

FARWEST
R&C SALES/MGT.CO



UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Curti Riverfront Ranch

\$7,500,000



775-829-2122 (office) * 242 Stewart Street, Reno, NV 89501 * 775-201-2440 (fax)

www.FarWestRealEstate.com





THE CURTI RIVERFRONT RANCH

COLEVILLE, MONO COUNTY, CALIFORNIA

1,300+/- DEEDED ACRES

The Curti Ranch is located in Coleville California at an elevation of approx. 5,100 ft. It is approx. 80 miles south of Reno Tahoe International Airport, 30 miles from Gardnerville NV., 89 miles north of Mammoth Lakes CA., and 124 miles north of Bishop CA. on U.S. Highway 395. The ranch is situated in the productive Antelope Valley and features over a mile of river frontage on the West Walker River. The 1,300 deeded acres are comprised of 11 separate parcels.



Improvements on the ranch include two homes, shop, horse barn, saddle room, two equipment sheds, and 5,000 gallon above ground fuel storage. There are also working corrals with vaccination chute, squeeze chute, loading chutes, covered livestock scale, water troughs and a vet supply room. There is over 16 miles of exterior fencing and cross fencing.

Water features include 3 domestic wells and 1 Ag well. There are water rights for all the deeded land, 1,294 shares of Antelope Valley Mutual Water Company Stock (Approx. 21 CFS) delivered via the Big Slough diversion on the West Walker River and delivered to the property via the East Ditch, West Ditch and Highline Canal. All irrigation is energy free gravity flow flood irrigation except the Ag Well. There is over 1.25 miles of of river frontage on the West Walker River, 3 ponds, numerous water courses that have water in them year round. There is approximately 2-3 cfs of fresh spring water originating on the ranch property year round.

The pasture portion of the ranch has supported 580 spring pair and 30 bulls from the first week in May through mid November for the past 10 years (Weaning in October).

The Curti Ranch has been irrigated and managed in the same manor for more than a century. The natural landscape along the Walker riverfront corridor is home to a variety of wildlife. The location is excellent for year round access (just off of U.S. Highway 395) not far from the Nevada border near Topaz Lake. There are many highest and best use possibilities for this unique offering including various conservation opportunities compatible with maintaining historical ranch operations. An investment in the Curti Ranch is an investment in a true legacy California riverfront ranch.

The Curti Ranch is offered for \$7,500,000.

Price \$7,500,000

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

