

WILLIAM T. MORGAN REAL ESTATE

10 N. EAST STREET, SUITE 103 · WOODLAND, CA 95776 · BUS. 530-662-8696 FAX 530-662-8589

WILLIAM T. MORGAN

License #00318291
Cell 530-867-2662
Res. 530-662-8466

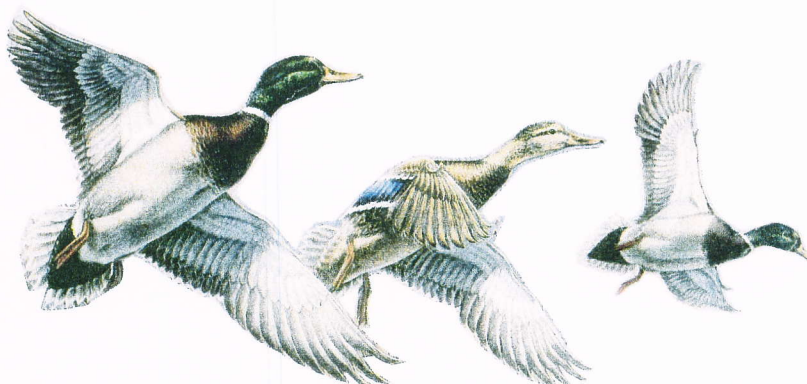
SCOTT D. MORGAN

License #00430381
Cell 530-304-3729
Direct 530-661-1543**ANTIOCH-GOLDENEYE DUCK CLUB
(Antioch Portion Only)
Suisun Slough, Suisun Marsh
290+/- Acres
Solano County, CA****PROPERTY:**

For sale is the Antioch portion of the Antioch-Goldeneye Duck Club. This includes an undivided ½ interest in 290.42+/- acres, 100 % ownership of the club house, one boat slip at Pierce Harbor and a ½ interest in a 1,500 square foot parking lot parcel also located at Pierce Harbor.

This is a wonderful year round recreational retreat. Hunting, fishing, boating, water skiing are at your door step. This is a rare opportunity to find this kind of peaceful getaway so close to the urban San Francisco Bay Area.

This superior Suisun Marsh Clubhouse located on Suisun Slough, situated on its own 1.5 acre parcel, is a two story, approximately 3700+/- square foot; 6 bedrooms and 4 baths. The second story of the clubhouse has a great room living area, complete all electric and propane kitchen, dining area, bar, fireplace, and pool table. Both Master bedrooms are on the upper level. The ground floor has 4 bedrooms and 2 baths, laundry room/mud room, plus the care takers quarters with bath and exterior entry. Electric heat & air conditioning and a wood deck surrounding the exterior. The front deck is very large and there is a good sized deck on the upper level, with both facing Suisun Slough.



The following information contained herein has been obtained from sources other than William T. Morgan Real Estate, and no warranties are made as to the accuracy of any statements herein contained, nor do said statements constitute representations of William T. Morgan Real Estate. Prospective Purchasers are advised and directed to verify all information herein contained and to make an independent investigation.

WILLIAM T. MORGAN REAL ESTATE

10 N. EAST STREET, SUITE 103 · WOODLAND, CA 95776 · BUS. 530-662-8696 FAX 530-662-8589

WILLIAM T. MORGAN

License #00318291
Cell 530-867-2662
Res. 530-662-8466

SCOTT D. MORGAN

License #00430381
Cell 530-304-3729
Direct 530-661-1543**Antioch-Goldeneye Duck Club**
Suisun Slough, Suisun Marsh
290+/- acres
Solano County, CA
Page 2

LOCATION: Antioch-Goldeneye Duck Club is located on the west bank of Suisun Slough, Suisun Marsh, Solano County, California. Antioch-Goldeneye Duck Club is number 420 on the Suisun Resource Conservation District ownership map. A portion of Sections 33 & 34 of T4N R2W and Sec 3 of T3N R2W Mt. Diablo Baseline & Meridian. APN 46-080-16

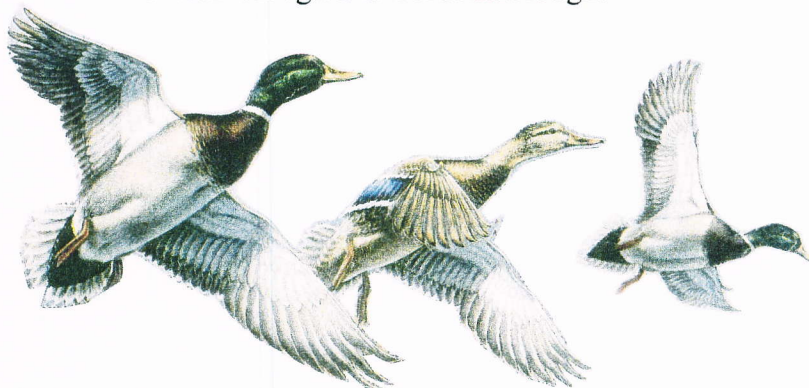
IMPROVEMENTS: Boat Dock Levees
Clubhouse Floodgates
5 dog kennels 9 Double Blinds
Domestic Well Storage container
Tool room with electric power

Boat Dock: It is large enough to accommodate 3 or more boats and is in very good condition.

Dog Kennels: There are 5, with chain link fencing, concrete floor and cinder block dog houses.

WATER: The domestic well provides water for three houses. A formal agreement regarding the maintenance and availability of water shared by the homes is being formalized for recordation.

Irrigation and pond water is provided by and drained into Suisun Slough and Cordelia Slough.



The following information contained herein has been obtained from sources other than William T. Morgan Real Estate, and no warranties are made as to the accuracy of any statements herein contained, nor do said statements constitute representations of William T. Morgan Real Estate. Prospective Purchasers are advised and directed to verify all information herein contained and to make an independent investigation.

WILLIAM T. MORGAN REAL ESTATE

10 N. EAST STREET, SUITE 103 · WOODLAND, CA 95776 · BUS. 530-662-8696 FAX 530-662-8589

WILLIAM T. MORGAN

License #00318291
Cell 530-867-2662
Res. 530-662-8466

SCOTT D. MORGAN

License #00430381
Cell 530-304-3729
Direct 530-661-1543

Antioch-Goldeneye Duck Club
Suisun Slough, Suisun Marsh
290+/- acres
Solano County, CA
Page 3

LEASES: There are no government or private leases on the property at this time.

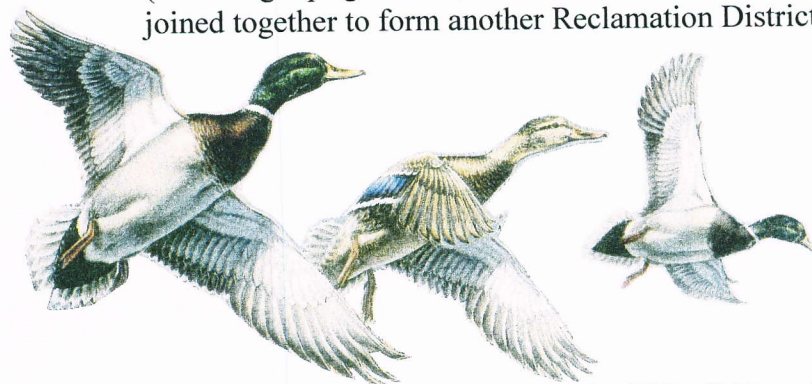
MINERAL RIGHTS: The mineral rights are **not** included in the sale.

HUNTING: The west side of the Suisun Marsh has the reputation for the best hunting record in the marsh for waterfowl. The owner of Antioch and the owner of Goldeneye share hunting rights on the 290+/- acres. The owners have used professional water and vegetative management to attract and keep the ducks for excellent hunting. They may provide management tips to the future owner for continued hunting success.

PRICE: \$849,000 cash to seller.

COMMENTS: The Antioch-Goldeneye Duck Club is a shared ownership club. The Antioch portion is for sale. Each half has its individually owned clubhouse and lot. This club is water access only. Permission for access by road during the summer months may be gained from neighboring landowners.

Approximately four years ago about nine clubs in the area, (including Sprig a Teal, Miramonte and Antioch-Goldeneye) joined together to form another Reclamation District.



The following information contained herein has been obtained from sources other than William T. Morgan Real Estate, and no warranties are made as to the accuracy of any statements herein contained, nor do said statements constitute representations of William T. Morgan Real Estate. Prospective Purchasers are advised and directed to verify all information herein contained and to make an independent investigation.

WILLIAM T. MORGAN REAL ESTATE

10 N. EAST STREET, SUITE 103 · WOODLAND, CA 95776 · BUS. 530-662-8696 FAX 530-662-8589

WILLIAM T. MORGAN

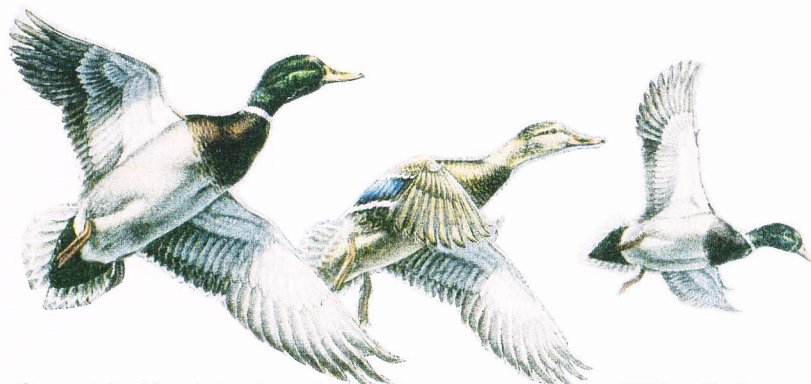
License #00318291
Cell 530-867-2662
Res. 530-662-8466

SCOTT D. MORGAN

License #00430381
Cell 530-304-3729
Direct 530-661-1543**Antioch-Goldeneye Duck Club**
Suisun Slough, Suisun Marsh
290+/- acres
Solano County, CA
Page 4**COMMENTS****CONTINUED:**

At the time of this writing, expenses for “hand shake” issues such as the blinds, gates, grooming and sharing of the blinds on the hunting property were split 50/50 between the owners of the Antioch and Goldeneye clubs.

Agreements for shared expenses for the domestic well, access easements and a lot line adjustment may or may not have been formalized and recorded at the time the Goldeneye portion of the club was sold several years ago. If any agreements were recorded, the recording dates should show on a current preliminary title report.



The following information contained herein has been obtained from sources other than William T. Morgan Real Estate, and no warranties are made as to the accuracy of any statements herein contained, nor do said statements constitute representations of William T. Morgan Real Estate. Prospective Purchasers are advised and directed to verify all information herein contained and to make an independent investigation.