



THE WHITE MALLARD

BUTTE SINK - SUTTER BUTTE BASIN

In the heart of the world famous “Butte Sink”, this is a once in a lifetime opportunity to own a 1/19th share of some of the best Mallard shooting in the area. Ownership includes access to hunting amenities such as a beautiful onsite cabin, boat ramp, dock, and more.

LOCATION

This property is located northeast of Colusa, in the heart of the “Butte Sink” - there are two club entrances, 8000 Gridley Rd. (North Entrance) and 4332 Putnam Rd. (South Entrance). This ranch is located immediately adjacent to Butte Creek and is nestled in between some of the greatest duck hunting ranches in Northern California.

DESCRIPTION

This is a once in a lifetime opportunity to own a 1/19th share of some of the best Mallard shooting in the Butte Sink. The White Mallard was established in 1919 and has been consistently one of the best shooters in the Sink. This ownership includes a 2 bedroom 1 bathroom cabin that is waterfront, with its own dock and concrete boat ramp.

APN'S

012-230-001 339 acres

012-240-002 330 acres

012-280-008 300 acres

Total acres = 969 acres +/-

BLINDS

There are approximately 32 blinds. Some blinds are accessed by boat, (with boat hides), other blinds are accessed by foot.

UPLAND

The perimeter is primarily lined with Oak and Cottonwood trees with Butte Creek meandering along the eastern boundary with said trees. These woodlands are home to Blacktail deer, Turkey and Wood ducks to name a few of the inhabitants. The wildlife is abundant.

FISHING

Butte Creek is known for its large Bass and larger Catfish. The fishing is an added bonus to this great outdoor paradise.

PURCHASE PRICE

One Million, Four Hundred Seventy Five Thousand Dollars. \$1,475,000

CONTACT

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The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/

The above information was obtained from sources deemed reliable, but J Hill Land Company does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.

The information contained in this statement of offering has been obtained from sources that are believed to be reliable, but this information is not guaranteed as to accuracy or completeness. Seller has not otherwise undertaken an investigation, and interested parties agree to investigate, inspect and review the property with respect to applicable zoning, physical conditions and suitability for use.

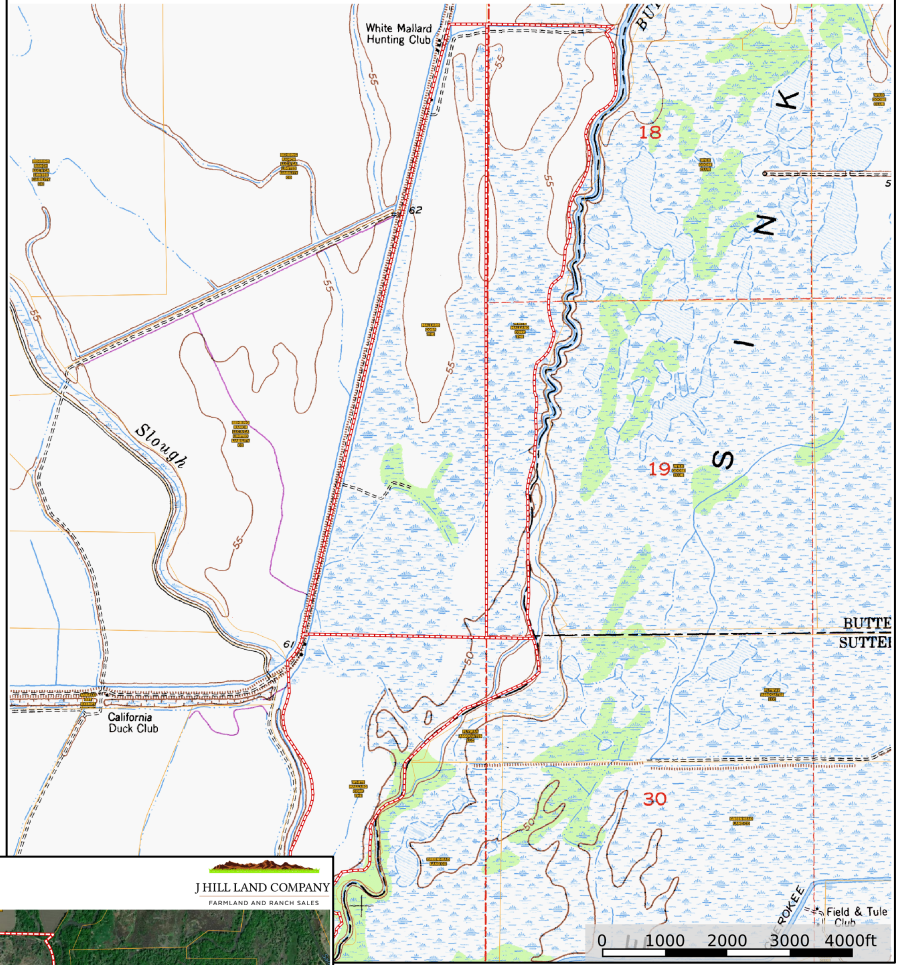


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White Mallard
California, 996 AC +/-

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