

WILLIAM T. MORGAN REAL ESTATE

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Solano County**LOCATION:**

Sprig Farms Duck Club is #804 within the Suisun Resource Conservation District. Driving access is by taking Grizzly Island Road South from Suisun City. The club is about 4 miles south of the Fish and Game headquarters. Simmons Island (St. Germain) Duck Club borders the west and Fish and Game Refuge borders on the east. Driving time from Sacramento and San Francisco is approximately 1.5 hours.

**ASSESSOR'S
PARCEL NO.:**

90-826-05

ACREAGE:

Gross: 537+/- acres

LAND USE:

Recreational Use-Duck Hunting, Pheasant Hunting and Fishing

TOPOGRAPHY:

Marshland.

IMPROVEMENTS:**Club House:**

The large vintage two story club house has 11 bedrooms and 3 bathrooms. Within the club house is a large living room with bar included, a large dining room, large kitchen and pantry. The owner/care taker quarters has a living room, bedroom and full bathroom and interior entry. Club house is fully furnished and sold as is. Various small out buildings, 6 dog kennels and dock with slips, all sold as is. 8 upstairs and two lower level bedrooms in the club house, deck on the south side, attached keeper quarters (making one additional bedroom) and kitchen. Large dining area; fully furnished. Various out buildings as is go with the club.



The following information is provided for informational purposes only. It is not intended to constitute an offer of real estate. Prospective purchasers should consult with their legal and financial representatives of William T. Morgan Real Estate. Prospective purchasers are advised to conduct their own independent investigation.

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Grizzly Island/Suisun Marsh

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A list of decoys, boats, tools, etc. will be supplied during due diligence period.

- DUCK BLINDS:** 19 blinds
- INCOME:** Not operated as a Membership Club
- ANNUAL EXPENSES:** From \$12,000 to \$40,000. Habitat work water and pump expenses
- UTILITIES:** Electricity, Gas for heating and cooking, Septic system.
- TAXES:** Approximately \$2,500 per year
- PRICE:** \$1,345,000.00
- TERMS:** Cash at close of escrow.
- COMMENTS:** The Sprig Farms Duck Club has long been considered one of the premier duck clubs on the Grizzly Island of the Suisun Marsh. The main reasons have been its focus on duck habitat, easy road access; the club may or may not be in a Reclamation District and general Club configuration and location.
- The Club is in Reclamation District #2127 and covered by Williamson Act.

There is excellent fishing from private docks.



The following information concerning this property was obtained from the Seller, William T. Morgan Real Estate, and no warranty is made as to the accuracy of any statements herein. Prospective purchasers should obtain representations of William T. Morgan Real Estate. Prospective purchasers are advised and urged to verify all information herein contained and to make an independent investigation.