

STROMER REALTY COMPANY OF CALIFORNIA



THE ROSEVILLE DUCK CLUB
GRIDLEY, CA
Lic. 01050665

Stromer Realty Company of California
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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 Roseville Land Development Association rice property and waterfowl hunting club was established in 1927. From Gridley, California head west seven (7) miles on the Gridley-Colusa Hwy to Hatch Road. Turn south on Hatch Road one (1) mile to the property. The property is adjacent to the northwest corner of the State of California Gray Lodge Refuge and is bordered on two sides by the Gray Lodge Waterfowl Sanctuary. The world-famous "Pipers Patch" is located on the western border of this property.

INGRESS/EGRESS

This property can only be accessed through the locked gate located on Hatch Road.

ACREAGE

520.60 total assessed acres known as Butte County assessor parcel numbers 021-020-025-000 (397.09 acres) and 021-020-013-000 (123.51 acres). There are 372 acres of rice acreage, 70 acres of wetland native marshland, 45 acres of irrigated milo or upland habitat, 5 acres of milo or corn, and 28.6 acres of farm roads, ditches, etc. There are no easements or negative encumbrances recorded on this acreage.

MEMBERSHIP OWNERSHIP

There are eighteen owner memberships in the club of which one ownership (1/18th) interest is for sale.

WATER

Water is supplied for all the rice fields, farmland, and wetland habitat via Reclamation District 833. There are also two (2) agricultural wells located on the property that generate 7,000 gallons per minute (GPM).

IMPROVEMENTS

The clubhouse is available to owners year-round and has a full-time cook during the waterfowl hunting season. The clubhouse acreage also includes members' trailers; caretakers' living quarters; and outbuildings consisting of covered storage, ranch equipment, storage sheds, decoy storage shed, duck hanging and picking facility, and dog kennels.

WATERFOWL HUNTING BLINDS

There are nine (9) waterfowl hunting blinds - three (3) in the rice field and six (6) in the permanent marsh area.

SOILS

The rich, heavy clay soils on this property are ideal for excellent rice production and make for healthy wetland habitat for the growth of all "moist" soil plant life desired by waterfowl.

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COMMENTS

This is a historic, classic, Butte Sink duck club that currently operates as an LLC with 18 member/owners. Most duck clubs have outrageous yearly dues, but that's not the case at the Roseville. In a typical year, the LLC will pay a dividend from the rice crop proceeds, and yearly dues are only \$100.

This club gives a whole new meaning to "first-class" and you will be impressed with the laser-leveled, high-yielding rice fields and awesome native marshland habitat that borders the Gray Lodge Sanctuary. After the rice harvest, the Roseville becomes a magnet for sanctuary waterfowl, which enjoy the lush food provided by the flooded fields. The rice fields, along with the awesome wetland habitat, are rarely offered in the majority of the Butte Sink clubs.

"Now you know the secret of this club's awesome success!"

PRICE

\$349,500 for one membership share (1/18th) of eighteen total membership shares



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Roseville Duck Club
Butte County, California, 520.6 AC +/-



● Blind ■ Main House ▽ Boundary

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