

FARWEST

R&C SALES/MGT.CO

UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

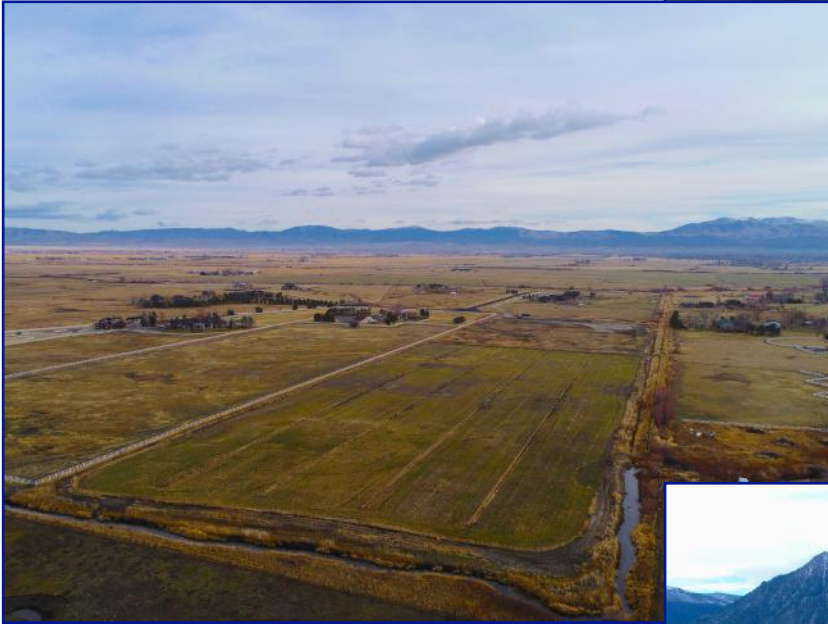
Gardnerville Ranch Estate Parcel

\$1,950,000



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www.FarWestRealEstate.com



GARDNERVILLE RANCH ESTATE PARCEL

21+ DEEDED ACRES WITH WATER RIGHTS

GARDNERVILLE, DOUGLAS COUNTY, NV

This one-of-a-kind 21+ acre parcel lies in the heart of the prestigious Carson Valley guarded on the West by 10,000 foot rugged Sierra Nevada Peaks, reminiscent of the Grand Tetons in Wyoming. The shores of Lake Tahoe are just 30 minutes away! Reno Tahoe International Airport is a 40 minute drive and Minden jetport is 10 minutes away. World class skiing and endless outdoor activities are less than a 20 minute drive. The elevation is 4,700 feet and the Valley is sheltered by the Sierra Nevada to the West and the Pinenut Mountains to the East and enjoys relatively mild winters among its four distinct seasons.



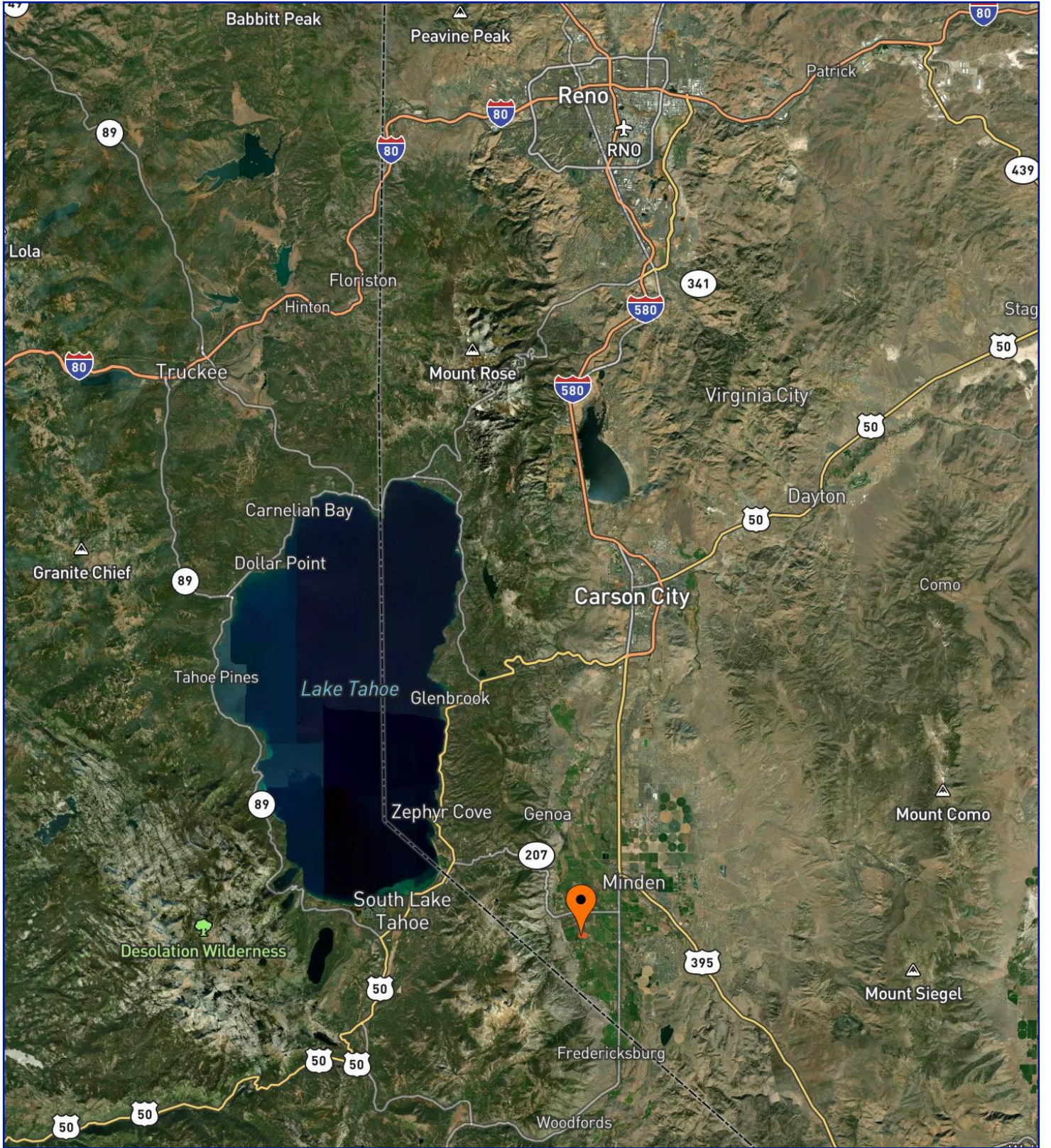
If your desire is to build a family ranch compound on prime Nevada land, this unique 21+ acre ranch parcel is for you. Most of the work has already been done as the site is “ready to build” with plans & permits pulled and approved by the County. Building site is compacted & leveled. Existing plans for home / barn and pond are on file and can be modified for a new owner. The location, the privacy, the unobstructed spectacular views of Jobs Peak and surrounding Sierra Nevadas are incomparable. Hundreds of thousands of dollars have been invested in land upgrades and onsite improvements including a productive domestic well with an 8-inch casing & 25hp pump and state-of-the-art well house & pump system. The 12+/- acre farm portion of the property is irrigated by valuable Carson River Water Rights and has been laser-leveled, seeded and new irrigation ditches and gates installed. All utilities except septic system are onsite. Call for additional information on improvements and current home/barn plans.

This is a blank canvas to create a spectacular ranch home on already improved acreage in the most desirable ranching community in Nevada. This is the absolute best 21+ acre ranch parcel available! Nevada offers many favorable tax advantages to residents and businesses.

Offered at \$1,950,000.

Price \$1,950,000

For more information contact Morgan Nevin or Pete Nevin
775-829-2122, www.FarWestRealEstate.com



Babbitt Peak

Peavine Peak

Reno

RNO

Patrick

Lola

89

Floriston

Hinton

Mount Rose

341

439

Truckee

Virginia City

Stag

Dayton

Carnelian Bay

Granite Chief

Dollar Point

Carson City

Como

89

Tahoe Pines

Lake Tahoe

Glenbrook

Mount Como

89

Zephyr Cove

Genoa

Minden

Desolation Wilderness

South Lake Tahoe

207

395

Mount Siegel

50

Fredericksburg

50

50

50

50

Woodfords