

Dixie Ranch
3125 Unionville Road
Unionville, NV 89418

\$2,480,000
63.960± Acres
Pershing County



Dixie Ranch
Unionville, NV / Pershing County

SUMMARY

Address

3125 Unionville Road

City, State Zip

Unionville, NV 89418

County

Pershing County

Type

Ranches, Residential Property, Recreational Land, Horse Property, Single Family

Latitude / Longitude

40.445959 / -118.121135

Dwelling Square Feet

2944

Bedrooms / Bathrooms

3 / 3

Acreage

63.960

Price

\$2,480,000

Property Website

<https://www.landleader.com/property/dixie-ranch-pershing-nevada/47433>



Dixie Ranch Unionville, NV / Pershing County

PROPERTY DESCRIPTION

The seller is highly motivated, presenting an exceptional opportunity for buyers looking to make this unique ranch their own.

At Dixie Ranch, the past and present are seamlessly interwoven into a Western paradise. The property encompasses 64 acres, bisected by Unionville Road. Buena Vista Creek flows through the 37-acre south parcel, where you'll find the recently remodeled main home. With over 3,000 square feet it maintains a cozy and inviting feel. The hand-hewn rock fireplace is a welcoming focal point in the living room, and numerous windows allow for plenty of natural light. The home has 3 bedrooms and 3 bathrooms, including a recently added master suite. The loft offers a sleeping nook and sitting area, and the basement provides ample storage. This open floor plan lends itself well to indoor gatherings, and there is plenty of room on the expansive patios and decks to enjoy the beautiful setting outdoors.

The 1,200 square foot garage is insulated and heated, has 12-foot ceilings, 220 power, and an RV bay. Guests are comfortably lodged in the 1,200-square-foot two-bedroom, one-bathroom apartment upstairs.

The 26-acre north parcel is improved with a new 2,100 square foot three-bedroom, two-bathroom caretaker residence and a shop. It also holds Nevada's oldest extant schoolhouse—a structure that has witnessed generations of change. While history has been preserved, the addition of a bar and band area has transformed the old schoolhouse into the perfect venue for social gatherings and special events.

If you're bringing your horses and livestock, the fenced and irrigated pastures are ready to accommodate them. With the 40' x 60' climate-controlled greenhouse, you have the opportunity to source all of your food right on your property.

You'll discover a host of recreational opportunities on the ranch and in the surrounding area. Practice your best shot on your personal shooting range, or play a pickup game at the new half-court basketball court. The property adjoins BLM land and is in Game Management Unit 43. Mule deer, elk, quail, and chukar, and other wildlife abound in the surrounding canyons and mountains. Fish for trout in your own private creek and pond, or take a short drive to the nearby Rye Patch State Recreation Area, which is stocked annually with white bass, wipers, crappie, channel catfish, black bass, and walleye. For those not fishing, there are opportunities for boating, canoeing, kayaking, & paddle boarding.

Few properties offer the beauty, elegance, and versatility of Dixie Ranch. Make it your home and retreat from the pressures of modern society, or share its beautiful and unique features as a commercial venture.

PROPERTY HIGHLIGHTS:

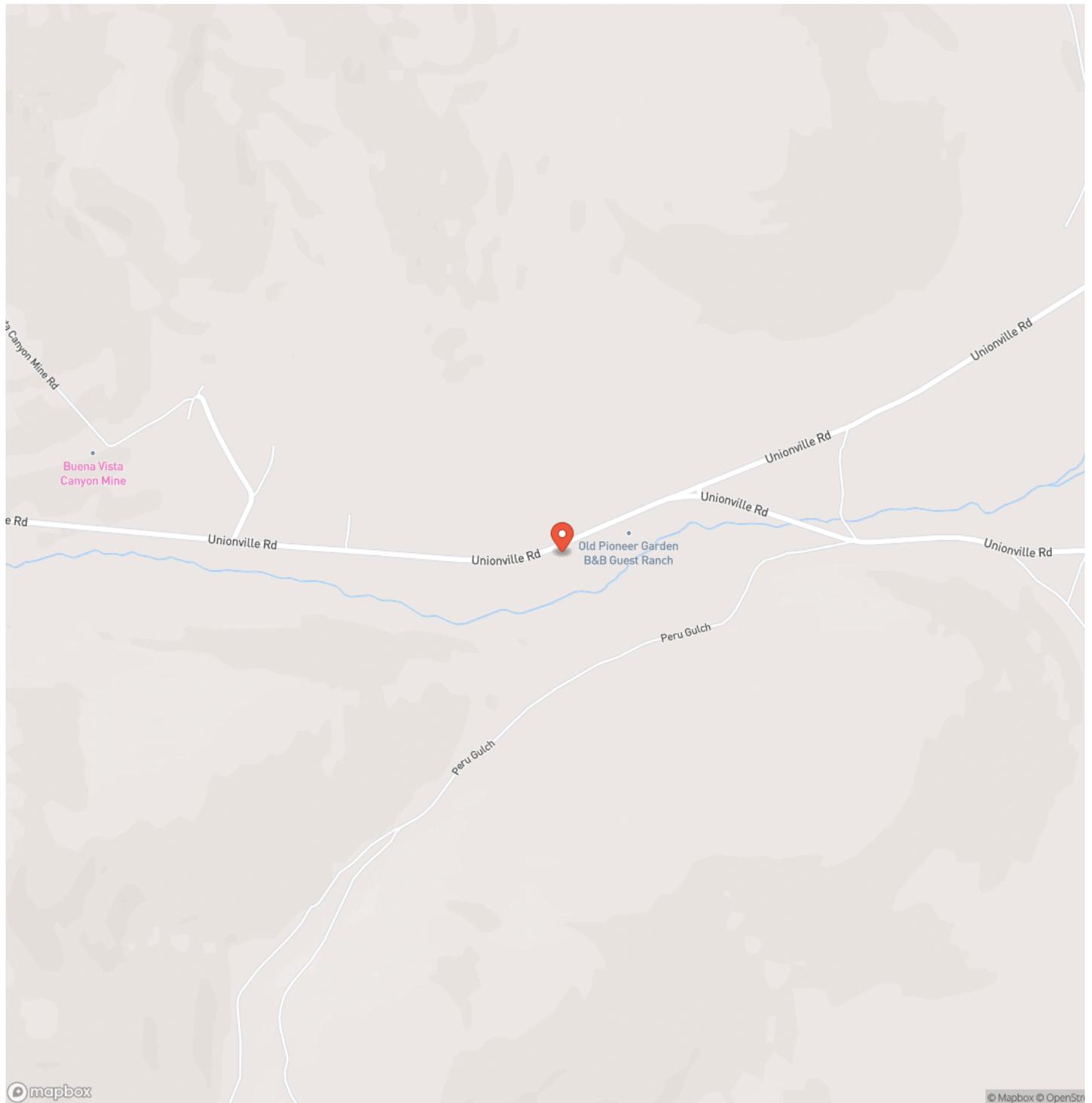
- 64 ± acres, fenced for horses and livestock
- Custom 3,000 square foot, 3 bedroom, 3 bathroom ranch house
 - Hand-hewn rock fireplace, sleeping loft, expansive patios, and decks
- 1200 square foot, 4-car, attached garage with 12-foot ceilings, insulated and heated, RV bay, 220 outlet
- 1200 square foot, 2 bedroom, 1 bathroom apartment over garage
- 2,100 square foot, 3 bedroom, 2 bathroom caretaker home
- 1872 Schoolhouse converted to gathering hall/entertainment center
- Humboldt Brewing Co. building from the mining heyday
- 1890s Adobe home
- Shop/kitchen, shooting range, greenhouse, and basketball court
- Buena Vista Creek meanders through the property, providing trout fishing and feeding your pond
- 10 irrigated acres
- Located in Game Management Unit 43, borders BLM
- Mule deer, elk, and upland game birds, including quail and chukar



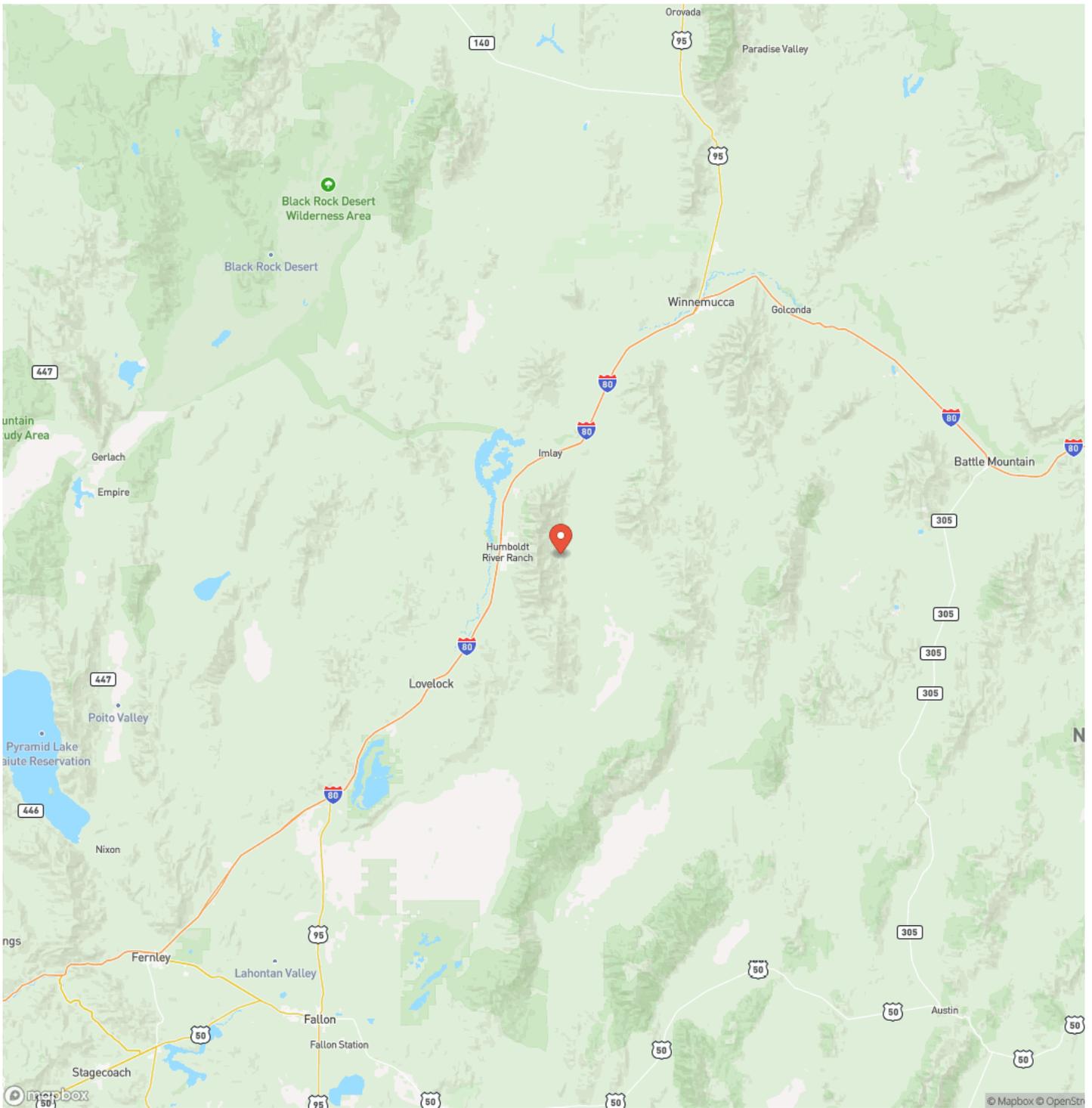
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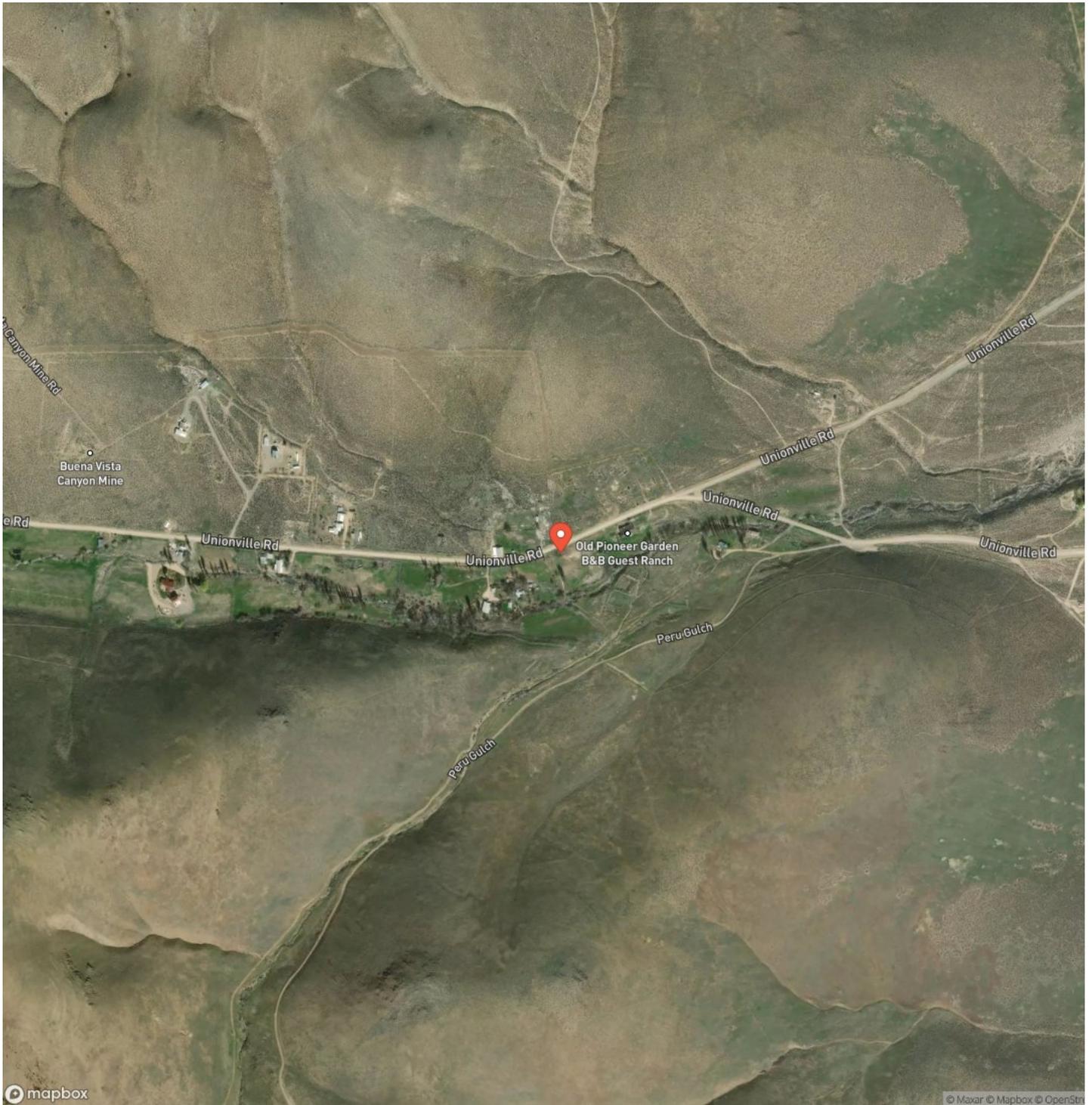
Locator Map



Locator Map



Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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