

Hog Island

Stockton

10588 Rindle Tract Island, Stockton, California, USA

65.02 Acres

\$995,000.00

OWNER MEMBER
COOP LAND BROKER

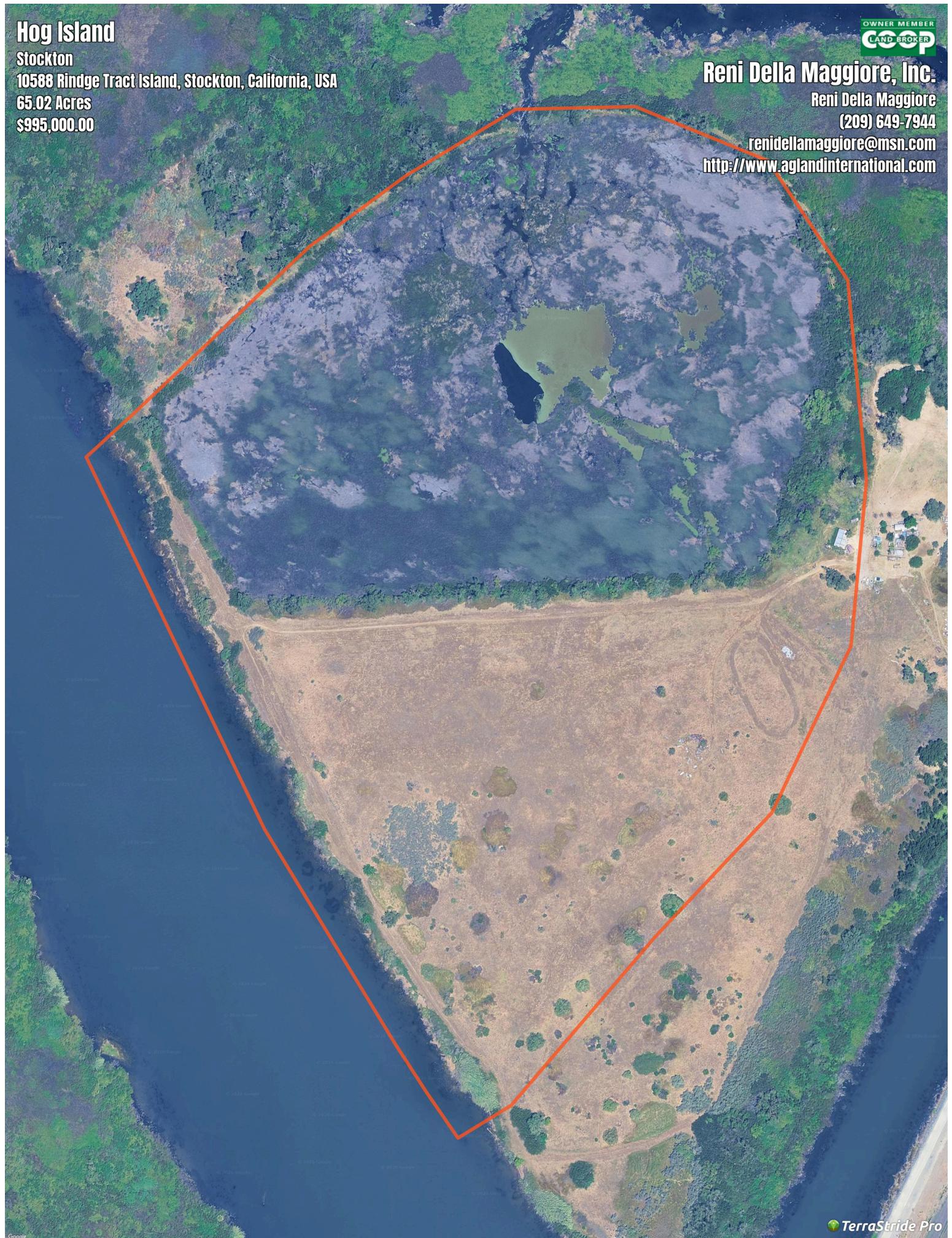
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Hog Island

Legend

 Boundary

Description

EXECUTIVE SUMMARY The subject property consists of approximately $65.02\pm$ acres of island land located in the San Joaquin Delta, approximately seven miles west of Stockton, California. The property is bordered by the Stockton Deep Water Channel, Hog Island Cut, and the San Joaquin River. Improvements include boat landing docks, a clubhouse, and a duck hunting pond. The island supports both recreational and conservation-oriented uses. **PROPERTY OVERVIEW** • Property Type: Private Island / Recreational / Mitigation / Conservation Land • Acreage: Approximately $65.02\pm$ acres • Water Frontage: Stockton Deep Water Channel, Hog Island Cut, San Joaquin River • Improvements: Boat docks, clubhouse, duck hunting pond **INVESTMENT HIGHLIGHTS** • Rare private island ownership in the San Joaquin Delta • Multi-channel waterfrontage • Existing recreational and access improvements • Suitable for recreational, mitigation, or mixed-use ownership • Limited comparable offerings in the region **RECREATIONAL USES & FEATURES** Hunting (waterfowl), fishing, boating, camping, private club or retreat use, eco-tourism, and glamping opportunities. **MITIGATION & CONSERVATION POTENTIAL** Island configuration with natural hydrology, existing pond and waterfowl habitat, Delta waterways supporting wetland restoration, and potential for habitat mitigation, conservation easements, or environmental offset programs. **HIGHEST & BEST USE** The highest and best use of the property is for continued recreational ownership with integrated conservation or mitigation uses, subject to regulatory approvals. **OFFERING DETAILS** Interest Offered: Fee Simple Price: \$995,000 Terms: Cash or acceptable terms to Seller

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