



REAL ESTATE  
HUNTING|FARM|RANCH

2949 NIAGARA AVE.  
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530.848.3314



## LIVE OAK GUN CLUB

± 1,729 ACRES | IN THE BUTTE SINK

The Live Oak Gun Club is one of the most recognized duck clubs in California, while sitting in the heart of the most hallowed waterfowl hunting grounds in North America, the Butte Sink. While most people dream of getting to hunt a place this special in their lifetime, this is an opportunity to be an owner and member.

The Live Oak Gun Club has 15 members who pride themselves on having one of the highest mallard harvest totals in all of the Butte Sink. The management of this 1,729 +/- acre club sees year-around maintenance on the marsh that keep local and migrating birds coming back year after year. The **club shoots Wednesday, Saturday and Sunday mornings and also offers afternoon hunts on Tuesdays and Fridays** in the clubs 135 +/- acres of rice fields away from the natural marsh.

— **\$1,5000,000** —

1/15 OWNERSHIP INTEREST

• WITH BEAUTIFUL LARGE CABIN •

WORLD CLASS HUNTING





## THE CABIN

- 3 Bedroom, 2 Full Bath
- Mud Room/Laundry Room with separate entrance
- Master Bedroom has beautiful attached bathroom with separate tub/shower
- Great kitchen with 6 burner gas range, dishwasher, large fridge, all appliances are stainless.
- Nice bar with built-in sink and built-in beverage fridge
- Beautiful wood burning fireplace
- Hardwood floors throughout
- Massive "drive-through" garage with room for several vehicles/boats/utv's/storage. Separate sink in the garage.
- Large side and back patio with amazing views

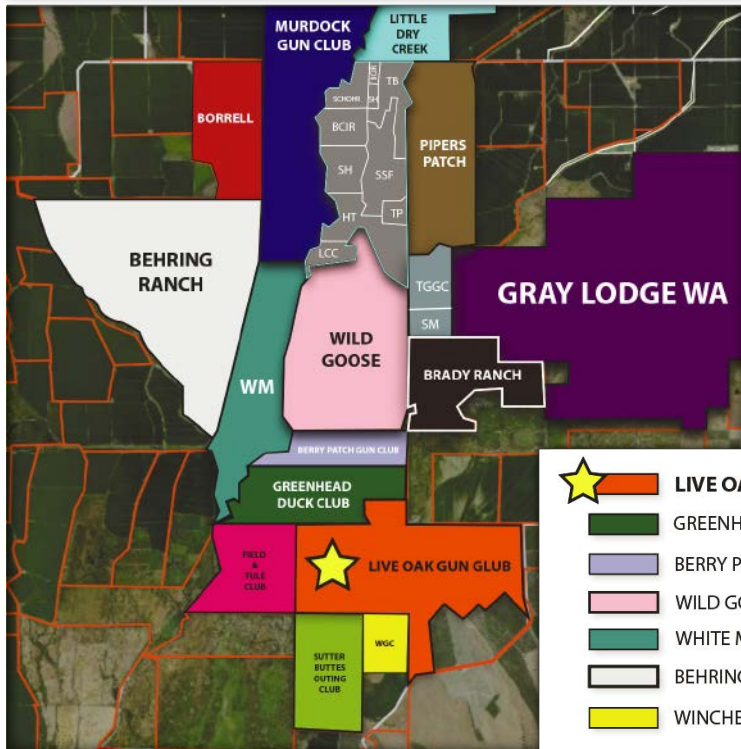




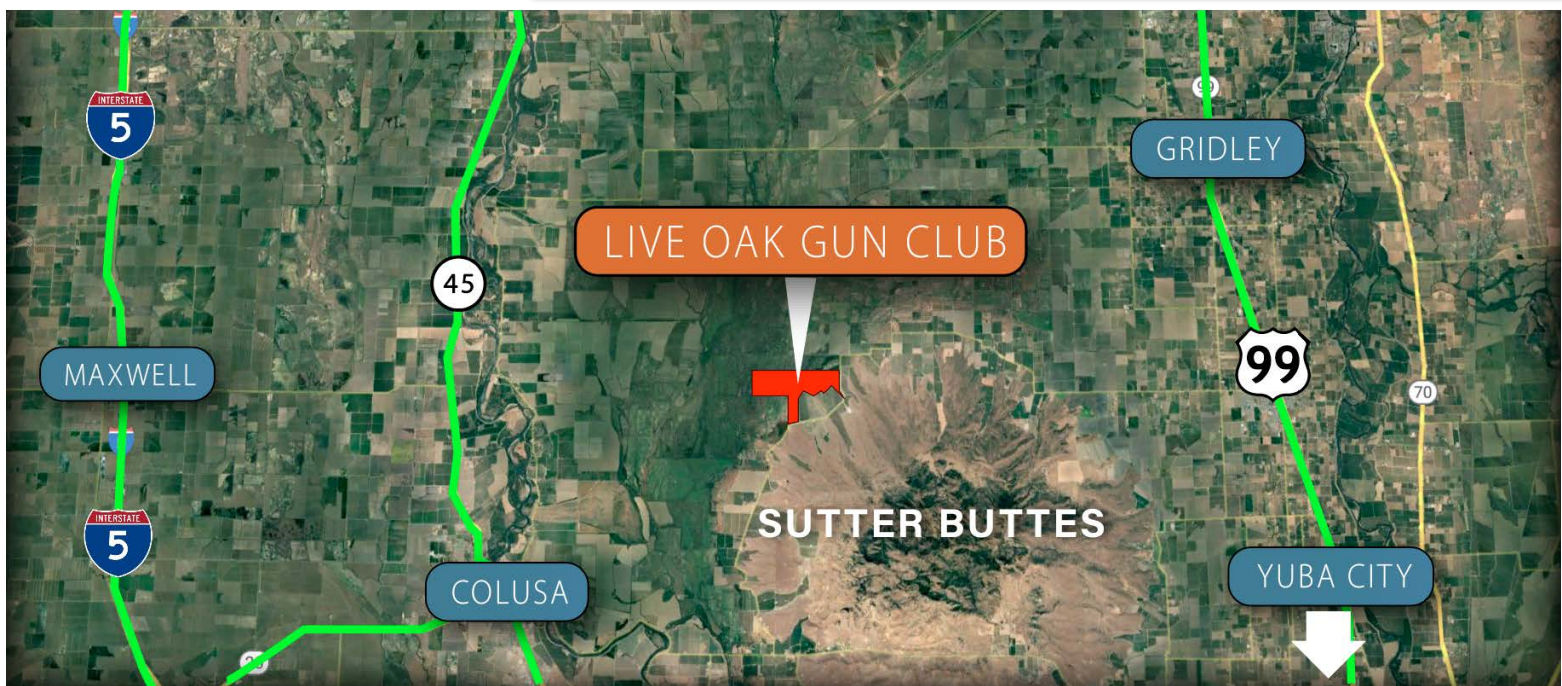
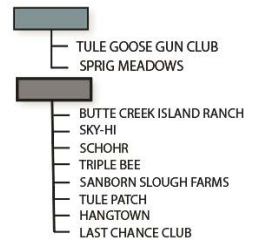
- Fully stocked 20 ± acre bass pond
- Rifle shooting range, trap and five-stand
- World Class turkey, pheasant, deer, and dove hunting
- Chef prepared meals in the shared clubhouse on a set schedule during waterfowl season



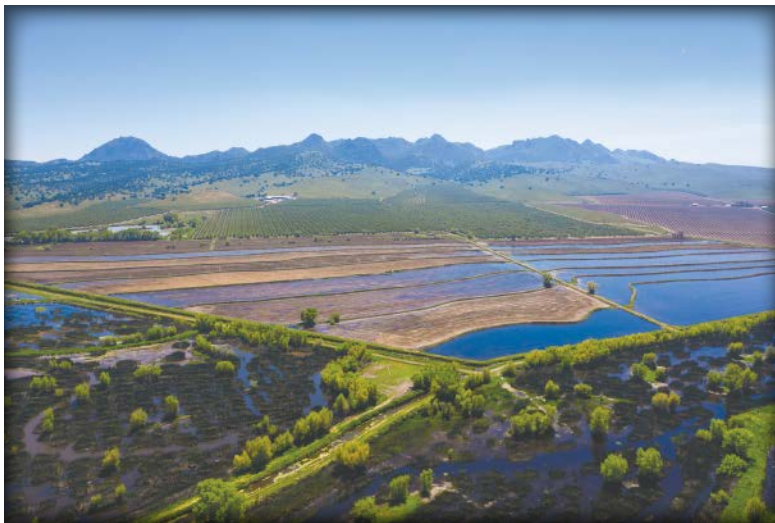
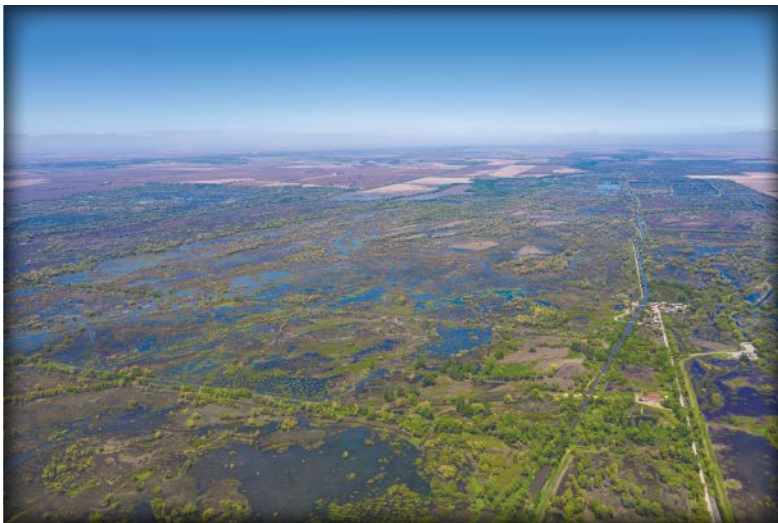
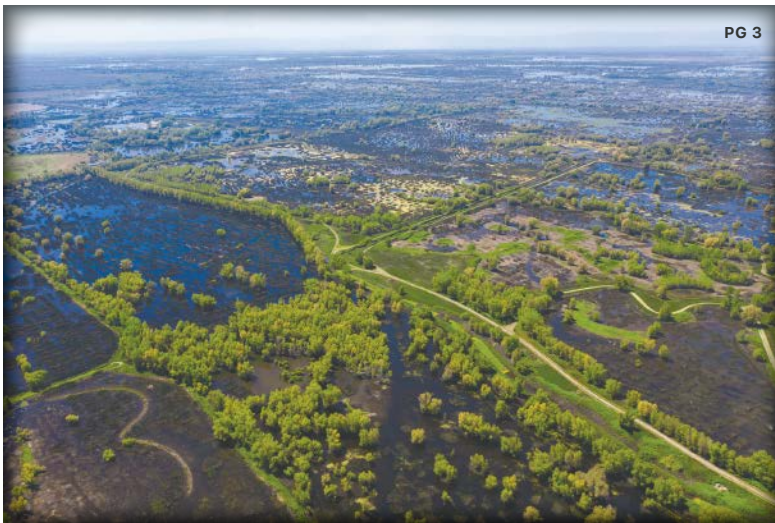
## LIVE OAK GUN CLUB | LOCATION



- In the heart of the Pacific Flyway
- Close proximity to surrounding Cities & Airports
- Helicopter landing pad on site
- Among the top shooting clubs in The State







**THE MOST EXCITING 100% OWNERSHIP & EQUITY MEMBERSHIPS AVAILABLE IN THE STATE!**

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