

# Hutchings Ranch

Churchill County, Nevada

\$3,950,000 | 34.00 Acres

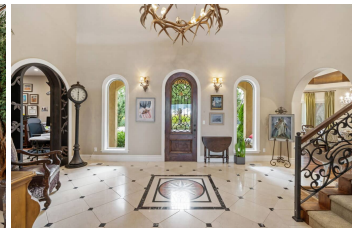
1001 Sheckler Cutoff  
Fallon, Nevada

34± acres in Fallon with 28± acres of water rights, a ~6,500-sf main estate + two 3BD/2BA homes, and indoor/outdoor arenas—turnkey ag/equestrian living minutes from Reno/Tahoe.



## PROPERTY HIGHLIGHTS

- 34 acres, water rights for 28
- 6,500 sf custom main home
- Two 3 bed, 2 bath manufactured homes
- 45,000 sf indoor arena
- Outdoor arena, corrals and pens
- 3,000 sf greenhouse
- Small orchard with peach and apple trees
- Grapevines
- Patio and pergola
- Multiple dog runs
- Just over an hour to Reno, one and a half hours to Lake Tahoe



## ELLIE PERKINS STILLMAN

Real Estate Agent  
BRE# S.198106

Cell: (775) 761-0451  
[ellie@ranchnevada.com](mailto:ellie@ranchnevada.com)