



# Dixie Ranch

63.96 +/- acres | Unionville, NV  
Pershing County



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NV# B.1001686.CORP



# Introduction

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Looking for an interesting and distinctive property? Want a true entertainment facility? Look no further than the Dixie Ranch! Located in Pershing County, Nevada, this 64+/- acre property is bisected by Unionville Road. The northern portion of the property boasts a caretaker's home, and the oldest schoolhouse in the state. The schoolhouse was meticulously converted to an unequalled entertainment facility. The bar and seating area make the schoolhouse ideal for large gatherings. Use it for friends and family or a corporate retreat.

The main residence, a pond, and creek grace the southern portion of the ranch. Crossing over the babbling brook, the beautiful, recently constructed 3000 square foot home is appealing without grandiosity and will provide the new owners a sense of place. Stroll around the Veranda to your favorite vantage point and take in the fresh air as the sun-rays dance across the land to the horizon.

This is the perfect property to entertain family and friends, revitalize your soul, and spend the weekends away from the pressures of modern society, or enjoy as your main residence. Come home to Dixie Ranch.





# Property Description



Driving northeast from Reno, Nevada, on I-80, you take the Mill City exit east onto state route 400 and with a simple turn of the steering wheel, your perspective shifts as you confront the majestic Humboldt Range from the east. What appeared to be nothing but yet another distant range of mountains now faces you as if it were the Swiss Alps, Thunder Peak and Star Peak at 10,000 feet still heavy with snow in late May. This is the breathtaking, hidden world of Dun Glen Flats and the Sonoma Range in the east and the foothills and canyons of the Humboldt Range in the west. You drive south along the Humboldt Ranch until you see in the far distance the tall, green poplars that signal Buena Vista Canyon.

Dixie Ranch, as the elegant, yet simple sign on the fence marking the entrance to the main residence suggests to history buffs, is a sly wink to the naming of the original townsite in 1861 before federal partisans in Buena Vista Canyon changed Dixie to Unionville.

Set back from the gravel road, the ranch house/compound is an architectural dream, embraced by a mature canopy of trees, lush lawns, the swift running Buena Vista creek and the placid, deep pond. The house with its surrounding open porch, the curved, partial glass breezeway which adjoins the house with the unobtrusive upstairs apartment and attached four car garage accessed from the back, create a rustic but ethereal beauty unseen anywhere. There is not only privacy on the patio, in the hot tub, or out in the garden, but these areas are also protected from the elements.

Inside the ranch house we delight in the spaciousness of the living, dining, and kitchen areas, and the hand-hewn stone fireplace and hearth, the large windows with their view up in the canyon, the massive curved iron staircase leading up to the sleeping loft or down to the lower level. We appreciate the artistry in the detailing of copper sinks and faucets, the open beams of rafters. Comfort and understatement reflect the spirit of this home in the subtle way it bridges the past and present.

Across the gravel road, at the top of the hill, as if it were a sentinel of the larger Dixie Ranch domain, we find the caretaker's home. From this vantage point, we can easily observe all the comings and goings as well as the broad expanse of the valley and mountains. The schoolhouse below, situated on a smaller hill, serves as a beacon to all-comers fascinated by its long history (since 1872) and its prominence as the oldest extant schoolhouse in Nevada. Inside, we can almost catch a scent of chalk, of ancient dust in the original wood floor gray with wear, the wood burning stove, the faded black and white photographs on the walls. Comfortable in either cold or hot weather, its authenticity has been augmented by an old Nevada saloon bar which inevitably is a cause for merriment. The schoolhouse is central to every large gathering, celebration, or party.

Specifically adapted to facilitate hospitality in the schoolhouse is the virtually adjacent multi-purpose shop/kitchen complete with large gas cookstove, electric stove, on demand hot water, refrigerator, sinks, cabinets, and long working table, all ideally suited to preparing large scale meals for a multitude of guests.





## Location

Located in Pershing County, this property is 48 miles from the town of Winnemucca and 63 miles from the town of Lovelock. The ranch is divided into two portions. The northern portion (26.28 acres) consists of the caretaker home and converted schoolhouse, and the southern portion (37.68 acres) consists of the main home and apartment. School buses transport students to schools daily in Lovelock. The closest airport, Derby Field Municipal Airport is 48 miles away, near Lovelock. Reno/Tahoe International Airport is 131 miles away from the property. From the west, take Interstate 80 east, exit onto NV-400 south, turn right off of paved State Rt. 400 onto Pershing County maintained Unionville Road.





# Highlights

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- 64 +/- acres
- Original, architecturally designed 3,000 square foot, 3 bedroom, 3 bathroom, ranch house adjacent to Buena Vista Creek and pond
  - Hand hewn rock fireplace
  - Sleeping Loft
- 1200 square foot, 4-car, attached garage
  - 12 foot ceilings
  - One 10 foot door- area capable of storing an RV
  - Insulated
  - Heated
  - Separate 220 outlet
- 1200 square foot, 2 bedroom, 1 bathroom apartment over garage
- 1800 square foot, 2 bedroom, 2 bathroom caretaker home
- 1872 Schoolhouse converted to gathering hall/entertainment center
- 1890 Adobe home
- Humboldt Brewing Co. building from the mining Heyday
- Shop/Kitchen
- Buena Vista Creek meanders through the property
- 38 acre feet deeded water rights from Buena Vista Creek
- 10 irrigated acres for grazing
- Pond
- Fenced for horses







## Water

Vista Creek meanders through the southern portion of the ranch, also supplying with water for the pond. 38-acre fee deeded water rights from Vista Creek are transferred with the sale of this property.

An 8-inch line irrigation system feeds 10-acres used for grazing.

Domestic wells round out the water supply to this ranch.



## Utilities

NV Energy and Amerigas Propane  
The homes are on well water and septic.



# Recreational Opportunities

**T**he explorer and adventurer of the West, John Charles Fremont, not only gave name to the Great Basin of Nevada, but also to the Humboldt River and both Humboldt Ranges. A learned man, Fremont admired the great German natural scientist, Alexander von Humboldt, writing, “Both river and mountain to which I gave his name are conspicuous objects; the river stretching across the Basin to the foot of the Sierra Nevada, and the mountain standing out in greater bulk and length and its neighbors, and having them abundant water and grass, and woods.”

The meandering 290 mile-long Humboldt River originates in the snowmelt from the mountains of eastern Nevada and flows southwestwardly parallel to I-80. Approximately 25 miles from Unionville, if we take the Mill City/Imlay exit, we access Rye Patch State Recreation Area where we can enjoy three different campgrounds or RV park featuring pavilion, boating, fishing, canoeing, kayaking, paddle boarding, and hiking. Campsites feature picnic tables, fire rings, grills, and toilets. Rye Patch is a fisherman’s paradise with its 10,800 acres the largest body of water in northwest Nevada and stocked annually with popular walleye, rainbow trout, spotted, smallmouth, and largemouth bass, as well as yellow perch, channel catfish and bluegill. Approximately 15 miles in length, the Rye Patch Reservoir has two boat launch sites. For history/hiking buffs, one can explore traces of the California Trail as well as Applegate-Lassen Route leading northwest toward the Black Rock Desert and Range. Black Rock Desert itself is the location of the annual (widely and wildly popular!) Burning Man festival.





# Recreational Opportunities Cont'd

Dixie Ranch is your headquarters for fantastic outdoor recreational activities. Trout fishing in your own private creek, upland game birds including quail and chuckar are abundant. Large mule tail deer graze on the pastures during the off-season and may be found plentiful in the surrounding canyons and mountains during hunting season. There is also a large antelope herd in Buena Vista Valley.

With your own trap and skeet shooting venue, you can enjoy on property target practice year-round. Abundant and suitable land is also available for archery, pistol and rifle practice.

If ATV and/or hiking is to your liking, hundreds of miles of open BLM land starts at your backdoor.





# Structures

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# About Unionville

Unionville came into being in the spring of 1861 as a result of rich ore having been found in Buena Vista Canyon. By November it was selected as seat of the newly created Humboldt County. The famous Territorial Enterprise newspaper reported Humboldt County as the "richest mineral region upon God's footstool" which drew more prospectors so by summer of 1863, Unionville had 1000 inhabitants, ten stores, nine saloons, six hotels, four livery stables, drug stores, express houses, a brewery, a jeweler, watchmaker, notaries, lawyers and even its own newspaper, the Humboldt Register. Its most famous resident (but only for three weeks) was Mark Twain who, along with others, thought he would strike it rich- and quickly! We can read all about his efforts in his historic personal narrative in *Roughing It*.

By 1870 mining flourished, yet in 1872 a general decline in mining in the Humboldt Range caused the county seat to be moved to Winnemucca and Unionville's population began its inevitable decline. By 1880 it had more a mere 200 inhabitants. Today it's possible to see the remains of former farms and orchards, as well as a cemetery, a park and mill ruins near the mouth of the canyon. Today Unionville is an artifact of history. To breathe its air is something akin to stepping back in time. The quiet beauty of the canyon, the view to the broad valley of the east, the Humboldt mountain range itself- your own footsteps on the gravel road, the wind in your hair- it is a feeling of oneness with place and eternity that brings peace to every heart.



## About Pershing County

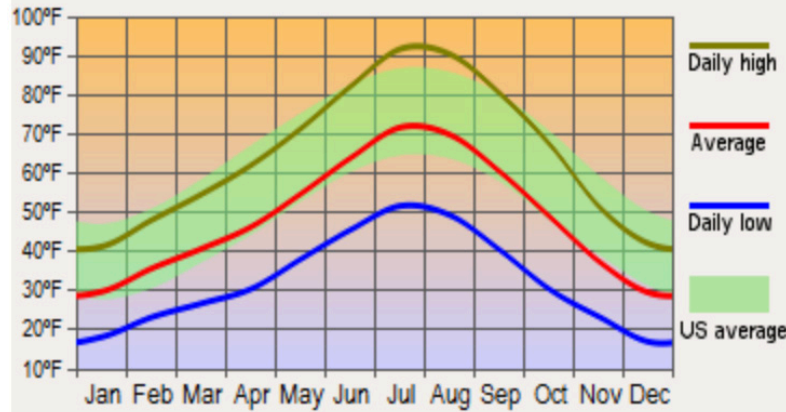
Named after Army General John J Pershing. Primarily due to the Central Pacific Railroad built in 1869, the families who raised crops of hay, grain, and cattle in the Big Meadows area of the Humboldt Valley gradually gave rise to the town of Lovelock, which then became the seat of Pershing County in 1919, the last county to be established in Nevada. The Black Rock Desert, location for the annual Burning Man festival, is partially in the county. The population was 6753 as of the 2010 U.S. census.



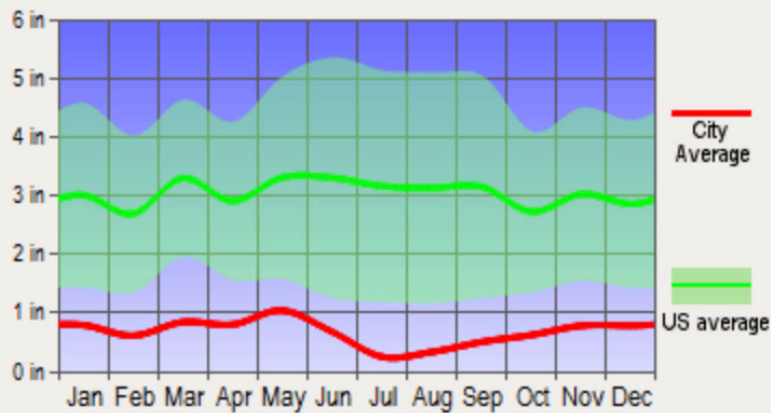


# Weather

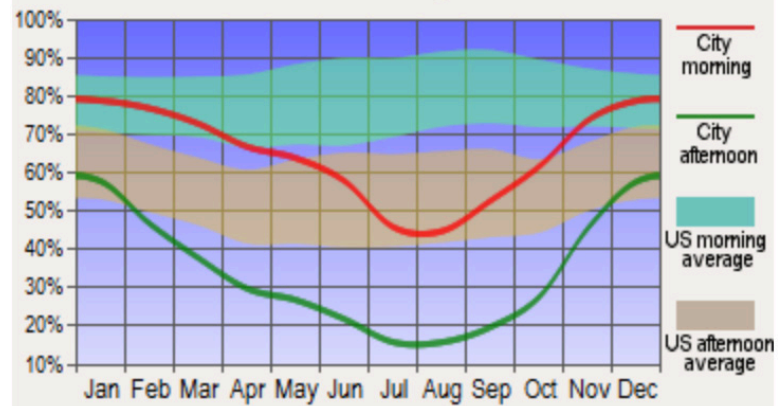
## Average Temperatures



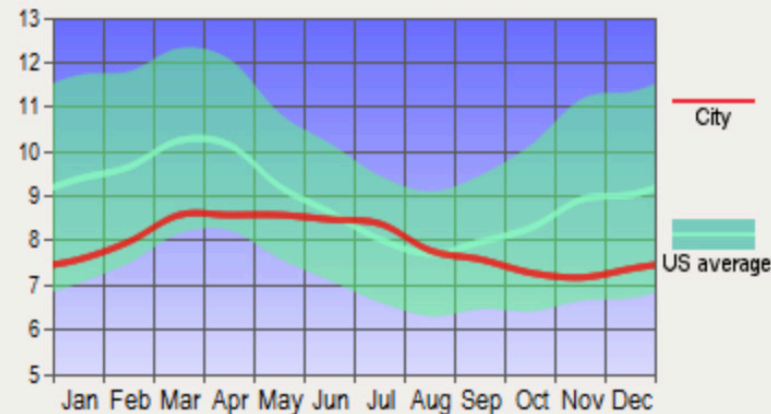
## Precipitation



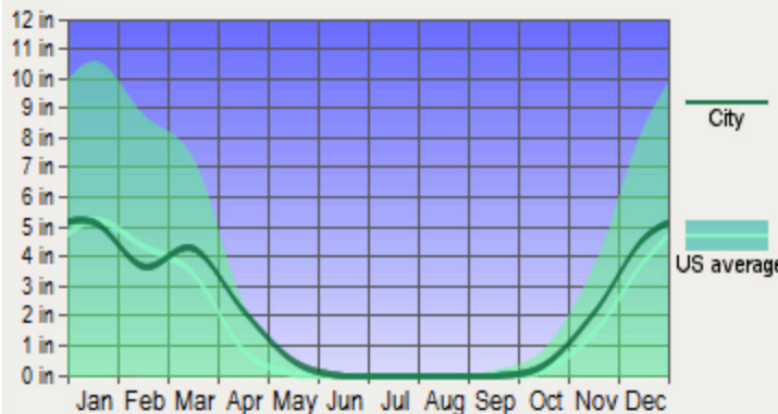
## Humidity



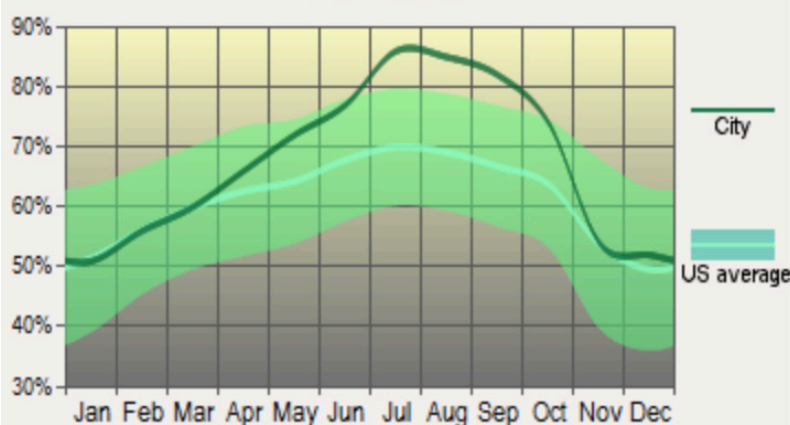
## Wind Speed (mph)



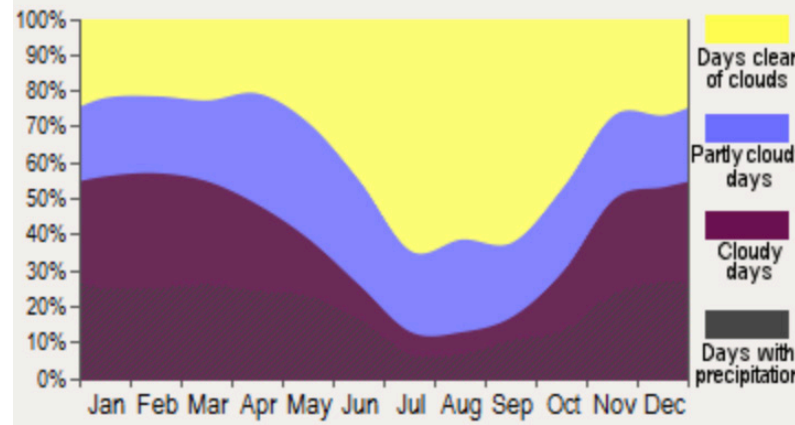
## Snowfall



## Sunshine



## Cloudy Days





# Size & Zoning

This 64-acre ranch consists of two parcels:

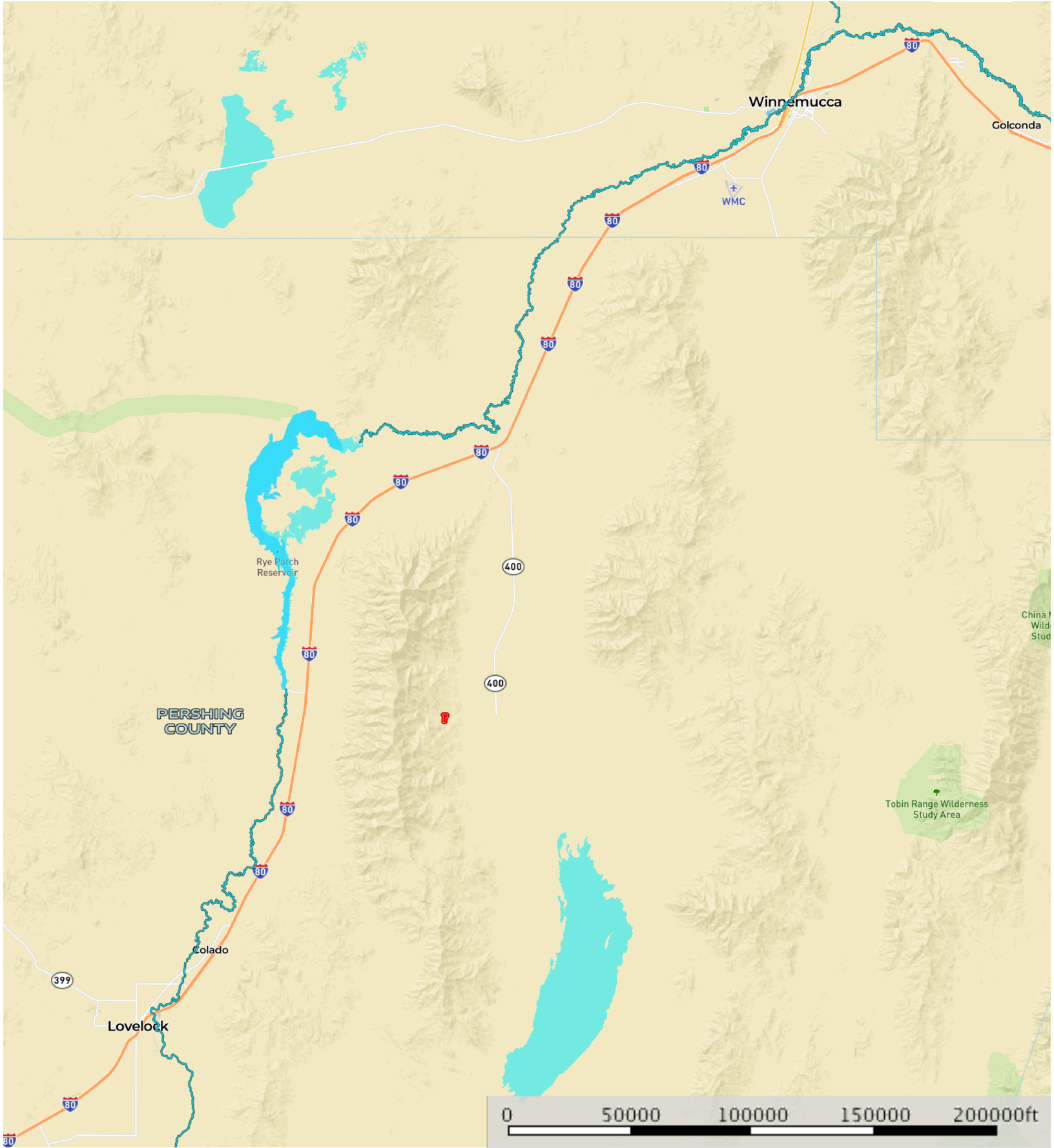
APN:	Acres:	Zoning:
012-030-02	37.68	AMR
012-030-03	26.28	AMR
Total:		63.96

AMR zoning is defined as Agriculture, Mining, and Recreation. This property is governed by the Pershing County Zoning Ordinance. Please refer to the Pershing County Code, Zoning Regulations for a complete list of allowed uses for this property.

Current property taxes: \$9095.02



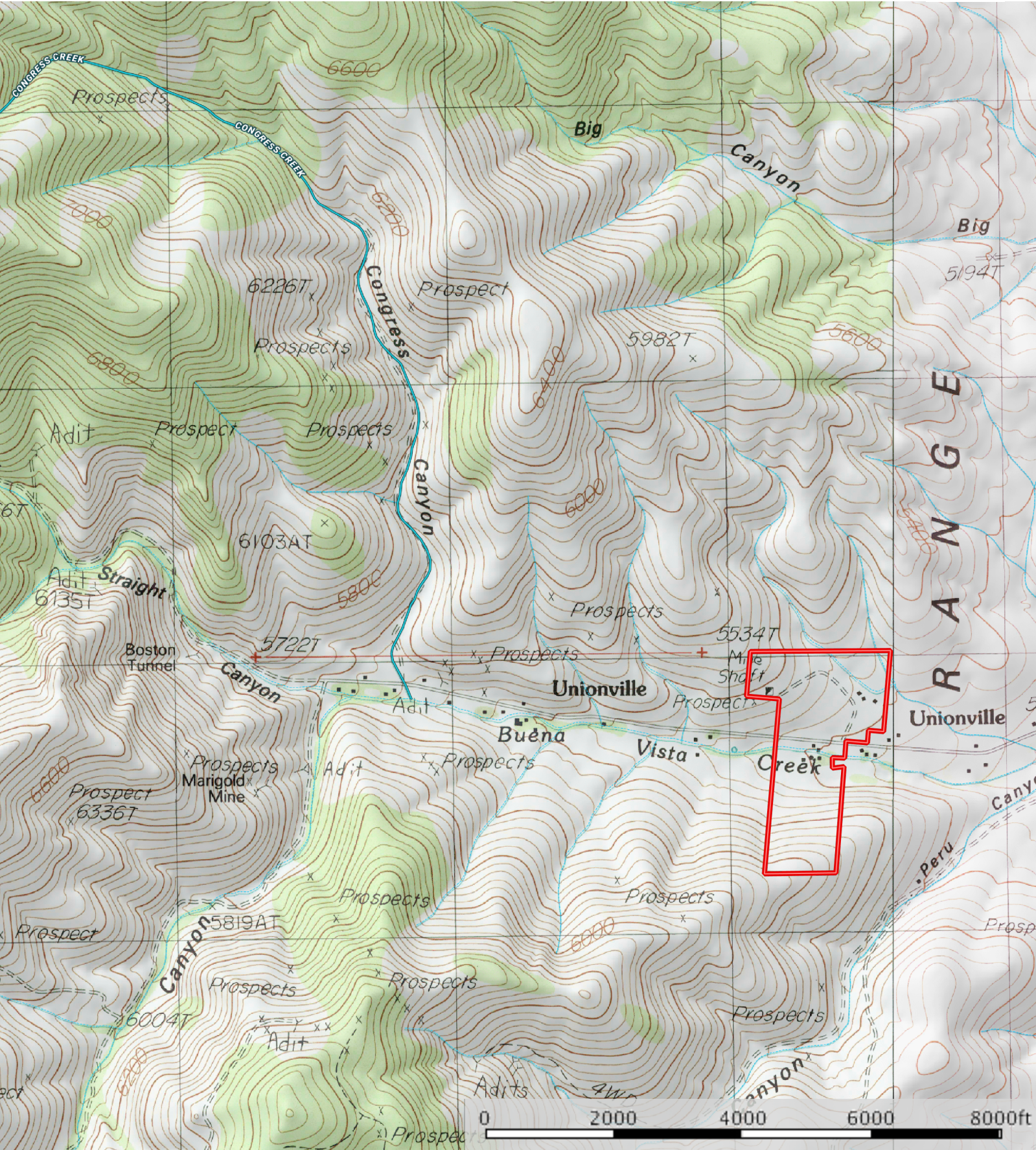
Dixie Ranch  
Pershing County, Nevada, 64 AC +/-



Boundary Stream, Intermittent River/Creek Water Body



Dixie Ranch  
Pershing County, Nevada, 64 AC +/-



 Boundary  Stream, Intermittent  River/Creek  Water Body





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