



# MacBride Realty Co. Realtors

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## **PINTAIL RANCH 468 ACRE NORTH DISTRICT 10 DUCK AND UPLAND GAME RANCH**

**LOCATION:** This duck and upland game ranch combination is located in Southern Butte County, California, north end of the famous district 10 "duck mecca". The ranch, which was formerly farmed to rice and grain crops has been converted to restored wetland and upland natural acreage. A complete habitat restoration project is currently in place and in progress. A wetland conservation easement with the state of California acting through the department of Fish & Game Wildlife Conservation Board is in place. 9178 Palermo Honcut Hwy.

**ACREAGE INFORMATION:** Three contiguous parcels adjoin for a total gross acreage of approximately of 468 acres. The entire acreage, other than equipment pad and a home site location are included in the natural habitat conversion. Approximately 140 acres have been converted to duck ponds and natural habitat with permanent levees and first class water control equipment installed.

**WATER:** A domestic well is located and currently operable at the home site location. The wetland duck pond areas are currently serviced by three wells and an existing reservoir. Two wells are serviced by new 40 horse power motors, the third well motor has recently been rebuilt. A unique irrigation channel system has been constructed on the property for purposes of transferring water throughout the improved wetland areas.

**WILDLIFE:** Ducks, geese, turkey, dove, pheasant, Black tail deer.

**IMPROVEMENTS:** The wetland areas have undergone extensive leveling and levee building and water control device construction so that water can be controlled for service to the duck ponds and the natural habitat that is currently under restoration. There is an approximate one acre equipment pad with a 50 x 100 steel pole barn capable of protecting large equipment. There is a home site location with existing electrical service, operating domestic well and propane service. A residential structure may be constructed at this site, along with adjoining outbuildings.

**PRICE:** The price is \$980,000.00

**TERMS:** The sellers own the property free and clear. Sellers would be available to provide financing on a first deed of trust with an appropriate down payment and other terms to be negotiated. Owner/broker will cooperate with the selling agents.

The above has been secured from sources we believe to be reliable; however, we cannot assume responsibility for its correctness