

# STROMER REALTY COMPANY OF CALIFORNIA



40 ACRES  
Natural Habitat  
Lyon Avenue  
Yuba City, Ca 95991  
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](http://www.stromerrealty.com)



**Stromer Realty Company of California**

**Logan Taylor | DRE # 02062799**

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## **40 Acres of Natural Habitat**

Located at the end of Lyon Avenue in Yuba City, CA, this 40-acre property offers excellent opportunities for hunting and outdoor recreation. Positioned inside the levee and bordering the Feather River, this property is perfect for those looking to enjoy nature and pursue a variety of game.

### **Property Features:**

#### **Water Resources**

- Riparian Water Right: Access to reliable water resources directly from the Feather River.
- Well with electric submersible pump that can support the duck ponds.
- Cost-Efficient Duck Pond Maintenance: Maintain and flood the duck ponds for a full season for just \$1,300 in electricity costs.

#### **Hunting Opportunities**

The property is ideal for hunting a variety of game, including:

- Ducks: A tree blind that fits up to four hunters, plus two ground blinds (one above ground and one tank-style).
- Deer: Multiple ground blinds already in place, with additional locations suitable for tree blinds.
- Other Game: Turkeys and doves also frequent the area, adding more options for hunters.

#### **Historical Significance**

Locals once referred to this property as "The Pothole," a spot renowned for its outstanding duck hunting. Known as one of the best locations for waterfowl hunting in Northern California, it retains its reputation for excellent hunting opportunities.

#### **Owner Improvements**

The current owner has dedicated significant time and effort to enhancing the property by clearing extensive pathways, making it easily navigable, while focusing on creating and improving natural habitats to prioritize wildlife. These improvements also enhance accessibility for hunters and outdoor enthusiasts. Additionally, the property offers convenient electricity access, making it suitable for trailers, lights, and other equipment.

#### **A Great Investment for Outdoor Enthusiasts**

This property is well-suited for those passionate about hunting or looking for a private retreat in nature. Its reliable infrastructure and rich history make it a practical and rewarding investment.

**PRICE: \$220,000**

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