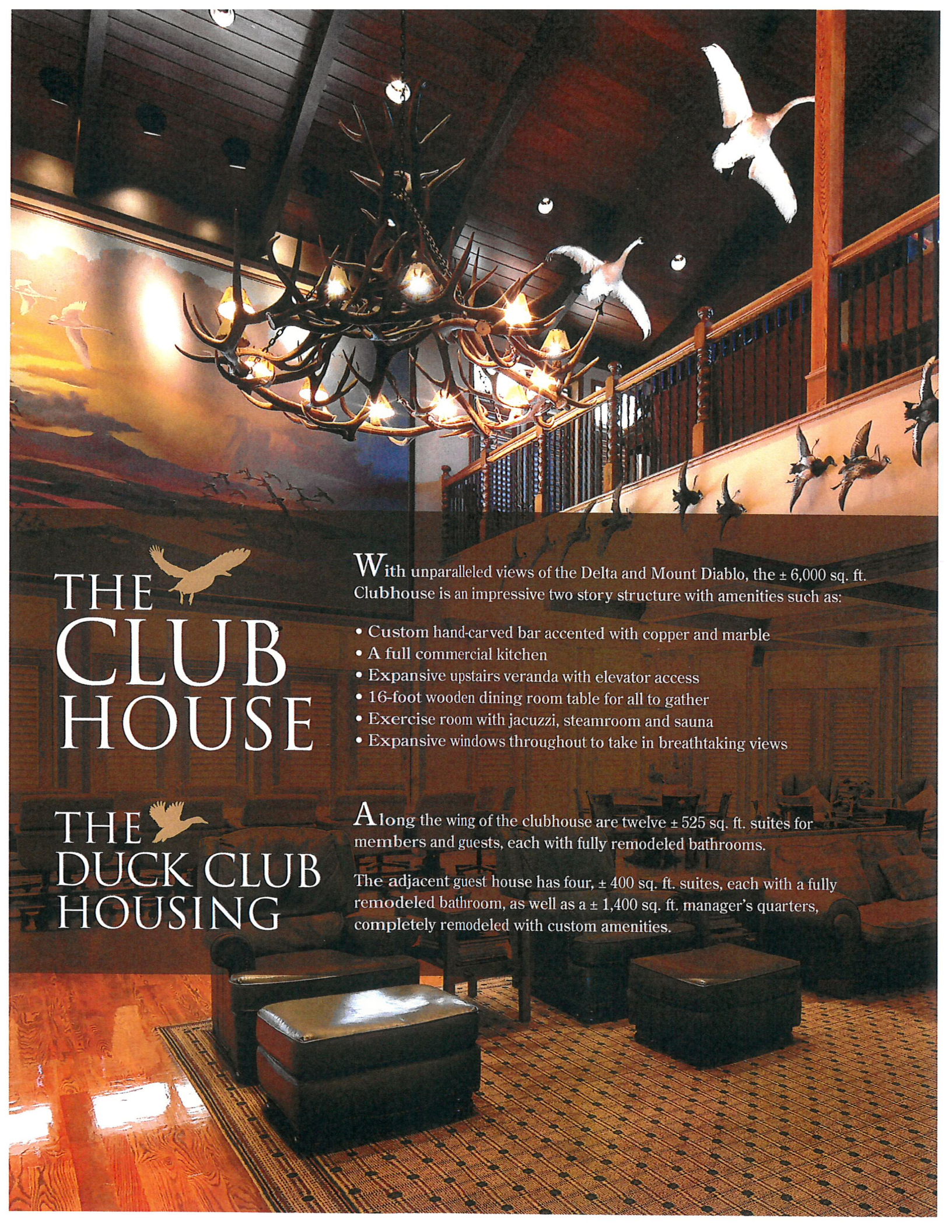


VENICE ISLAND DUCK CLUB

*A world of it's own
since 1957*

- ± 6,000 sq. ft. Clubhouse
- Twelve ± 525 sq. ft. guest suites
- ± 2800 sq. ft. secondary home with 4 suites and ± 1,400 sq. ft. manager's quarters
- ± 1,600 acres available
- ± 1,200 net farmable acreage with fully contained farming operation
- Riparian Water Rights pre 1914

*Listed at \$18,000,000
First time offering*



THE CLUBHOUSE

With unparalleled views of the Delta and Mount Diablo, the $\pm 6,000$ sq. ft. Clubhouse is an impressive two story structure with amenities such as:

- Custom hand-carved bar accented with copper and marble
- A full commercial kitchen
- Expansive upstairs veranda with elevator access
- 16-foot wooden dining room table for all to gather
- Exercise room with jacuzzi, steamroom and sauna
- Expansive windows throughout to take in breathtaking views

THE DUCK CLUB HOUSING

Along the wing of the clubhouse are twelve ± 525 sq. ft. suites for members and guests, each with fully remodeled bathrooms.

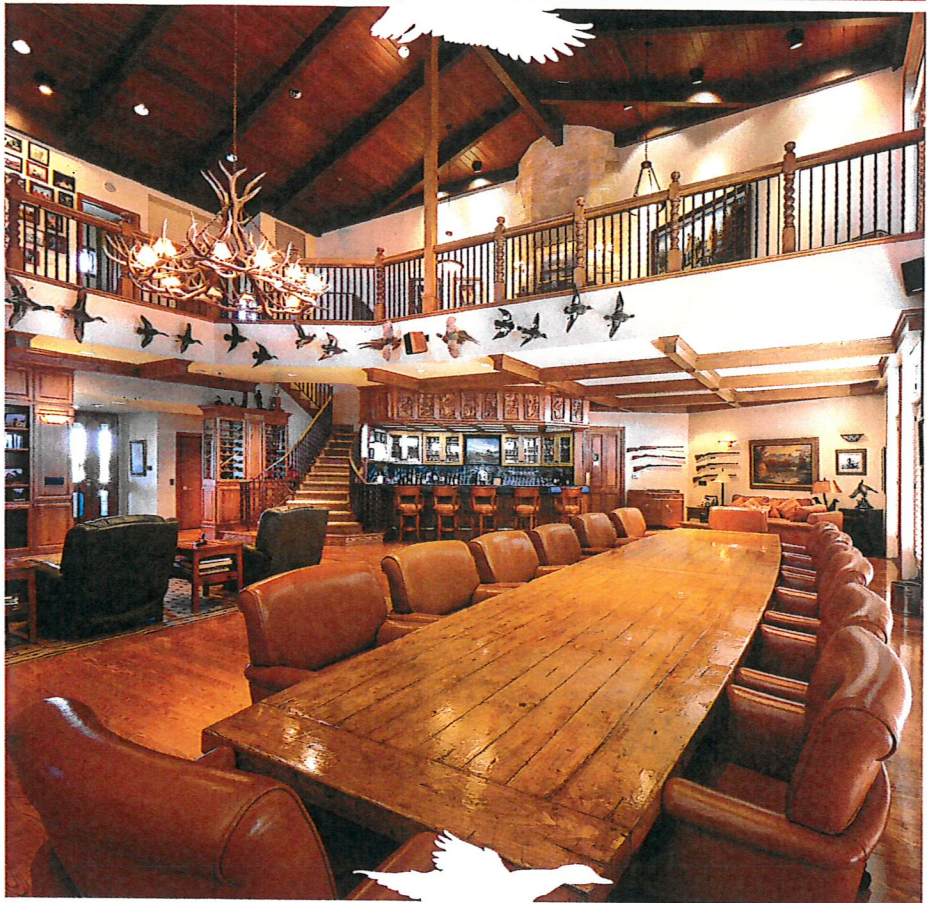
The adjacent guest house has four, ± 400 sq. ft. suites, each with a fully remodeled bathroom, as well as a $\pm 1,400$ sq. ft. manager's quarters, completely remodeled with custom amenities.

VENICE ISLAND DUCK CLUB

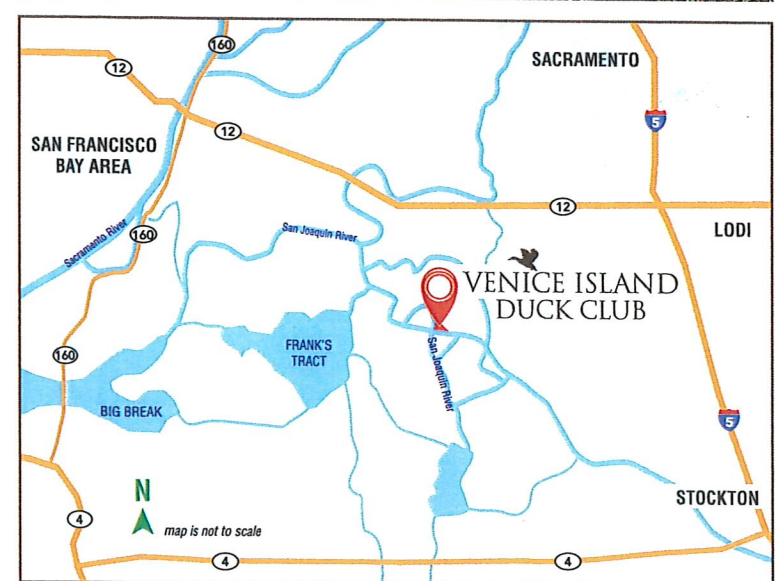
With sunset views of Mount Diablo and vast waterways traversing throughout the Delta and ships passing by as they make their way from far-away-lands to the inland Port of Stockton, you pause to take it all in. Venice Island, the greatest secret in the Delta, is a place where simply breathing the fresh air and the touch of the Delta breeze on your face draws you to a place that is a haven for rest and relaxation - for relationship and adventure. A haven that is both luxurious and exclusive, yet casual and friendly.

The amenities are impressive. A beautiful, fully furnished clubhouse where you gather for meals and entertainment; a wing of twelve private guest rooms; a separate house with four full suites and a manager's quarters, a fully contained, operational \pm 1,200 acre farm; twelve permanent custom duck blinds, waterfowl hunting and land maintenance; a private heliport; dock; and boat ramp.

Come to Venice Island and come to another world.



The late
Dan Nomellini
and the late
Conrad Hilton



Travel

A helicopter landing area awaits guests arriving by air, while those arriving by water can moor their yacht and watercraft at the dock. One can go by boat to San Francisco and around the world from Venice Island.

A ferryboat provides access to and from the west shores of Stockton, California.

Sporting Benefits

A sports enthusiasts dream destination, with world class bird hunting, fishing, boating and water sports. The San Joaquin Delta has some of the highest concentration of waterfowl per acre in the State of California.

The Farm

Of the 1,600 available acres of the island, there are \pm 1,200 acres of corn. It is a fully functioning, income producing farm complete with all the equipment to plant, harvest and maintain.

Corporate Retreats

The ambiance of Venice Island Duck Club is the perfect atmosphere for corporate retreats. Whether a one day or multiple day retreat, the accommodations far exceed expectations for a creative, comfortable and adventurous get away for maximum creativity and limited interruptions.

Water Rights

With Water Rights established pre 1914, the levees and water drainage within the island are maintained by the Reclamation District.

Epic 4th of July Celebrations

Venice Island is the site of the 4th of July Fireworks celebration which brings more than 2,000 boats anchoring on the San Joaquin Deep Water Channel to watch the fireworks.

Location

Venice Island is 9.3 miles northwest of Stockton, California and is bounded on the north - and northeast by Potato Slough, on the southeast by Little Connection Slough, on the south by the Stockton Deepwater Channel Venice Cut and on the west, the San Joaquin River.

This is a truly one of a kind, very private premier waterfowl hunting and farming property among the oldest and best in the State of California. The opportunity to purchase this very attractive recreational and income property is a once in a lifetime opportunity.



CONTACT INFORMATION:
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Disclaimer: All measurements are approximate. Information provided by Seller or other resources, not verified by Broker. All interested persons should independently verify accuracy of the information on this publication