

# High Prairie

**CHARTER REALTY**



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

**(530) 666-7000**

216.68+/- Acres  
Duck Club  
District 10, CA



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## Property Information

Location:

From Highway 70 north of Marysville, CA take Ramirez Road and go for 3.6 miles. Go straight onto Tanabe Road for 3.6 miles. The duck club is on the south side of the road. There are two locked gates prior to arriving at the club. Shown by appointment only!

APN#:

Yuba County APN#: 005-060-034

Duck Club:

There are 5 blinds placed throughout the property. The club has historically been hunted 2 blinds at a time.

In addition to waterfowl hunting, there are deer, turkey, and an abundance of dove on the property.

Club House:

4 bedroom 4 bathroom club house. Each bedroom has its own bathroom and is isolated from the common area. The club house has recently been updated and is in great condition. All of the furniture, minus a few personal items go with the sale!

Water:

The club is in Cordua Water District. Along with being in one of the most inexpensive & reliable water districts in the state, Coruda also participates in water sales. In drought years, this property has the potential to net over \$70,000 annually.

Condition:

The property is in excellent condition. There are all weather roads throughout the club. The units the current members hunt are a combination of ponds, smartweed, and water grass.

Conservation Easement:

There is a permeant easement on the duck club that allows for waterfowl & upland hunting, but prohibits the cultivation of commercial agricultural crops.

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## Property Information

Taxes:

The property taxes will be approximately 1% of the sales price.

Prices:

\$2,700,000 or \$12,500 per acre

Terms:

Cash at the close of escrow

Comments:

This is a turn-key duck club. The club house has recently been remodeled. All of the furniture goes with the sale. The club has been irrigated all summer and has an unbelievable amount of feed. It is one of very few duck clubs that generates enough income to pay for the operating expenses. It has been a great shooter in the past and has the potential to continue into the future. Please call Charter Realty for more info!

Year Round Ponds, All Weather Access Roads



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Habitat & Ponds in July of 2022



4 Bedroom 4 Bathroom Club House



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Well Maintained Turn-Key Club

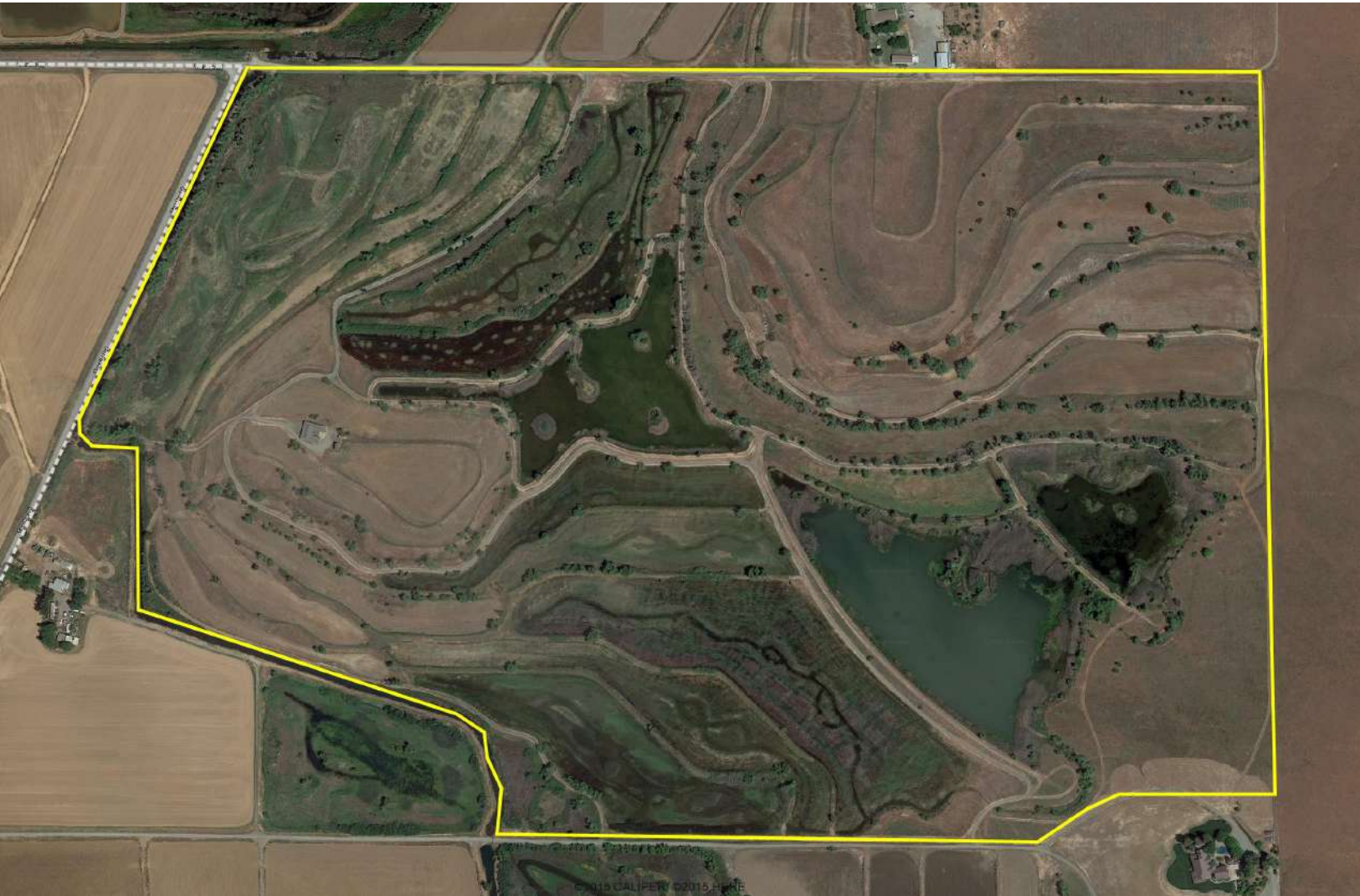
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