



1/18th Glide-In Ranch Duck Club

Yolo COUNTY, CALIFORNIA
1,195 + - ACRES



LANDX REAL ESTATE

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PROPERTY INFORMATION



PRICE: \$360,000

OVERVIEW

Glide-In Ranch Duck Club is the definition of convenience for a duck hunter. With its close proximity to Sacramento International Airport, downtown Sacramento, and Davis; a short drive from the Bay Area and excellent mallard hunting, this club is a duck hunters dream.

Glide-In Ranch is a 1,195 +/- acre club which borders Yolo Refuge, one of the most abundant waterfowl migratory refuges in California. Glide-In Ranch has long been one of the best shooting properties in the Greater Sacramento region with consistent bird harvest averages. The ponds, blinds, and wetland habitat are maintained year-around by a caretaker which helps keep the birds coming back year after year.

1/18th Glide-In Ranch Duck Club

ADDRESS:

Davis, CA – Yolo County

SIZE:

1,195 acres +-

PROPERTY TYPE:

Farms, Hunting Land, Ranches

Amenities:

8 ponds / 25 blinds, 10-bedroom shared clubhouse

WELL AND IRRIGATION:

District Water & Well Irrigation

Dues:

No Annual Dues



PROPERTY CONDITION, IMPROVEMENTS & COMMITMENTS

A shared 10-bedroom clubhouse and great group of hunters makes this property even more special. Additionally, Glide-In Ranch owns commercial real estate, a Wells Fargo Branch off Watt Ave in Sacramento with consistent lease revenue. This lease revenue completely funds the clubs annual budget leaving the 18 club members to pay no annual dues, which is rare in the California private duck club market.

Contact Land X today for a viewing of this very special piece of California duck hunting history.

EXISTING LEASES

No Existing Leases

TAXES

Property is enrolled in the Williamson Act.

TERMS

Cash at the close of escrow

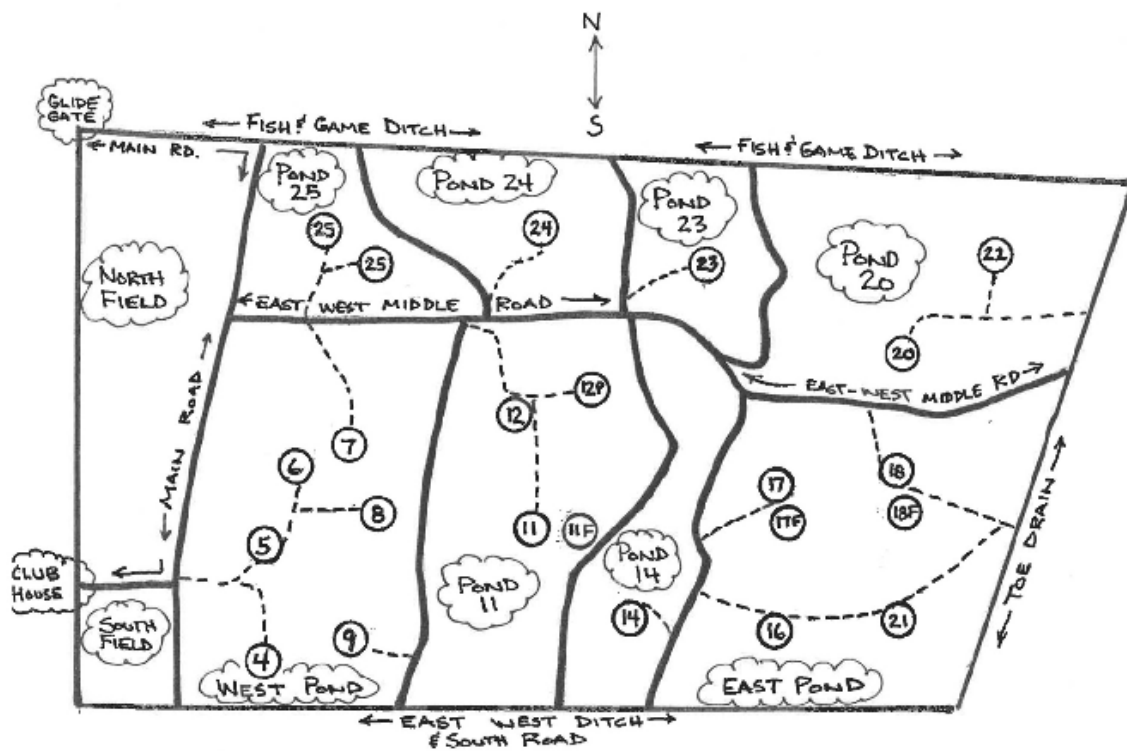
OIL, GAS & MINERAL RIGHTS

None

Information contained in this Offering Statement is from sources deemed to be reliable. Information has not been verified by Broker and Broker makes no guarantees about the accuracy of this information. Any estimates provided do not represent the current or future performance of this property. Prospective Buyers and their representing Broker are advised to conduct their own independent research and inspections of the property to determine prospective Buyer's suitability of the property.

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PHOTOS





MAP

