

Owner Financing

Honker Farms Duck Club Sellers Terms

Sales Price: \$650,000

Terms: \$242,000 Down Payment

Seller

Carry Back: \$408,000

Length of

Time:

Seller to carry back note at 6% amortized
Over 30 years ,
All due and payable in 15 years

WILLIAM T. MORGAN REAL ESTATE

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- location:** LOWER END OF Van Sickle Island, Go past fish & Game Head quarters follow road thru the refuge to Roaring gate Follow road to end of road to honker farms duck club..
- Assessors Parcel no.** 90-060 32
- ACREAGE:** gross 300 m/l acres.
- Land Use:** Recreational use Duck Hunting, Fishing, some Pheasant hunting.
- Buildings:** 5,000 square foot club house, Shop buildings, other out door, buildings
- Utilities:** fresh water system, septic system, solar system, generator plus wind mill.
- Commercial Doc** Spoon bill Slough with boat access 10 Minutes from Pittsburgh
- Lease** None.

Water:
Duck Club:

Normally, the duck club is flooded from mid October and drained in April and May. Pumped out what don't gravity, by the Reclamation District.



Club House:

Water: Fresh water is brought in by truck and put in 3000 gallon storage tank.

(see picture on web site)

Two hundred dollars each filling, once or twice a year

Reclamation

District: 1607,

Taxes for district; \$2990 per year,
Property taxes: will change with new owner.

Advantages to

District.

(1) Water pumping in and out.

(2) Levee maintenance

Blinds:

5 new standup 4 man blinds

1 three man blind in ground, 6- 2 man in ground blinds

5 single ground blinds.

912 on the conservation map