

Presented by



Prudential

Dunnigan Real Estate

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Co-Broker W. T. Morgan Realty

**Honker Farms Duck Club/ ACREAGE: gross 300 +/-
Assessors Parcel No. APN 90-060-32**

Honker Farms Duck Club location:

LOWER END OF Van Sickle Island, go past Fish & Game Head Quarters follow road through the refuge to Roaring gate follow road to end of road to honker farms duck club. #912 on the conservation map.

Land Use: Recreational use Duck Hunting, Fishing, some Pheasant Hunting.
Buildings: 5000 sf. club house, shop buildings, other outdoor buildings
Utilities: Fresh water system, septic system, solar system, generator plus mill.
Commercial Doc: Spoon bill Slough with boat access 10 minutes Pittsburgh
Doc:
Lease: None
Water: Normally, the Duck Club is flooded from mid October and drained in April and May, residual water is pumped out what gravity does not take be Reclamation District.
Club House Water: Fresh Water is brought in by truck and put in 3000 gallon storage tank. Cost \$200 each filling, once or twice a year.

Reclamation District: 1607

Taxes for District: \$2,990 per year
Property taxes: will change with new owner.

Advantages to

District: (1) Water pumping in and out.
(2) Levee maintenance
Blinds: 5 new standup 4 man blinds
1 three man blind in ground, 6- 2 man in ground blinds
5 single ground blinds.
#912 on the conservation map

Owner Financing/Sellers Terms

Sales Price: \$650,000
Terms: \$242,000 Down Payment
Seller Carry Back: \$408,000

Length of Time: Seller to carry back note at 6% amortized over 30 years ,
All due and payable in 15 years

Contact: **Monika Weyer, Mobile phone: 916-396-0945 email: monika@netview.com**

The above has been secured from sources we believe to be reliable; however, we cannot assume responsibility for its correctness.