

Washington Creek Ranch

Lander County, Nevada

\$2,950,000 | 637.37 Acres

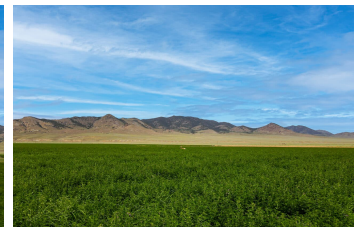
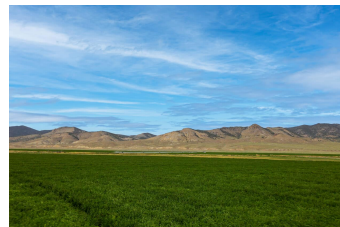
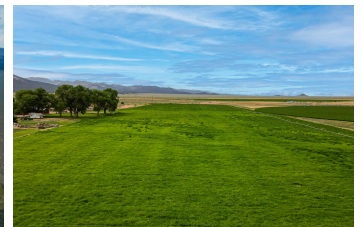
0 Austin Road
 Austin, Nevada

Water rights for 500 of the 637 acres come from three mountain creeks and three ag wells. 300 acres now in production, irrigated by 6 pivots and 1 wheel line. Mainlines and power in place to bring an additional 200 acres under cultivation. Currently planted in grass / alfalfa mix and producing premium horse hay. Full line of equipment included. Charming 2 bedroom, 1 bathroom 1,300...



PROPERTY HIGHLIGHTS

- 637 deeded acres, water rights for 500
- Surface water rights on 3 mountain streams, 3 ag wells
- 300 acres in production, 6 pivots, 1 wheel line
- Full line of equipment included
- Corrals, tack shed, and storage containers
- Charming 1 bedroom / 1 bathroom 1,310 sf rock and frame home
- Located in Game Management Unit 173
- Beautiful mountain views
- Pride of ownership shows throughout



ELLIE PERKINS
 Real Estate Agent
 BRE# S.198106
 Cell: (775) 761-0451
ellie@ranchnevada.com