

FOR SALE

LIVE OAK GUN CLUB

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 14 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 club's ±135 acres of rice fields away from the natural marsh.

\$1,850,000

(1/14th Ownership Interest)

± 1,729 Acres

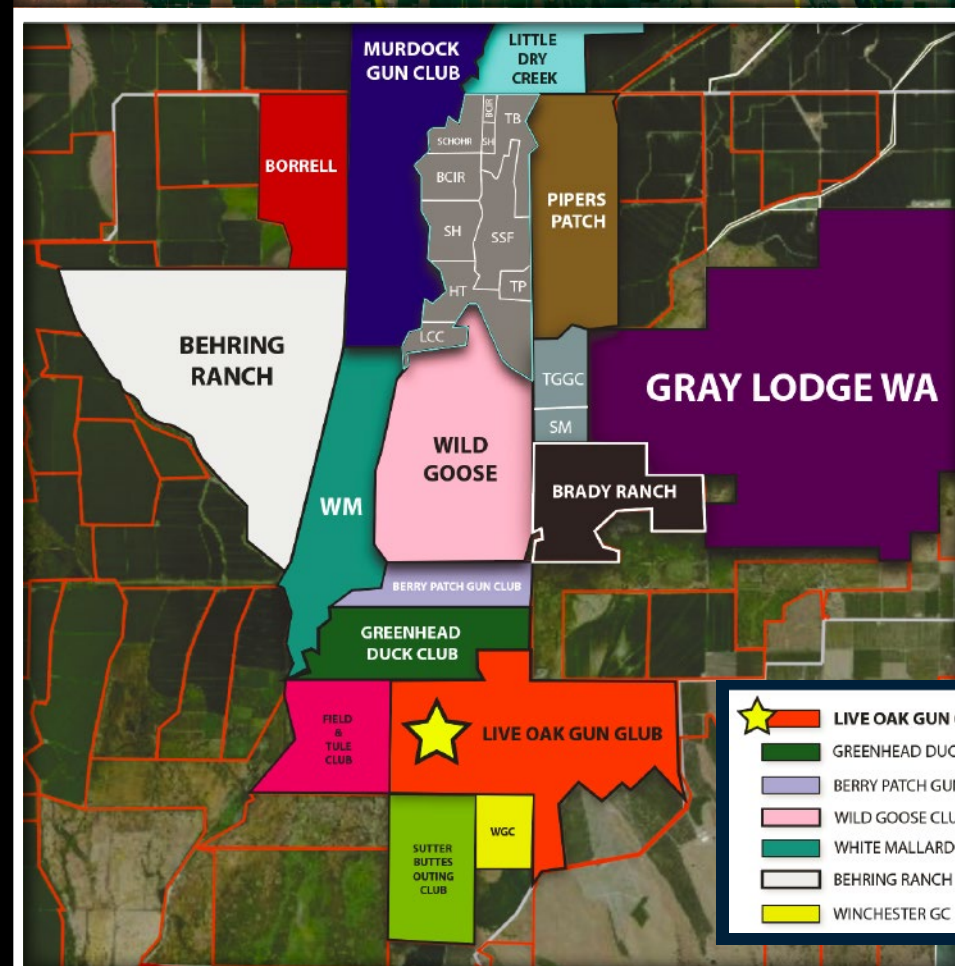
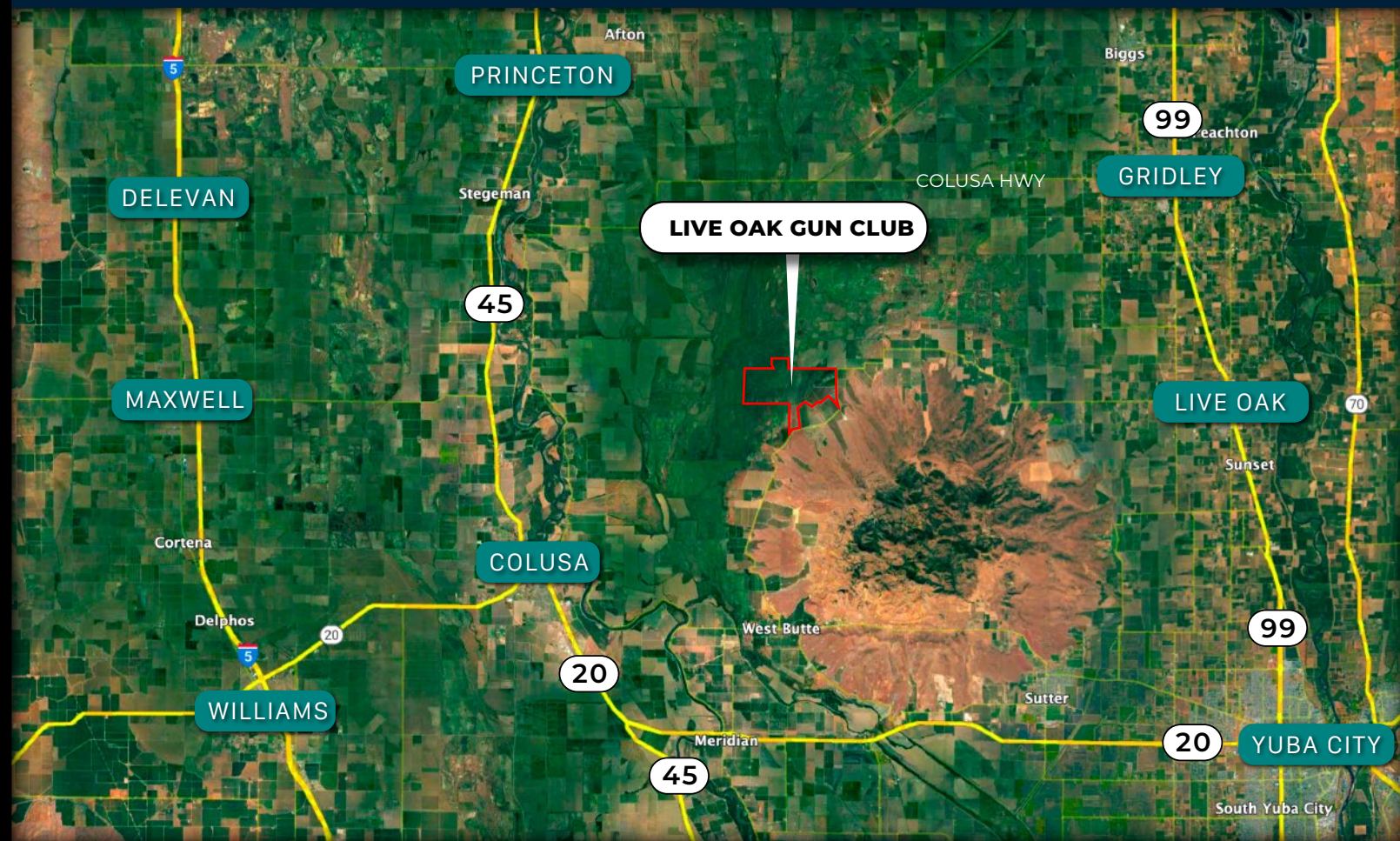
The Butte Sink, CA

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LIVE OAK GUN CLUB

- In the heart of the Pacific Flyway
- Top-notch duck hunting in the Butte Sink
- Easy access off W. Butte Road
- Helicopter land pad on site
- One of top shooting clubs in the entire State

	LIVE OAK GUN CLUB		PIPERS PATCH
	GREENHEAD DUCK CLUB		BORRELL
	BERRY PATCH GUN CLUB		BRADY RANCH
	WILD GOOSE CLUB		FIELD & TULE CLUB
	WHITE MALLARD		SUTTER BUTTES OUTING CLUB
	BEHRING RANCH		MURDOCK GUN CLUB
	WINCHESTER GC		

	TULE GOOSE GUN CLUB
	SPRIG MEADOWS
	BUTTE CREEK ISLAND RANCH
	SKY-HI
	SCHOHR
	TRIPLE BEE
	SANBORN SLOUGH FARMS
	TULE PATCH
	HANGTOWN
	LAST CHANCE CLUB

LIVE OAK GUN CLUB

SPECIFICATIONS

- $\pm 1,729$ Total Acres
- Fully stocked 20 \pm 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



PRIVATE CABIN

- Beautiful $\pm 2,100$ SF Cabin
- 3 Bed | 2 Bath
- Large bar & porch with great views overlooking the marsh
- Big wood burning fire place with large living room







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REAL ESTATE

**CONTACT LAND X TODAY FOR A
PRIVATE SHOWING!**

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