

For Sale

Spring Valley Mallards

91.23 Acres, Marysville, CA

Superb duck and goose hunting property in the coveted district 10 area of Northern, CA



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

Location: On the edge of the world famous “District 10”. This ranch is located immediately adjacent to Saddleback Ranch 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 100% of some of the best Mallard, Wood Duck and Honker shooting in Yuba County. The duck club was developed in the 1960’s and has been a gem, hidden at the edge of the Yuba foothills for generations. There are 6 ponds that are tiered with gravity flow irrigation from Browns Valley Irrigation District. In addition to the 60 acre duck club, there are 4 buildable parcels that would make beautiful homesites with views of the Sacramento Valley, the Sutter Buttes and the Yuba foothills. The entire +/- 90 acres is zoned R-5.

APN’s: 005-220-061 5.5 acres
005-220-067 5.0 acres
005-220-068 9.17 acres
005-220-069 11.26 acres
005-110-067 60.30
Total acres = 91.23 acres +/-



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Blinds: There are currently 3 blinds that are hunted. All of the blinds can be accessed by UTV and accessed by foot.

Upland: The property is primarily rolling open grasslands with Oaks, Cottonwood and Willow trees lining the ponds. These woodlands are home to Blacktail deer, Turkey and quail to name a few of the inhabitants.

Purchase Price: Six Hundred Fifty Thousand Dollars. \$650,000

Contact: J Hill Land Company
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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.



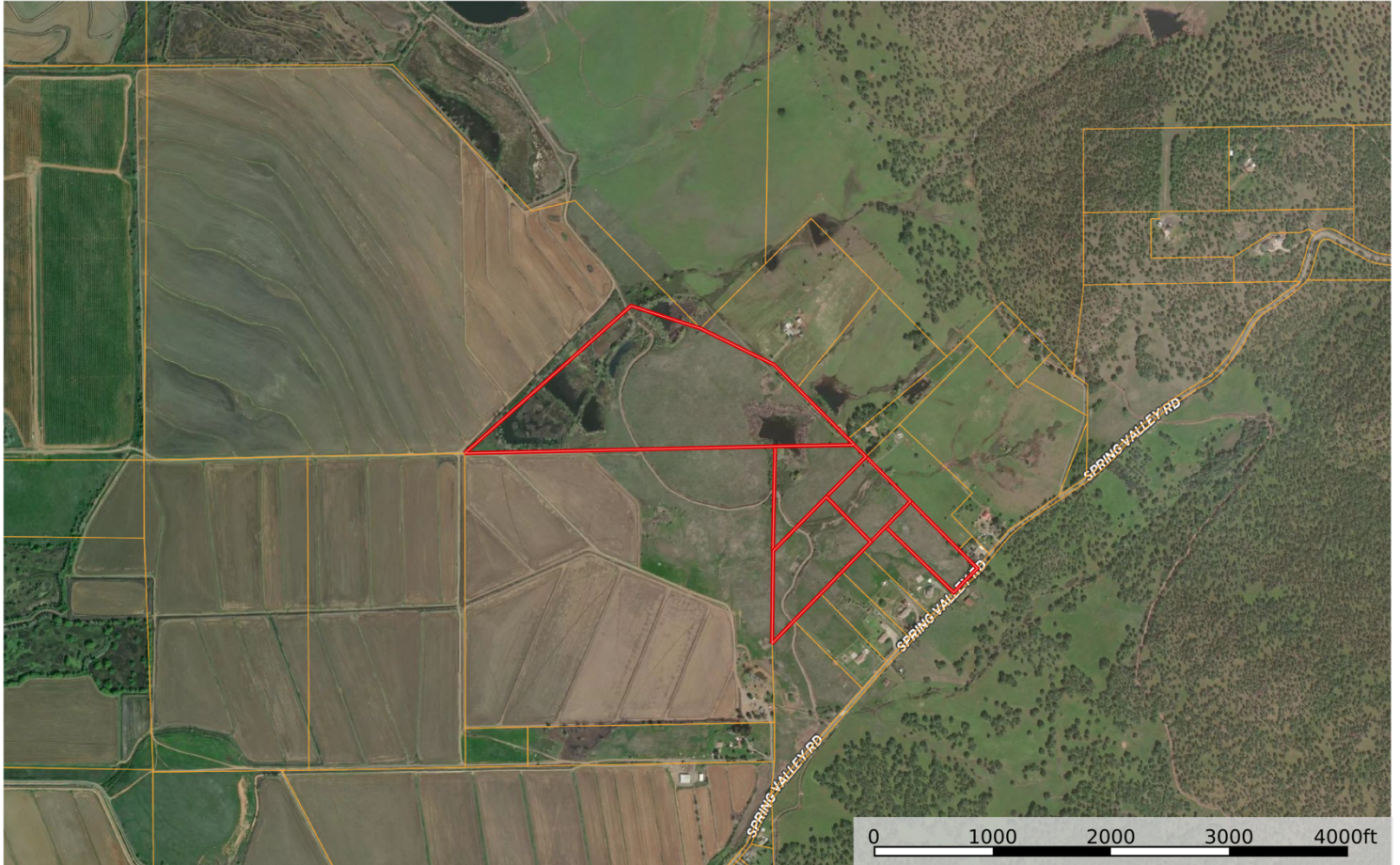
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Spring Valley Mallards
Yuba County, California, 91.28 AC +/-



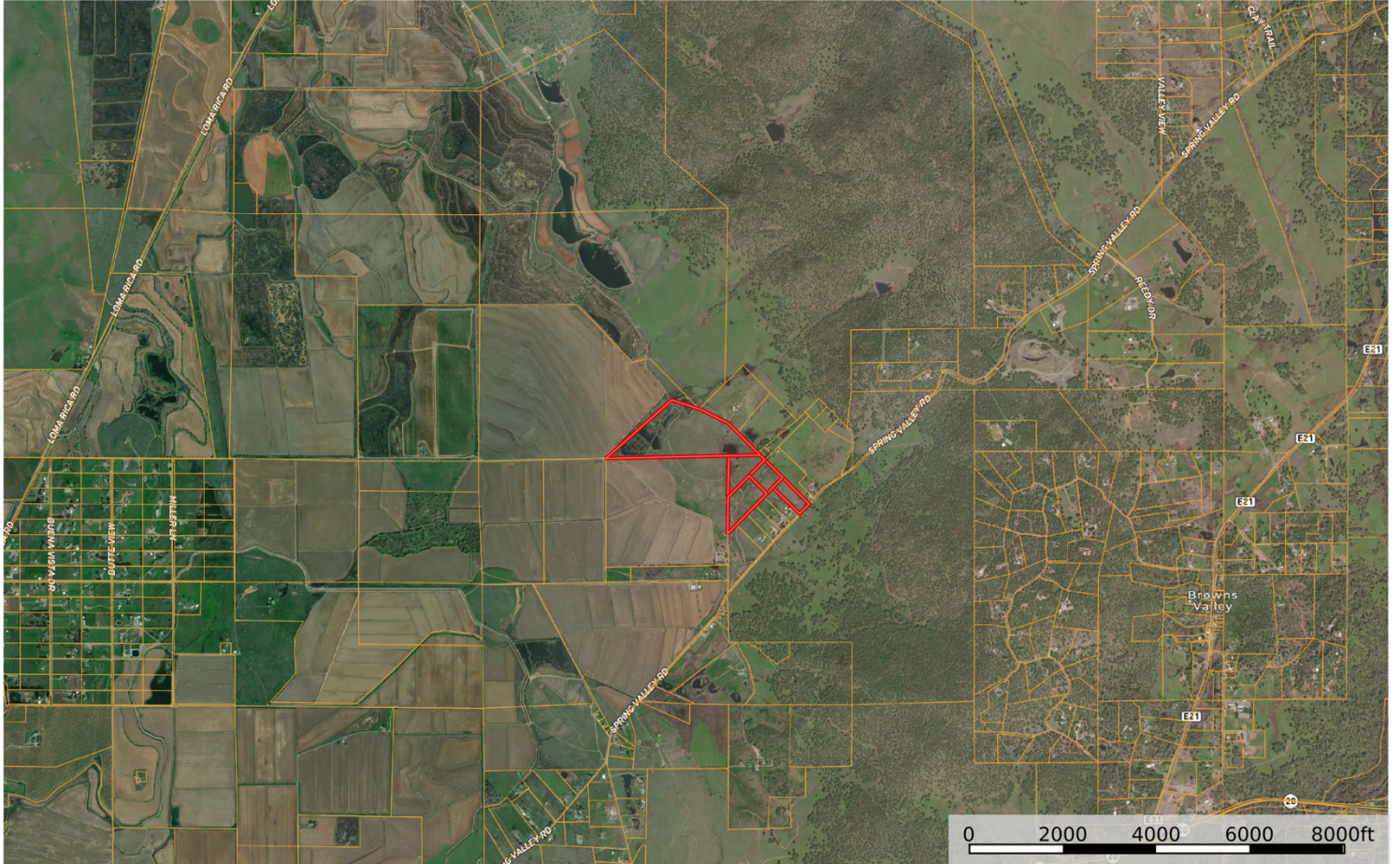
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