



Sun Valley Ranch

\$2,500,000



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SUN VALLEY RANCH & SUBDIVISION

1,938 DEEDED ACRES, SPRING CREEK, ELKO COUNTY NV

APN 006-290-024

The Sun Valley Ranch & Subdivision is located on the south side of Hwy 228 just 15 miles from the community of Spring Creek and 30 minutes from downtown Elko NV. The Sun Valley Ranch features spectacular views of the Ruby Mountains and of South Fork Lake just 15 minutes from the ranch. The land has historically been used for cattle grazing and has good stock water rights providing enough water to run up to 950 cows, May 1 to September 1, depending on feed.



The topography of the land varies from gentle rolling hills to some steeper hills and ridge lines. The true value of this unique ranch offering is in the approved subdivision tentative map (there is no termination date on the approved map). The approval is for 44, 40 acre lots. Roads are already in for the first 8 lots completed to County specifications. Power has been installed for approx. one mile by Wells Electric, servicing the first 8 lots. The entrance to the subdivision is paved and completed to NDOT required specifications. Based on sales in the general vicinity, finished 40 acre parcels should start at around \$100,000. It is believed that this is the only subdivision approved for multiple lots on Hwy 228.



The nearby community of Spring Creek is a growing bedroom community for the business and industries in and around the city of Elko in northeastern Nevada. Excellent schools, shopping and medical facilities are available within 30 minutes. The Sun Valley Ranch is not only in the path of progress for those looking for larger parcels in the greater Elko area, it is also ideally located in a desirable recreation area, featuring the Ruby Mountains "America's Little Alps" and South Fork Lake with its prime fishing and boating.

The Sun Valley Ranch offers a solid land investment opportunity for the rancher/developer/investor. An approved 44 parcel map assures the underlying development value. Currently the property is being leased out seasonally for cattle grazing. All rights owned by the Seller are included in the sale including partial mineral rights, stock water rights, State of Nevada assignment of all access permits, engineering, surveys, all mapping for approved lots, etc.

The Sun Valley Ranch is offered for sale in its entirety with all entitlements for \$2,500,000. Owner financing possible.

Price \$2,500,000

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

