



Dunnigan Real Estate

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

DUXRUS Duck Club For SALE



Location: Suisun Marsh, off Van Sickle Island Road, near Fish and Game HQ, Suisun City, California. All year roads. Accessible by boat from Montezuma Slough.

Acreage: 238+/- acres, flooded by gravity, 3 drain gates good condition

Blinds: 10 Blinds, 2 triples, 5 doubles, 3 singles
All blinds are in good condition

Water: Riparian rights Montezuma Slough,

Improvements: Clubhouse 4 bed/3 bath 2,490 +/- sf. Heated Swimming pool. Equipment storage sheds, fishing dock, floating dock, 900sf., separate caretaker dwelling.

Comments: Excellent fishing. Good waterfowl hunting.
Caretaker on property.

Price: **\$375,000** **Term: cash or submit**

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

Website: **<http://www.duckclubsRus.com>**

Phone: **916-396-0945**

E-mail: **monika@duckclubsRus.com**

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