

**FARWEST**  
R&C SALES/MGT.CO

UNIQUE HOMES, RANCHES,  
LAND AND INVESTMENTS

# Fallon Equestrian Mini Ranch

\$775,000



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# FALLON EQUESTRIAN MINI RANCH

## 18 DEEDED ACRES WITH WATER RIGHTS

### FALLON, CHURCHILL COUNTY, NEVADA

First time offered in more than 35 years! This is a turn key 18 acre ranch compound with an excellent rural location just west of Fallon off of Highway 50.

Improvements on the land include a 2,160 sq.ft. brick ranch home, all one level with 3 bedrooms and 3 bathrooms. The home was built in 1975 and features an open floor plan in the kitchen, dining and living areas. The ranch home is in exceptional condition with many upgrades throughout including new heating and air conditioning systems. The ceilings are vaulted with large wooden beams you don't see in homes today! The home also features wide covered porches in the front and back with mature landscaping in the front and fenced in backyard. The house is situated on the back portion of the property away from the street, offering maximum privacy. The immediate grounds around the headquarters has many mature trees including poplar, elm and aspen.



Other improvements on the property include a 10 stall Port-a-Stall horse barn (approx. 36'x60'), a historic milk barn (Approx. 20'x40') used as shop/storage, outdoor roping arena with return lane, several corrals with tubular fencing and the entire property is fenced and cross fenced. Water is provided by a productive domestic well.

The sale includes 34 ac. ft. of excellent TCID water rights that flood irrigate 8 acres. According to the owner they get approximately 3 cuttings of hay annually plus pasture and put up approximately 180-200, 3 wire bales of hay per cutting.

The Fallon Mini Ranch offers a unique opportunity to own an equestrian property with rare Nevada water rights! You can move in with your horses, grow some hay and enjoy this 18 acre ranch right out of the gate! Whether a single family small ranch, a second home recreational investment, or a little retirement ranch located in a peaceful farming community, this is it! Fallon NV sits at an elevation of 4,900 ft. and has a population of 8,900. There is major shopping and medical services available and Fallon is home to Fallon Naval Air Station which features the "Top Gun" training program.

The Fallon Equestrian Mini Ranch is offered at \$775,000.

Price \$775,000

For more information contact Pete Nevin or Morgan Nevin  
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