

# STROMER REALTY COMPANY OF CALIFORNIA



203.5 ACRES  
Angel Ranch Duck Club  
8950 County Road 67  
Butte City, Ca 95920  
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)

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**LOCATION:** The ranch is located at 8950 County Road 67 in Butte City, California, adjacent to the prestigious Bird Haven Duck Club and near the renowned Howard Slough Wildlife Refuge—both prime waterfowl hunting areas.

**INGRESS/EGRESS:** Access to the property is exclusively via County Road 67.

**ACREAGE:** The property consists of 203.5 total assessed acres, which are identified as Assessor Parcel Number 013-070-010.

**OWNERSHIP:** 50% ownership interest as tenants in common.

**WATER:** Water is supplied to the natural habitat via three agricultural wells with electric pumps located on the property.

**DESCRIPTION:** The ranch features 7 standup blinds and 3 pit/tank blinds. Currently the tank blinds are unused and would need inspections before use. Refer to the attached map for blind locations and capacity details. Other hunting amenities include a 2,200 sq. ft. clubhouse with three bedrooms and two bathrooms, a 2,400 sq. ft. shop with a cleaning station equipped with a stainless steel sink and countertop for cleaning and plucking, and four dog kennels.

**SOILS:** Soil types are ideal for optimal wetland habitats. (See attached soils map for descriptions.)

**COMMENTS:** This property is a prime opportunity for dedicated duck hunters, featuring ideal waterfowl habitats with well-maintained wetlands supported by three agricultural wells. With multiple hunting blinds, you'll have ample chances for successful hunts throughout the season. The clubhouse is perfect for hosting, and the shop provides space for gear, ATVs, and decoy storage. Four on-site dog kennels add convenience for hunters with retrievers. Whether you're seeking a turnkey hunting property or looking to expand a hunting operation, this ranch has everything for an exceptional duck hunting experience.

**PRICE: \$950,000**

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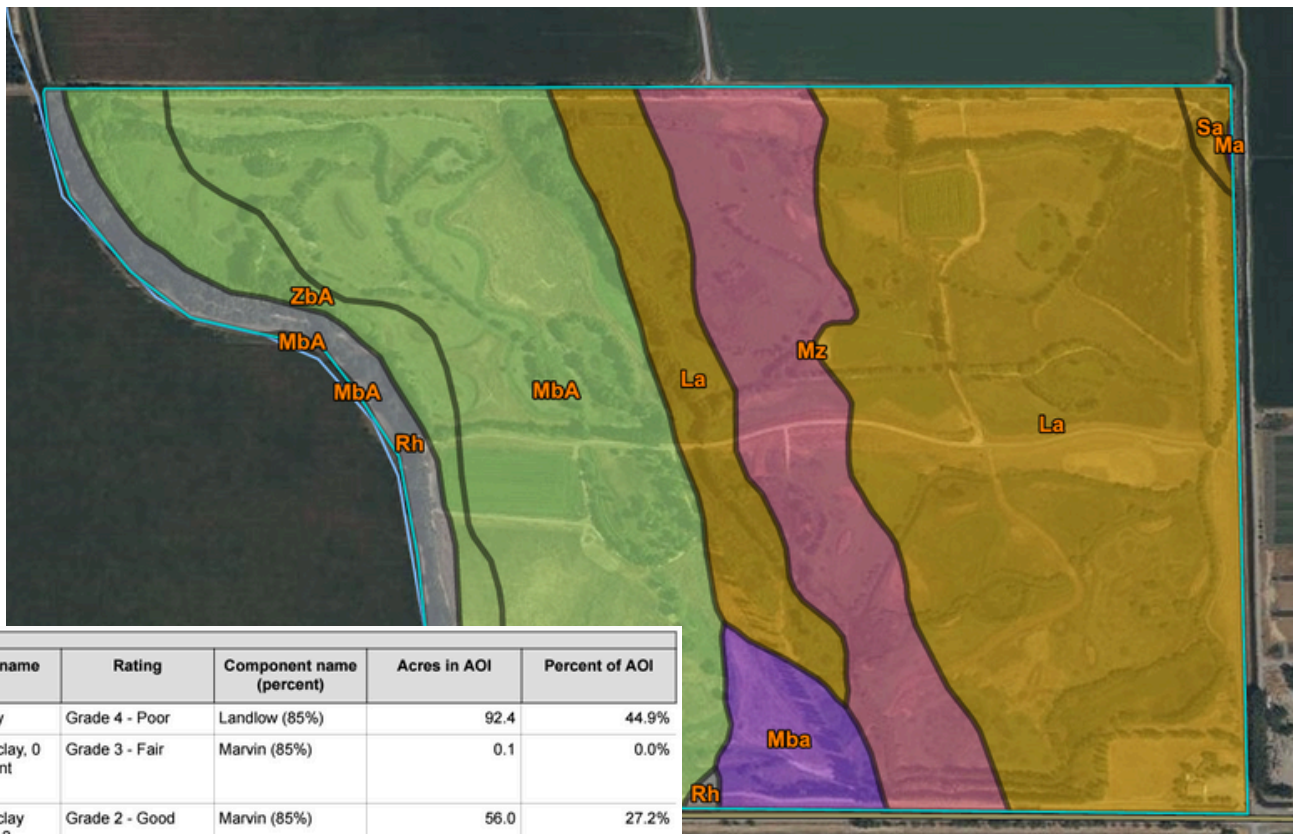
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
La	Landlow clay	Grade 4 - Poor	Landlow (85%)	92.4	44.9%
Ma	Marvin silty clay, 0 to 1 percent slopes	Grade 3 - Fair	Marvin (85%)	0.1	0.0%
MbA	Marvin silty clay loam, 0 to 2 percent slopes	Grade 2 - Good	Marvin (85%)	56.0	27.2%
Mba	Marvin silty clay loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 3 - Fair	Marvin (85%)	6.3	3.1%
Mz	Moda loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	Moda (85%)	26.8	13.0%
Rh	Riverwash	Not Rated	Riverwash (90%)	9.7	4.7%
			Unnamed (10%)		
Sa	Sacramento clay, 0 to 2 percent slopes, MLRA 17	Grade 4 - Poor	Sacramento (85%)	1.1	0.5%
ZbA	Zamora silty clay loam, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Zamora (85%)	13.4	6.5%
<b>Totals for Area of Interest</b>				<b>205.7</b>	<b>100.0%</b>

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