

Gray Island Duck Club
0 Grizzly Island Road
Suisun City, CA 94585

\$750,000
220± Acres
Solano County



Gray Island Duck Club
Suisun City, CA / Solano County

SUMMARY

Address

0 Grizzly Island Road

City, State Zip

Suisun City, CA 94585

County

Solano County

Type

Recreational Land

Latitude / Longitude

38.23666 / -122.02019

Dwelling Square Feet

2000

Bedrooms / Bathrooms

5 / 3.5

Acreage

220

Price

\$750,000

Property Website

<https://www.landleader.com/property/gray-island-duck-club-solano-california/40311>



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PROPERTY DESCRIPTION

A place steeped in history; the Gray Island Duck Club is 220 acres of managed marshland in the Suisun Marsh. With 88,000 acres of land, bays and sloughs California's Suisun Marsh is the largest remaining natural marshland in the West. Gray Island sits just south of the 12,900 acres of Grizzly Island Wildlife Refuge and between some of the best shooting clubs in the entire Suisun Marsh.

As a 100% ownership club it lends itself to being a great opportunity for a family to come in and create a new legacy. Water gates on the Roaring River Slough ensure a constant supply of fresh non-brackish water which makes it a desirable place to attract and hold ducks on the property.

The 2,000 sqft +/-, 5-bedroom 1.5 bath clubhouse comes completely furnished. Each bedroom is generous in size and the kitchen comes fully equipped for large group entertaining. Other structures include a sizable workshop, 2 boathouse/decoy shed. The shooting areas contain 5 blinds; 1 one man blind and 4 two man blinds.

The property is about hour and half away from San Francisco Area and about 17 miles South of Suisun City. There is an opportunity to take a boat from McAvoy Harbor in West Pittsburg which is a short 15-minute boat ride to your private dock.

Property Highlights:

- Spectacular Suisun Marsh turnkey Duck Club consisting of 220 acres of recreational paradise.
- The property is perfectly useable as a family or corporate hunting retreat.
- This 220-acre parcel is 17 miles South of Suisun City off Grizzly Island Road from HWY 12, the property sits on Honker Bay behind a security gate to access club.
- Pre 1914 Water Rights WATER WITH NO COST.
- The clubhouse is a 2,000 +/-, Completely Furnished.
- 5 full Bedrooms (sleeps 10+ comfortably), 2 Full bath with showers, 1.5 Bath.
- Covered and enclosed Patio, Mud Room / covered entrance.
- Large Club Room with dining area, Living room with fireplace, tv and large bar.
- Modern Kitchen with Commercial Stainless Steel Exhaust Hood.



- Gas Stove, Electric stove, dishwasher, trash compactor, Garbage disposal.
- Shooting areas contain five blinds; four doubles & 1 single - all of which are readily accessible by boats.
- Other structures include a sizable workshop / tool room.
- Boat access from Pittsburgh / Honker Bay to private dock.
- 2 covered boat houses for hunting boats.
- PG&E power to the club with gas generator backup.
- Average annual operating costs under \$10K.
- Property has year-round access via paved and maintained dirt road.
- In addition to ducks there is doves, pheasants & fishing.
- In Williamson Act.
- Herds of elk roaming nearby.
- Possible mitigation property.

MORE INFO ONLINE:

californiaoutdoorproperties.com

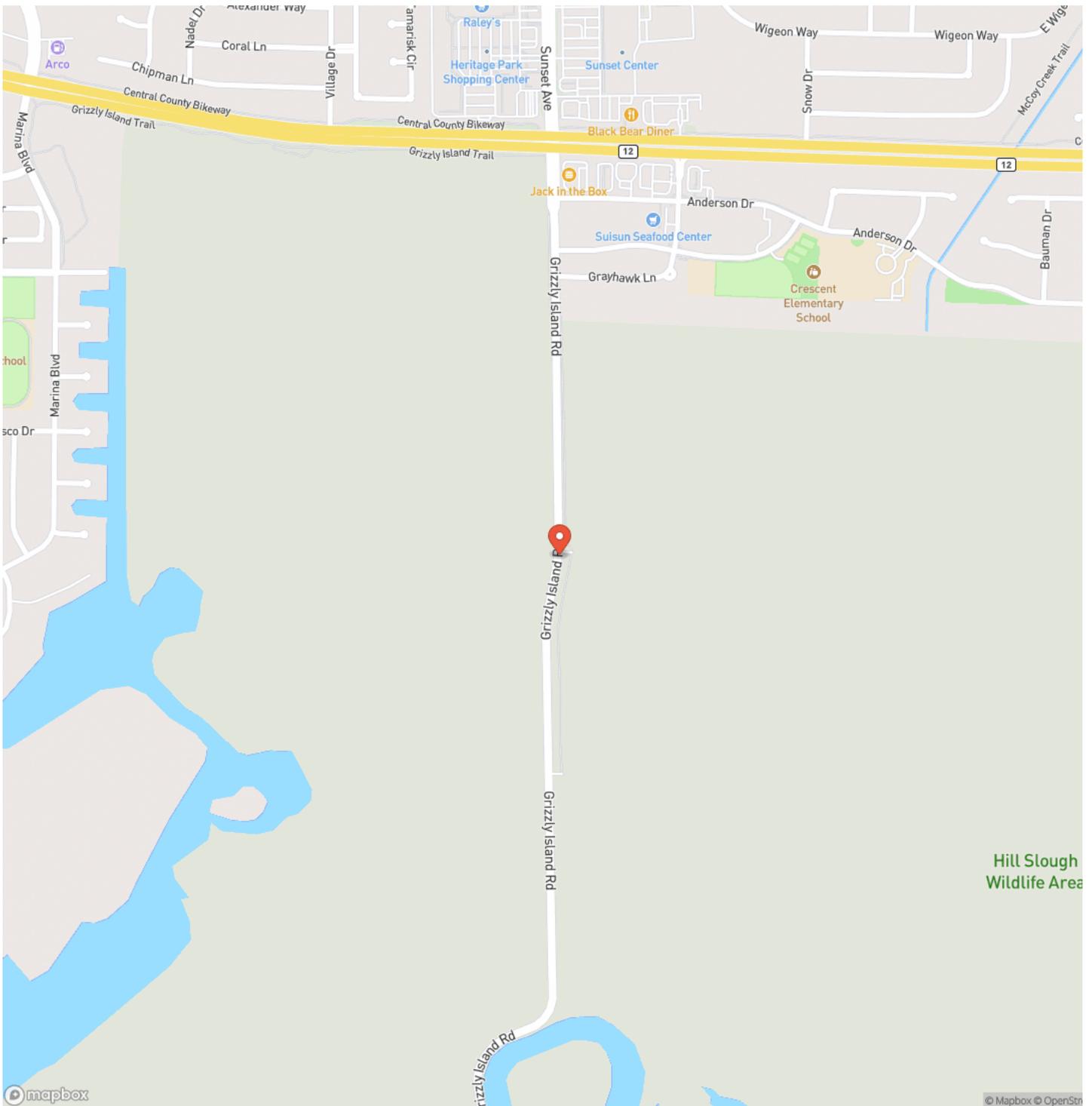




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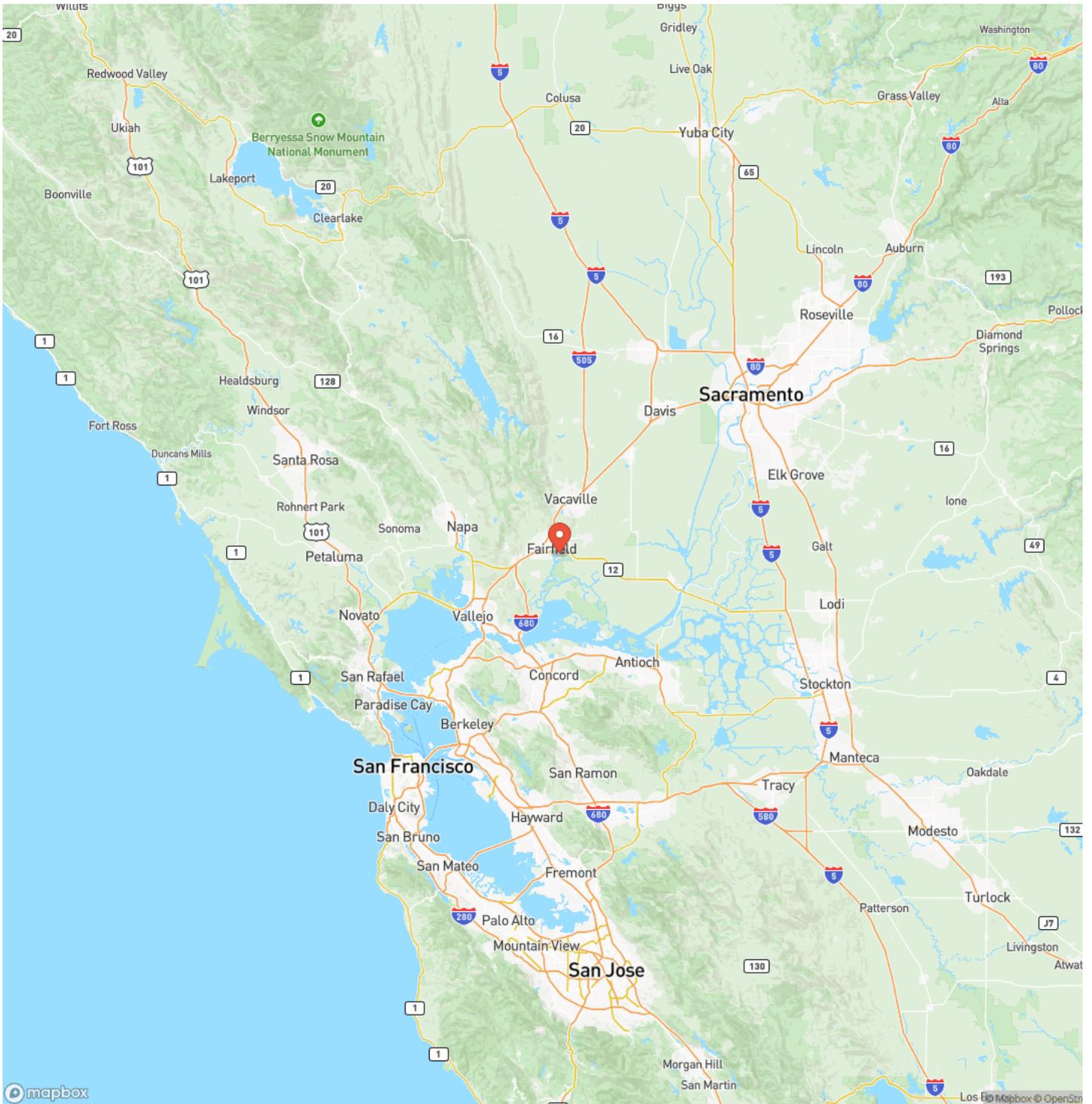
Locator Map



MORE INFO ONLINE:



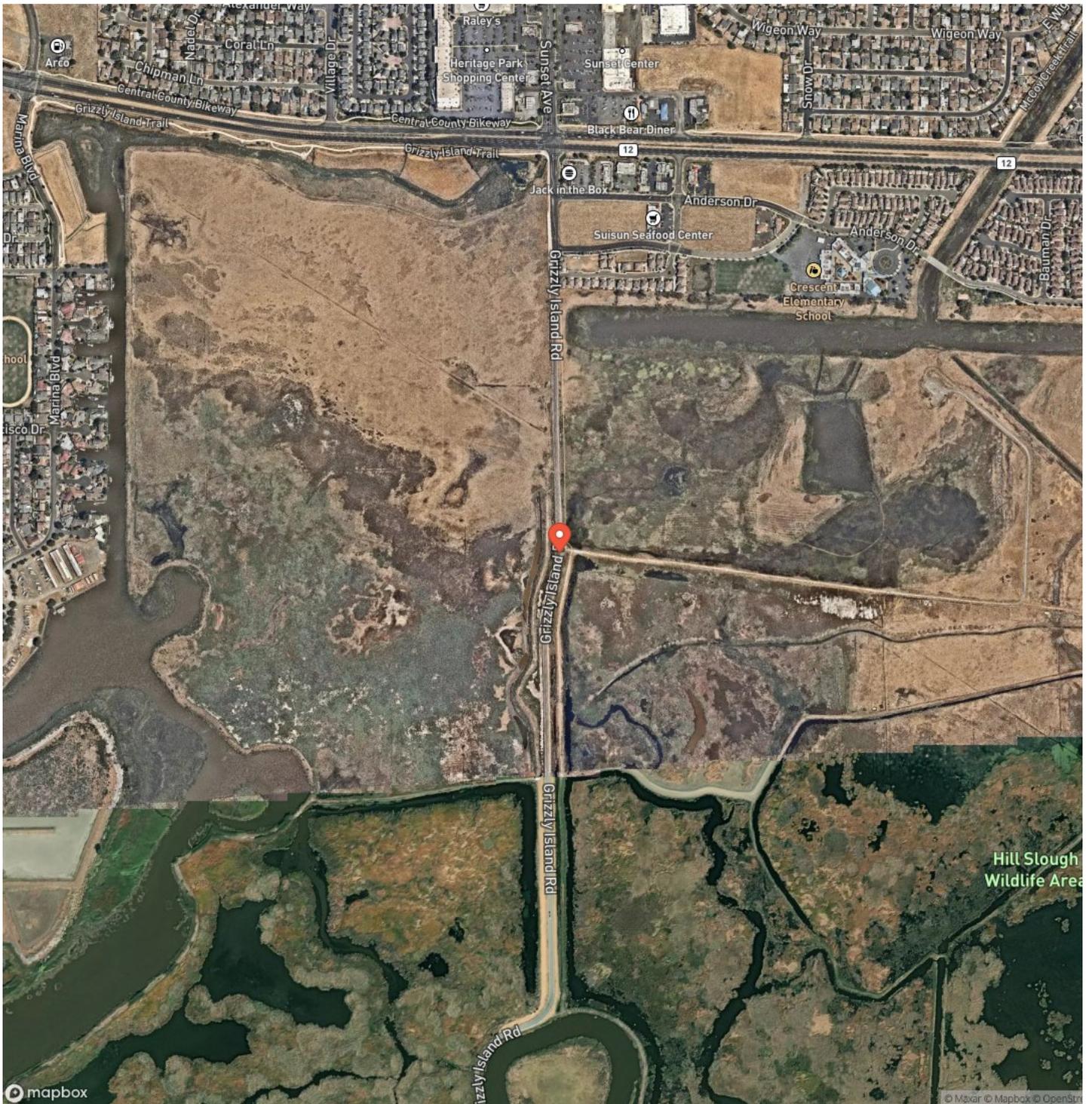
Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



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