

STROMER REALTY COMPANY OF CALIFORNIA



203.5 ACRES

Angel Ranch Duck Club

8950 County Road 67

Butte City, Ca 95920

Lic. 01050665



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

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LOCATION: The ranch is located at 8950 County Road 67 in Butte City, California, adjacent to the prestigious Bird Haven Duck Club and near the renowned Howard Slough Wildlife Refuge—both prime waterfowl hunting areas.

INGRESS/EGRESS: Access to the property is exclusively via County Road 67.

ACREAGE: The property consists of 203.5 total assessed acres, which are identified as Assessor Parcel Number 013-070-010.

OWNERSHIP: 50% ownership interest as tenants in common.

WATER: Water is supplied to the natural habitat via three agricultural wells located on the property.

DESCRIPTION: The ranch features multiple hunting blinds. Other hunting amenities include a 2,000 sq. ft. clubhouse with three bedrooms and two bathrooms, a 2,660 sq. ft. shop, and four dog kennels.

SOILS: Soil types are ideal for optimal wetland habitats. (See attached soils map for descriptions.)

COMMENTS: This property is a premier opportunity for dedicated duck hunters, offering an ideal setup for waterfowl hunting. The ranch's well-maintained wetlands, supported by three agricultural wells, provide a perfect environment for attracting and sustaining large duck populations. With multiple strategically placed hunting blinds, you'll have ample opportunity for successful hunts throughout the season. The clubhouse is perfect for hosting hunting parties, and the shop offers plenty of room for gear, ATVs, and decoy storage. Four dog kennels are already on-site, making it convenient for hunters with retrievers. Whether you're an avid waterfowler looking for a turnkey hunting property or interested in expanding a hunting operation, this ranch offers everything you need for an exceptional duck hunting experience.

PRICE: \$950,000

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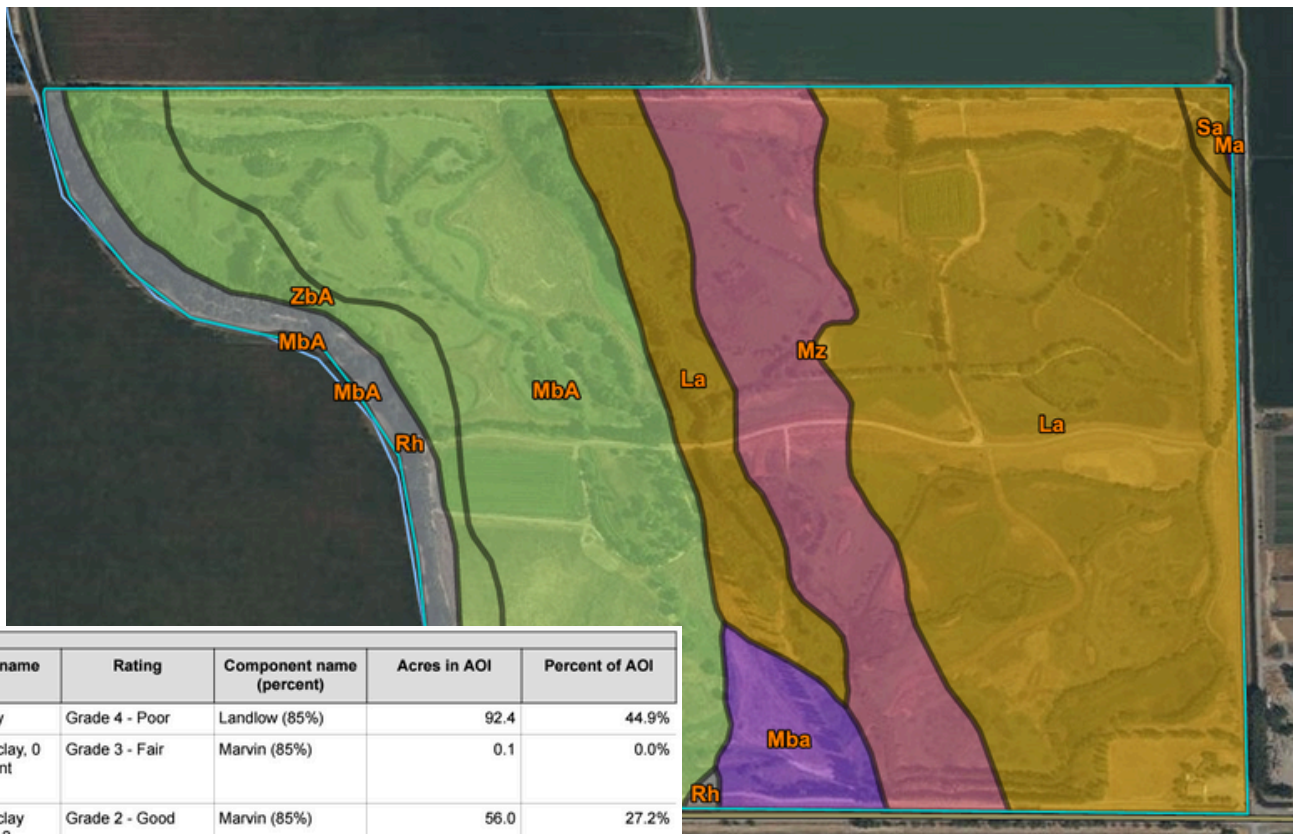
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
La	Landlow clay	Grade 4 - Poor	Landlow (85%)	92.4	44.9%
Ma	Marvin silty clay, 0 to 1 percent slopes	Grade 3 - Fair	Marvin (85%)	0.1	0.0%
MbA	Marvin silty clay loam, 0 to 2 percent slopes	Grade 2 - Good	Marvin (85%)	56.0	27.2%
Mba	Marvin silty clay loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 3 - Fair	Marvin (85%)	6.3	3.1%
Mz	Moda loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	Moda (85%)	26.8	13.0%
Rh	Riverwash	Not Rated	Riverwash (90%)	9.7	4.7%
			Unnamed (10%)		
Sa	Sacramento clay, 0 to 2 percent slopes, MLRA 17	Grade 4 - Poor	Sacramento (85%)	1.1	0.5%
ZbA	Zamora silty clay loam, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Zamora (85%)	13.4	6.5%
Totals for Area of Interest				205.7	100.0%

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