

TULE RED CONFERENCE CENTER

A HUNT CLUB & OUTDOOR RECREATIONAL CENTER

400 + ACRES OF DUCK HUNTING PONDS AND BAY BERM AREA

200 + ACRES OF LEVEES AND DRY GROUND FOR WILD PHEASANT HUNTING

AUTOMATIC WOBBLIER TRAP MACHINE & TRAP HOUSE

CLUB HOUSE WITH FOUR BEDROOMS, TWO FULL BATHS

3 TRAILERS FOR ADDITIONAL ROOM

DIRECT **PRIVATE** ACCESS TO THE BAY

ONE BAY BLIND

2 BAY BOATS FOR FISHING, HUNTING AND RECREATIONAL BOATING

18 BLINDS - ALL SUNKEN, ALL POLY - 12 DOUBLES - 6 SINGLES

CARETAKER QUARTERS

DOG RUNS

WELL 278 FEET DEEP-POTABLE WATER

TWO SEPTIC TANKS AND A CERTIFIED (CLOSED) DRAIN FIELD

BOAT DOCK

ABLE TO BOAT DIRECTLY TO MOST BLINDS

LITTLE EXTERIOR LEVEE MAINTENANCE

WATER CONTROL AT BOTH ENDS OF DUCK HUNTING AREA

STATE PUMPS WATER FROM ROARING RIVER FOR WATER CIRCULATION

BEAUTIFUL VIEWS OF THE BAY

WELL MAINTAINED ROAD ACCESS 365 DAYS A YEAR.

TOTAL ACRES 2005