



Duck Island RV Park * Waterfrontage

For Sale

\$3,250,000.00

16814 State Highway 160

Isleton, CA 95641



Nick Bokides
nick@bhrec.net
209.649-3808
DRE #01851351



BOKIDES HESSELTINE
REAL ESTATE COMPANY

The enclosed information was obtained from sources that are deemed to be reliable but not guaranteed by Bokides-Hesseltine Real Estate Company, its Broker and/or Affiliates. Prospective buyers are encouraged to check all information to their own satisfaction.

888.264.0450
www.bhrec.net
CALDRE# 01986429
501 West Lodi Avenue, Suite A
Lodi, Ca 95242



★ Profitable Riverfront RV Park with Scenic Views & Strong Upside Potential ★

Discover a rare investment opportunity with this beautifully maintained RV park spanning 3.14 acres along the Sacramento River. Boasting prime visibility from Highway 160, this property combines natural beauty, thoughtful amenities, and proven profitability.

Zoned “ DW”

In California DW stands for “Dwelling”— a zoning designation that allows for residential use, possibly including mobile homes, modular homes, or RV parks depending on local ordinances.

Whether you're expanding your portfolio or looking for a lifestyle investment, this riverfront RV park offers the perfect blend of profitability, location, and charm.



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Property Highlights:

- 51 full-hookup RV spaces with consistent occupancy and income.
- Sacramento River frontage with stunning bridge and Mt. Diablo views.
- Four lighted concrete fishing platforms—a favorite among guests.
- Cool river breezes and lush landscaping create a serene atmosphere.
- Large clubhouse and meeting space perfect for gatherings and events.
- Warehouse and maintenance shop for efficient operations.
- Laundry facility and 440 power for added convenience.



Duck Island RV Park

Investment Appeal:

- Pride of ownership evident throughout the property.
- Lots of upside with room to expand services or enhance amenities.
- Perfect for investors seeking a turnkey operation with growth potential.



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Residential & Operational Structures:



116814 State Highway 160 Isleton, CA 956414

- Triple-wide modular home (2,275 sq ft)
- Double-wide modular home (1,625 sq ft)
- Ideal for owner-operators or on-site management



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- Look Out Points
- Solar
- On Site Laundromat



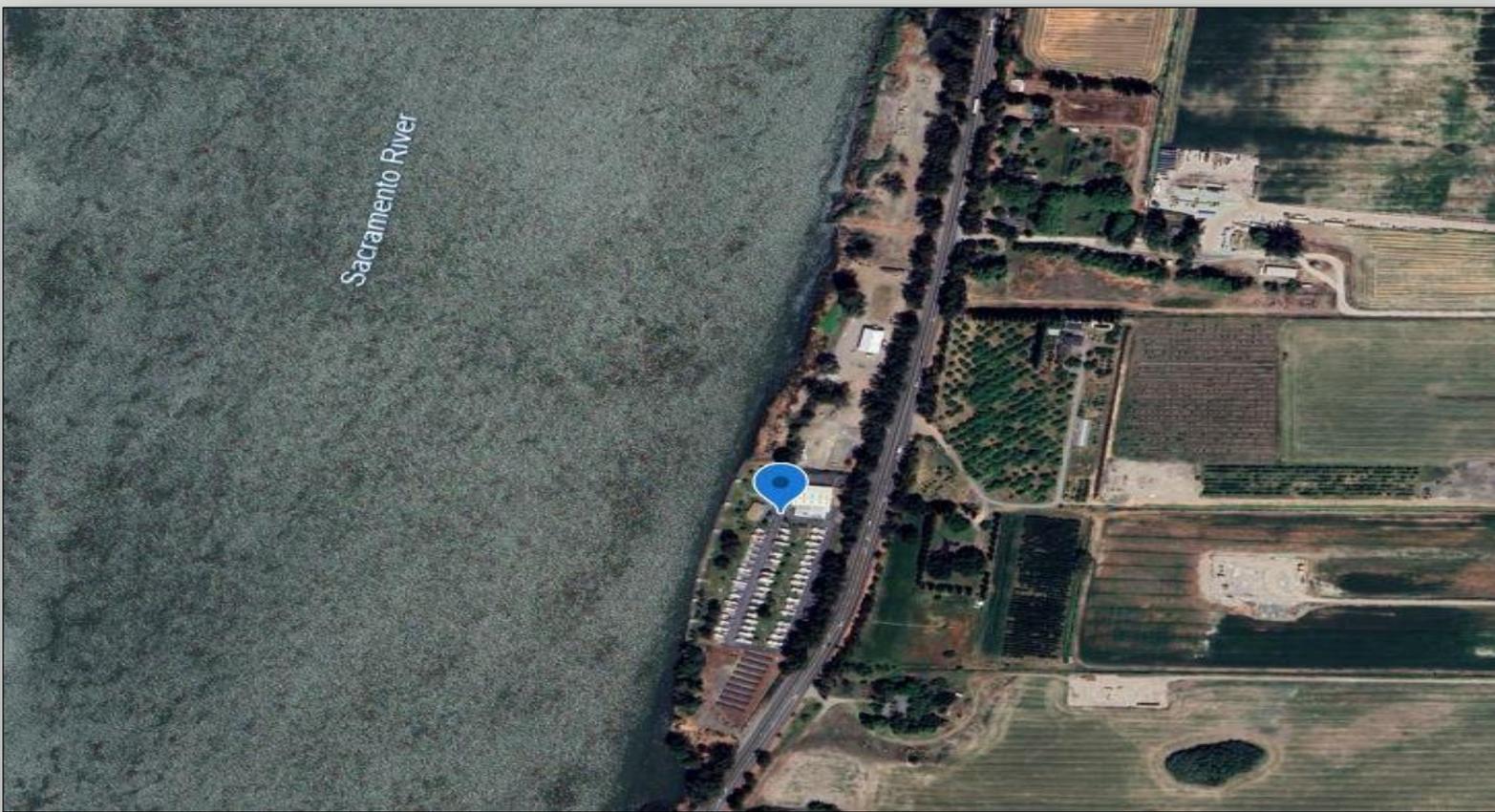
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Google Earth Map

Take Highway 12 West toward Rio Vista. Turn right onto CA-160 North. Drive about 5 Miles North. Duck Island RV Park will be on your left Nestled along the Sacramento River..



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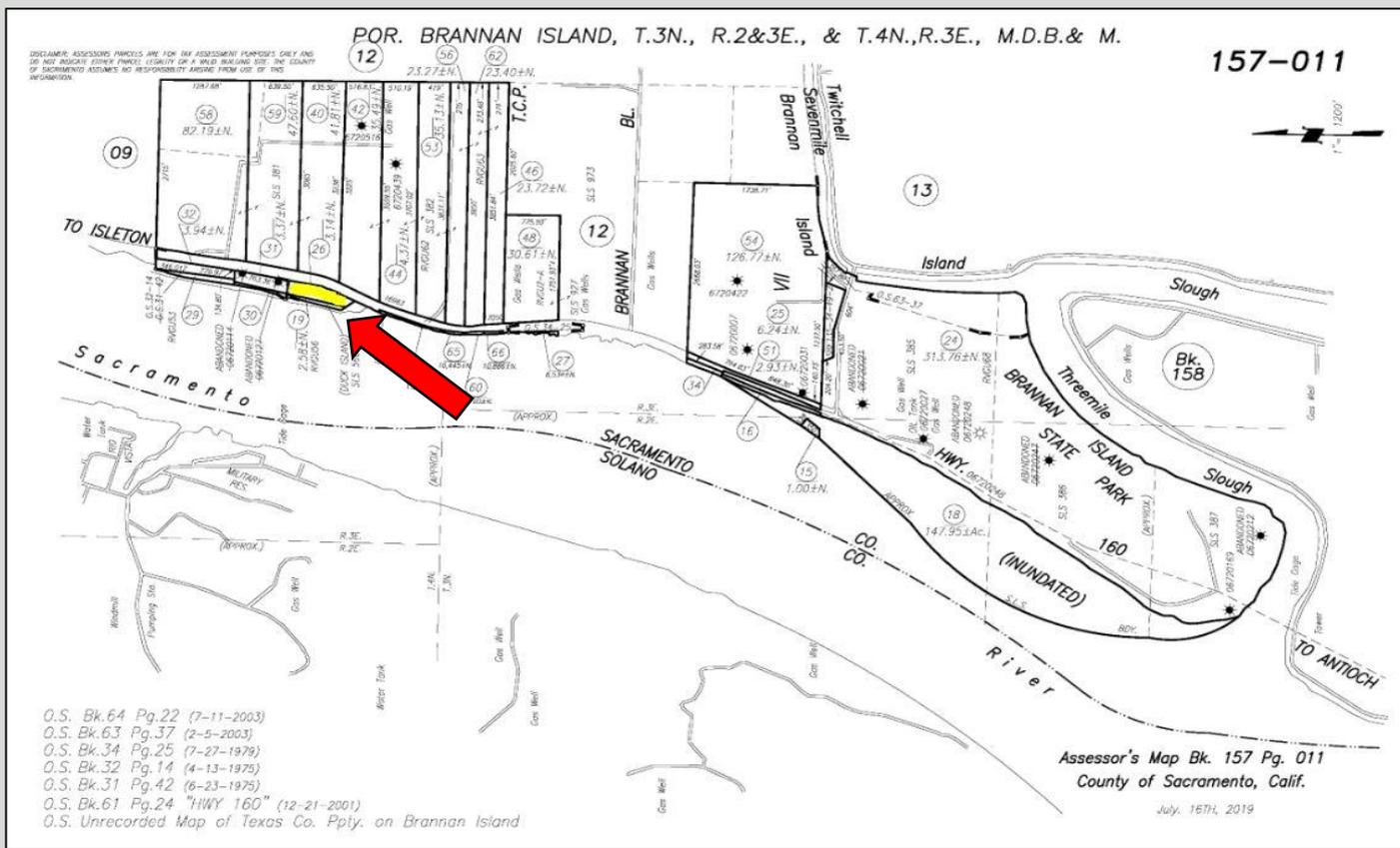
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Duck Island RV Park-Parcel Map

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APN 157-0110-026-000
Sacramento County

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