Stromer
REALTY COMPANY OF CALIFORNIA

— RANCH REALTORS —
SPECIALIZING IN AGRICULTURAL REAL ESTATE SINCE 1947
www.stromerrealty.com

Lic. 01050665
591 Colusa Avenue
Yuba City, California U.S.A. 95991
(530) 671-2770 • Fax (530) 674-0651

ROSEVILLE LAND DEVELOPMENT ASSOCIATION
ONE-EIGHTEENTH (1/18%) - OWNERSHIP INTEREST
546 ACRE RICE AND WATERFOWL HUNTING CLUB
BUTTE COUNTY, CALIFORNIA

Stromer Realty Company
of California
591 Colusa Ave., Yuba City, CA 95991
Phone: (530) 671-2770 Fax: (530) 674-0651

ROSEVILLE LAND DEVELOPMENT ASSOCIATION
ONE-EIGHTEENTH (1/18%) - OWNERSHIP INTEREST
520.60 ACRE RICE AND WATERFOWL HUNTING CLUB
BUTTE COUNTY, CALIFORNIA

LOCATION:
The Roseville Land Development Association rice property and waterfowl hunting club was established in 1927. From Gridley, California head west seven (7) miles on the Gridley-Colusa Hwy to Hatch Road. Turn south on Hatch Road one (1) mile to the property. The property is adjacent to the northwest corner of the State of California Graylodge Refuge and is bordered on two sides by the Graylodge Waterfowl Sanctuary. The world famous "Pipers Patch" is located on the West border of this property.

INGRESS/EGRESS:
This property can only be accessed through the locked gate located on Hatch Road.

ACREAGE:
520.60 total assessed acres known as Butte County assessor parcel numbers 021-020-025-000 (397.09 acres) and 021-020-013-000 (123.51 acres). There is 372 acres of rice acreage, 70 acres wetland native marsh land, 45 acres irrigated milo or upland habitat, 5 acres of milo or corn, and 28.6 acres of farm roads, ditches etc. There are no easements or negative encumbrances recorded on this acreage.

MEMBERSHIP OWNERSHIP:
There are eighteen owner memberships in the club of which one ownership (1/18th) interest is for sale.

WATER:
Water is supplied for all of the rice fields, farm land and wetland habitat via Reclamation District 833 (100 year old riparian water right). There are also two (2) agricultural wells located on the property that generate 7,000 gallons per minute (GPM).

IMPROVEMENTS:
The clubhouse is available to owners year-round and has a full time cook during the waterfowl hunting season. Also, on the clubhouse acreage are the members trailers, mobile homes, the caretakers living quarters, outbuildings consisting of covered storage, ranch equipment, storage sheds, a decoy storage shed, a duck hanging and picking facility and dog kennels.

WATERFOWL HUNTING BLINDS:
There are nine (9) waterfowl hunting blinds (three (3) in the rice field and six (6) in the permanent marsh area.

ROSEVILLE LAND DEVELOPMENT ASSOCIATION
ONE-EIGHTEENTH (1/18%) - OWNERSHIP INTEREST
546 ACRE RICE AND WATERFOWL HUNTING CLUB
BUTTE COUNTY, CALIFORNIA

SOILS:
The rich, heavy clay soils on this property are ideal for the excellent rice production, and also make for healthy wetland habitat for the growing of all "moist" soil plant life, desired by waterfowl.

COMMENTS:
This is an historic, classic, Butte Sink duck club that currently operates as an LLC, with 18 member/owners. This club gives a whole new meaning in regards to "first class" and you will be impressed with the laser levelled high yielding rice fields and awesome native marsh land habitat that borders the Graylodge Sanctuary. How exciting it is to experience the sanctuary waterfowl coming into the "Roseville" like a magnet for all of the lush waterfowl food that is provided by the flooded rice fields after the harvest. The rice fields, along with the awesome wetland habitat, is rarely offered in the majority of the Butte Sink clubs.

"Now you know the secret of this club's awesome success!"

PRICE:
$450,000 for one membership share (1/18th) of eighteen total membership shares.

PLEASE CONTACT:
STROMER REALTY COMPANY
(530 671-2770) OFFICE
OR
RICH BURTLESON
(530) 624-1954 (MOBILE)

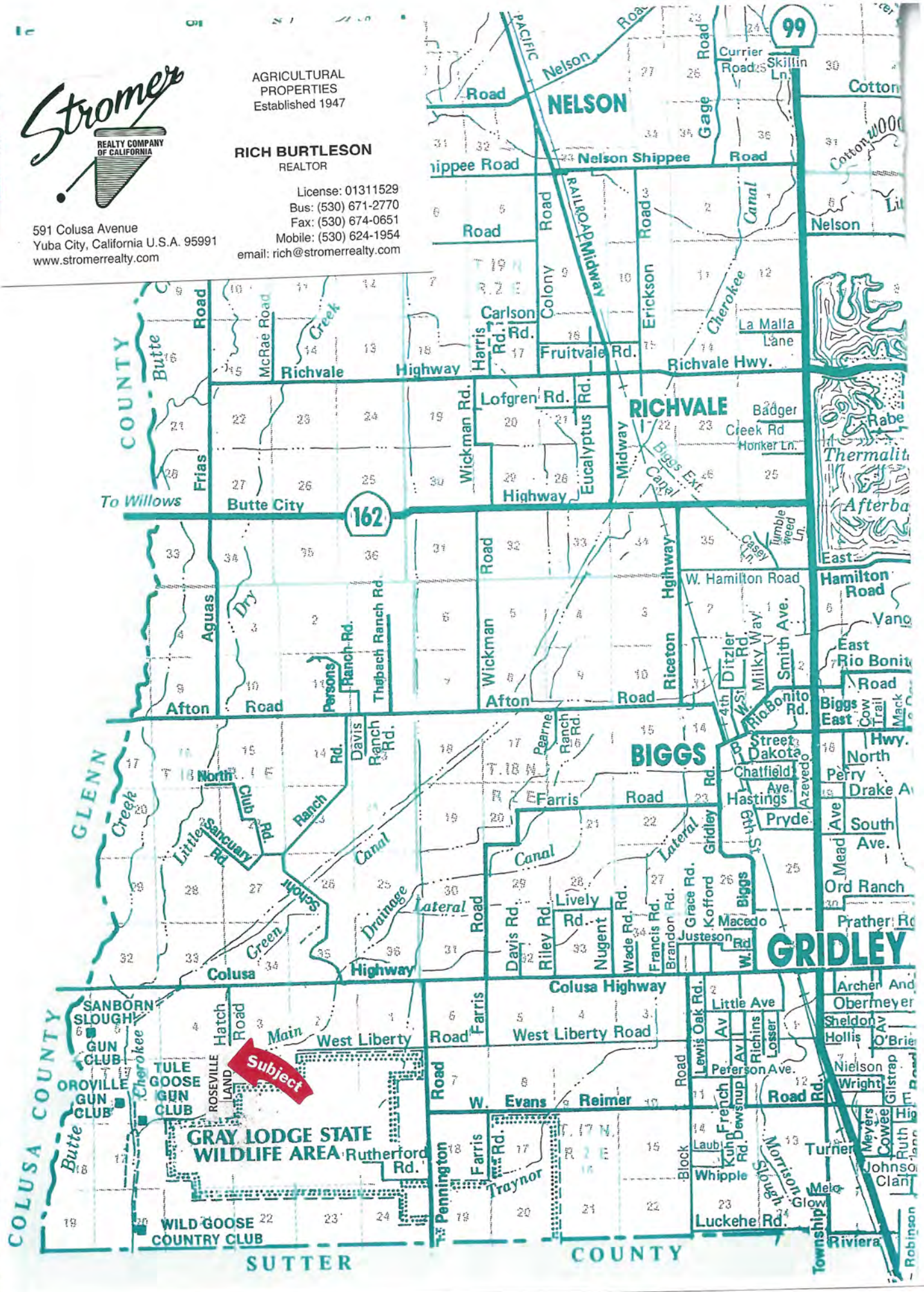
Stromer
REALTY COMPANY OF CALIFORNIA

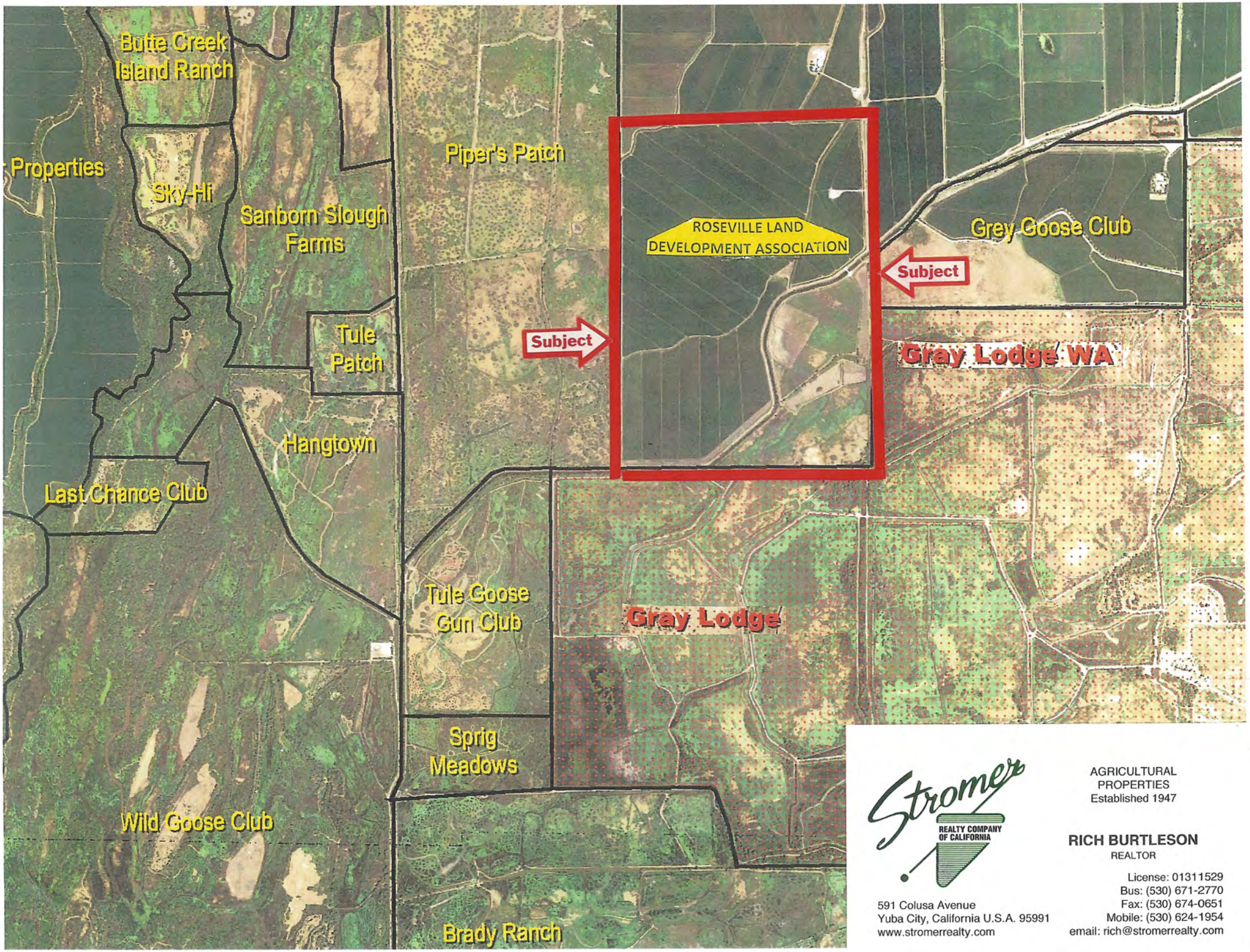
AGRICULTURAL
PROPERTIES
Established 1947

RICH BURTLESON
REALTOR

License: 01311529
Bus: (530) 671-2770
Fax: (530) 674-0651
Mobile: (530) 624-1954
email: rich@stromerrealty.com

591 Colusa Avenue
Yuba City, California U.S.A. 95991
www.stromerrealty.com





Stromer
REALTY COMPANY OF CALIFORNIA

591 Colusa Avenue
Yuba City, California U.S.A. 95991
www.stromerrealty.com

AGRICULTURAL
PROPERTIES
Established 1947

RICH BURTLESON
REALTOR

License: 01311529
Bus: (530) 671-2770
Fax: (530) 674-0651
Mobile: (530) 624-1954
email: rich@stromerrealty.com

Stromer
REALTY COMPANY OF CALIFORNIA

AGRICULTURAL & COMMERCIAL
PROPERTIES
Established 1947

RICH BURTLESON
REALTOR

591 Colusa Avenue
Yuba City, California U.S.A. 95991
www.stromerrealty.com

Bus: (530) 671-2770
Fax: (530) 674-0651
Cell: (530) 624-1954

Stromer

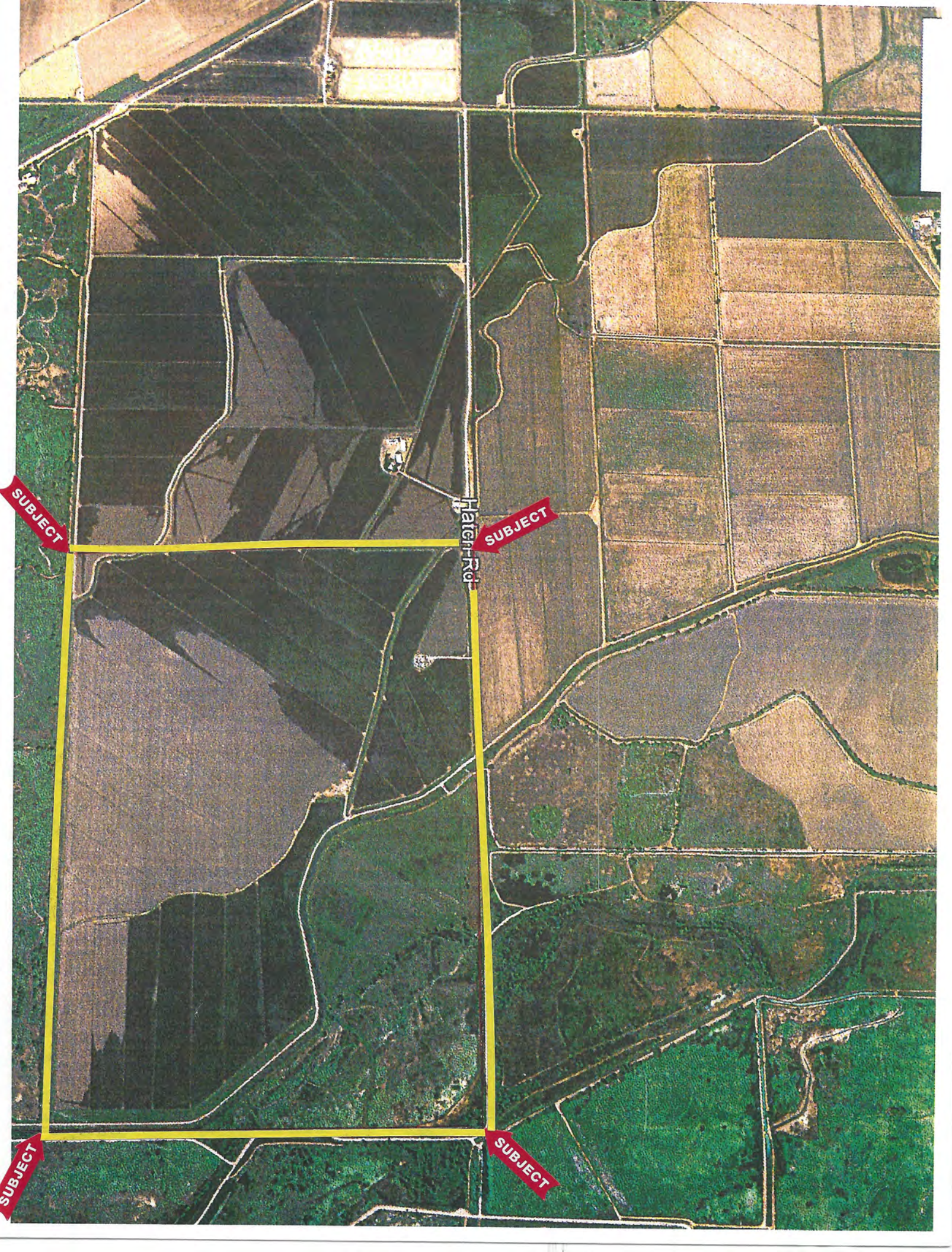
REALTY COMPANY
OF CALIFORNIA

AGRICULTURAL & COMMERCIAL
PROPERTIES
Established 1947

RICH BURTLESON
REALTOR

591 Colusa Avenue
Yuba City, California U.S.A. 95991
www.stromerrealty.com

Bus: (530) 671-2770
Fax: (530) 674-0651
Cell: (530) 755-6364


SUBJECT
SUBJECT
Hatch Rd
SUBJECT
SUBJECT

DURA-TOUCH
Armor Coating

'Roseville' owner-members
enjoying fabulous feed @ clubhouse