

Venice Island Duck Club

Stockton
17,500 West Eight Mile Road
1,600 Acres
\$18,000,000.00



Reni Della Maggiore, Inc.

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Venice Island Duck Club

Legend

- Custom Point A Text Label

□□ Boundary

Description

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. 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, steam room and sauna • Expansive windows throughout to take in breathtaking views Along the wing of the clubhouse are twelve \pm 525 sq. ft. suites for Members and Guests, each with fully remodeled bathrooms. The adjacent guest house has four, \pm 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. 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. 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 enthusiast 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 planted in 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 getaway 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 Deep water Channel Venice Cut and on the West is 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. Exclusively offered by: Phil Johnson CA-DRE 01006621, Sims-Grupe Management Corp., Inc. CA-DRE 00351704 In partnership with: Reni Della Maggiore CA-DRE 00671357, Reni Della Maggiore, Inc. CA-DRE 01900807 and Alex

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