

## 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  
Cell 530-867-2662  
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### MALLARD HAVEN DUCK CLUB Solano County Suisun Marsh 92+/- acres

**LOCATION:** The Mallard Haven Duck Club is located on the west side of the Suisun Marsh. Access is from the Pierce Harbor exit off Highway 680 approximately 6 miles south of Cordelia, California and approximately 3 miles north of the Benicia Martinez Bridge.

**ASSESSOR'S  
PARCEL NO.** 90-270-09

**ACREAGE:** Gross: 92+/- acres

**LAND USE:** Recreational Use-Duck Hunting and Fishing

**TOPOGRAPHY:** Marshland

**WATER:**  
Duck Club  
Source: Suisun Bay

**Club House** Bottled water for cooking and drinking  
Wells: One Domestic well

**Reclamation  
District:** Solano Reclamation District

**LEASES:** None

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**Mallard Haven Duck Club**  
**Solano County**  
**Suisun Marsh**  
**92+/- acres**  
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### IMPROVEMENTS:

**Club House:** 1,200+/- sf;  
Bedrooms:  
Baths:

**Duck Cleaning Area** yes

**Shop/Equipment Building** yes

**Fishing Dock** Yes

**DUCK BLINDS:** There are 8 blinds and 1 3-man blind.

**MINERAL RIGHTS:** The Mineral Rights pertaining to the duck club now owned by the Seller will transfer with the sale of the property.

**UTILITIES:** Electricity, Telephone, and Propane for heating and cooking.

**EASEMENTS/  
RIGHT-OF-WAYS:** None

**WILLIAMSON ACT:** The duck club may or may not be in the Williamson Act.

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**Tule Hilton Duck Club**  
**Solano County**  
**Suisun Marsh**  
**120+/- acres**  
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**TAXES:** The property taxes may or may not increase when a change of ownership is file with the Solano County Tax Assessor's office.

**PRICE:** Call for price

**TERMS:** Cash to Seller  
The Seller may wish to do a 1031 Exchange at no cost to Buyer.

**COMMENTS:** There is good fishing in Goodyear Slough or in Grissly Bay.  
  
There is a satellite dish at the club however it is not known if it is hooked up at this time.