



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Weber Ranch

120 ± Acres

Lincoln County, Nevada



775-761-0451 Cell | 775-455-0225 Office
www.OutdoorPropertiesofNevada.com

NV LIC. B.1002686.CORP



Introduction

Escape the hustle and bustle of modern life and claim your own Southern Nevada sanctuary on the 120 acre Weber Ranch. With Clover Creek meandering beneath the towering Cottonwood trees year round, it's easy to forget you are in the middle of the desert.

Water rights from the creek and a well, totaling 140 acre feet, provide ample irrigation for pasture or crops. The ag well is 105 feet deep, with an output of 500 gpm. Approximately 40 acres are planted in Wrangler Bermuda grass for sheep pasture. Flood irrigation is simple and effective, with borders to direct the water flowing from 12 inch pipes and strategically placed valves. There are over 100 mature pecan trees, as well as a few pomegranate trees, throughout the property. The pond is just over a half acre, and is home to bass, bullhead catfish, bluegills, ducks and geese.

Electricity for two 30' x 100' greenhouses and one home is provided by trailer mounted solar panels with battery packs. Diesel powered generators are in place for backup if needed.

There are two modest dwellings on the property. The main home has 4 bedrooms and 3 bathrooms, and is approximately 1,832 sf. The bunkhouse has a combined living / sleeping area and 1 bathroom. Both are served by the domestic well. Renovate one or both of these, or start from scratch and build your dream home here.

The beautiful Weber Ranch offers opportunity for several possible ventures--a small livestock or equestrian set up, self-sustaining homestead, recreational / hunting base camp, or retreat and special event venue. With the spacious greenhouses, you can grow all your own fresh produce, with surplus to sell. Being adjacent to public lands and within 50 miles of 6 state parks and 17 wilderness areas offers a plethora of activities to suit any outdoor enthusiast. The property is in Game Management Unit 242, and desert bighorn sheep, mule deer, quail and doves are common in the area.

The quaint railroad town of Caliente, 42 miles to the north, offers basic services--fuel, a grocery store, clinic and hospital and a few cafes. The ranch is accessed by traveling south from Caliente on highway 317 through stunning Rainbow Canyon. This route is 20 miles of pavement, then 22 miles of gravel road. One can also turn north off Interstate 15 at Exit 100 (Carp / Elgin) between Mesquite and the Moapa Valley--this option is 42 miles of gravel road. Las Vegas is approximately 100 miles south west.

Size & Zoning

APN # 008-161-03 120 ± Acres

Zoned Ag, Land Use Code Residential

<https://lincolncountynv.org/departments/assessors-office/>

Water

140 acre feet of water rights from Clover Creek and Ag Well

Well is 105' deep, pumps 500 gpm

Approximately 40 acres currently being irrigated.

<http://water.nv.gov>





Clover Creek runs underground for a distance, then resurfaces at the base of a cliff before entering the north end of the property.



Water is diverted through several 12" pipes below this headgate for flood irrigation.





Barns and netwire lots for livestock, currently used for sheep.





Garden year round in the spacious 30' X 100' greenhouses. They are solar powered, with diesel generators for backup. What you can't eat or preserve you can sell at the Caliente Farmers Market, or create your own marketing niche.





1,832 sf main home has 4 bedrooms and 3 bathrooms. Renovate, or start from scratch and build your dream home.

Cozy bunkhouse has combined living and sleeping space and 1 bathroom. Underground power from solar panels.



Railroad tie construction shop / shed

In addition to the many huge cottonwoods and a few pomegranate trees, there are over 100 mature pecan trees on the ranch.



The pond covers a little over half an acre and is approximately 10 feet deep. Bluegills, bass, bullhead catfish and coy hang out here.





Area History

Lincoln County has a rich history of Native American influences dating back 10,000 years. This is documented in the many rock art sites throughout the county. Agriculture, mining, railroad and Mormon settlers fill out the history of the past 200 years.

Lincoln County is the second largest land mass county in Nevada. There are 6 state parks, 17 wilderness areas, 2 wildlife refuges, ghost towns, museums and several public rock art sites within the county. It has only one incorporated city, Caliente. Rachel, Alamo, Hiko, Panaca, Caselton, Pioche and Ursine are all townships. The population of the county is approximately 3,000, and Pioche is the county seat.

Caliente was originally a ranch that became a town when the railroad line was built through it. At one time Caliente had 7 tracks and a round house for the steam engines to turn around. Several bars and houses of ill repute were active in its heyday. The railroad is still very active, and its influence can be seen in the Company Row houses along Highway 93, the Box Car Museum, and the old depot. The Depot is one of two left of that architectural design and is currently being restored to its 1920's original status.

Pioche was a mining boom town. 72 people were killed in Pioche before anyone died of natural causes. You can walk through the original boot hill cemetery and tour the Million Dollar Courthouse built in the 1930's. The false front on Main Street still has the old mining flavor and the Overland Hotel and Bar with its themed rooms is said to be haunted. There are still old mine sites and ore cars on the south end of town. **Caselton** is south over the hill from Pioche and many of the abandoned mine sites can still be seen. There are a few active mines in the area.

Ursine is east of Pioche and still is mainly agricultural.

Panaca was settled by Mormons sent over from Salt Lake and was actually part of Utah until Nevada became a state and the boundaries were changed. It is the only dry (no alcohol sold) town in Nevada, although alcohol can be purchased at the Y, which is outside of the Panaca township.

Alamo and **Hiko** are ranching communities. Highway 93 and SR 318 run through them. **Rachel** is to the west of these communities and is best known for its connections to Area 51, UFOs and aliens.

Recreational Opportunities

Outdoor recreation opportunities abound in Lincoln County with 6 state parks, 17 wilderness areas, 2 wildlife refuges, hunting, fishing, boating, camping, hiking, ghost towns, the Silver State ATV trail, mountain bike trails, various annual celebrations and the Christmas tree hunting season. Just south of the Lincoln/Clark County line is the signature Jack Nicolas Coyote Springs Golf Course. Silver State ATV trails map, Wilderness Areas map and Christmas tree maps and tags are available from Caliente BLM office.

<https://www.blm.gov/office/caliente-field-office>

There are 6 state parks within a 50-mile radius of each other in Lincoln County. The closest to the property is the Elgin School House, approximately 22 miles north. The **Elgin School House** is a designated historic site, restored and donated to the state by the Bradshaw family. Inside are many of the original items used in the school. It was active from 1922 – 1967 serving 1st grade through 8th grade students. Tours are given the first Saturday of the month from 11am to 3pm.

<https://parks.nv.gov/parks/elgin-schoolhouse>

Kershaw Ryan State Park is located 2 miles south of the city of Caliente. It is in a canyon with springs, has lush landscaping, wading pool, horseshoe pits, sand volleyball, hiking, picnic areas, 13 miles of hiking and mountain bike trails and a full-service campground. It is often used for weddings, reunions, birthdays, anniversaries and other celebrations. Several guided hikes, movie night at the park and a nature journaling program are offered.

<https://parks.nv.gov/parks/kershaw-ryan>



Recreational Opportunities Cont.

Echo Canyon State Park is located east of the township of Pioche on SR 322. Great camping, hiking and fishing opportunities abound here. The reservoir is in a picturesque valley with views of the surrounding hills and canyons. Wildlife and photo opportunities are a must here. <https://parks.nv.gov/parks/echo-canyon>



Cathedral Gorge State Park is located just north of the Panaca Junction. It is the regional center for Eastern Nevada Parks. There is an information center and gift shop located before the entrance to the park. It is known for its slot canyons and striking formations, annual Dutch oven cook-off event, night sky gazing events, and full-service campground. Miller's Point overlooks the park and offers a bird's eye view of the formations below. <https://parks.nv.gov/parks/cathedral-gorge>

Spring Valley State Park also uses SR 322 from Pioche, take the left-hand lane where the road branches at the Echo Park turnoff and continue north through the small but beautiful town of Ursine. The full-service campground is in the cedars and pinions. The reservoir offers boating and fishing. Hiking trails, a restored historical stone cabin, spectacular scenery and peace and quiet are offered here.

<https://parks.nv.gov/parks/spring-valley>



Recreational Opportunities Cont.

Beaver Dam State Park is accessible via 28 miles of dirt road. It is Lincoln County's most remote park. It is in a canyon with a stream running through it. Camping, fishing and hiking in a natural wilderness setting are the integral attributes of this park. The Gravel Grinder mountain bike event is held annually and ends at the park. Beautiful and remote, this park is a must for those who love off the beaten path.
<https://parks.nv.gov/parks/beaver-dam>

The Pahrnagat National Wildlife Refuge is located just south of Alamo and contains several lakes and marshes. It is home to many migratory birds, birds of prey, deer, reptiles, rodents and small animals. There are numerous campsites around the refuge. <https://www.fws.gov/refuge/pahrnagat>



Delamar Ghost Town is a piece of history you won't want to miss. It is located off of Highway 93 as you head into the Delamar Valley. The turnoff is marked. There are 30 or more of the old stone buildings in various stages of decay, but the smelter area is still identifiable. The old cemetery is fascinating.



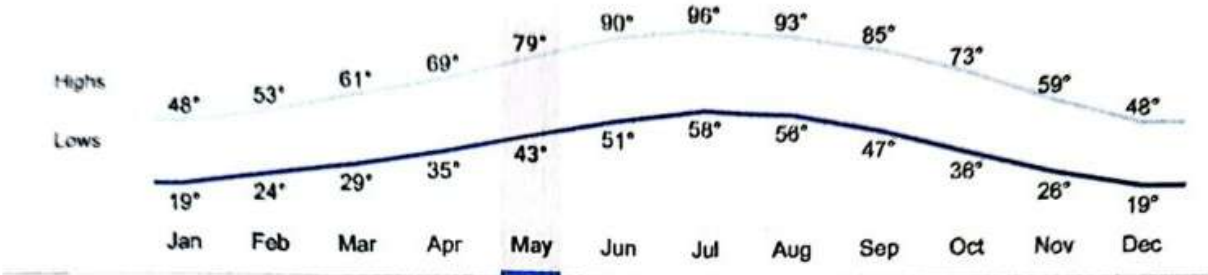
Weather

Caliente, NV

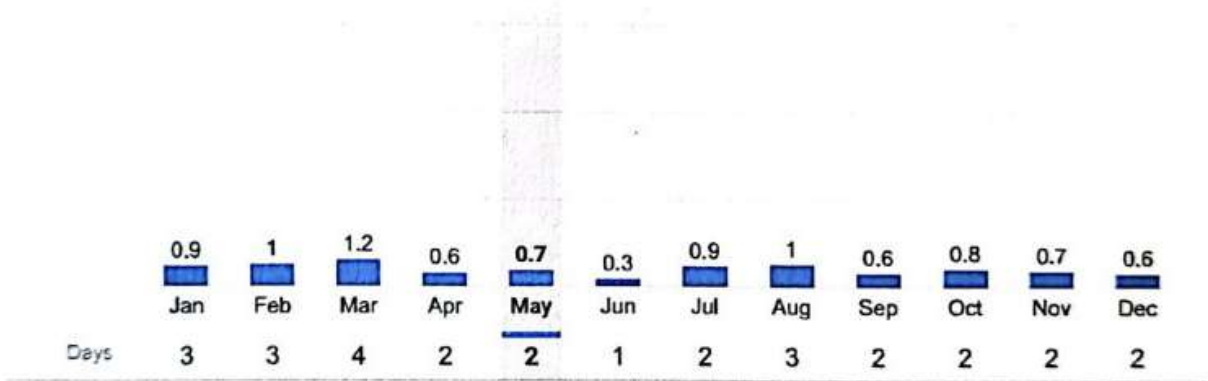
Weather averages

Overview [Graphs](#)

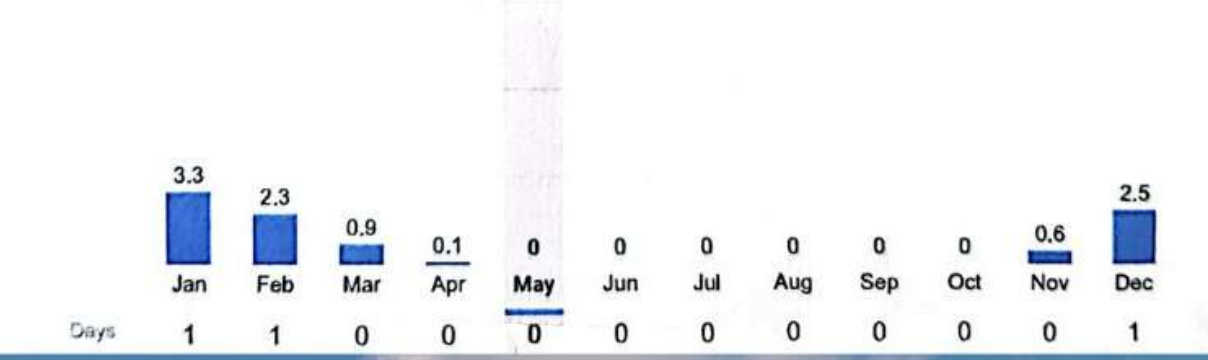
Temperatures (°F)



Rainfall (inches)

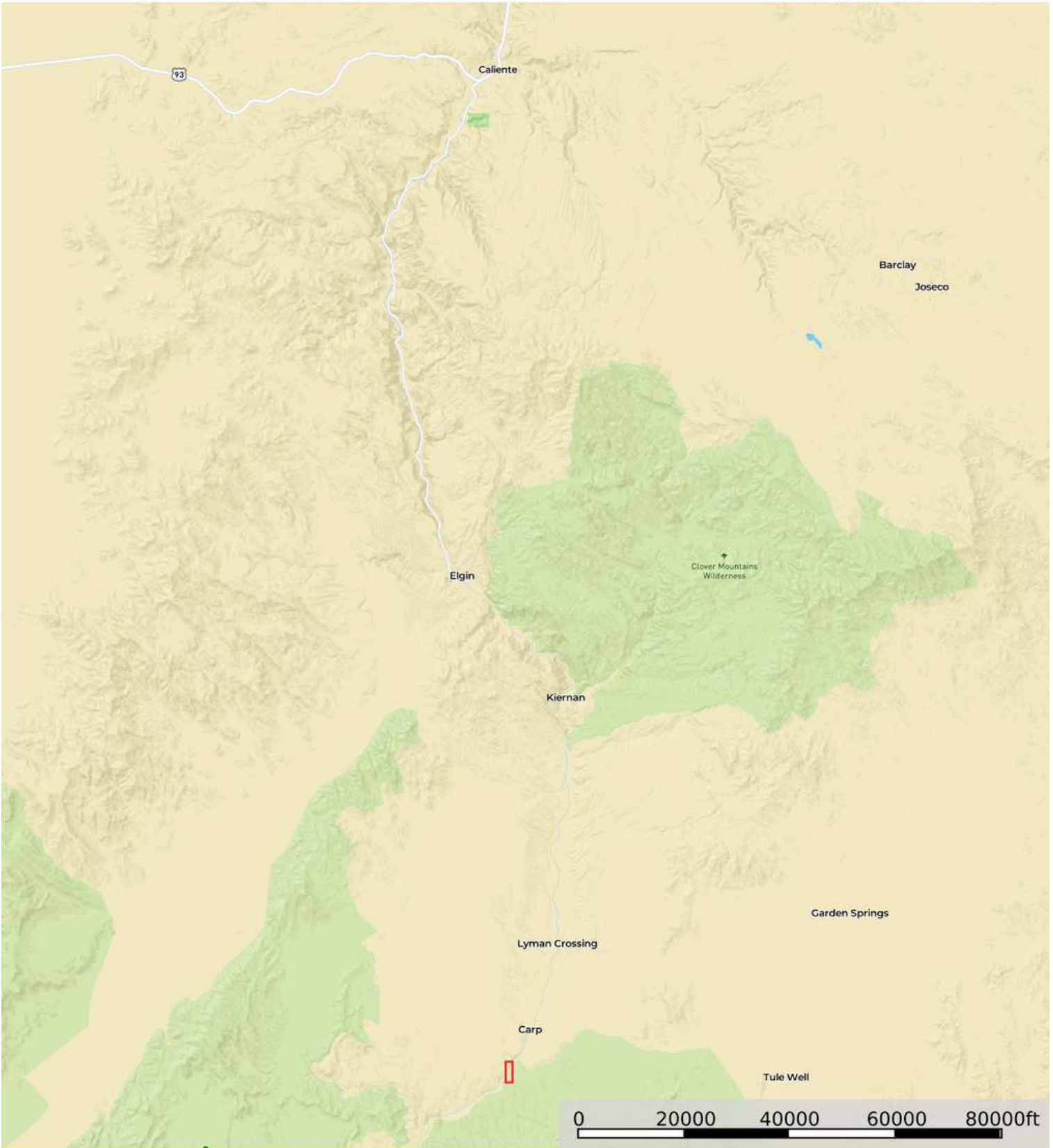


Snowfall (inches)



Weber Ranch Location

Lincoln County, Nevada, 120 AC +/-



 Boundary

Ellie Perkins NV Lic S.198106

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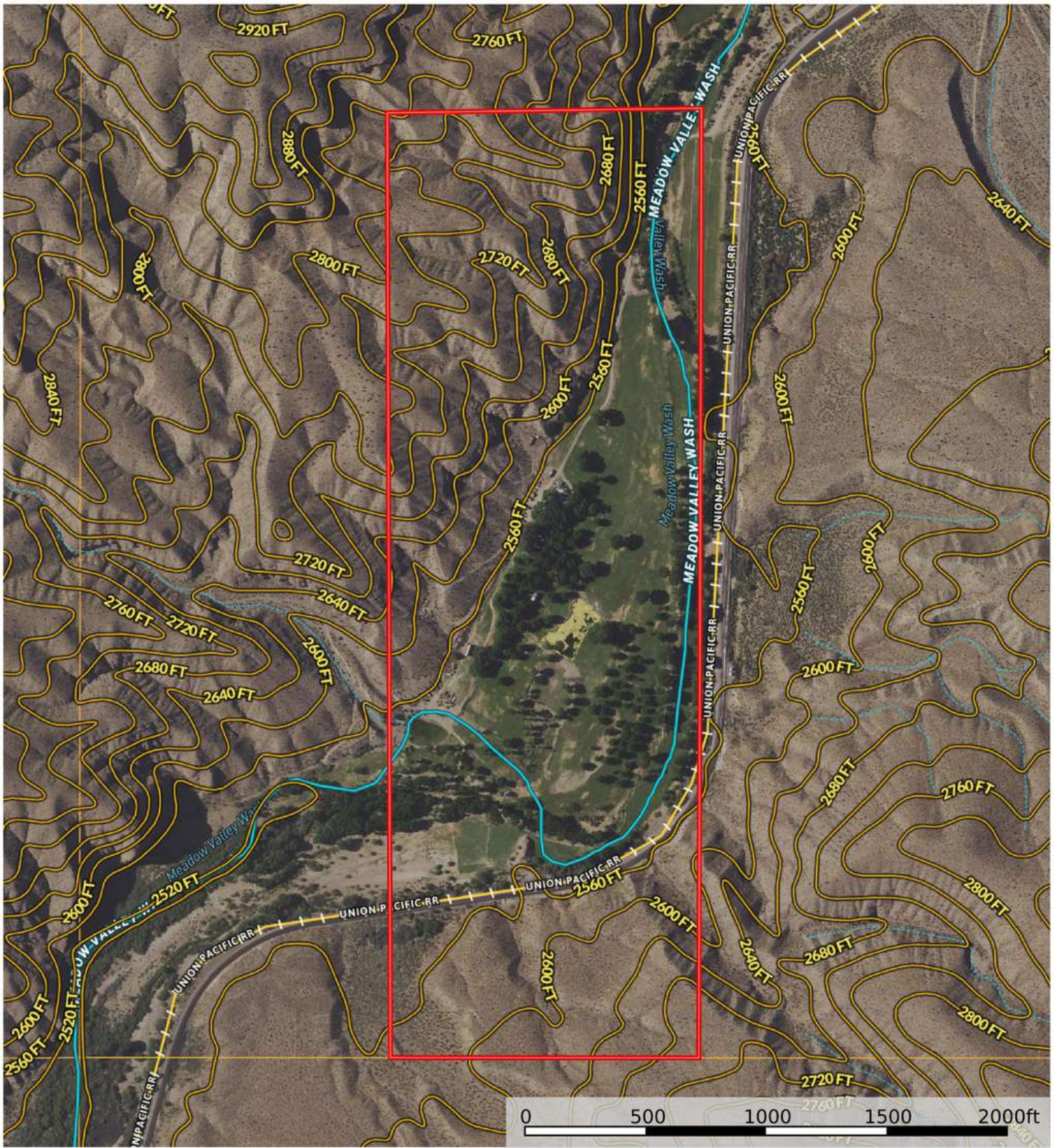
1 East Liberty Street Ste 600 Reno,



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Weber Ranch Location

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Boundary Stream, Intermittent River/Creek Water Body

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1 East Liberty Street Ste 600 Reno,

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Property Summary

- *120 deed acres**
- *140 acre feet of water rights**
- *Year round Clover Creek runs the length of the property**
- *Fish your own private pond**
- *Solar power with backup generators in place**
- *Garden year round in the 30' X 100' greenhouses**
- *Great small livestock or equestrian property**
- *Beautiful spot for camps, retreats and special events**
- *Close proximity to 6 state parks and 17 wilderness areas**



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