



Prudential

Dunnigan Real Estate

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

Tyler Island Habitat

Generation Duck Club Membership (1) for Sale 1/11th interest in Tyler Habitat, LLC

Location: Tyler Island Rd and Tyler Island Bridge Rd, on the west side of Tyler Island along one mile of Georgiana Slough. Located between Rio Vista and Walnut Grove, just past Isleton, in Sacramento County.

Acreage: 870 +/--acre gross acres of which 500 +/- acres in ponds
70 acres free of easement on the waterfront.

Blinds: 12 sunken triple blinds.

Water: Riparian River rights from Georgiana Slough, unmetered & unlimited use. Drainage and levee maintenance and all of Tyler island is controlled by Reclamation District #563.

Improvements: 1 metal barn converted -- used as a clubhouse
4 bed/2 bath. Modern Kitchen facility-large family gathering room. Equipment storage.
2 outside metal cottages. 2 mobile home sites , 2 wells and 2 septic tanks.

Comments: Reported – 2009/2010 Season “Best Season Ever”
Shooting record available. Hunt Ducks, Geese, Pheasants and Quail.

Assessment: Annual assessment \$3,000

Membership: Each membership includes the right to hunt for the registered member and one (1) guest.

Price: **\$190,000** Term: cash or submit

Contact: **Monika Weyer DRE #01422391**
Prudential Dunnigan Real Estate
6355 Riverside Blvd., Ste A, Sacramento, CA 95831
(Cell) 916-396-0945 E-mail: monika@netview.com