

**FARWEST**  
R&C SALES/MGT.CO

UNIQUE HOMES, RANCHES,  
LAND AND INVESTMENTS

# Walker River Front Land

\$430,000



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# WALKER RIVER FRONT LAND

## 89 ACRES OF RIVER FRONTAGE, COLEVILLE, MONO COUNTY, CA

This is the first time this unique riverfront property has been offered for sale in more than 50 years. It is located on Larson Lane in Coleville CA., If you are heading east on Larson Lane, from US Hwy 395, it's just across the bridge on the South side of the road. The property is accessible year round.

The elevation of Coleville is approximately 5,100 ft. It is located about 80 miles from the Reno Tahoe International Airport, 30 miles from Gardnerville, NV., 89 miles from Mammoth Lakes, CA., and 124 miles from Bishop, CA. Coleville lies in the fertile Antelope Valley surrounded by spectacular 10,000 -foot mountain peaks between the Sierra and the Sweetwater Mountains. The views are spectacular.

The 89 acres is mostly level with a mile of frontage on the West Walker River. There are some wetland areas along the river. Most of the property is covered with native vegetation, including many willow trees lining the river corridor. There are no improvements on the land other than some perimeter fencing. The property has Walker River water rights offering the potential to irrigate and farm a portion of the ground.

Some of the highest and best uses for this unique riverfront property could include a small farm and/or livestock operation, a recreational ranch, a riverfront fishing retreat with excellent riverfront exposure, a second home or cabin, a family retreat, a family shared ownership investment property, or a hard to find waterfront get-away. This would be an excellent legacy land investment that could not only be utilized and enjoyed but also developed in a multitude of ways!

Note: If the thick brushy areas along the river were to be cleared and groomed, it could enhance the value of this unique property that features a full mile of river frontage.

The 89 Acre Walker Riverfront Land is offered for sale at \$430,000.



Price ~~\$500,000~~ REDUCED ~ \$430,000

For complete offering package contact Pete Nevin  
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