

Barrios Duck Club

Barrios Duck Club
93.86 +/- Acres
Knights Landing, CA

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000



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Property Information

Location:	From County Road 13 Go North or County Road 98 for 1.3 miles. Turn right and go 0.3 miles. The property is on the right side of the road. DO NOT TRESSPASS!!! Shown by appointment only!
APN#:	Yolo County APN#: 056-120-005
Blinds:	The duck club has two blinds. The blind locations can be found on the map within this brochure. There other ideal blind placement locations within the club.
Wildlife:	There is an abundance of ducks & geese on this property and in the immediate vicinity during the winter months. This property is located adjacent to the Roosevelt Ranch which holds several hundred thousand migratory waterfowl every year. In addition to migratory waterfowl, this property has pheasants, turkey, deer, and dove.
Water:	The property falls within Colusa Mutual Water Company. Water is provided via a lift pump and is gravity fed around the duck club.
Easement:	The property is enrolled in the NRCS Wetland Reserve Program in perpetuity. A copy of the easement is available upon request.
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights on the subject property owned by the seller will transfer to the buyer at the close of escrow.

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Taxes:

The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

Prices:

\$657,020 or \$7,000 per acre

Terms:

Cash at the close of escrow

Comments:

Duck club for sale in one of California's premier waterfowl hunting areas! The westside of the 2047 canal has quietly become one of the Sacramento Valley's most productive flyways. This property also holds wild pheasants which is a rare find! Please call Charter Realty for more info!

Southern 2/3 Of The Club Looking South



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SW Corner Of The Club Looking NE



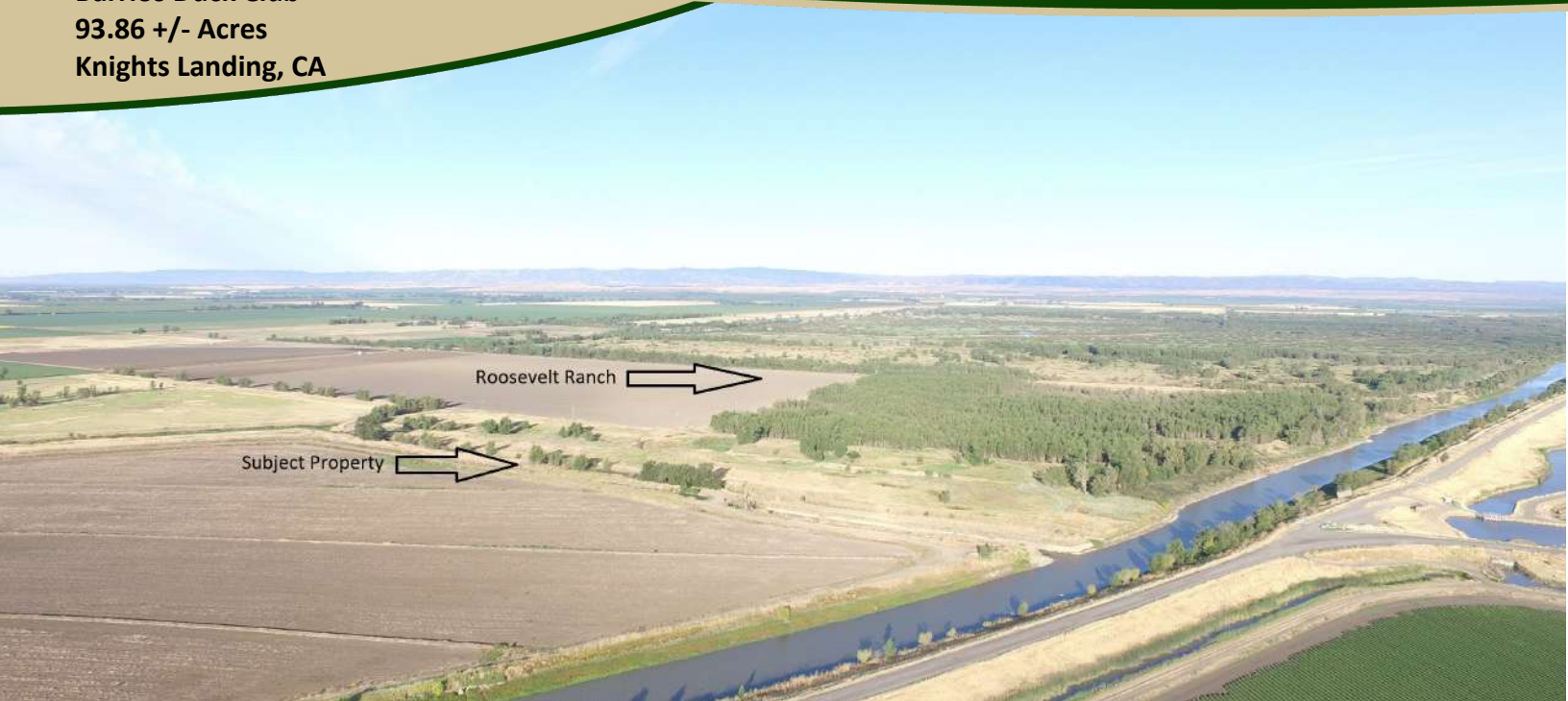
Lift Pump & Locked Gate at the Clubs Eastern Entrance



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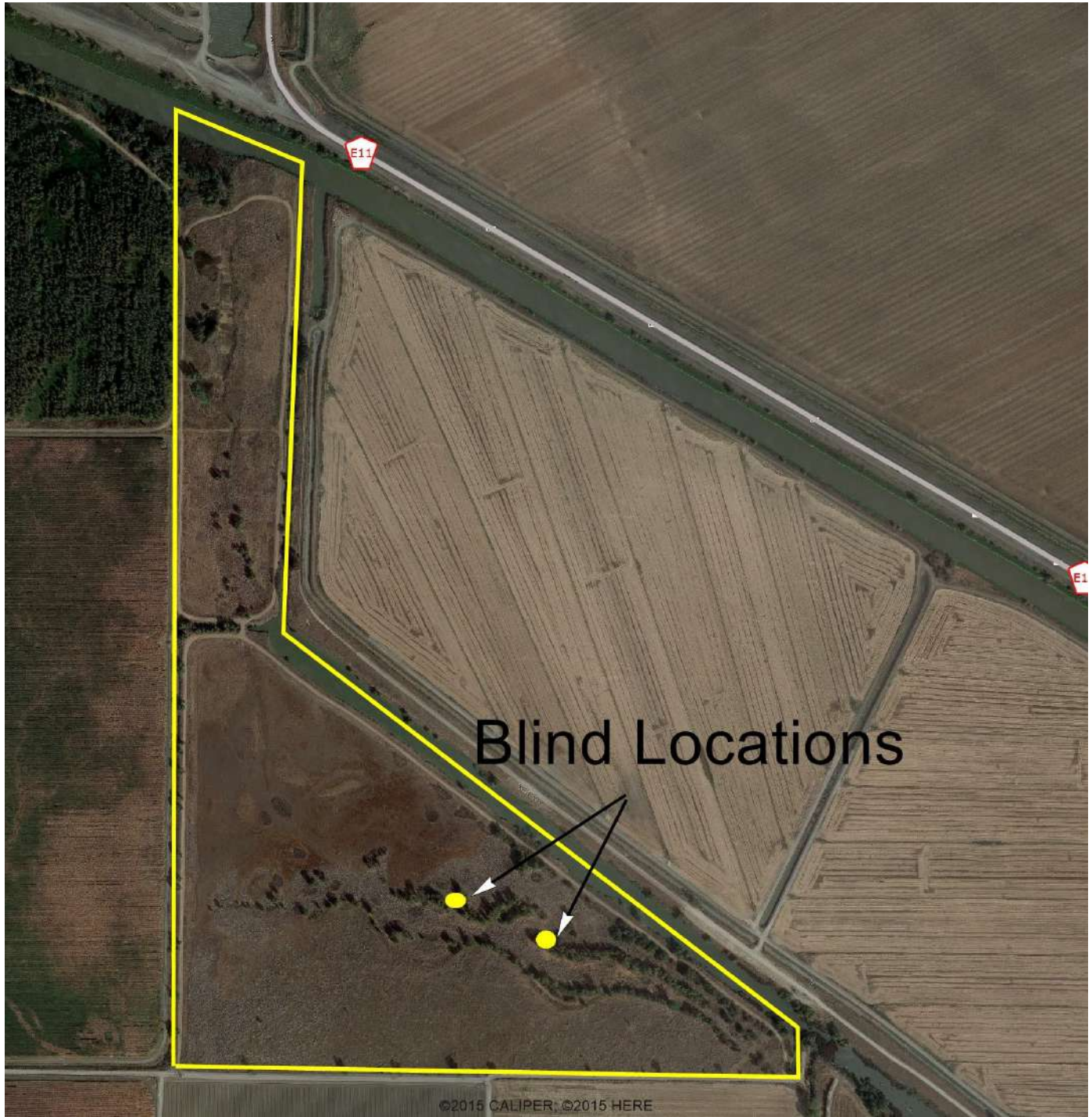


North Portion of The Club Bordering The Roosevelt Ranch

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