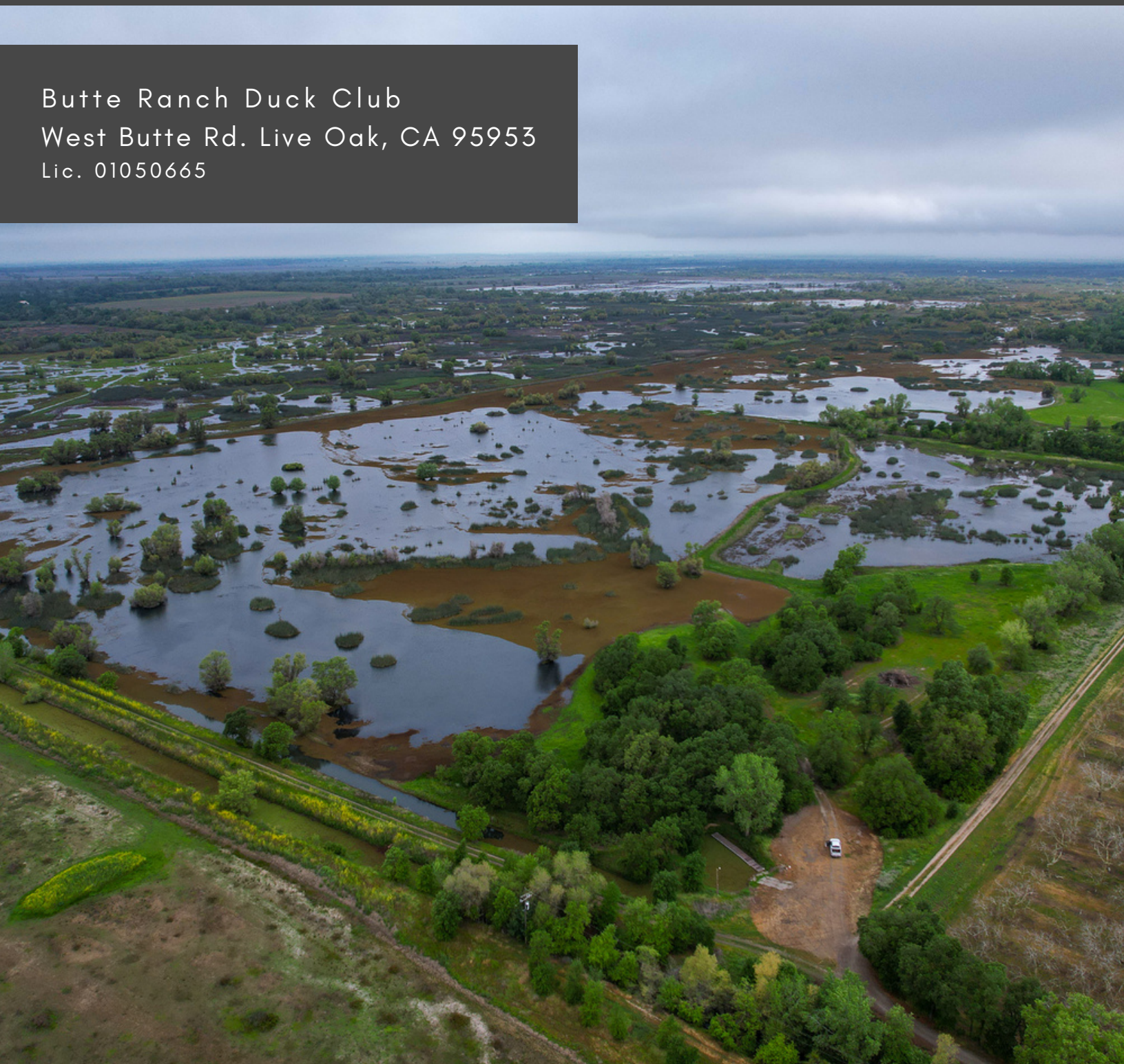


STROMER REALTY COMPANY OF CALIFORNIA



Butte Ranch Duck Club
West Butte Rd. Live Oak, CA 95953
Lic. 01050665



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

Logan Taylor
530.701.2680(m)
logan@stromerrealty.com
DRE # 02062799



Nick Wallander
530.588.1430 (m)
nick@stromerrealty.com
DRE # 02167571

LOCATION: This hunting club is located in the world-renowned Butte Sink. The property is surrounded by the most famous duck clubs on the west coast.

INGRESS/EGRESS: This property can only be accessed through a locked gate located on West Butte Road in Live Oak, CA.

ACREAGE: 184.55 total accessed acres known as Sutter county assessor parcel numbers 01-130-006 (110 acres) and 08-130-010 (74.55 acres). Approximately 140 acres of wetlands, 32 acres of upland game habitat and safflower, and the remaining 12.5 acres consist of roads and ditches.

WATER: There is a 50 hp well that is used to help supplement the surface water. Surface water is supplied from the drainage of Reclamation District 833.

IMPROVEMENTS: This clubhouse is designed for premium entertainment. Its lodge-style layout allows plenty of space to enjoy time with friends and family. The clubhouse includes your private room, full kitchen, laundry room, living room with a grand fireplace, large dining room, and poker table. There's also plenty of room for your equipment with a large shop, boat barn, and picking shed.

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MEMBERSHIP: 1/7th interest in the LLC with the only underlying asset being the property it owns.

DESCRIPTION: The property features 184.55 acres. There are 16 standup blinds and two floating blinds for high water. Barring any large expenses, the dues are around \$12,000 to \$13,000 per year. Included in this membership assessment are the yard maintenance, security manager, and a gentleman to clean your ducks. The clubhouse is not included in the assessed acreage. It is located on a neighboring parcel and is secured with a 99-year lease.

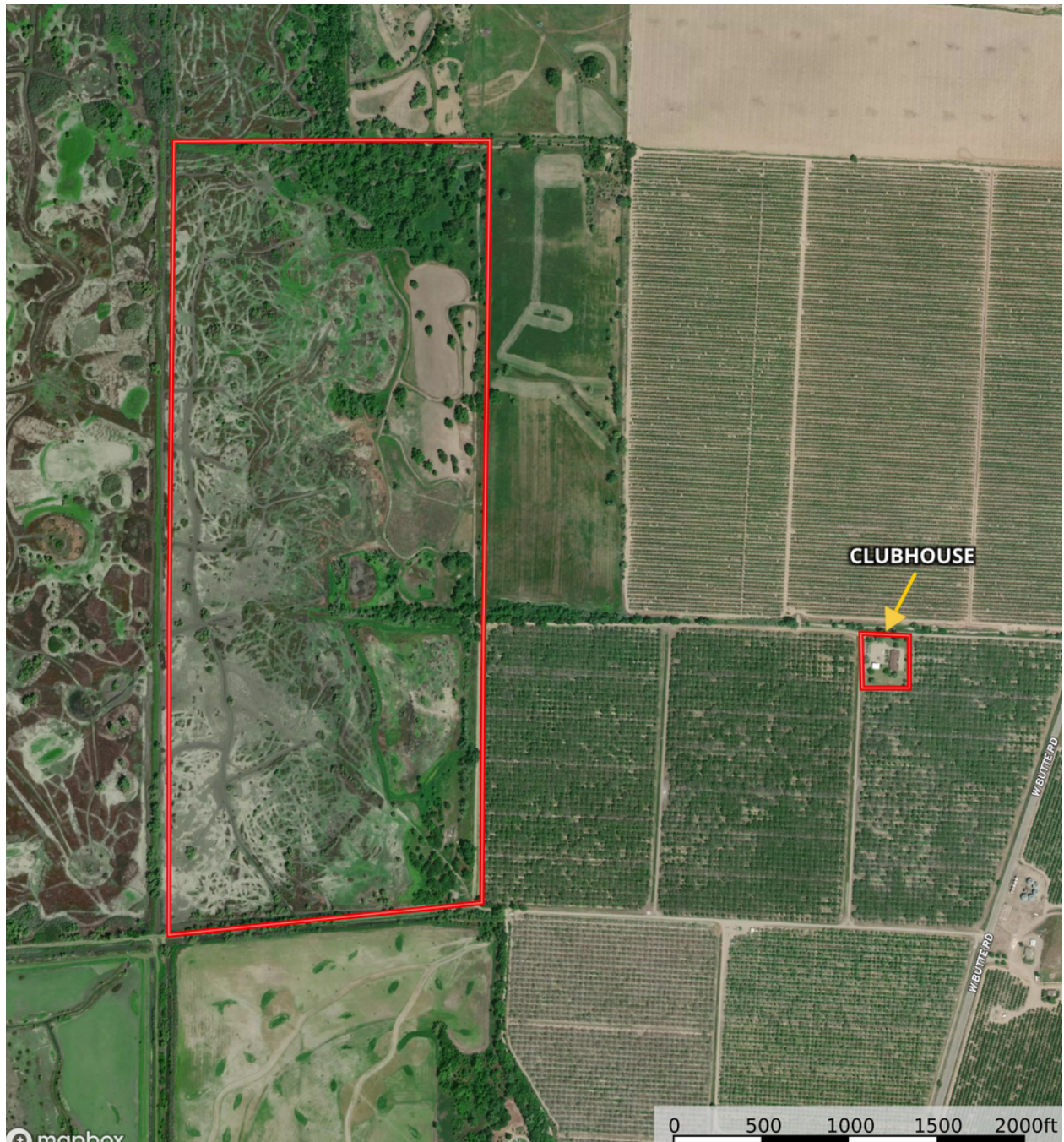
COMMENTS: This beautiful duck club, located in the legendary Butte Sink, is a rare opportunity that will offer you and your family years of enjoyment. Large oaks and mature orchards surround the rustic clubhouse with a stunning view of the Sutter Buttes. The habitat around the duck club has a natural attraction to upland game. Unlike other hunting clubs in this area, the Butte Ranch is also abundant with dove, turkey, deer, and quail.

PRICE: \$299,000 for 1/7th share

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