

Presented



Prudential

Dunnigan Real Estate

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

by

WESTWIND DUCK CLUB

Solano County

Suisun Marsh

351+/- acres

LOCATION: The Westwind Duck Club is located on Grizzly Island on the east side of the Suisun Marsh about 12 miles southeast of the City of Fairfield.

ASSESSOR'S

PARCEL NO. 46-180-130

ACREAGE: Gross: 351+/- acres

LAND USE: Recreational Use-Duck Hunting, Fishing and some Pheasant Hunting

LEASES: None.

WATER:

Duck Club Normally, the duck club is flooded from mid October and drained in April or May via three 36 inch drain gates and two 36 inch combo gates. One drain gates needs the flapper replaced and the contractor recommends raising the pipe and another drain gate needs to be replaced in total. Also one of the combo gates needs new pipe.

Source: Montezuma Slough and Frost Slough/Frost Lake

Club House:

Source: Bottled water is used for drinking and water for domestic use is trucked in and stored in two 3,000+/- gallon tanks.

SOILS: Soil information available upon request.

TOPOGRAPHY: Flat

Co-Broker: WT Morgan Realty

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

© 2011 Prudential Financial, Inc. and its related entities. An independently owned and operated broker member of Prudential Real Estate Affiliates, Inc., a Prudential Financial company. Prudential, the Prudential logo and the Rock symbol are service marks of Prudential Financial, Inc. and its related entities, registered in many jurisdictions worldwide. Used under license. Equal Housing Opportunity.

Presented



Prudential

Dunnigan Real Estate

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

by

Page 2 WESTWIND Improvements: continued

CONSERVATION The duck club is in the Suisun Resources Conservation District.

DISTRICT: annual assessments are \$1,400.00.

MINERAL RIGHTS: None available.

IMPROVEMENTS:

Club House: Two-Story, 5,000+/- sf;

- Downstairs: Main Room/Dining Large Dining Table (seats 10)
- Area Refrigerator
- Two Sofa
- Two Leather chairs
- Coffee Table
- Wood Stove
- Big Screen TV
- Dry Bar
- Full Kitchen: All Electric
- Refrigerator
- Stove/Oven
- Microwave
- Bar Small Refrigerator
- 2 bedrooms
- Powder Room
- Mud room
- Laundry Room Located off the mud room with a washer and dryer (dryer is about 18 months old)
- Basement It is the full length of the Club house and used or storage.
- Upstairs: 5 bedrooms
- 2 bathrooms

Co-Broker: WT Morgan Realty

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

© 2011 Prudential Financial, Inc. and its related entities. An independently owned and operated broker member of Prudential Real Estate Affiliates, Inc., a Prudential Financial company. Prudential, the Prudential logo and the Rock symbol are service marks of Prudential Financial, Inc. and its related entities, registered in many jurisdictions worldwide. Used under license. Equal Housing Opportunity.

Presented



Prudential

Dunnigan Real Estate

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

by

Page 3 WESTWIND improvements : Continued

Caretaker's Home Living room

Kitchen Cabinets, Stove, Sink (needs to be installed and is on site)

Dining Area

Wood Stove

Bedrooms: 2

Bathrooms: 1

- **Cleaning Shack** Bird Waxer
- Refrigerator
- Old Plucker – Rubber fingers need replacement
- Stainless Steel sink and countertop.

Boat Dock: Accommodates 3 to 4 boats. Currently, it is not covered; but, it easily could be.

The number of Duck Boats to be included with the sale has not been determined. There may be some decoys and possibly outboards

Shop/Equipment The small storage building is large enough to hold two ATV's and has **Storage Building:** an attached covered carport

Dog Kennel: 4 to 5 Stalls.

Duck Blinds: There are 11 blinds – 2 singles, 7 doubles, 1 stand-up and 1 concrete bunker that shoots 4.

- UTILITIES: Electricity and wood stoves
- EASEMENTS/ There is a 6 month easement across two clubs during the summer
- RIGHT-OF-WAYS: months from April 1st to September 30th.
- WILLIAMSON ACT: The duck club is in the Williamson Act.
- TAXES: The taxes may or may not increase when the change of ownership is filed with the county assessor's office.
- PRICE: Call for Price
- TERMS: Cash to Seller

COMMENTS: Westwind Duck Club is number 610 on the Suisun Marsh map.

There is a part-time caretaker for the club all year.

Kill records are available upon request.

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

Presented



Prudential

Dunnigan Real Estate

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

by

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.

© 2011 Prudential Financial, Inc. and its related entities. An independently owned and operated broker member of Prudential Real Estate Affiliates, Inc., a Prudential Financial company. Prudential, the Prudential logo and the Rock symbol are service marks of Prudential Financial, Inc. and its related entities, registered in many jurisdictions worldwide. Used under license. Equal Housing Opportunity.