

WILLIAM T. MORGAN REAL ESTATE

William T. Morgan
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CHARTER REALTY


www.CharterFarmRealty.com

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PIONEER DUCK CLUB

Colusa County

230+/- Acres

- LOCATION:** This duck club is located at 6271 Lurline Road Colusa, CA (on the east side of San Jose Road and on the north side of Lurline Road). It is located within the Lurline Creek Wildlife Management Area. This is a natural migratory area for ducks and geese. The U.S. Fish and Wildlife Service have determined this area to be a critical habitat area for winter waterfowl.
- ASSESSOR'S PARCEL NO.:** 15-05-24
- ACREAGE:** **Gross:** 230 +/- acres
- LAND USE:** The property is currently used as a licensed Commercial Duck Club.
- HUNTING:**
BLINDS: There are 7 platform blinds located throughout the club. Each blind is built for a maximum of four members for each blind, which allows for a maximum of 28 hunters to hunt the property. The blinds were re-built in 2008.
- WATER:**
Source: The club has riparian water rights from Lurline Creek. The water is lifted out of Lurline creek and put into a diversion pond. The diversion pond was set up to divert water to different sections of the duck club allowing for good water management and control on the club.
- Cost:** The only cost of the water is for electricity charged by PG&E for pumping water from Lurline Creek.

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A Morgan-Charter Listing

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ONGOING

MANAGEMENT: The owner has over 40 wood duck boxes spread throughout the club. She has stated there were over 800 eggs for the 2009 hatch and over 500 of those were successful hatches. The club is "burned off" periodically in order to thin out the tules and allow new growth.

IMPROVEMENTS:

Club House: A four car detached garage has been converted into a club house. The club house has a bar, lounge and game room. There are numerous pictures in the clubhouse that add to the charm of the duck club.

Trailer Hookups: The trailer hookups are located between the club house and the boat dock. Currently, eleven (11) trailers are parked in the yard. Although there is no charge for these trailers, members are encouraged to donate money to help cover the BG&E bills during the winter time. The entire club house area is graveled making fore easier access in the winter months.

Out Building: There is a large open shop area where vehicles, ATV's, and ranch equipment, could be stored.

Storage

Containers: There are two (2) storage containers located on the property.

Boat Docks: There are two boat docks on the property, which were rebuilt in 2008. The main boat dock is located on the east side of the property and the other boat dock is on the west side of the property

Modular Home (Life Estate): The Seller will retain a life estate on the property consisting of the Home, the garden area in front of the home and the area behind the home.

Domestic Well: There is a domestic well located on the property.

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SOILS:

<u>Soil Name</u>	<u>Soil Symbol</u>	<u>Capability Unit</u>	<u>Percent of Farm +/-</u>
Willows silty clay, 0 to 1 percent slope, frequently flooded	104	3	90.2%
Willows silty clay, 0 to 1 percent slope, occasionally flooded	105	3	9.8%

TOPOGRAPHY: Level

UTILITIES: Electricity and telephone are available on site.

EASEMENTS:

WRP Easement: Two hundred ten (210) acres of the subject property were enrolled in a perpetual U S Department of Agriculture (through the Natural Resource Conservation Service "NRCS") easement in 1986. The purpose of the easement is to restore, protect, manage, maintain and enhance wetlands and wildlife habitat. The easement also states that the portion of land held under the easement cannot be farmed or built upon but must be dedicated to wetlands and wildlife habitat. This easement allows for the owner to retain the hunting rights on the property. The remaining twenty+/- (20+/-) acres left out of the easement consists of the clubhouse area and the perimeter area of the ranch. The perimeter area is used primarily for the water delivery system.

MINERAL

RIGHTS: Negotiable

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WILLIAMSON

ACT: The property is not in the Williamson Act.

TAXES: The 2008-2009 taxes on the property were \$4,342.64.

The property taxes may or may not increase when a change of ownership form is filed with the Colusa County Assessor's office.

PRICE: \$1,610,000.00

TERMS: Cash to Seller at the close of escrow.
Close of Escrow shall be after the end of the 2009 duck season.
The property is shown by **Appointment Only**.

COMMENTS: The duck club is to be managed the new Buyer or the new Buyer's representative.
The property is in the Colusa-Glenn Sub-Watershed Program.
This duck club is in an area that the US Fish & Wildlife Service would like to see 20,000 acres be converted into permanent wetlands. This club is already a premier shooter, but will only get better as more wetland habitat is created in the area.

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