



Hawks Landing Ranch

\$1,895,000



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HAWKS LANDING RANCH

25 ACRES, 380 GENOA LANE

MINDEN, DOUGLAS COUNTY, NEVADA

The Hawks Landing Ranch Compound is located in the prestigious Carson Valley a mile from Genoa, the oldest town in Nevada nestled at the foot of the Sierra. The property is bordered by the Carson River to the east and a 750 acre nature preserve to the south with amazing views of the Sierra including Heavenly Valley Ski Resort. This one-of-a-kind ranch compound is just 40 minutes from the Reno Tahoe International Airport, 25 minutes from Lake Tahoe-Stateline Casinos, 20 minutes from Heavenly Ski Resort and the famous Edgewood Golf Course. The Minden NV. airport is just a few minutes away with a 7,400 foot runway able to accommodate jets.

The classically designed European Ranch Home features over 7,000 sq. ft. of living space with a relaxed open feel for living and entertaining. It was built in 1983 and updated in 1996-98 and features 6 Bedrooms, 4 1/2 Baths, 2 master suites with private baths and fireplaces, 4 additional bedrooms with "Jack & Jill" bathrooms, formal dining room, library with fireplace, formal living room with fireplace, family room with fireplace, large kitchen with commercial range, dual sinks, and ample counter space. Other features in the main residence include an elevator, an additional second floor family room, wine cellar, hardwood interior doors, oak herringbone and solid flagstone floors throughout along with cedar-lined walk-in closets and enclosed patios and exterior balconies.



The property includes an excellent well and water supply system, septic system, natural gas and there are 4 heating/air conditioning systems (natural gas FAU). There is a beautifully landscaped back yard with a water feature and substantial mature trees.

Garage area improvements include fully finished and insulated 6-car attached garages, expandable to 8 bays with additional workshop areas, half-bath and secured storage. Additional paved parking for 14 or more vehicles, including ample RV parking.

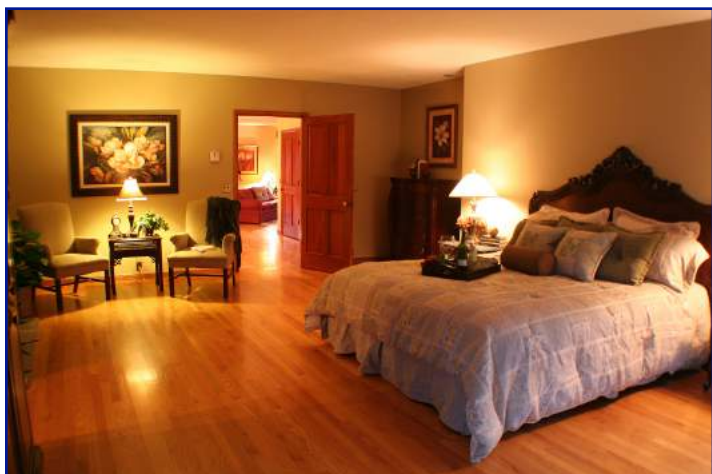
There are several outbuildings on the property including a 3 bedroom, 2 bath manufactured home of approximately 1,200 square feet (Employee Quarters) with covered patio and separate parking area. A 3,200 square foot, 2-story, framed barn with electricity, ready for customization to ones' needs with double 10' roll-up garage doors and loft access doors. There is a 3-bay agricultural framed extended depth garage building with roll-up doors and cement floors.

One of the most unique features of the property is a 1.5 acre pond with an additional dedicated well. Further, there is approximately 1/4 mile of frontage on the Carson River with direct access for fishing and other recreational activities. Another feature is the extensive vinyl fencing with a portion of the land divided into several different pastures. The ranch compound has its own private entrance.

The Sellers have owned this property since the summer of 1996. The valley has experienced periodic seasonal flooding (3 times since they have owned the property). At NO TIME has the house or garages flooded! 2 of the floods were considered "100-Year Floods" by FEMA standards. The pastures flooded, but not the house. A recent flood analysis was completed by R.O. Anderson Engineering, which calculated the home is completely out of the 100-Year flood inundation zone. (Report available)

The availability of the Hawks Landing Ranch Compound presents a rare opportunity to own a large beautiful country home on 25 acres in the much sought after Carson Valley in tax friendly Nevada. The Sellers escaped the Silicon Valley over 20 years ago to raise their children on the ranch. They will always cherish their experiences and memories. The owners say it's time to scale down and leave the big home and acreage to the next family or perhaps there's another highest and best use like a B&B, there are many possibilities!

The Hawks Landing Ranch is offered for sale at \$1,895,000.



Price \$1,895,000

For complete offering package contact Pete Nevin
775-829-2122, www.FarWestRealEstate.com

