

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
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SCOTT D. MORGAN

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WESTWIND DUCK CLUB Solano County Suisun Marsh 351+/- acres

LOCATION: The Westwind Duck Club is located on Grizzly Island on the east side of the Suisun Marsh about 12 miles southeast of the City of Fairfield.

**ASSESSOR'S
PARCEL NO.** 46-180-130

ACREAGE: Gross: 351+/- acres

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

LEASES: None.

WATER:
Duck Club Normally, the duck club is flooded from mid October and drained in April or May via three 36 inch drain gates and two 36 inch combo gates. One drain gates needs the flapper replaced and the contractor recommends raising the pipe and another drain gate needs to be replaced in total. Also one of the combo gates needs new pipe.
Source: Montezuma Slough and Frost Slough/Frost Lake

Club House:
Source: Bottled water is used for drinking and water for domestic use is trucked in and stored in two 3,000+/- gallon tanks.

SOILS: Soil information available upon request.

TOPOGRAPHY: Flat

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CONSERVATION DISTRICT:

The duck club is in the Suisun Resources Conservation District. The annual assessments are \$1,400.00.

MINERAL RIGHTS:

None available.

IMPROVEMENTS:

Club House:

Two-Story, 5,000+/- sf;

Downstairs:

Main Room/Dining Area

Large Dining Table (seats 10)
Refrigerator
Two Sofa
Two Leather chairs
Coffee Table
Wood Stove
Big Screen TV
Dry Bar

Full Kitchen:

All Electric
Refrigerator
Stove/Oven
Microwave
Small Refrigerator

Bar

2 bedrooms

Powder Room

Mud room

Laundry Room

Located off the mud room with a washer and dryer (dryer is about 18 months old)

Basement

It is the full length of the Club house and used or storage.

Upstairs:

5 bedrooms

2 bathrooms

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IMPROVEMENTS:	Continued
Caretaker's Home	Living room Kitchen Cabinets, Stove, Sink (needs to be installed and is on site) Dining Area Wood Stove Bedrooms: 2 Bathrooms: 1
Cleaning Shack	Bird Waxer Refrigerator Old Plucker – Rubber fingers need replacement Stainless Steel sink and countertop.
Boat Dock:	Accommodates 3 to 4 boats. Currently, it is not covered; but, it easily could be. The number of Duck Boats to be included with the sale has not been determined. There may be some decoys and possibly outboards
Shop/Equipment Storage Building:	The small storage building is large enough to hold two ATV's and has an attached covered carport
Dog Kennel:	4 to 5 Stalls.
Duck Blinds:	There are 11 blinds – 2 singles, 7 doubles, 1 stand-up and 1 concrete bunker that shoots 4.
UTILITIES:	Electricity and wood stoves
EASEMENTS/ RIGHT-OF-WAYS:	There is a 6 month easement across two clubs during the summer months from April 1 st to September 30 th .

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.

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

TAXES: The taxes may or may not increase when the change of ownership is filed with the county assessor's office.

PRICE: Call for Price

TERMS: Cash to Seller

COMMENTS: Westwind Duck Club is number 610 on the Suisun Marsh map.

There is a part-time caretaker for the club all year.

Kill records are available upon request.