



Dunnigan Real Estate

6355 Riverside Blvd., Ste A
Sacramento, CA 95831
Bus. 916-422-3756 Fax: 916-422-1794
DRE #00968952

H-Pond Duck Club Membership for Sale

Listing Price: \$185,000

- Location:** Yolo Bypass, East of Davis, CA and Southwest of Sacramento
Take Hwy 80 to Mace Blvd., Davis (**click for Map**)
- Description:** 500 +/- ACRES
- Duck Blinds:** Double Tank Blinds 9 or more – Stand Blinds. Ample Parking.
Container for storage.
Advantage: No Club House (savings on maintenance cost)
- Water:** From: "Toe Drain"
- Assessments:** \$1,500 per year
- Terms:** **\$185,000 cash or \$50,000 or more down pay; remaining balance at negotiable % interest for 2-3-years.**
- Comments:** The "H" Pond Club has been noted hunting Ducks, Geese, Pheasants, Doves and Turkeys. Fishing rights at the Toe Drain.
Club owns 25 acres on the Toe Drain – fish stripers, bass, catfish, carp.
- Members:** Club has 10 members . Club rules don't require hunting partners. Club has member guest privileges for family members any time during the season. Limitations apply for guests other than a family member (see club rules).
- Additional Info:** H-Pond has Lifetime enrollment with California Fish & Game in their Presley Program – generating an income stream of \$6,700 a year and water for flooding.

No Farming Rights, no Mineral Rights
- Website:** <http://www.duckclubsRus.com>
Contact: Monika Weyer
Phone: 916-396-0945 **E-mail:** monika@duckclubsRus.com

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