

Pipers Patch Farms LLC
1512 CHEROKEE CANAL RD
Gridley, CA 95948

\$1,999,999
502± Acres
Butte County



Pipers Patch Farms LLC
Gridley, CA / Butte County

SUMMARY

Address

1512 CHEROKEE CANAL RD

City, State Zip

Gridley, CA 95948

County

Butte County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.352842 / -121.875

Acreage

502

Price

\$1,999,999

Property Website

<https://www.landleader.com/property/pipers-patch-farms-llc-butte-california/47605>



PROPERTY DESCRIPTION

An incredible and rare opportunity to purchase 25% of the legendary Pipers Patch in the historic Butte Sink. Originally developed by Ken Hofmann, Pipers Patch operates as an LLC. The property features 502 acres of some of the finest wetland habitat in North America and is nestled at the foot of the Sutter Buttes which is approximately 60 miles North of Sacramento. The amenities are impressive; There are 10 standup blinds – 1 pit blind, a beautiful fully furnished clubhouse where you gather for meals and entertainment; a wing of four private guest rooms, with two main suites. Large shop for your equipment and gentlemen to clean your birds. Pipers Patch is exclusive yet casual and friendly. The interior of the Butte Sink is comprised of roughly 50 duck clubs which encompass roughly 18,000 acres, nestled on the valley floor. Gray Lodge Wildlife Area provides another contiguous 10,000 acres. This habitat is fed and flooded by Butte Creek and is defined by a matrix of marsh, tules, shallow waterways and uplands with oaks and willows. It's one of the last truly wild places left in the Sacramento Valley.

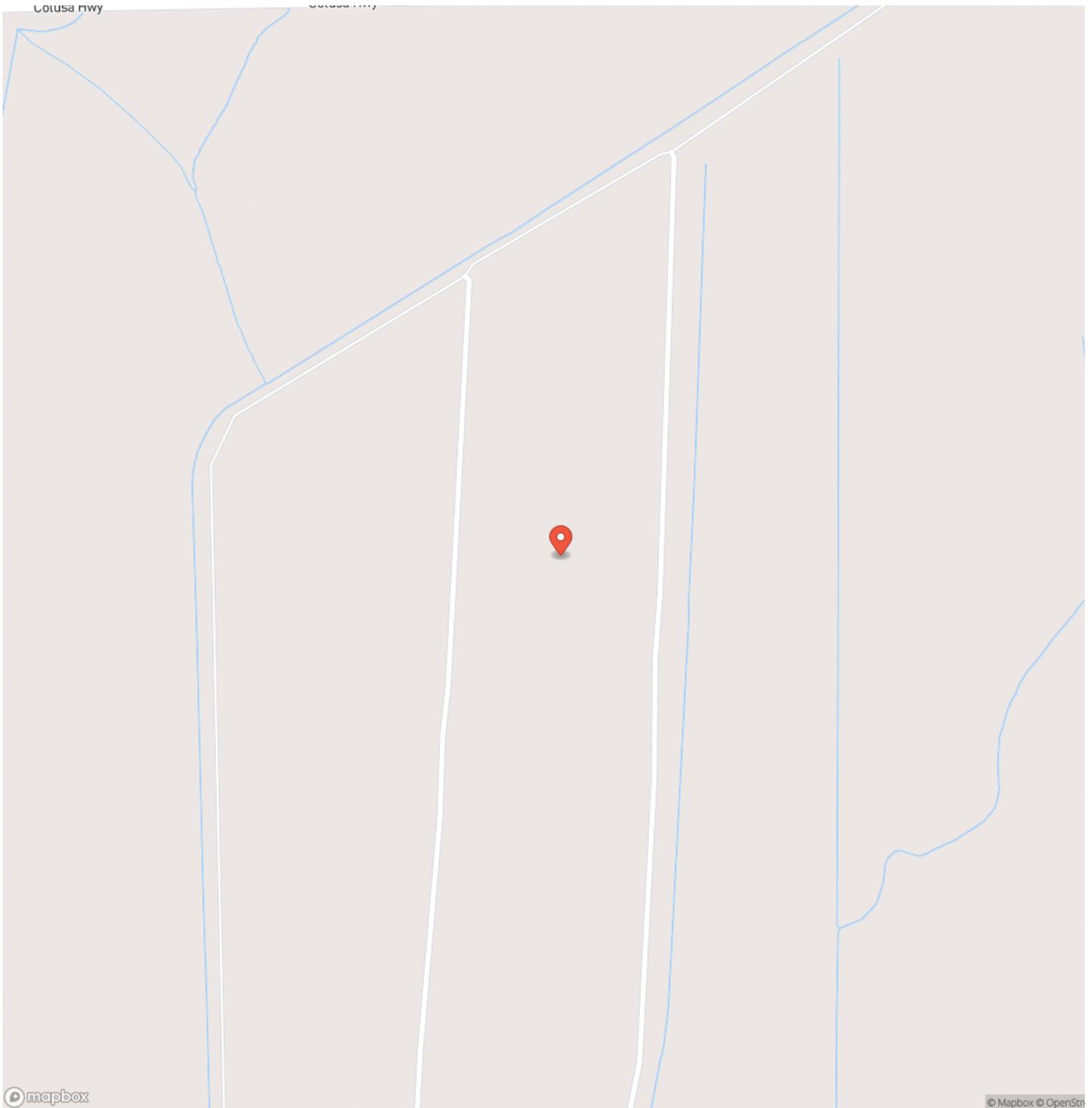
Property Highlights:

- Sportsman's paradise is set in historic Butte Sink.
- 25% Ownership.
- 502 acres of premier waterfowl hunting in Butte County.
- 10 standup blinds – 1 pit blind.
- +/- 2,500 sqft Clubhouse with 4 guest suites & 2 main suites.
- Wetland habitat supplied by Reclamation District, Gridley Biggs Water District.
- In addition, there are 2 agricultural wells and 1 domestic.
- The club sits northwest of the Gray Lodge Wildlife Refuge.
- Gray Lodge Wildlife Refuge is home to millions of migratory waterfowl each year.
- Hunting includes duck, dove and deer.
- 2hrs +/- from the Bay Area.





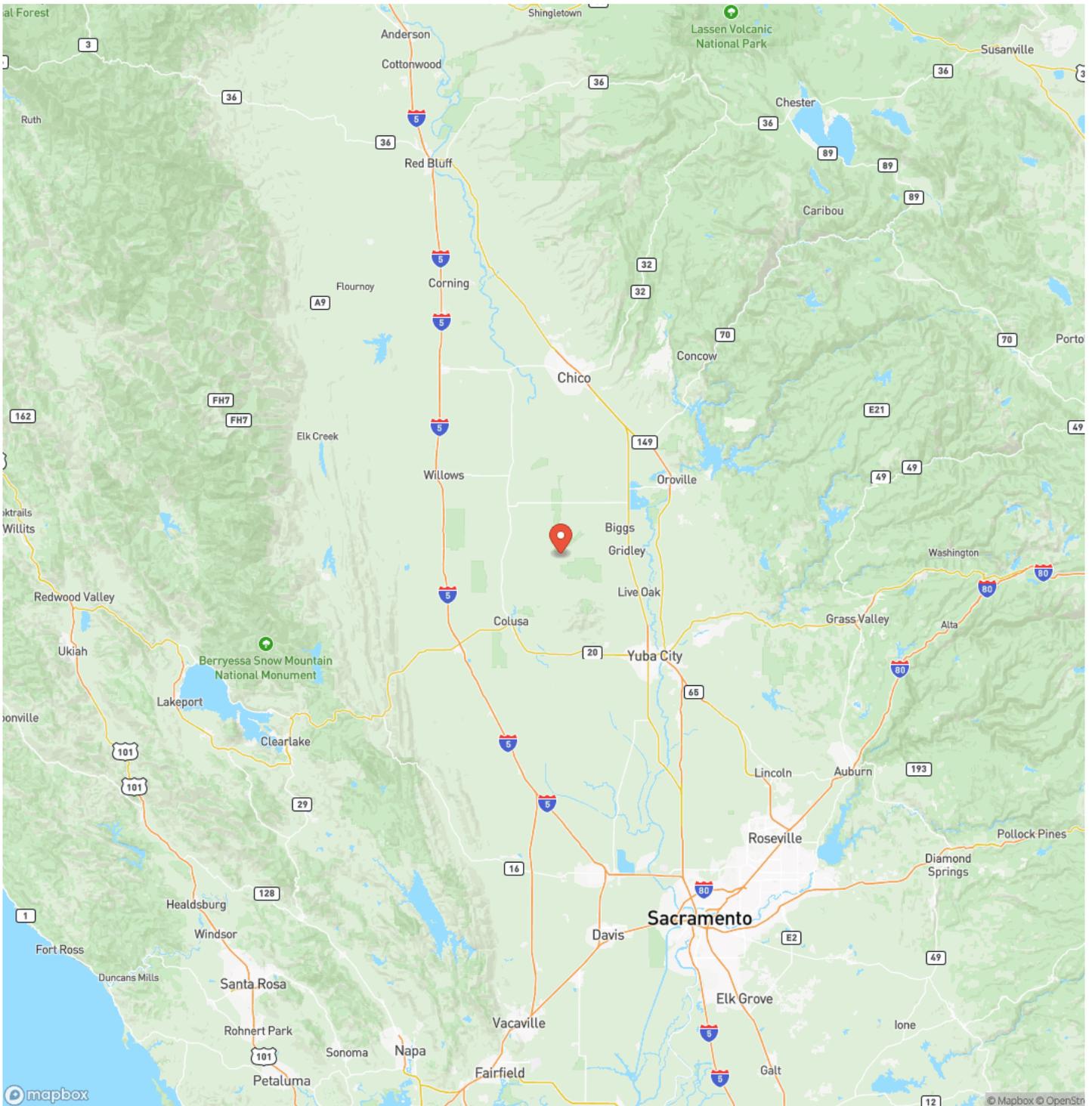
Locator Map



MORE INFO ONLINE:



Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



DISCLAIMERS

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