



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Dixie Ranch

63.96 ± Acres | Pershing County, NV



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DRE# 01838294



# Introduction



At Dixie Ranch, the past and present are seamlessly interwoven into a Western paradise. The property encompasses 64 acres, bisected by Unionville Road. Buena Vista Creek flows through the 37-acre south parcel, where you'll find the recently remodeled main home. With over 3,000 square feet, it still maintains a cozy and inviting feel. The hand-hewn rock fireplace is a welcoming focal point in the living room, and numerous windows allow for plenty of natural light. The home has 3 bedrooms and 3 bathrooms, including a recently added master suite. The loft offers a sleeping nook and sitting area, and the basement provides ample storage. This open floor plan lends itself well to indoor gatherings, and there is plenty of room on the expansive patios and decks to enjoy the beautiful setting outdoors.

The 1,200 square foot garage is insulated and heated, has 12 foot ceilings, 220 power, and an RV bay. Guests are comfortably lodged in the 1,200-square-foot two-bedroom, one-bathroom apartment upstairs.

The 26-acre north parcel is improved with a new 2,100 square foot three-bedroom, two-bathroom caretaker residence, and a shop. It also holds Nevada's oldest extant schoolhouse—a structure that has witnessed generations of change. While history has been preserved, the addition of a bar and band area has

transformed the old schoolhouse into the perfect venue for social gatherings and special events.

If you're bringing your horses and livestock, the fenced and irrigated pastures are ready to accommodate them. With the 40' x 60' climate-controlled greenhouse, you have the opportunity to source all of your food right on your own property.

You'll discover a host of recreational opportunities on the ranch and in the surrounding area. Practice your best shot on your personal shooting range, or play a pickup game on the new half-court basketball court. The property adjoins BLM land and is in Game Management Unit 43. Mule deer, elk, quail, and chukar, and other wildlife abound in the surrounding canyons and mountains. Fish for trout in your own private creek and pond, or take a short drive to the nearby Rye Patch State Recreation Area, which is stocked annually with white bass, wipers, crappie, channel catfish, black bass, and walleye. For those not fishing, there are opportunities for boating, canoeing, kayaking, & paddleboarding.

Few properties offer the beauty, elegance, and versatility of Dixie Ranch. Make it your home and retreat from the pressures of modern society, or share its beautiful and unique features as a commercial venture.

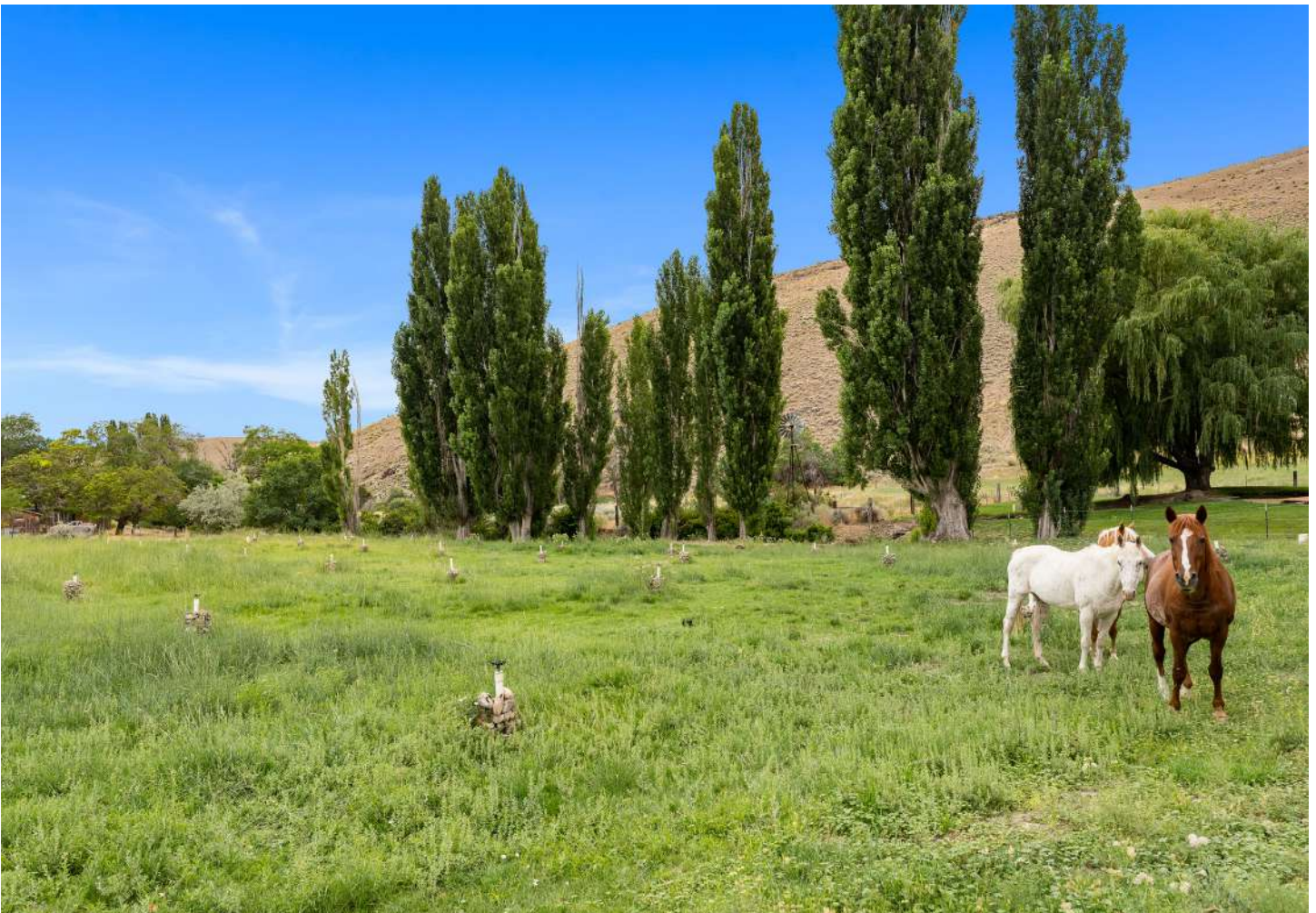
# Highlights

- Great entertaining ranch
- Recently renovated architecturally designed 3,000 square foot main home
  - Adjacent to Buena Vista Creek and pond
  - Three bedrooms / three bathrooms
  - Hand hewn rock fireplace
  - Sleeping loft
  - New paint and flooring
  - In-floor radiant heat
  - Solar power backup
- 1,200 square foot, two bedroom, one bathroom apartment over garage
- Four car garage
  - Insulated and heated
- New (2022) 2,100 square foot, three bedroom, two bathroom manufactured home for caretaker
- 60' x 40' climate controlled greenhouse
- 1872 Schoolhouse converted to gathering hall/entertainment center
- 1890 Adobe Home
- Humboldt Brewing Co. building from mining Heyday
- Shop/kitchen
- Buena Vista Creek meanders through the property
- 10 irrigated acres
- Pond
- Fenced for horses
- New half court basketball court
- Hub for outdoor recreation
- Trout fishing in your own private creek
- Mule deer, elk and upland game birds, including quail and chukar
- Shooting range

# Water



Buena Vista Creek meanders through the southern portion of the ranch which supplies water for the pond. There are 10 acres of irrigated pasture delivered to the sprinkler system through 8 inch mainline. Domestic wells round out the water supply to this ranch.



# Recreation



John Charles Fremont, an explorer of the American West, named the Great Basin of Nevada, the Humboldt River, and the Humboldt Ranges after the German natural scientist Alexander von Humboldt, whom he admired. The Humboldt River, stretching 290 miles, originates in eastern Nevada's mountain snowmelt and flows southwest parallel to I-80. Close to Unionville, the Mill City/Imlay exit provides access to Rye Patch State Recreation Area, which offers campgrounds, pavilions, boating, fishing, and hiking. Rye Patch is a fisherman's paradise with 10,800 acres. This is the largest body of water in the northwest part of the state. The reservoir is renowned for diverse fish species like walleye, rainbow trout, spotted, smallmouth, and largemouth bass, as well as yellow perch, channel catfish, and bluegill. The region also features traces of the California Trail and Applegate-Lassen Route, leading northwest toward the Black Rock Desert and Range. The Black Rock Desert itself is the location where the annual Burning Man festival is held.

Dixie Ranch serves as a hub for outdoor recreation. Trout fishing in your own private creek, upland game birds including quail and chukar are abundant. Large mule deer graze on the pasture during the off-season and are found in the surrounding canyons and mountains during hunting season. The surrounding Buena Vista Valley has a significant antelope herd. 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. The ranch also has a half-court basketball court near the main homestead. Accessible BLM land from the property offers opportunities for ATV riding and hiking.



# Improvements

## MAIN HOUSE

Nestled beyond the gravel road, the ranch house emerges as an architectural marvel, enveloped by the embrace of a well-aged tree canopy, a nice lawn, the flow of the Buena Vista Creek, and a tranquil, deep pond. The 3,000 square foot main house features three bedrooms and three bathrooms and has been recently remodeled. There is a solar power back-up, in-floor radiant heat, new paint and flooring, a large living room with a hand-hewn rock fireplace, and a sleeping loft. Beyond its walls, a sense of seclusion graces the patio and garden spaces.



# Improvements Cont'd



1,200-square-foot, two-bedroom, one-bathroom apartment over the garage



# Improvements Cont'd

## OLD SCHOOL HOUSE

Perched upon a modest hill, the schoolhouse stands as a guiding light for all who approach, captivated by its rich history dating back to 1872. It proudly holds the distinction of being Nevada's oldest extant schoolhouse. Stepping inside, one can almost detect the faint aroma of chalk mingling with the ancient dust that has settled into the well-worn gray wooden floors. This venerable establishment offers a welcoming refuge regardless of the weather, providing comfort in both the chill of winter and the heat of summer. Its authenticity is accentuated by the addition of a vintage Nevada saloon bar, which never fails to ignite a sense of joviality and celebration. The schoolhouse plays a central role in hosting grand gatherings, commemorations, and festive occasions, cementing its significance as a cherished community hub.





# Improvements Cont'd



Shop Building

Tool Shed



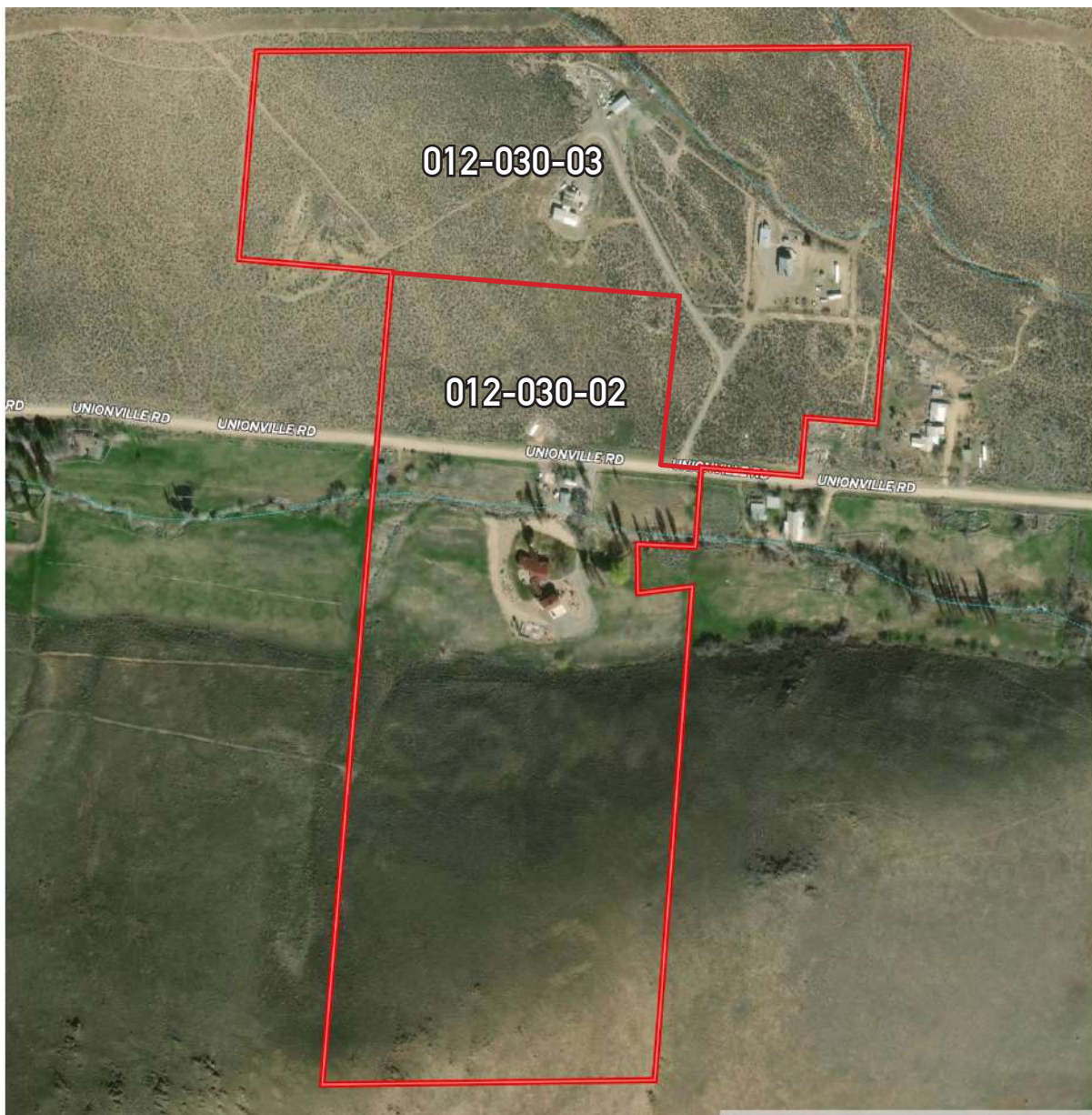
Half-court basketball court

Greenhouse

# Size & Zoning

APN	ACREAGE	ZONING	TAXES (2023/24)
012-030-02	37.68 acres	AMR	\$10,870.31
012-030-03	26.28 acres	AMR	\$2,016.03
<b>TOTAL</b>	<b>63.96</b>		<b>\$12,886.34</b>

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.



# Location

## About Unionville, NV:

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 the 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 the summer of 1863, Unionville had 1,000 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 than 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.



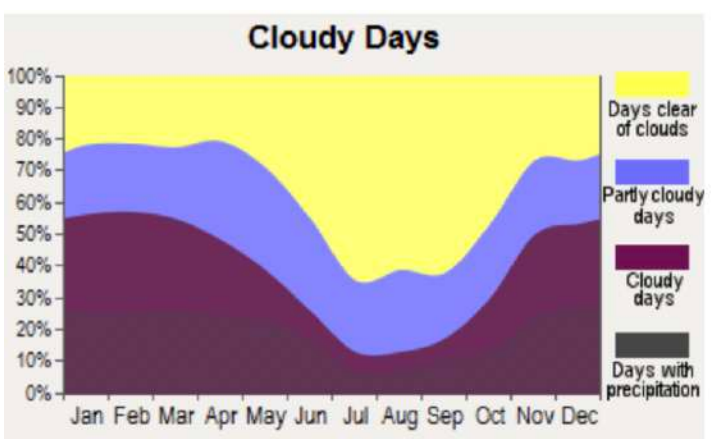
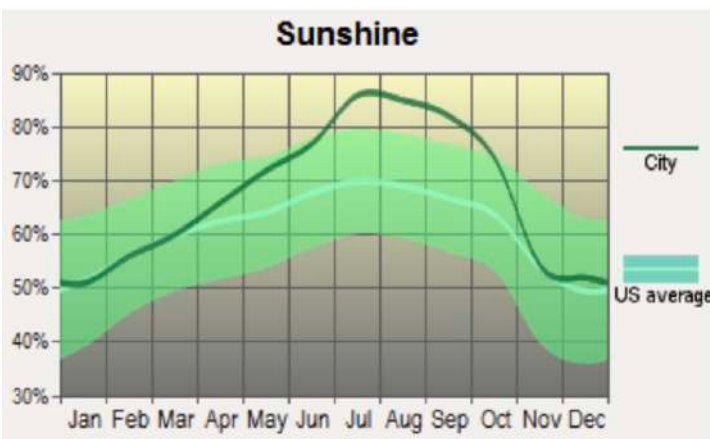
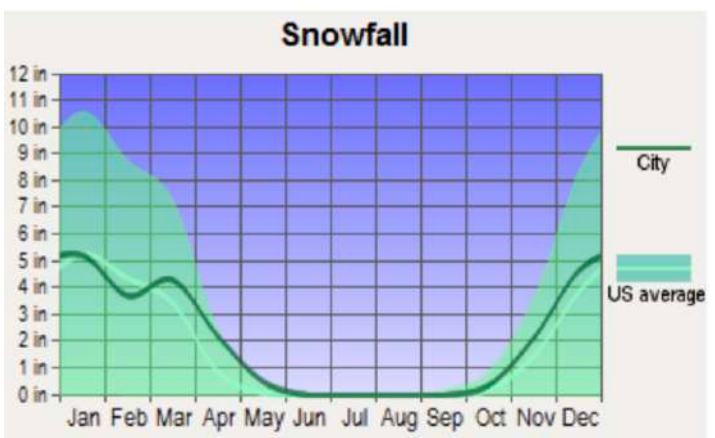
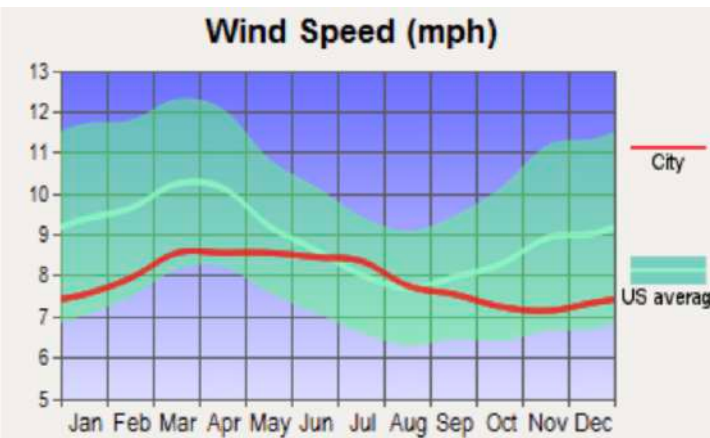
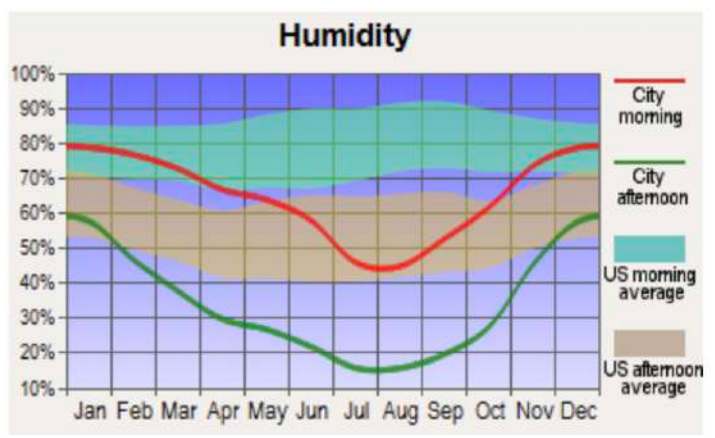
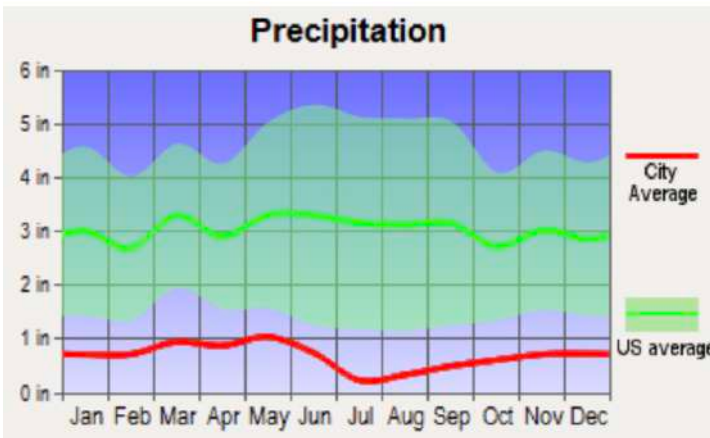
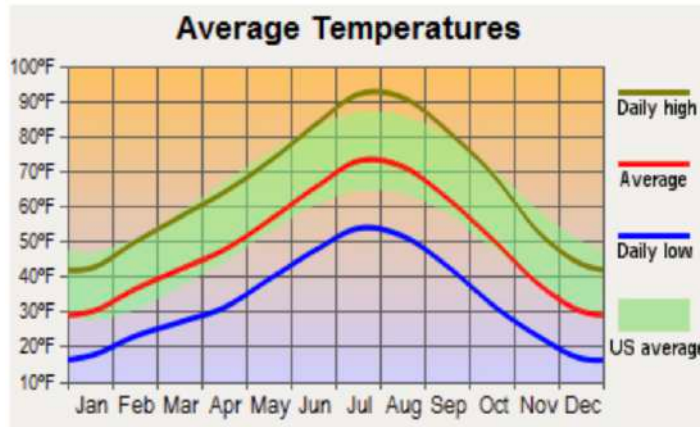
**Nearby airports:** *The closest airport, Derby Field Municipal Airport is 48 miles away, near Lovelock. Reno/Tahoe International Airport is 131 miles away from the property.*

## About Pershing County, NV:

Pershing County was 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. Its county seat, Lovelock, is a hub of culture and community in this rural area. The county is characterized by vast stretches of desert terrain, high mountain ranges, and picturesque valleys. Among its notable attractions is the Black Rock Desert, famous for hosting the annual Burning Man event that draws people from around the world to experience art, self-expression, and community in a unique setting. Additionally, the county has historical significance, with remnants of old mining towns that harken back to the days of the Silver Rush. The population was 6,650 as of the 2020 U.S. census. Pershing County stands as a testament to the allure of the American West.



# Weather



# Street Map



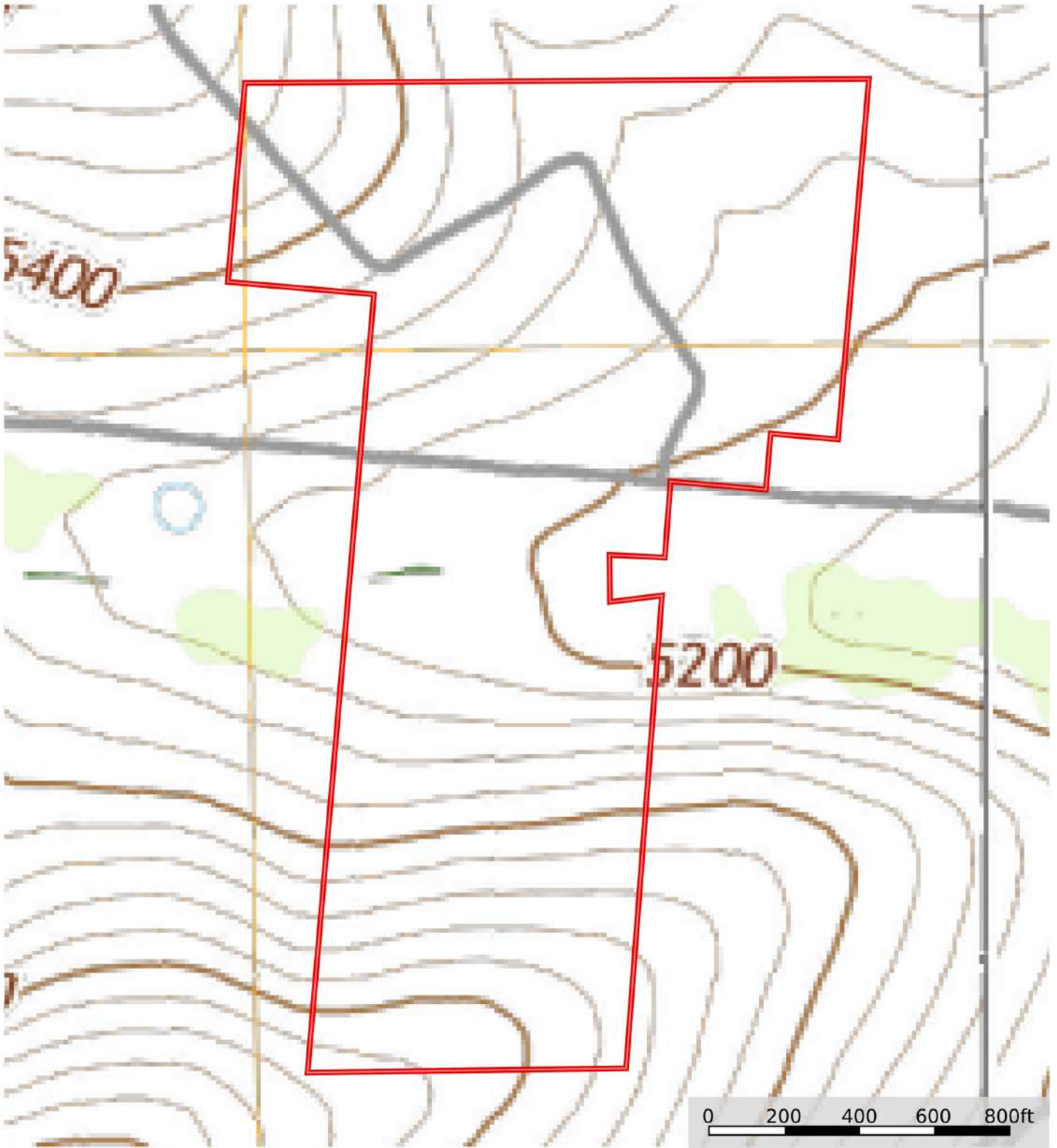
 Boundary

# MB Satellite Map



 Boundary     Stream, Intermittent     River/Creek     Water Body

# Topo Map



□ Boundary



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