

Pipers Patch Farms LLC

Butte County, California

\$1,999,999 | 502.00 Acres

1512 Cherokee Canal Road
Gridley, California

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 and is nestled at the foot of the Sutter Buttes and is about 60 miles north of Sacramento. The property features 502 acres of some of the finest wetland habitat in North America.

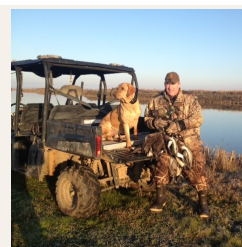


PROPERTY HIGHLIGHTS

- Sportsman's paradise 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.



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