

Silver Valley Farm

Washoe County, Nevada

\$1,495,000 | 40.00 Acres

3995 Bacon Rind
Reno, Nevada

40-acre irrigated farm north of Sparks on Pyramid Hwy, where Spanish Springs meets the country. Includes 15± acres of Colorado Spruce, sold for landscaping. Formerly a pumpkin patch with hay rides. Great sandy loam soil—ideal for horses or Christmas tree farm, or your Dream Home. Includes 6,000 SF well-built shop building.



PROPERTY HIGHLIGHTS

- 40 Irrigated Acres in Reno/Sparks Area
- 60 Acre-Feet of Water Rights
- 125 GPM Well with Variable Speed Drive pump
- Zoned Residential-Agriculture
- Former Pumpkin Farm
- Includes 15+/- Acres of Spruce Trees
- Includes 15 +/- Acres of Irrigated Grass Land
- Close to Shopping & Pyramid Lake
- Ideal Location for Building Dream House
- Large 6,000 Well-Built Shop Building
- 8' High Deer Fence surrounds property



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