

Slippery 6

63.43+/- Acres
Duck Club
Lambertville, CA

CHARTER REALTY

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Property Information

Location:

From Interstate 5 take the Delevan Road Exit. Go East for 4.1 Miles. Go South on Clarksville Road for 1.9 miles. The property will be on the West side of Clarksville Road. Showings by appointment only! Please do not go on the property without being accompanied by the listing agent.

APN#:

Colusa County Assessor Parcel Numbers: 012-100-049 and 012-310-002

Clubhouse:

There is a 900 Sqft clubhouse that goes with the sale. The home is located in the rear of the Lambertville community. The clubhouse is in rough shape, but is invaluable because it is 1 of 3 Lambertville clubhouses that owns the ground underneath the property. It is not subject to Lambertville building restrictions. Lambertville does provide drinking water, garbage, road maintenance, & security for \$450.00 a year.

Duck Club:

Of the 63.43 deeded acres the breakdown is as follows:

36 acres of leveled wetlands where the duck blinds are located

14 acres of Tule (mallard) habitat

11 acres of upland habitat

2.5 acres of roads & ditches

Water:

Water for the duck club is delivered from Willow Creek Mutual Water Co. The 2017 rates are as follows:

\$55.00 x 63 shares for assessments \$3,465.00

\$55.00 x 45 flooded acres \$2,475.00

Blinds:

All of the blinds on the Slippery 6 are cement barrel blinds. There are (4) 2 man blinds & (1) 1 man blind. Please refer to the blind map in this brochure for blind locations.

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Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will be approximately 1% of the sales price
Prices:	\$465,000
Terms:	Cash at the close of escrow
Comments:	Great Lambertville duck club! The Slippery 6 offers an abundance of hunting opportunities. The current owners of this property hunt ducks, turkeys, pheasants, & dove. There are a number of deer who frequent the club. The tree lined center section of the property would be an ideal location for a tree stand! This property has a unique variety of habitat that is not common amongst Lambertville duck clubs. Lambertville has long been a California duck hunting destination! Please call 530-666-7000 for a private showing today!

Deer, pheasants, turkey, dove & ducks can be found on this club! It has an abundance of year round hunting opportunities!



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Greenheads & Teal!



This poor dog can't figure out why he was only able to retrieve 7 ducks!



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Another Great Hunt at the Slippery 6!

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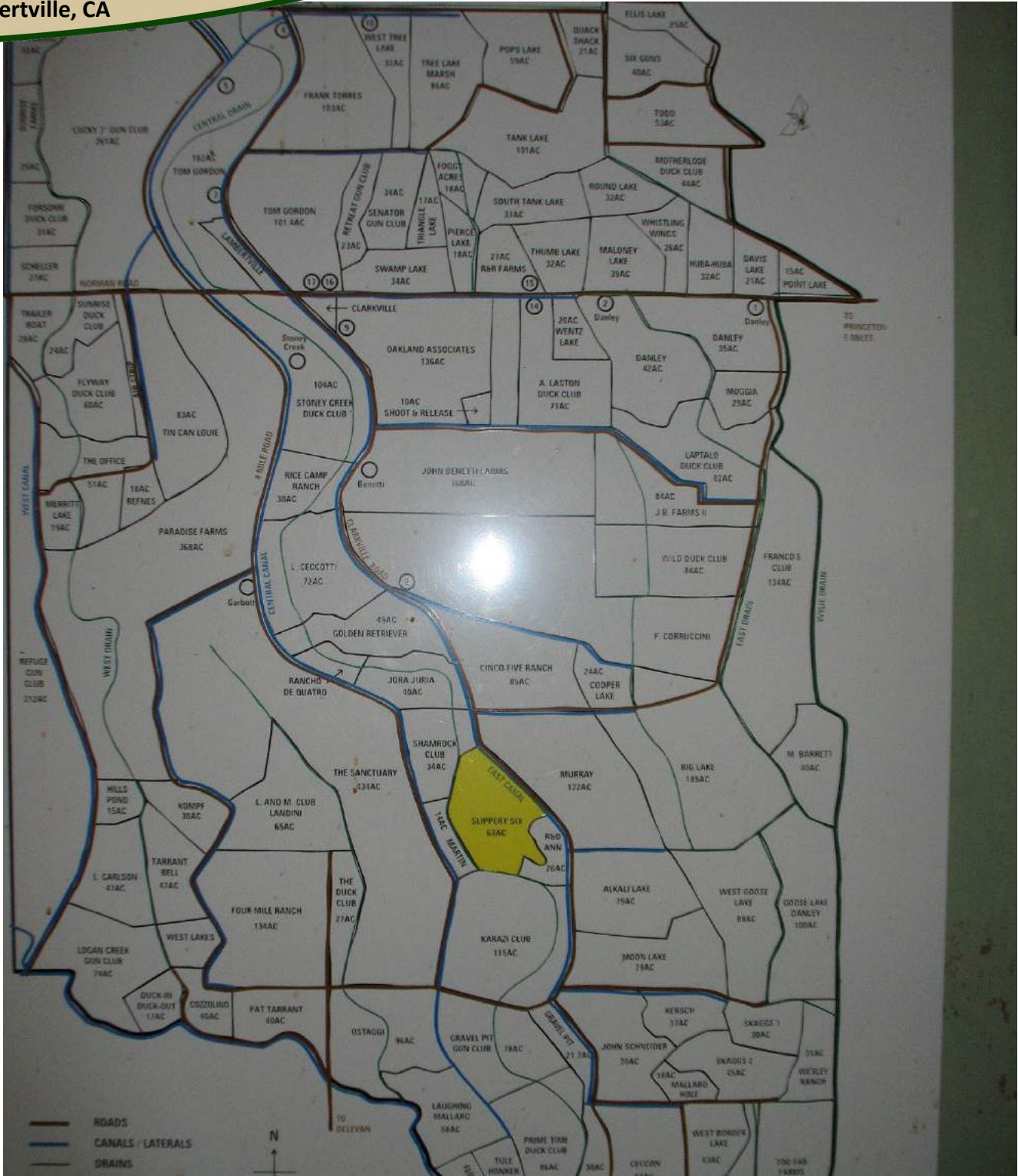
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Blind Location Map



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