

## LUCKY 7 DUCK CLUB



### Membership Details:

- 1/6 Ownership in Lucky 7 Duck Club (**277+/- acres**)
- Shoot 7 days per week
- 7 blinds on property (4 stand-up and 3 in-ground tanks)
- 1 guest per day allowed per member
- \$6K-\$7K per year club dues (covers mowing/disking/planting/road maintenance/blind repairs/decoys and water)



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### Property Description:

Lucky 7 Duck Club is a gem of a property located just East (a couple hundred yards) of Sacramento National Wildlife Refuge. The property is located within the unique 7000+/- acre Willow Creek Ranch which contains about 2000 acres of rice and 4800 acres of natural habitat. The club has 7 blinds throughout the property (4 stand-up and 3 in-ground tank style). The club is maintained throughout the year which helps tremendously in waterfowl harvest numbers. Membership comes with a very nice cabin and metal building that sits within the Lambertville compound. Lucky 7 members have one of the shortest drives out of all Lambertville clubs with the marsh's proximity to the compound.

### Structure(s) Details:

- **2,300+/- sq. ft.** fully furnished, 3 bedroom, 1 ½ bathroom cabin \*\*\*Cabin lot is owned by Willow Creek Mutual Water Company\*\*\*
- Large enclosed porch
- Walk-in mud room/gear storage room with **4 gun safes, full fridge/freezer & 2nd full freezer** (all included in sale)
- Tax on house is approximately \$450/year
- Payment to Willow Creek Mutual is approximately \$1,000/year (covers security, compound maintenance, trash & water)
- 18'x36' metal building
- Full locking roll-up door with shelving

