

Weber Ranch

Lincoln County, Nevada

\$1,750,000 | 120.00 Acres

48199 Moapa Road
 Caliente, Nevada

Idyllic 120-acre property with live stream year-round. 140 acre-feet of water rights from Clover Creek and ag well. Currently, 40 acres of Wrangler Bermuda grass pasture are being irrigated. Barns and net wire lots for livestock. Two 30' X 100' greenhouses, solar powered with diesel generator backup. Half-acre pond with bass, catfish, bluegills, and coy.



PROPERTY HIGHLIGHTS

- 120 deeded acres with 140-acre feet of water rights, borders BLM
- Year round live stream, half acre pond
- Two 30' X 100' greenhouses, solar powered with backup diesel generators
- 100+ mature pecan trees, a few pomegranate trees
- Within 50 mile radius of 6 state parks and 17 wilderness areas
- Two modest residences served by domestic well
- Game Management Unit 242



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