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LAND AND INVESTMENTS

Red Rock Ranch Estate

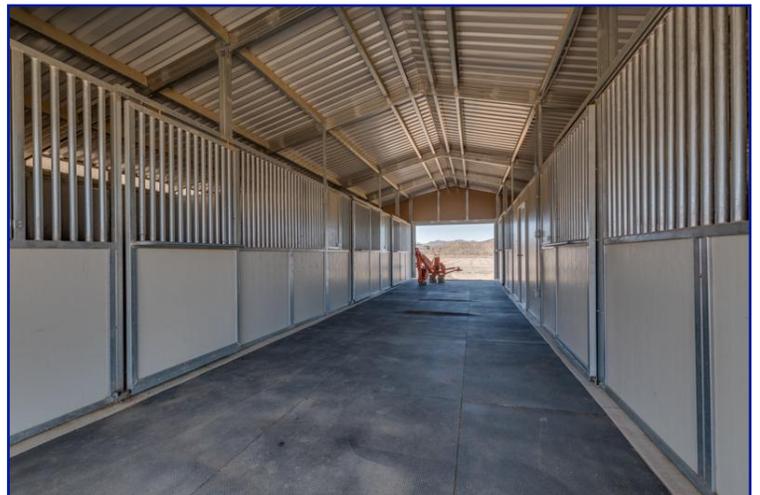
\$1,750,000



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RED ROCK RANCH ESTATE

80 DEEDED ACRES

12000 RED ROCK RD, RENO, NEVADA 89508

This unique ranch is located just 20 minutes from the Reno/Tahoe International Airport and a short drive to major shopping, restaurants and quality medical care facilities. The ranch compound sits on a private knoll and features a 3,304 sq. ft. Custom ranch home with 3 bedrooms, 3.5 baths and oversized 3 car garage. Interior features include a large country kitchen with a 6 burner gas stove, dual ovens and a large built in Sub Zero refrigerator/freezer. Bedrooms, bathrooms, laundry room, mud room/mechanical room all have upgraded features throughout.



There are excellent horse facilities which include a 5 stall MD Barnmaster barn, heated waterers, tack room, paddocks, two run-in sheds and an oversized “crowned” outdoor riding arena with sand/rubber footing and engineered drainage system for year round use. The ranch grounds also include a large Quonset hut/workshop with electricity and a 40 ft. shipping container for storage.

Utilities focus on green energy with geothermal Heat & AC throughout including a redundant whole-house hydronic oil furnace for backup. There is a productive 325 ft. well, 5 frost-proof farm hydrants, whole-house water filtration system, septic system, and a 1,000 gallon propane tank. Power is provided by NVEnergy.

The 80 acre Red Rock Ranch Estate is not part of an HOA or under any CC&R restrictions. 22 acres of the ranch headquarters is fenced with plenty of room for parking cars, trucks, toys and RV's. The entire 80 acres is sub-dividable into 1 acre parcels adding significant underlying value.

All in all, this is the perfect high desert family horse ranch! As good as it gets in Northern Nevada! Location, acreage, views & privacy combined with a quality ranch home are all characteristics the discriminating small ranch buyer is looking for. Call or email listing agent for a more detailed list of additional features and upgrades.

The 80 Acre Red Rock Ranch Estate is offered for \$1,750,000.

Price \$1,750,000

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

