

FARWEST
R&C SALES/MGT.CO

UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Turner Ranch Estate

\$895,000



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TURNER RANCH ESTATE

10 ACRES PREMIER EQUESTRIAN ESTATE

WINNEMUCCA, HUMBOLDT COUNTY, NEVADA

The Turner Ranch is ideally located above and overlooking the city of Winnemucca Nevada nestled in the foothills. The ranch is located just two hours and fifteen minutes from the Reno/Tahoe International Airport. This unique equestrian property is ideal for someone who wants privacy yet has the convenience of being only a few minutes from the heart of Winnemucca with major shopping, excellent schools and medical facilities. This quality high desert ranch compound is surrounded by a perimeter of tall mature poplar trees with an extensive drip line irrigation system assuring its long term privacy. The interior manicured grounds include an assortment of trees including pine, spruce, apple, apricot, cherry, pear, peach and plum.



The Turner Ranch boasts a stunning, custom built 3 bed 2 bath western style ranch home nearly 2,600 sq. ft. with an open floor plan and a large country kitchen. There is an oversized 4 car garage. No detail was overlooked in the building of this home, from the flagstone fireplace to the custom floors and high ceilings, few homes in the Winnemucca area can offer the quality construction and comforts this unique ranch estate has to offer!

Additional improvements include a custom built 3 stall barn with large tack room and enclosed hay room offering plenty of room for your equine friends. The barn includes a separate arts and crafts room ideal for various creative projects. A large 3 acre fenced turn out gives the horses room to roam throughout the day, an additional large turn out is available at the front of the property. A short distance from the barn sits a fully fenced arena 96' x 225', with footing suitable for anything from show jumping, to reining. The arena is surrounded on all 4 sides by mature poplar trees, giving you ample shade during the hot summer months. Also on the property is a large machine shed, suitable for storing all of your toys, tractors, quads, RV, and boats. A large greenhouse sits on the edge of the property, with enough space to grow numerous types of organic plants and vegetables.

The ranch headquarters home, combined with an exceptional equestrian facility including easy access out the south gate to thousands of acres of BLM land and including six acre feet of valuable Nevada water rights, makes this a one-of-a-kind investment opportunity in Winnemucca, a city noted for ranching, rodeos and a strong equestrian community. Some highest and best uses might be an exceptional single family equestrian residence, a second home ranch get-a-way, a shared family ranch compound, the perfect retirement ranch, artist sanctuary, musicians inspirational retreat, etc., etc.

The Turner Ranch is being offered at \$895,000 ~ owner financing possible!

Price \$895,000

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

