

GRAY LODGE FARMS



11719 North Butte Raod Live Oak, California

- **430+/-** acre property
- Year-around meticulously maintained marsh and habitat
- Arguably the most impressive lodge in all of the Butte Sink



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Property Description:

Gray Lodge Farms borders the 9,100 acre Gray Lodge Wildlife Refuge, which is one of the most abundant and vast refuges in the entire country. Waterfowl of all species frequent this amazing property and many call it home during their winter migration. Every aspect of Gray Lodge Farms has been well thought out and developed by professionals. This property could be ideal for a single owner looking to have a wonderful duck club and family retreat all the way to a group of hunters looking to own their own duck club.

Compound Details:

- **6,224 sq. ft.** resort-style lodge
- Beautifully appointed large great room
- Full bar
- Game Room
- Chef-approved kitchen
- Laundry/Mud Room
- Lockers for 10 hunters
- **Sleeps 20 people**
- Outdoor bar
- Garage w/parking for 4 vehicles, storage
- Massive gas-fed fire pit
- **6,800 sq. ft. of shop buildings**
- 15 total bays
- 100% covered in solar
- 10 dog kennels
- 6 bedrooms
- 8 bathrooms
- 2 massive lofts
- Walk-in gun safe

