

TULE HILTON DUCK CLUB
Solano County
Suisun Marsh
120+/- acres

LOCATION: The Tule Hilton Duck Club is located on the west side of the Suisun Marsh at the end of Chadbourne Road approximately 5 miles southwest of the City of Fairfield. The clubhouse is behind a locked gate.

**ASSESSOR'S
PARCEL NO.** 46-100-18

ACREAGE: Gross: 120+/- acres

LAND USE: Recreational Use-Duck Hunting, Pheasant Hunting and Fishing

TOPOGRAPHY: Marshland

WATER:
Duck Club Source: The duck club is flooded and drained with the tide via two gates.
Frank Horan Slough – There is a 2-way gravity flow controlled, 24 inch screw gate with flappers used to flood the duck club.
Cordelia Slough – There is a 36 inch outlet gate that uses boards to control the depth of water on the club and to drain the club.

Wells: Domestic – There is a domestic well with a submersible pump in the well that provides water for use in the club house with the exception of cooking and drinking water. Even though there is a filter system in the house, water is brought in for cooking use in 5 gallon bottles and 20 ounce bottles for drinking.

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LEASES: The small 2 bedroom, 1 bath mobile home located near the Club House is leased out each year to the same person for \$5,000.00 per hunting season.

IMPROVEMENTS:

Club House:	2,200+/- sf; Living Room, Dining Room, full Kitchen, enclosed Laundry Room. There are 2 decks, one located at the front door and the second is off one of the Master Bedrooms sliding glass doors. There is an enclosed duck cleaning area with storage. The attic storage has access from the Duck Cleaning area. The club house has central heating and air conditioning plus a wood burning stove for heating. A wired burglar alarm was installed.
Bedrooms:	4
Baths:	3
Mobile Home	540+/- sf (12' x 45')
Bedrooms:	2
Baths:	1
Duck Cleaning Area	14+/-'x 14+/-' – The enclosed duck cleaning area is located off the Laundry/Utility Room in the club house. There is deck flooring in this area. Access to attic storage is from this area.
Decoy Storage Building	8' x 16', wood frame construction. There are 400+/- decoys that will go with the club. These decoys are spread out among all of the duck blinds at the beginning of the season and removed and stored at the end of the season
Boat Storage Building	18' x 16', has room to store 2 boats and outboard motors; wood frame construction with sheet metal siding and roof

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IMPROVEMENTS

Storage Building 30' x 18', wood construction. This building could be used for equipment storage. There was a pressure washer located in the southwest corner.

Dog Kennel 6' x 20', has room for 2 dogs; one side has a dog house but the other side is used for trap shooting

Fishing Dock The floating boat and fishing dock is located on Frank Horan Slough across from the club house. It also has a wooden ladder for the hunting dogs to get in and out of the water.

DUCK BLINDS: There are 7 double blinds, 1 triple blind and 1 triple goose pit blind. All blinds are in ground, have dog boxes, and graveled walkway.

MINERAL RIGHTS: The Mineral Rights do not transfer with the sale of the property.

UTILITIES: Electricity, Telephone, and Propane for heating and cooking. The propane tank rental is \$99.00 per year.

**EASEMENTS/
RIGHT-OF-WAYS:** There is a deeded easement through Teal Duck Club for ingress and egress to the club.

SCHOOL DISTRICT: **Elementary:** Fairfield –Suisun Unified School District
High School: Fairfield –Suisun Unified School District

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WILLIAMSON ACT: The duck club is in the Williamson Act.

TAXES: Property taxes are estimated at \$2,000.00 per year.

PRICE: \$750,000.00

TERMS: Cash to Seller; Possible 1031 Exchange

COMMENTS: The Tule Hilton Duck Club is a year round club. It is #412 on the Suisun Marsh map. It is surrounded by duck refuges on three sides.

Kill Records are kept by the individual partners for their use only; however, the each partner did state they had each killed approximately 235-250 birds per year.

There is good fishing from the boat dock in Frank Horan Slough. The owners stated that one time 7 stripped Bass were caught in 1 hour.

Direct TV is wired to the main TV located in the Club House and is then sent to the other individual TV in the Club House.