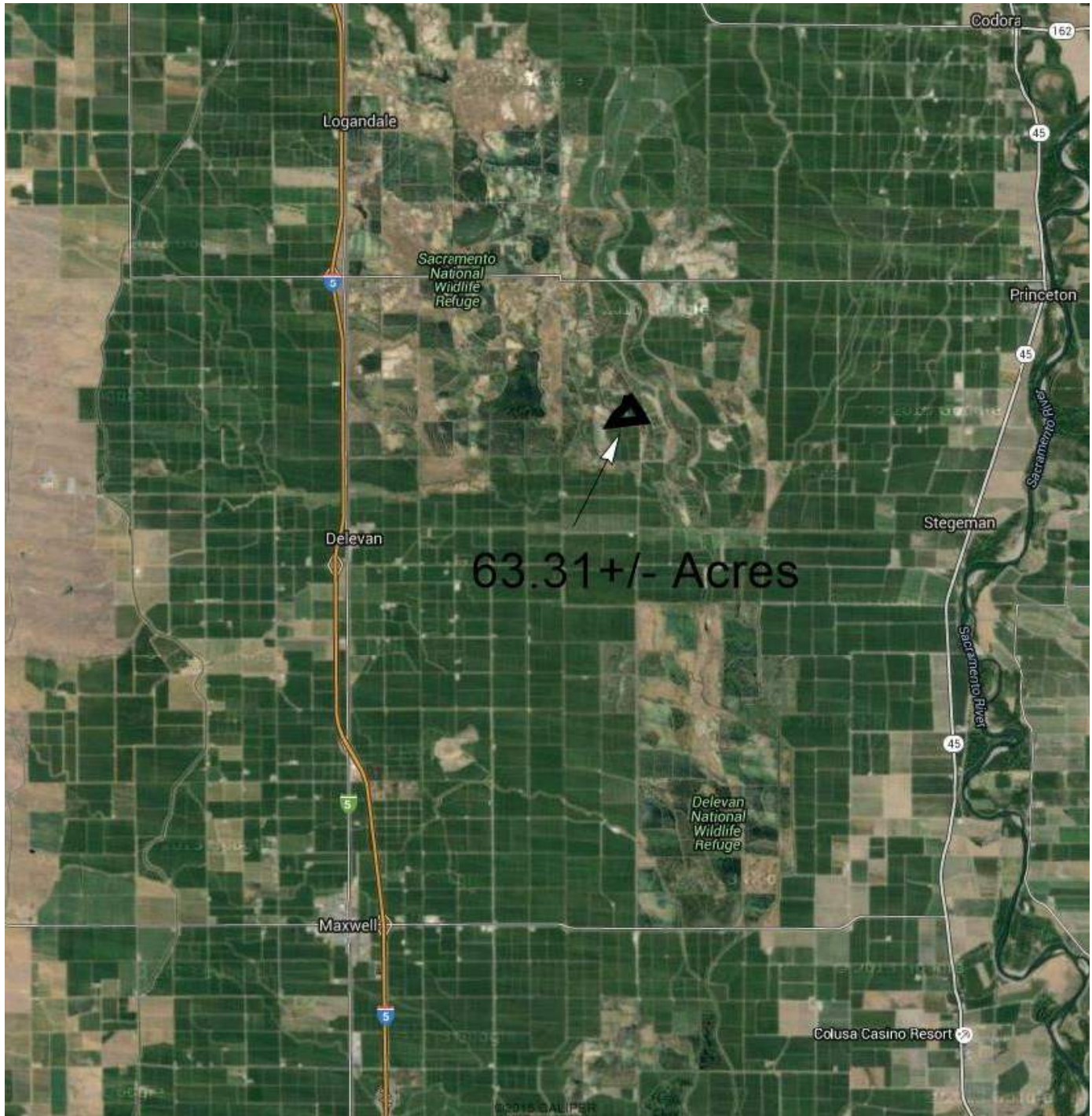
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