

## Ryer Island Duck and Fishing Club

Solano County, California

\$899,000 | 197.27 Acres

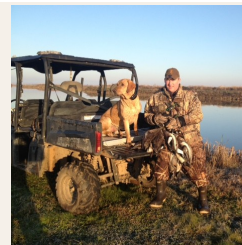
4578 State HWY 84  
 Walnut Grove, California

Exclusive Duck Club in Ryer Island, with 175 acres in a Conversation Easement of which, 120 acres are Prime Waterfowl Habitat and 55 acres are excellent Upland Game Bird Habitat. The club has 5 duck blinds and could work well as a corporate / family retreat or personal residence. Three bedrooms, 1 bath, kitchen and living room area with year around access.



### PROPERTY HIGHLIGHTS

- 175 acres are in a Conversation Easement.
- 120 acres of which are Prime Waterfowl Habitat.
- 55 acres are excellent Upland Game Bird Habitat.
- Five Duck Blinds on Property.
- Three bedroom house and One Bath, w/ Wet Bar, Full Kitchen, Big Living Room, Expansive Windows and Fireplace.
- Useable Barn for Picking Birds, Storing Decoy's and Fishing Gear.
- Large 32 Foot Dock w/ Access to Minor Slough on West Side - great Striper and Sturgeon Fishing.
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