

# STROMER REALTY COMPANY OF CALIFORNIA



51.89 ACRES M/L  
DUCK CLUB AND CLUBHOUSE  
SUTTER COUNTY, CA  
Lic. 01050665

**Stromer Realty Company of California**  
**Logan Taylor | DRE # 02062799**  
**530.701.2680 (m) | [logan@stromerrealty.com](mailto:logan@stromerrealty.com)**



*The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.*

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | [www.stromerrealty.com](http://www.stromerrealty.com)



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## LOCATION

The property is located at 8070 West Butte Road, Live Oak, CA 95953 in Sutter County. The property sits at the edge of the world-famous Butte Sink, a waterfowl utopia!

According to U.S. Fish and Wildlife, the Butte Sink “consists mostly of seasonally flooded wetlands, with occasional semi-permanent wetlands. The remaining acreage is comprised of grasslands and riparian forest habitats. The Unit can host wintering waterfowl in excess of 500,000 ducks and 40,000 geese, occasionally reaching a peak population of over one million birds. Aside from wintering waterfowl, the Unit supports other species such as: bald eagle, State-listed as threatened greater sandhill cranes, California quail, deer, shorebirds, and an abundance of raptors such as red-tailed hawks and great-horned owls.”

## APN

#08-150-046 and 08-150-047

## EGRESS/INGRESS

Access is from West Butte Road. You won't miss the impressive stone entrance that welcomes you into this duck hunter's paradise.

## WATER

The property's deep well provides plenty of water to flood the wetland's habitat and supply the house.

## HOME

A beautiful, 2,400 sq.ft. house sits at the front of the property. The three-bedroom, two-bathroom residence is the perfect complement to this outdoorsmen's oasis. The oversized garage is great for storing all your equipment too!

## COMMENTS

This property is one in a million. With three tanks and two stand-up blinds, you'll have plenty of space to bring your friends and family hunting. To call this a “luxurious hunting experience” would be an understatement.

## PRICE

**\$1,250,000**

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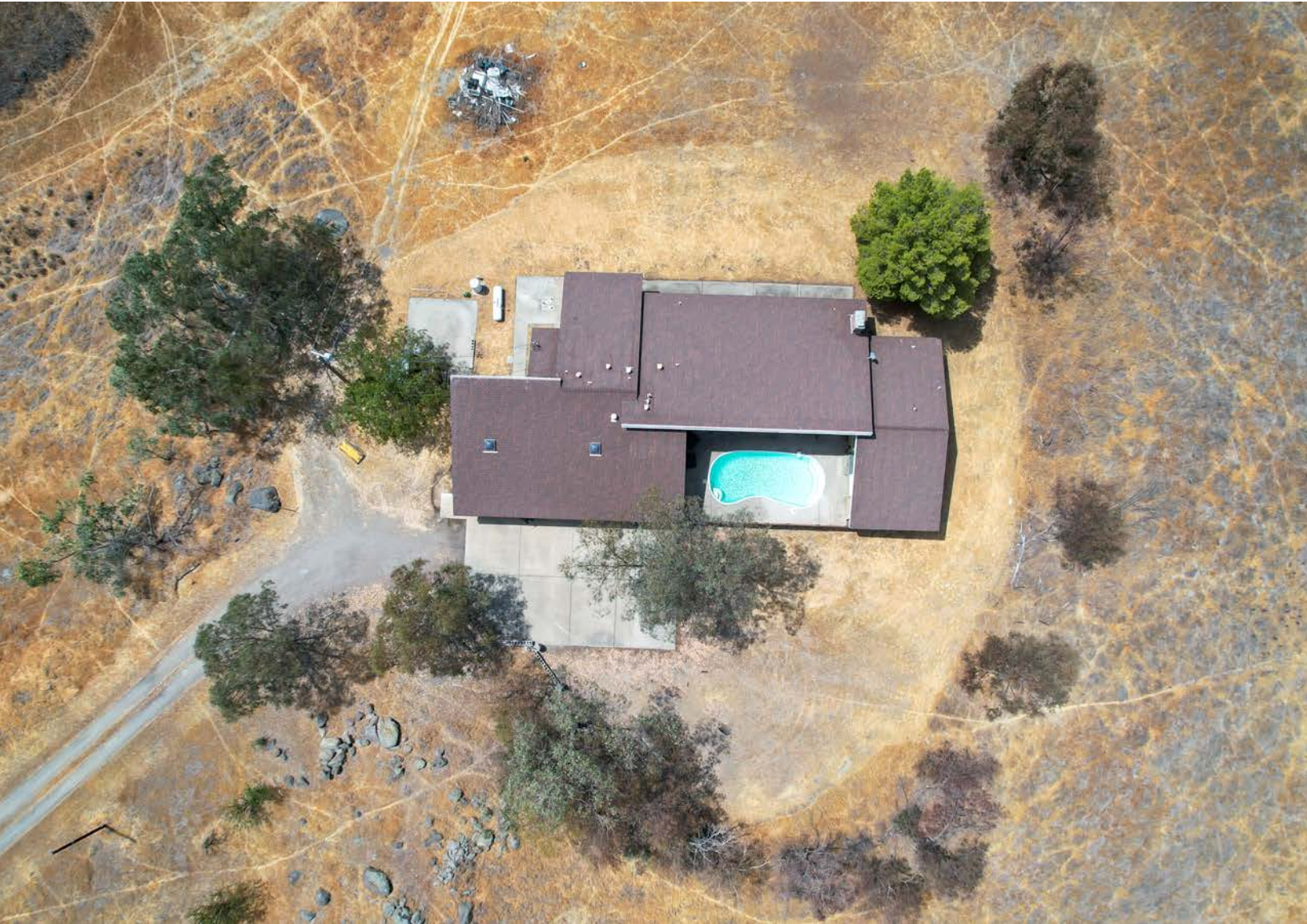




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