

# The Sanctuary

100+/- Acres  
Duck Club  
Lambertville, CA

**CHARTER REALTY**

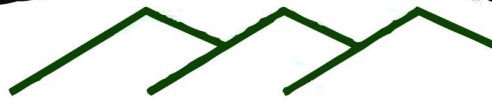


[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

**(530) 666-7000**



**CHARTER REALTY**



[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

**(530) 666-7000**

# The Sanctuary

100+/- Acres  
Duck Club  
Lambertville, CA

## Property Information

### Location:

The Sanctuary is located 1/2 miles southeast of Sac Refuge and less than 2 miles northeast of Delevan Refuge. Property is located within the unique 7000 acre Willow Creek ranch which borders the Sacramento Refuge and contains about 2000 acres of rice and 4800 acres of natural habitat.

From Interstate 5 take Exit 598 for Road 68/Princeton. Go East on Road 68/Norman Road for 4.0 miles. Go Right on 4 mile road for 2.4 miles. The property is behind a locked gate on the right hand side of the road. Club is shown by appointment only.

### APN#:

A Portion of Colusa County Assessor Parcel Number: 012-100-088

### Use:

The property is encumbered with an NRCS easement in perpetuity to remain as a combination of seasonal marsh and upland habitat. The Sanctuary is considered to be one of the premiere duck hunting clubs in Lambertville. Wildlife residing fulltime on the property include deer, pheasants, dove and turkeys and of course ducks and geese in abundance seasonally

### Lot line adjustment:

This property is part of a larger parcel. A lot line adjustment will need to be completed prior to the close of escrow. The owner is willing to consider some minor adjustments to the boundaries prior to filing with Colusa County.

### Water:

The property is located within Willow Creek Mutual Water District. The water rates for 2018 rate were as follows:

\$55.50 x 100* shares for assessments	\$5,550.00
\$15.50 x 85* flooded acre/flood up for summer water	\$1,317.50
\$52.00 x 85* flooded acres for winter water	\$4,420.00

\*Acres are approximate. Specific number of acres will be determined with the completion of the lot-line adjustment

### Duck Blinds:

3 hunting ponds, 4 well spaced blind locations; 2 open water 2 person standups, 3 two person In ground island tank blinds. A blind map is included in this brochure.

# The Sanctuary

100+/- Acres  
Duck Club  
Lambertville, CA

## Property Information

Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will be approximately 1% of the sales price at the close of escrow
Price:	\$6,000/acre determined by lot-line adjustment map
Terms:	Cash at the close of escrow
Comments:	This property is known in the Lambertville community as being a low pressure club with high quality duck hunting. The property location and natural habitat setting provides convenient secure access (no flood risk) with unspoiled westerly views of the coastal mountains free of man made obstructions: no power lines, buildings, etc. It is set up with blinds in the best locations and is ready for someone to enjoy for many years to come! Please call 530-666-7000 for a private showing!





# The Sanctuary

**CHARTER REALTY**  
www.CharterFarmRealty.com  
**(530) 666-7000**

100+/- Acres  
Duck Club  
Lambertville, CA



Ducks flying around the ponds in March of 2019



# The Sanctuary

**CHARTER REALTY**  
www.CharterFarmRealty.com  
**(530) 666-7000**

**100+/- Acres**  
**Duck Club**  
**Lambertville, CA**



Deer, duck, pheasant, & dove frequent this club



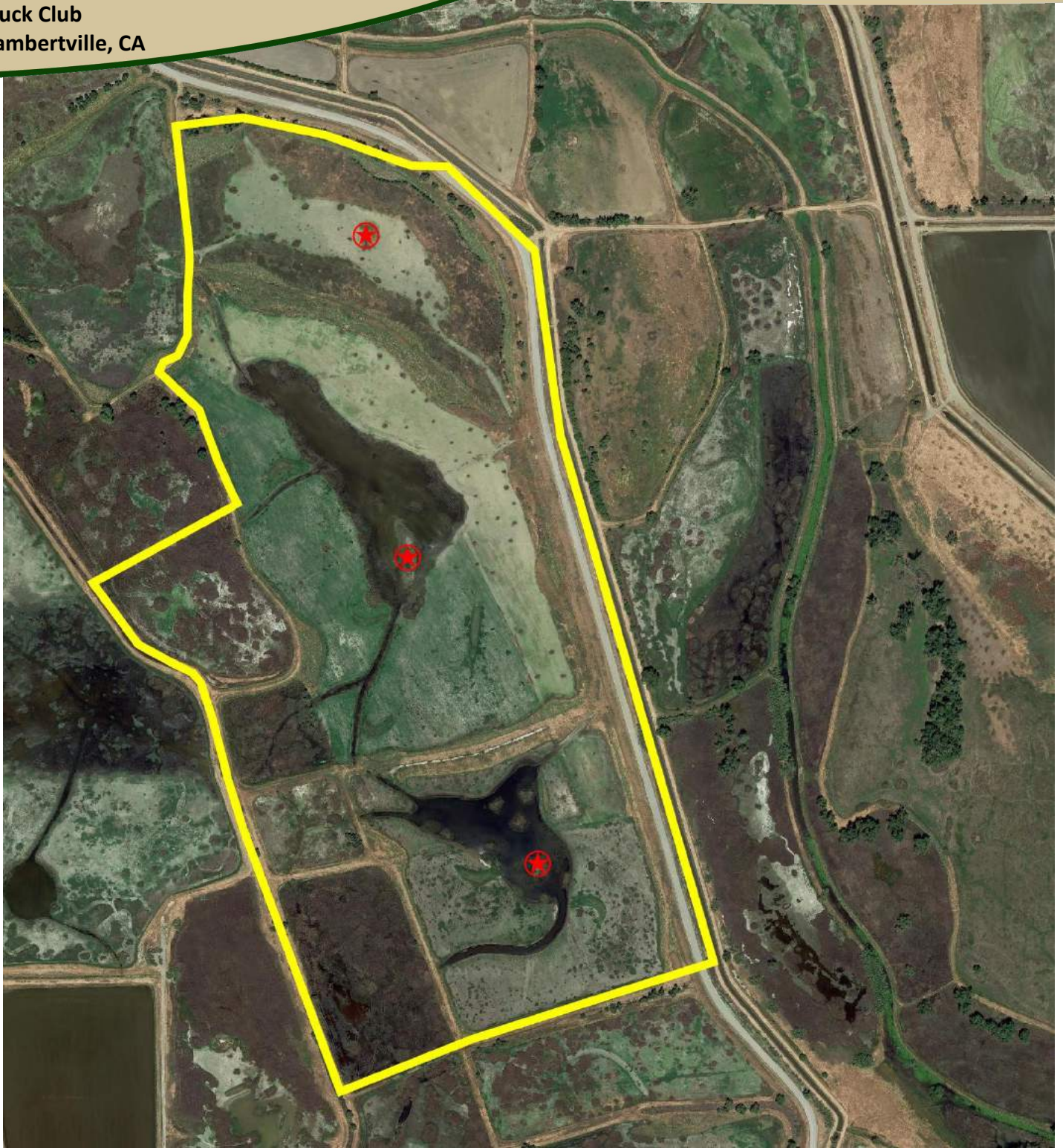
# The Sanctuary

**CHARTER REALTY**



**(530) 666-7000**

100+/- Acres  
Duck Club  
Lambertville, CA





# The Sanctuary

**CHARTER REALTY**



**(530) 666-7000**

100+/- Acres  
Duck Club  
Lambertville, CA





# The Sanctuary

**CHARTER REALTY**

[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

**(530) 666-7000**

100+/- Acres  
Duck Club  
Lambertville, CA

