



Dunnigan Real Estate

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Channel Ranch Duck Club for Sale

2 Separate Memberships for Sale

- Location:** Yolo Bypass, East of Davis, CA and West of Sacramento
Next to Glide In and H-Pond Duck Club
- Description:** 200 +/- ACRES 4 ponds – Pond bottom solid –knee deep
- Duck Blinds:** 4 double tank blinds – with dog boxes
- Water:** Borders “Toe Drain” has own pump to access water
- Assessments:** \$1,200 - \$1,500 per year
- Price:** **\$162,000** for both Partnership Interest (**\$81,000 each**)
- Comments:** The Channel Ranch Club has long been noted for excellent hunting for Ducks, Geese and Pheasants.
The club has six owners.
- Improvements:** Island Nesting, Individual pond water distribution system
- Membership Marketing:** For sale are **Two (2) Separate Partnership Interests** out of six total interests in the Channel Ranch.
Memberships must be sold together. New owners will be required to be hunting partners. Ideal for 2 friends, family members, husband/wife, father/son etc.

Additional Info: Property has no farming rights and no mineral rights

Contact: **Monika Weyer, Specializing in Duck Clubs**
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