

# Painted Rock Ranch





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A rare and unique riverfront ranch!

577 Painted Rock Road, Storey County, Sparks Nevada

181 acres with a mile of Truckee River frontage, the Painted Rock Ranch is located along the Truckee River corridor, approximately 20 miles east of Sparks and 10 miles west of Fernley. The 181 deeded acres is located just south of I-80, starting at the Painted Rock Rd. exit and heads east. It fronts over a mile of the Truckee River, with approximately 128 acres situated between the Truckee River and the Railroad tracks. The remaining 53 acres is situated across the railroad tracks. It is exceptionally located just off I-80 and 10 minutes from the new Tesla Plant. Reno is less than 30 minutes away.



The property consists of 4 separate parcels located in Storey County. The County designation is "The River District," under which existing land uses include agricultural, recreational, residential, industrial, and commercial development.

The property has historically been used as a cattle ranch and hay farm. In recent years, most of the water rights have been sold off to developers in the Fernley area, which has limited the farming; but the ranch still efficiently grazes cattle.

The topography is mostly level meadow land from the Truckee River banks, south to the Railroad tracks, where it transitions into steeper hillside. There are beautiful stands of old cottonwood trees that line the Truckee River frontage, much like a Riverfront Park.

Improvements include: 2 homes, both with Truckee River frontage. They are both approximately 3,000 sq. ft. in size. The two homes are in fair condition but in need of some deferred maintenance and overall upgrading. They could be refurbished or reconstructed, depending on the intended use of the property. Other improvements include garages, patios, decks, various outbuildings, corrals, etc. Utilities include power, well water, propane and septic systems. An old mine shaft adds to the aesthetics of this ranch.

There are very few properties, if any, available between Lake Tahoe and Pyramid Lake that have over a mile of Truckee River frontage. This provides for a number of potential recreational uses as well as commercial and industrial uses. Some of the highest and best uses for this unique ranch property include a possible RV park, riverfront family and guest retreat, gun shooting range, specialized farming, equestrian facility, wellness retreat, etc. This property provides a blank canvas for creative riverfront business ideas!

The I-80 road noise and train noise is minimal, as the property lies considerably lower than the highway and the tracks.

Price \$2,500,000

For complete offering package contact Pete Nevin  
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