

Washington Creek Ranch
0 Austin Road
Austin, NV 89310

\$2,800,000
637.370± Acres
Lander County



Washington Creek Ranch
Austin, NV / Lander County

SUMMARY

Address

0 Austin Road

City, State Zip

Austin, NV 89310

County

Lander County

Type

Farms, Ranches, Hunting Land, Recreational Land, Horse Property

Latitude / Longitude

39.223 / -117.289

Dwelling Square Feet

1310

Bedrooms / Bathrooms

1 / 1

Acreage

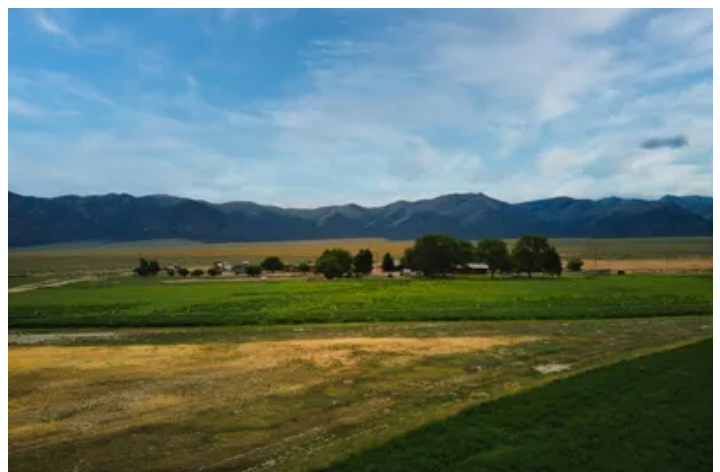
637.370

Price

\$2,800,000

Property Website

<https://www.landleader.com/property/washington-creek-ranch-lander-nevada/43690>



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PROPERTY DESCRIPTION

Washington Creek Ranch, in the Upper Reese River Valley, is a well-watered, productive gem in the high desert of Nevada.

Water rights for 500 acres come from three mountain creeks and three ag wells. There are 335 acres currently in production, irrigated by 6 pivots and 4 wheel lines. The mainlines and power are in place to bring an additional 165 acres under cultivation.

There is a strong repeat customer base for the grass / alfalfa mix horse hay being raised here now, but this property offers many options. Continue as is, convert to a combination of hay and cattle, run straight cattle, or build your dream equestrian property. A revenue stream from recreation is a real possibility here as well. The ranch is located in Game Management Unit 173, one of Nevada's premiere hunting areas for mule deer, antelope, elk and desert bighorn sheep. There are several RV hookups already in place, with room to add additional, or place some cabins. Proximity to the Toiyabe Crest Trail in the Humboldt-Toiyabe range is a draw for outdoor enthusiasts, and hunters are always looking for a good base camp. Add to that the folks just looking for a peaceful retreat, and you have potential for some pretty steady bookings.

The charming 1,310 sf home incorporates the one room rock house built in the 1950's, and several rock structures from the original homestead in the late 1800's remain on the ranch today. A functional set of corrals with a manual squeeze chute, a tack shed, root cellar and Conex containers for storage round out the headquarters. A full line of equipment is included in the purchase price. All services for personal needs and agricultural supplies are available in Fallon, approximately 110 miles to the west, or Elko, approximately 170 miles northeast of the ranch.

The Humboldt-Toiyabe range, Nevada's longest, provides a splendid backdrop to the east. To the west is the Shoshone range. At 6,100 feet elevation, the ranch enjoys a moderate climate, and is surrounded on 3 sides by BLM land. The north and south forks of Washington Creek converge and flow down a nearby canyon, where remnants from the town of Washington and earlier mining activity can still be seen.

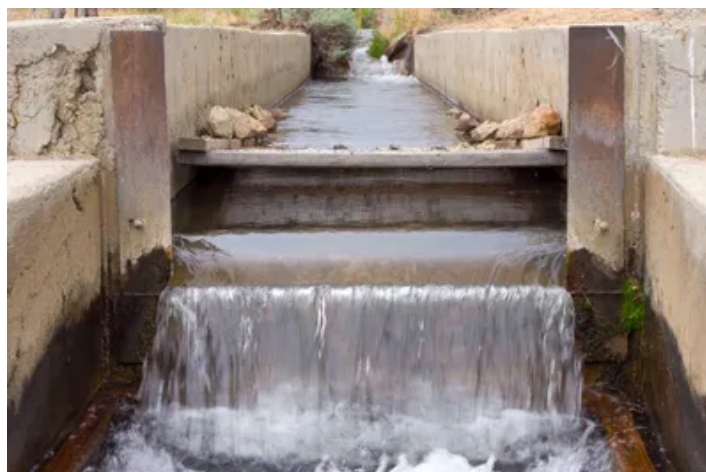
Austin, characterized by some as a living ghost town, is approximately 30 miles away. Born as a lively silver mining town, it is a great stop along Highway 50, The Loneliest Road in America. Travelers can base from here and hike, bike, soak in hot springs, and explore the geological and historical treasures of this part of Nevada's Great Basin.

Property Highlights:

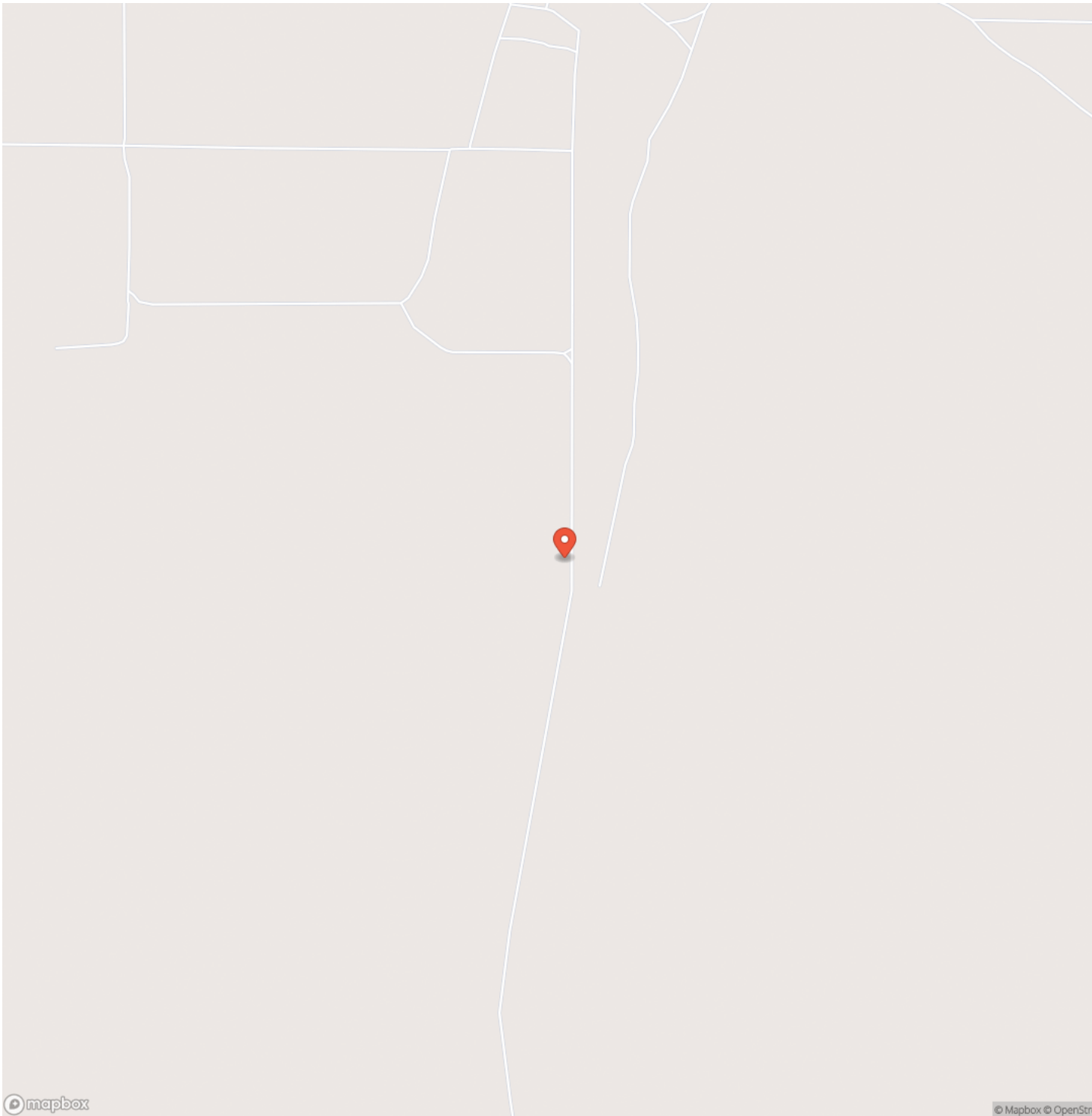
- 500 water-righted acres, 637 +/- total
- 300 acres cultivated, mainline and power in place to add 200 acres
- Surface water rights on 3 mountain streams, 3 ag wells
- 6 pivots, 1 wheel line
- Full line of equipment included
- 6,100 feet elevation, beautiful mountain views
- Corrals with manual squeeze chute
- Tack room, root cellar, and chicken coop
- Corrals, tack shed, and storage containers
- Charming 1 bedroom / 1 bathroom 1,310 sf rock and frame home
- Located in Game Management Unit 173
- Pride of ownership shows throughout



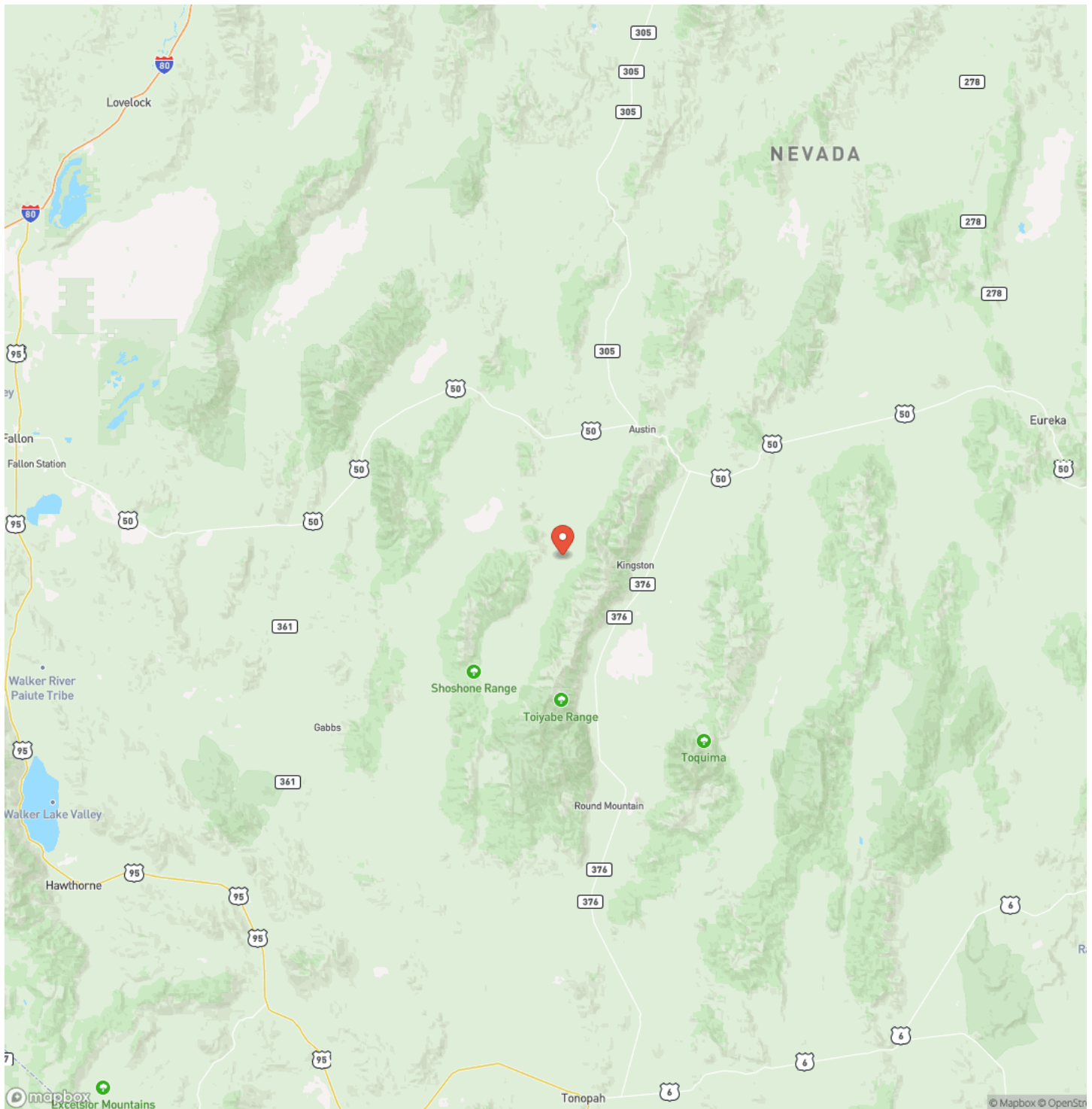
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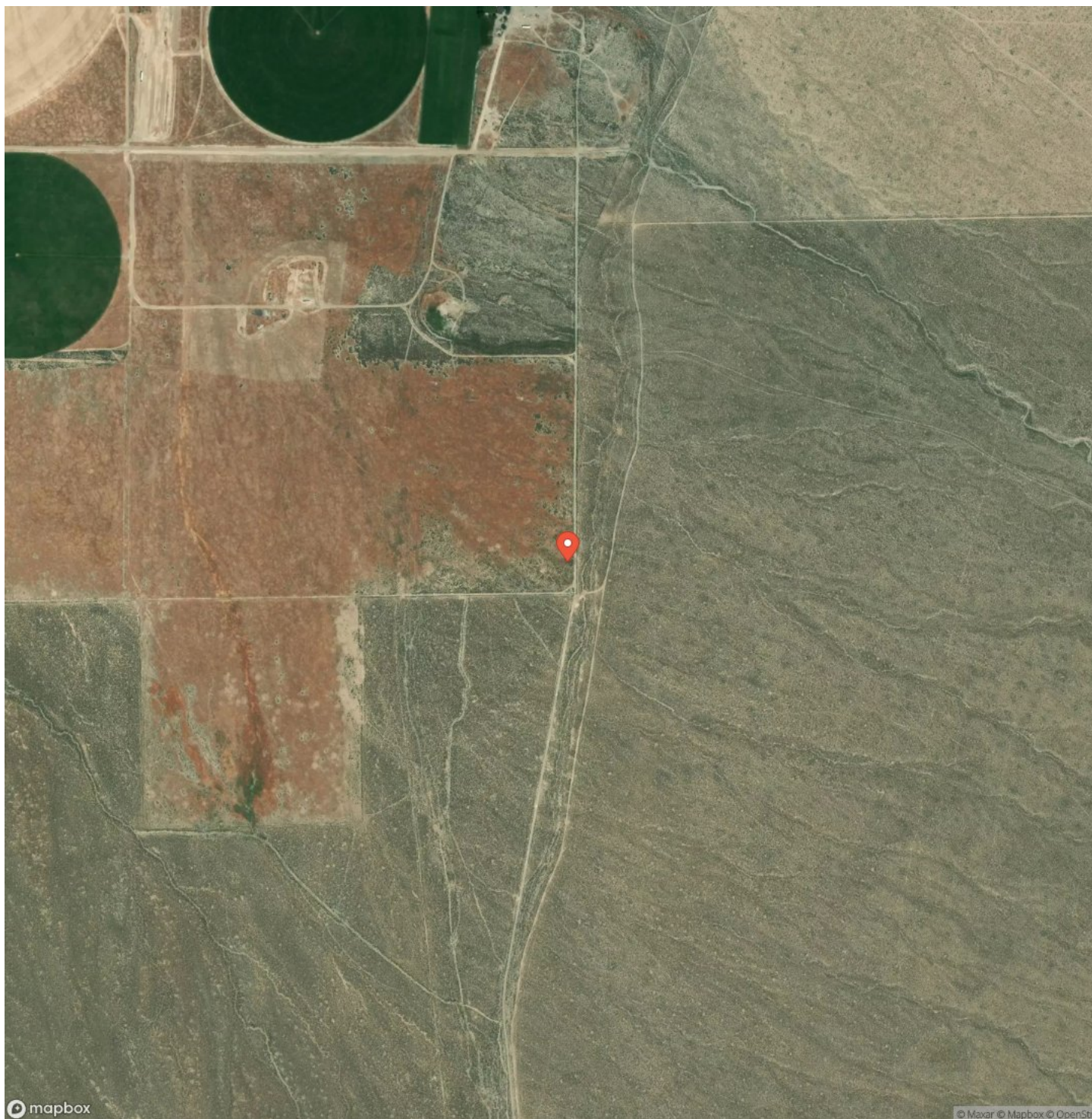
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ellie Perkins

Mobile

(775) 761-0451

Email

ellie@ranchnevada.com

Address

City / State / Zip

Eureka, NV 89316

NOTES

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Outdoor Properties of Nevada
707 Merchant St
Vacaville, CA 95688
(775) 455-0225
outdoorpropertiesofnevada.com

