

STROMER REALTY COMPANY OF CALIFORNIA



VENICE ISLAND

1558 Assessed Acres

15501 W. Eight Mile Road

Stockton, Ca 95219

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

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LOCATION: The property is located at 15501 West Eight Mile Road in Stockton, California.

PROPERTY DETAILS: This 1558 assessed acre property is a unique mix of productive farmland and premier waterfowl hunting in the heart of the Delta. Approximately 1,283-acres are planted in corn, with about 110 acres as natural habitat, and the remaining 165 acres include roads, ditches, and levees.

HUNTING & FISHING: For hunting enthusiasts, there are eight well-placed duck blinds with two tank blinds set into the ground and six stand-up blinds scattered across the cornfields and natural habitat. In addition to exceptional waterfowl hunting, the property also has a healthy population of wild hogs which offers year-round hunting opportunities. If you are a fisherman, the surrounding waterways are a fisherman's paradise.

RELIABLE WATER & FARMING INFRASTRUCTURE: With an abundant water supply, the riparian water rights are through the Central Delta Water Agency. With fertile soils, the farm thrives in this ideal Delta environment. A central pumping station is in place to manage water levels which ensures reliable drainage for the entire island. The electrical and reclamation district costs are shared with the island's co-owner.

THE LODGE & LIVING SPACE: The 8-bedroom and 9-bathroom lodge has the charm of a classic 1950s hunting retreat which is complete with a massive dining table and a commercial-style kitchen, making it ideal for hosting large groups. A caretaker's quarters is currently being remodeled, adding even more functionality to the property. The property also includes a boat house on the Delta which is historically used for fishing and water ski enthusiasts.

FARMING: A fully equipped shop and yard provide ample space for equipment storage and maintenance which ensures smooth farming operations on the property.

COMMENTS: This property offers an exceptional opportunity for buyers looking for a combination of high-yield farming, world-class hunting, and Delta recreation. **Personal Property **Not** Included In The Sale**

PRICE: \$14,000,000

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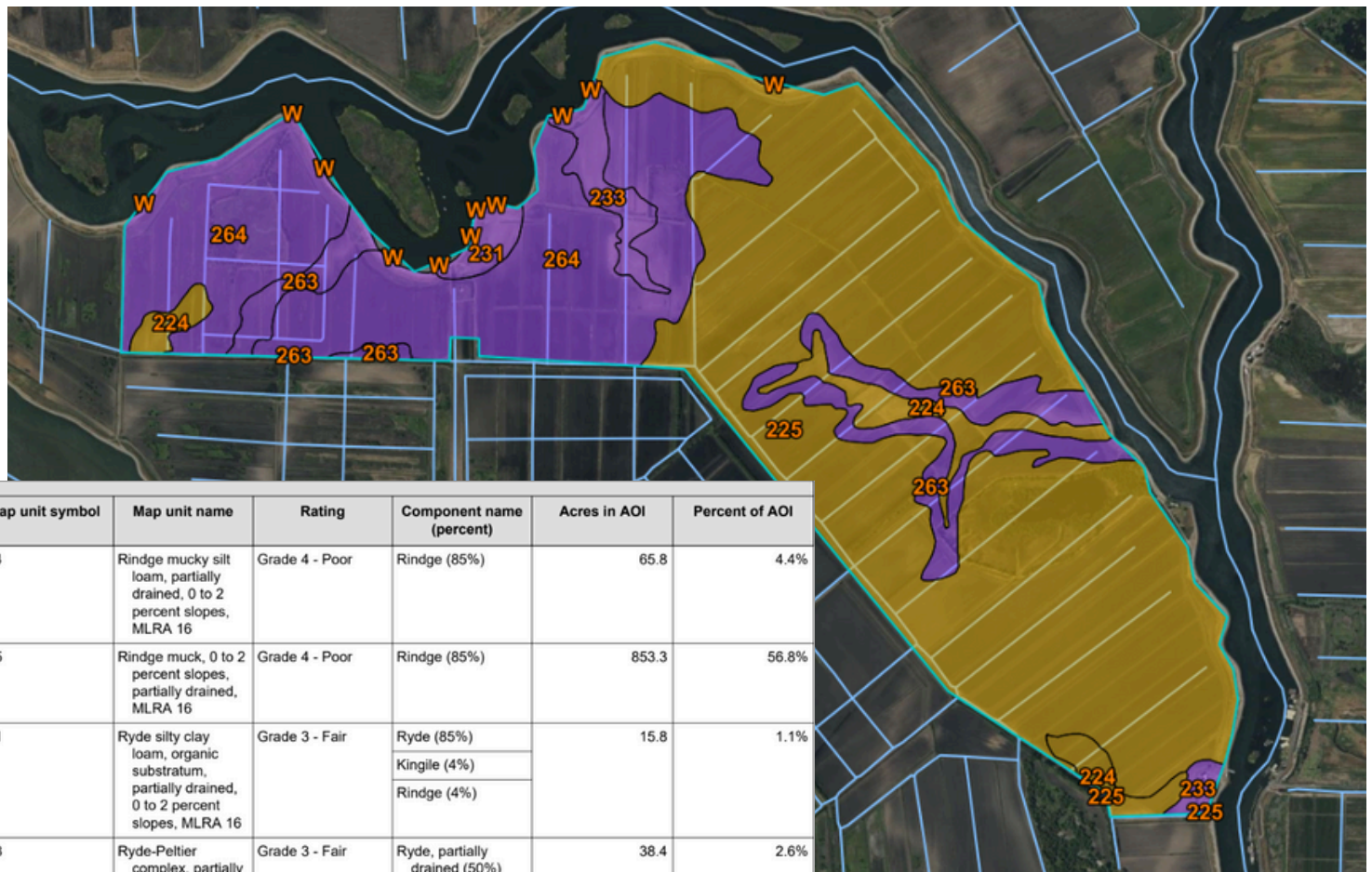
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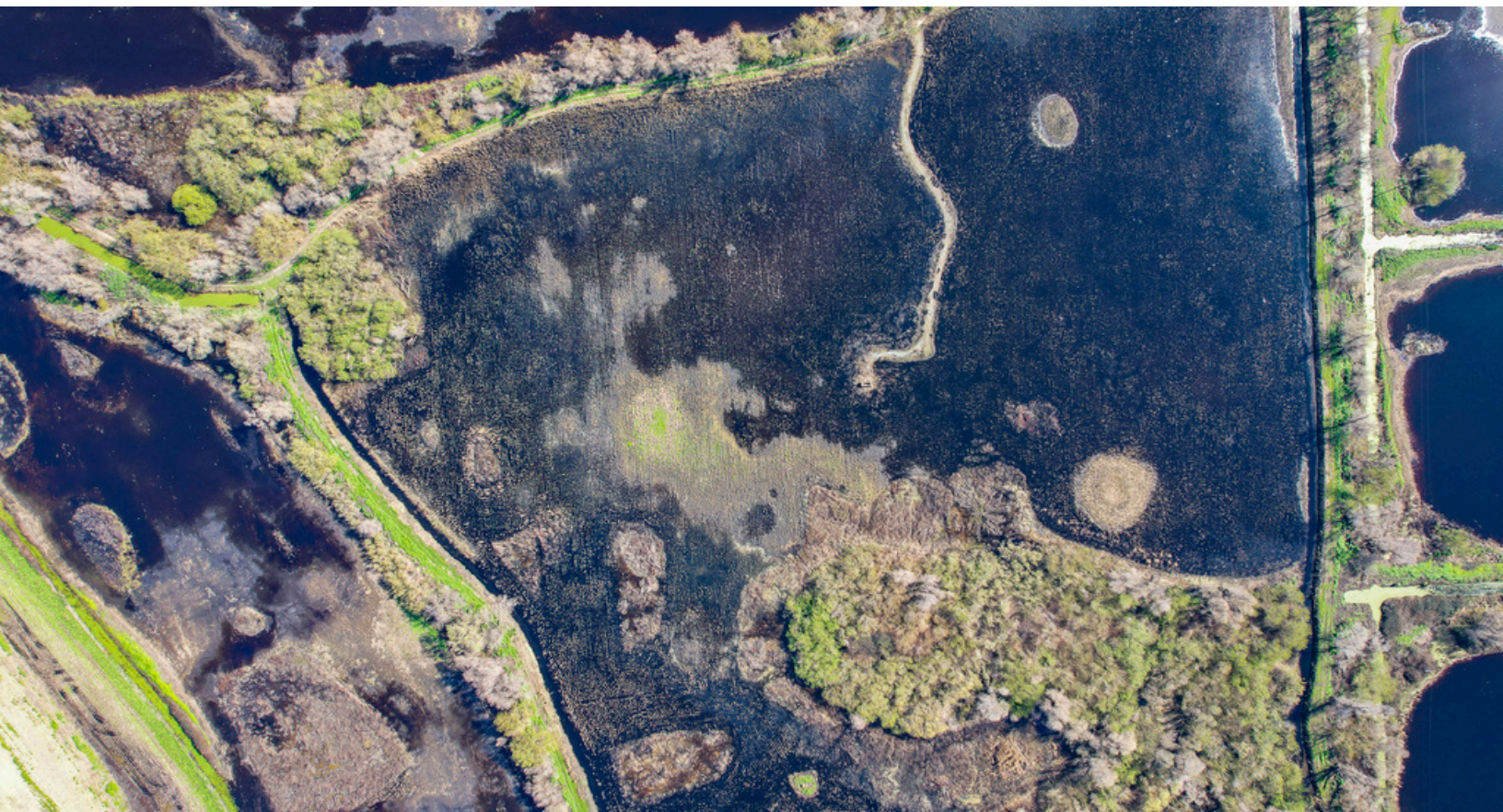


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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
224	Rindge mucky silt loam, partially drained, 0 to 2 percent slopes, MLRA 16	Grade 4 - Poor	Rindge (85%)	65.8	4.4%
225	Rindge muck, 0 to 2 percent slopes, partially drained, MLRA 16	Grade 4 - Poor	Rindge (85%)	853.3	56.8%
231	Ryde silty clay loam, organic substratum, partially drained, 0 to 2 percent slopes, MLRA 16	Grade 3 - Fair	Ryde (85%) Kingile (4%) Rindge (4%)	15.8	1.1%
233	Ryde-Peltier complex, partially drained, 0 to 2 percent slopes, MLRA 16	Grade 3 - Fair	Ryde, partially drained (50%) Peltier, partially drained (35%)	38.4	2.6%
263	Venice mucky silt loam, partially drained, 0 to 2 percent slopes, overwashed	Grade 3 - Fair	Venice (85%)	114.9	7.6%
264	Venice muck, partially drained, 0 to 2 percent slopes, MLRA 16	Grade 3 - Fair	Venice (85%) Ryde (5%) Rindge (5%) Peltier (5%)	410.3	27.3%
W	Water	Not Rated	Water (100%)	5.0	0.3%
Totals for Area of Interest				1,503.4	100.0%

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