



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Palomino Farms

***710.97* ± Acres | Washoe County, NV**



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DRE# 01838294



Introduction

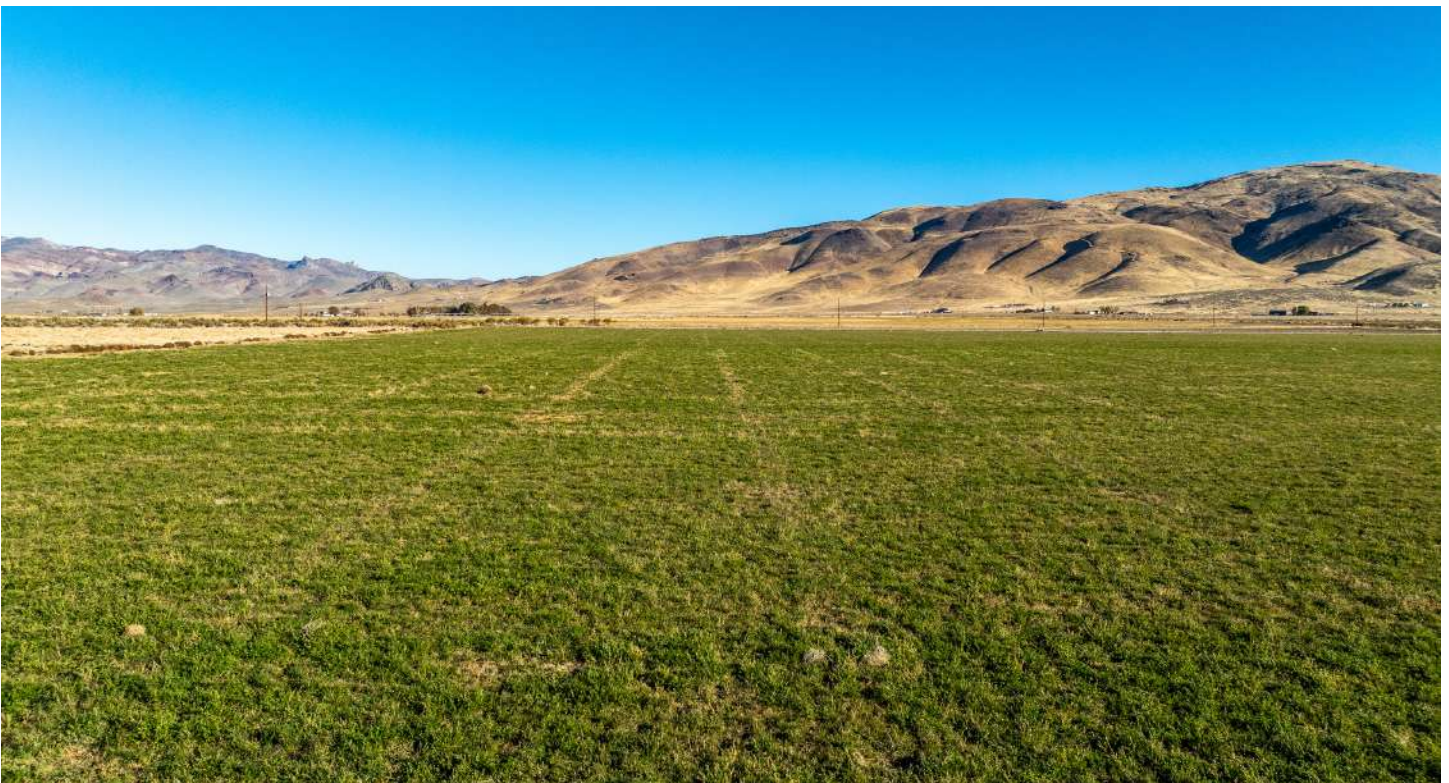


The *710.97* acre Palomino Farms stands as a cherished agricultural hallmark of the Palomino Valley, located just a 8-minute drive north of Sparks, NV and 30-minute drive to Reno, NV, one of the fastest-growing metropolitan regions in the United States.

Palomino Farms is a multifaceted and innovative farm with high-quality alfalfa and alfalfa orchard grass mix production at its heart. 220.60 ± irrigated acres under one Zimmatic and one Valley pivot, coupled with 46.25 acres under wheel line irrigation, produces approximately 4.2 to 5.35 tons per acre of alfalfa orchard grass mix and 3.55 to 4.3 tons per acre of high-quality alfalfa. There is future capability for the one Zimmatic pivot to provide an additional 49.4 acres of pivot irrigation. The crop is bolstered by 1,268.15 acre feet of underground water rights, two 600+ ft. ag wells, and two 150 HP pumps for each. Additionally, there are approximately 394.72 ± acres of rangeland to boot.

Home sweet home is a comfortable 1,100 sq. ft. updated three bedroom, two bath home with lawn, including a large kitchen with stainless steel appliances, and a cozy living room. Ranch infrastructure includes a pole hay barn, equipment shed, shop, and outbuildings.

It's extremely rare to find such a productive alfalfa farm with enviable water rights and buildable lots in Washoe County. Come discover the endless opportunities with Palomino Farms!



Highlights

- Investment Opportunity!
- *710.97*-acre agricultural property in Palomino Valley, NV
- 8-minute drive to Sparks, NV & 30-minute drive to Reno, NV
- High-quality alfalfa and grass hay production
- 220.60 ± irrigated acres under center-pivot irrigation with future capability for an additional 49.4 acres
- 46.25 irrigated acres under wheel line & mainline irrigation
- Approximately 3.55 to 4.3 ton per acre of high-quality alfalfa yield
- 1,266+ acre-feet of underground water rights
- Two 600+ ft. agricultural wells
- 394.72 ± acres of rangeland
- Reduced reliance on groundwater pumping
- 1,100 sq. ft. updated 3-bedroom, 2-bathroom home
- Pole hay barn, equipment shed, shop, and outbuildings
- Productive alfalfa farm with valuable water rights
- Potential for development in Washoe County

***Please note on the acreage, (*710.97*) indicates subject to lot line adjustment ***

Water & Irrigation

An impressive 1,268.15 acre-feet of water rights are integral for Palomino Farm's productive hay operation. Two ag wells, one with a 125 HP pump which has historically pumped 494 GPM and one with a 150 HP pump at 1,442 GPM, respectively. One Zimmatic Eight pivot has irrigated 80 acres of high-quality alfalfa (with future capability for an additional 49.4 acres) and one Valley Seven pivot irrigates 140.60 acres of high-quality alfalfa. Three wheel lines (one @ 600 ft. and two @ 1280 ft.) irrigate 46.25 acres of Alfalfa orchard grass mix. There are 270 ± total acres under both pivot and wheel line irrigation. Additionally, there are seasonal riparian rights from Cottonwood Creek that winds through the middle of the farm.



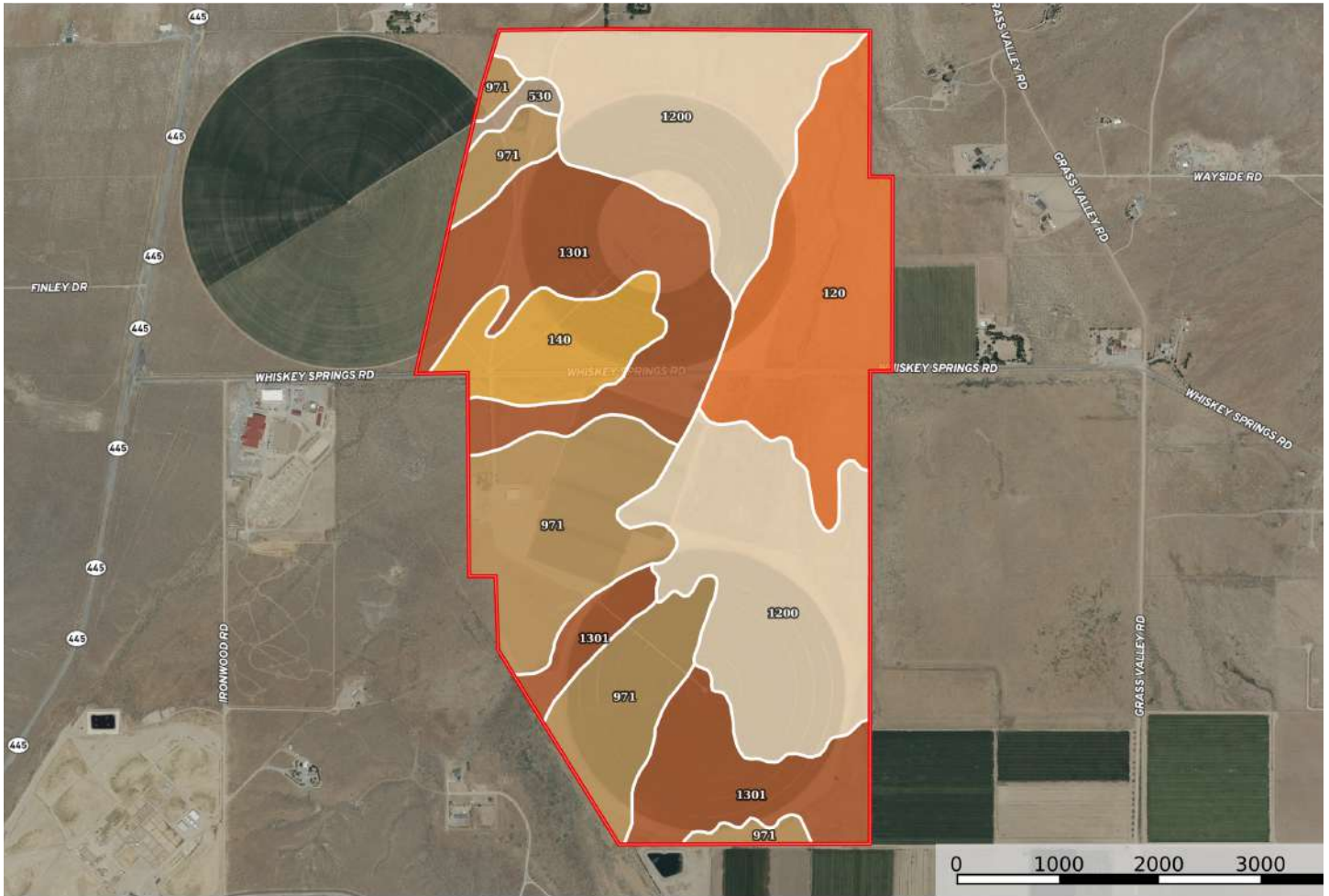
Hay



A productive hay operation producing 3.55 - 4.3 total tons per acre of high-quality alfalfa and 4.2-5.35 total tons per acre of alfalfa orchard grass mix. Approximately 1,200± to 1,450± total tons of high-quality alfalfa and 600± to 750± total tons of alfalfa orchard grass mix with 3 ± cuttings are harvested each year. The large approximately 10,800-square-foot pole hay barn holds 700± tons the bountiful hay crop that is sold to many wholesale and retail stores across Northern Nevada, California & Arizona.



Soil



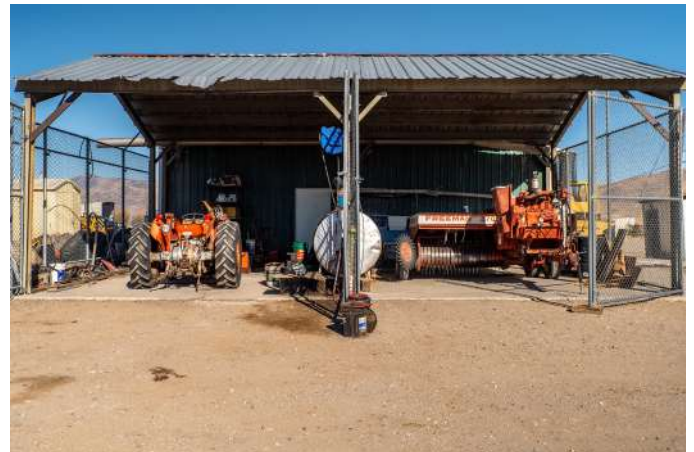
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
120	Doten silty clay, 0 to 2 percent slopes	110.1	15.6%
140	Haybourne loamy sand, 2 to 4 percent slopes	43.1	6.1%
530	Sagouspe sand	4.9	0.7%
971	Aladshi sandy loam, 2 to 4 percent slopes	142.1	20.1%
1200	Mellor silt loam	231.0	32.6%
1301	Rose Creek variant, loamy fine sand	176.7	25.0%
Totals for Area of Interest		707.9	100.0%

For more in-depth soil information, please contact our office

Improvements



The farm headquarters includes a 1,100-square-foot, three-bedroom, two-bath home with a two-car garage. Additional farm buildings include a 10,800-square-foot metal open hay pole barn, an 856-square-foot shop, an equipment shed, a 40-ton truck scale, and miscellaneous metal storage buildings.



Improvements Cont'd

The updated 1,100-square-foot main home offers three bedrooms, two bathrooms, and a two-car attached garage. The home also includes a large kitchen with stainless steel appliances and a cozy living room. The private, fenced-in backyard, shaded by trees, provides a peaceful outdoor space.



Recreation

The property offers opportunities for outdoor recreation, such as hunting, horseback riding, and ATVing. Wildlife like antelope, deer, and coyotes can be spotted throughout the land. The property is also near Pyramid Lake, a prime destination for fishing, camping, and water activities.



Location



About Reno, NV:

Reno, Nevada, known as “The Biggest Little City in the World,” is a vibrant urban hub nestled between the Sierra Nevada mountains and the California border. Reno has a rich history that dates back to the mid-1800s. Originally founded as a trading post and small settlement, it was established along the California Trail and became a key stop for travelers heading to the West Coast. The arrival of the Central Pacific Railroad in 1868 helped the city grow rapidly, transforming it into a bustling transportation hub.

Originally famous for its casinos, Reno has expanded its identity with a thriving arts and culture scene, including museums like the Nevada Museum of Art and annual events such as the Reno Air Races and Hot August Nights. The city also boasts a dynamic food scene, numerous outdoor activities with its proximity to Lake Tahoe, and a growing tech presence, particularly in the areas of clean energy and innovation. The city had a population of 264,165 at the 2020 census.

International & Domestic: Reno-Tahoe International Airport (6 miles) and Sacramento International Airport (140 miles). *Neaby smaller, private airports:* Carson Valley Airport (32 miles).

About Washoe County, NV:

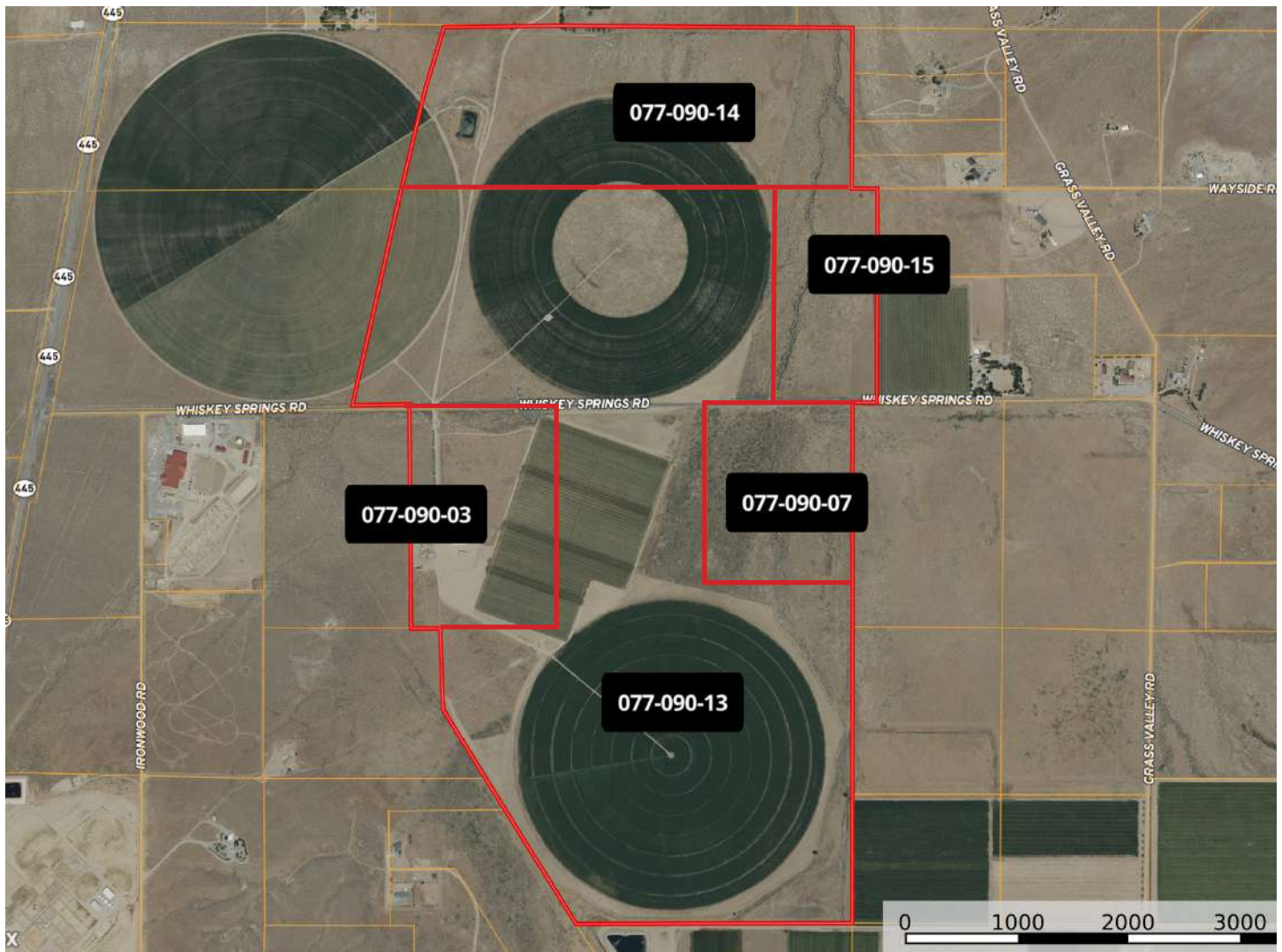
Washoe County was created in 1861 as one of the original counties of the Nevada Territory. Its name comes from the Washoe people who originally inhabited the area. Reno is the current county seat. As of the 2020 census, Washoe County, Nevada, has a population of approximately 475,000 people. The county, home to the vibrant cities of Reno and Sparks, is nestled between the Sierra Nevada mountains and the Great Basin, providing stunning landscapes and year-round outdoor activities, from hiking and skiing to water sports at nearby Lake Tahoe. Washoe County boasts a diverse economy, rich cultural heritage, and strong infrastructure, with attractions like the National Automobile Museum, the Nevada Museum of Art, and the annual Reno Rodeo reflecting its history. Outdoor enthusiasts can explore the scenic Mount Rose Wilderness or the Truckee River, while the Great Reno Balloon Race and the Lake Tahoe Shakespeare Festival add to the area’s cultural offerings. The University of Nevada, Reno, adds to the area’s educational and cultural vibrancy.



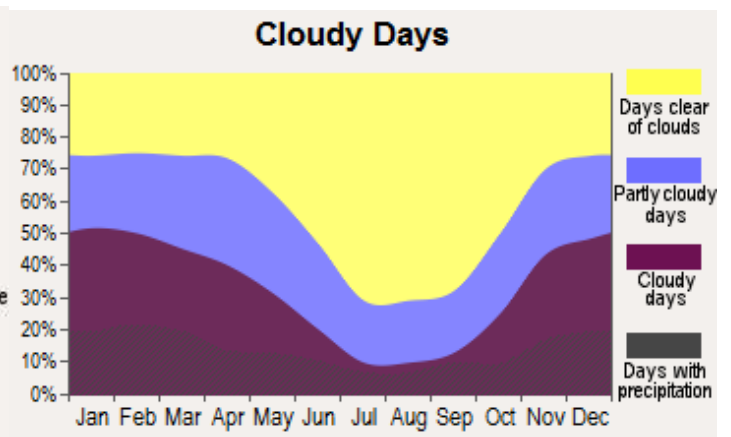
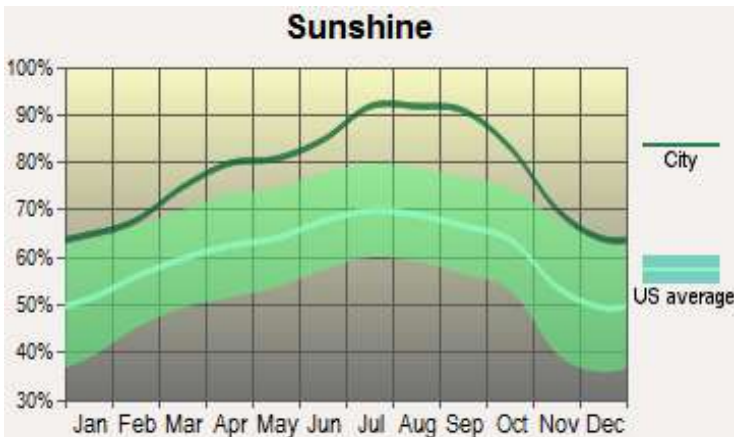
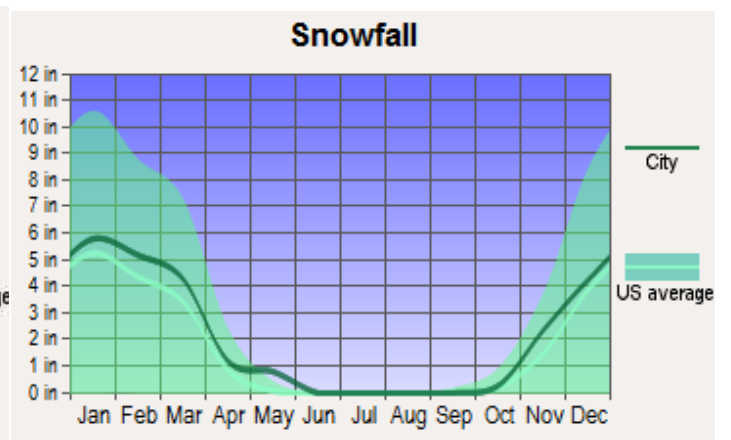
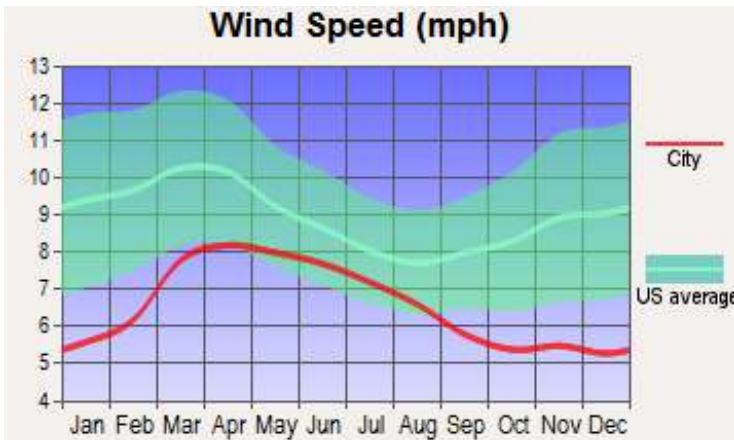
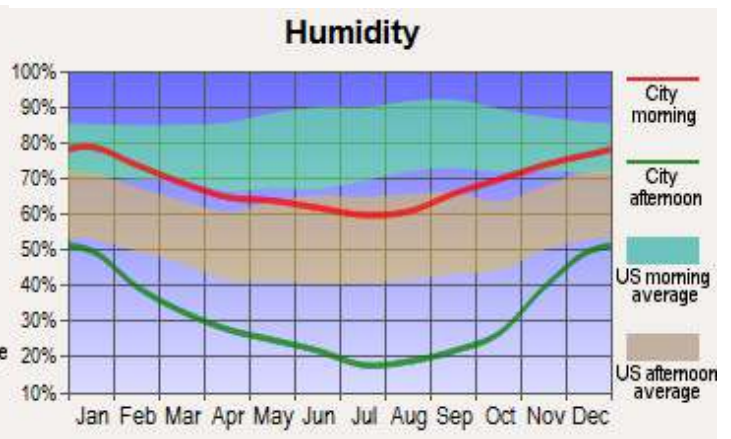
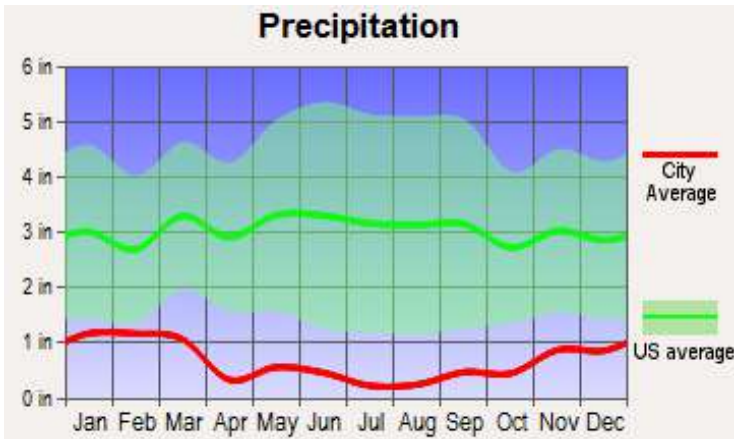
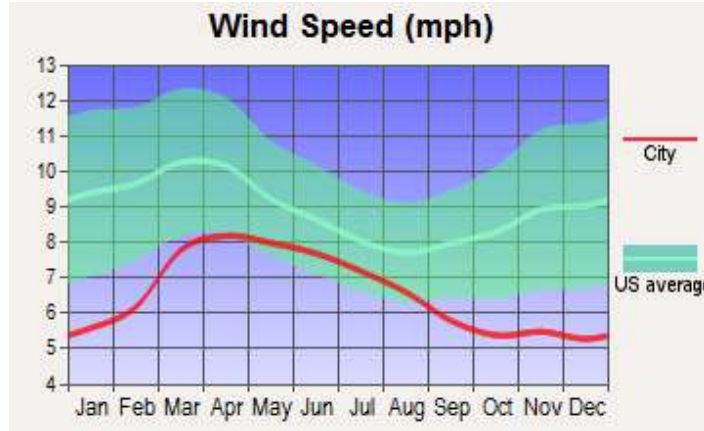
Size & Zoning

Palomino Farms consists of five parcels totaling *710.97* acres. **Please note on the acreage, (***) indicates subject to lot line adjustment.

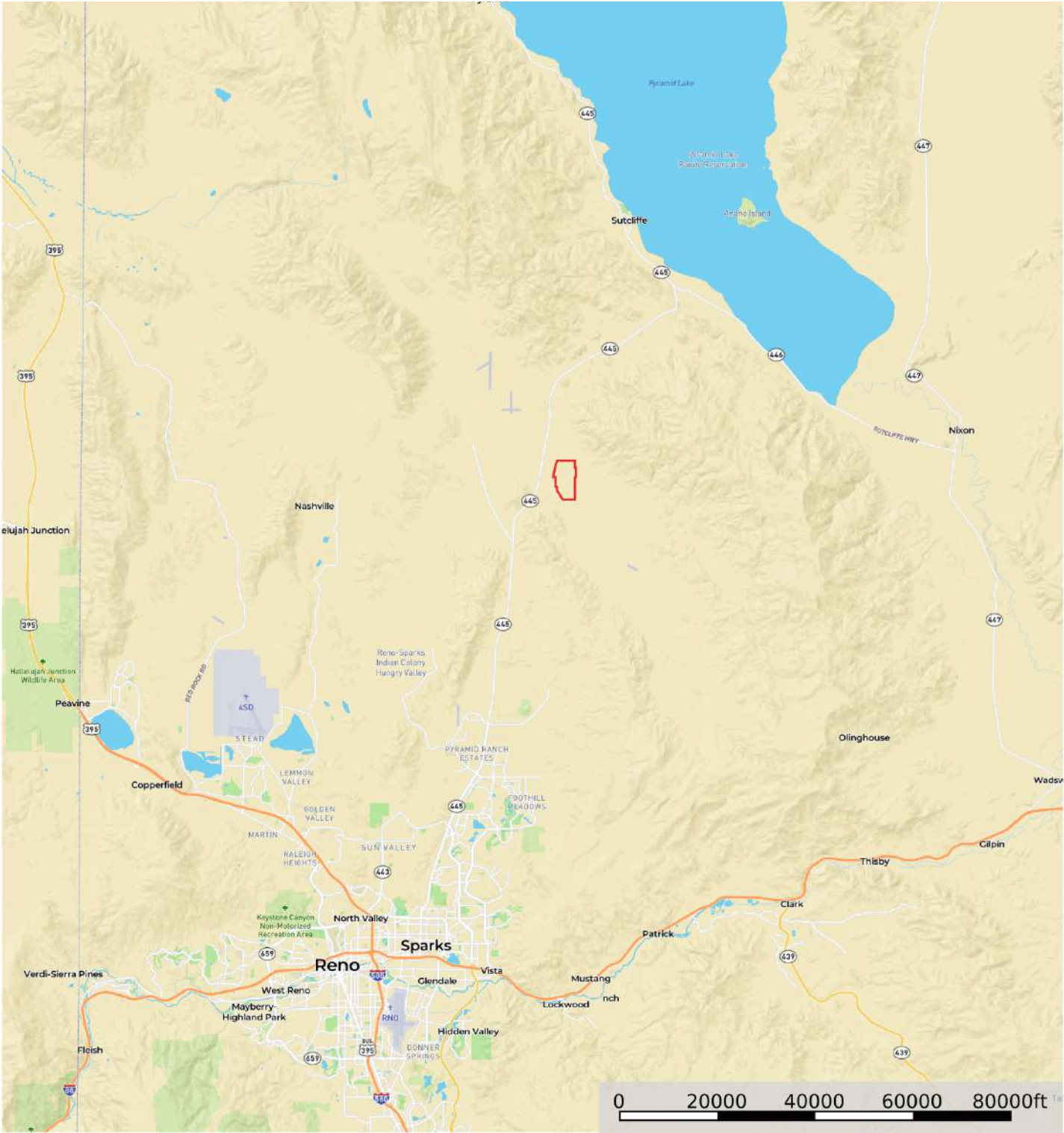
APN	ACRES	ZONING	TAXES (2023)
077-090-03	60.18	Pr18/ Lds 82	\$3,167
077-090-13	***	Psp 2 / Lds 84 / Gr11	\$4,090
077-090-14	***	Lds 67 / Gr 33	\$3,831
077-090-07	48.96	Lds 54 / Gr 46	\$6
077-090-15	40.97	GR	\$5
*** Indicates subject to lot line adjustment***			
TOTAL	*710.97*		\$11,247



Weather for Reno, NV

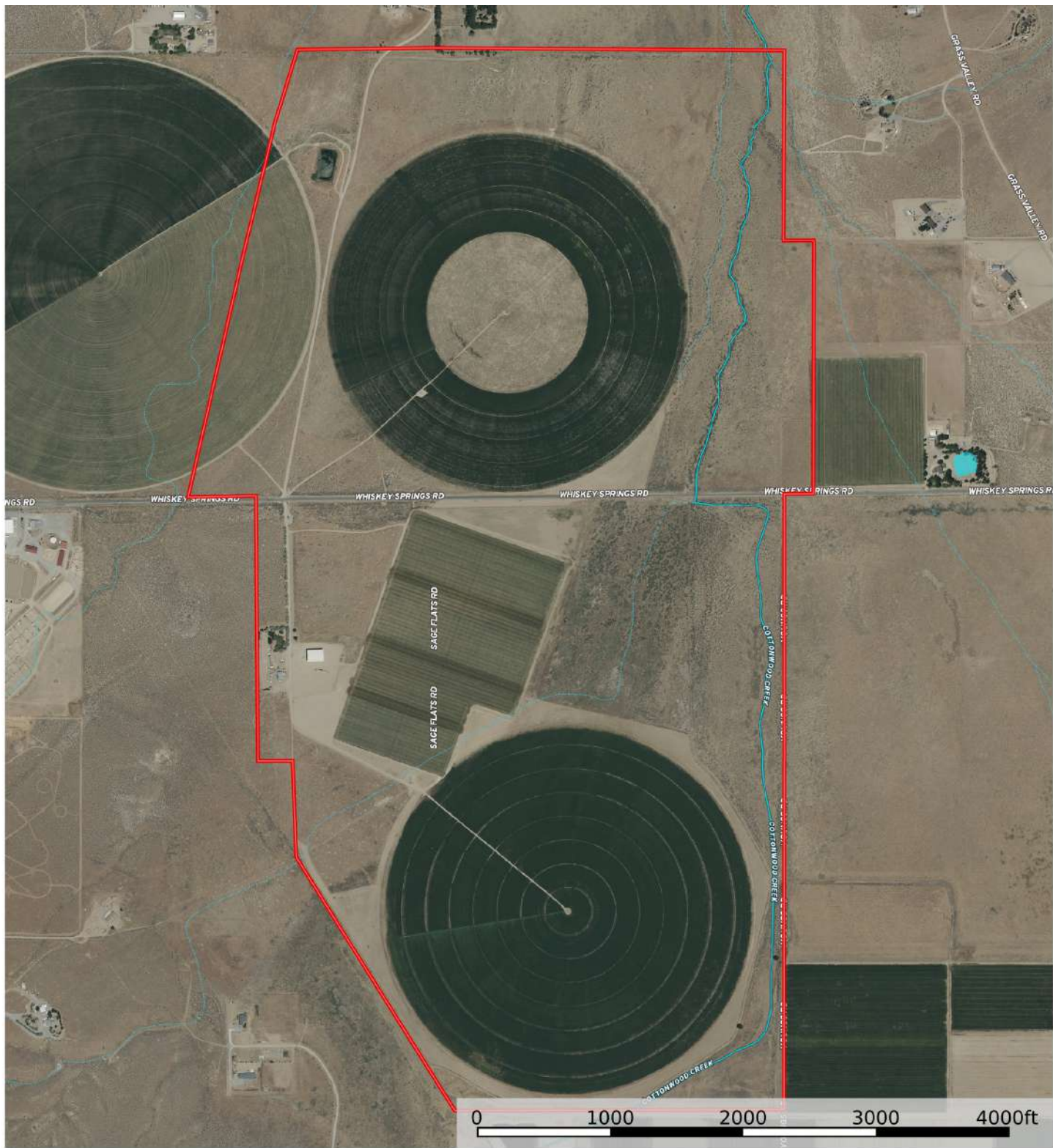


Street Map



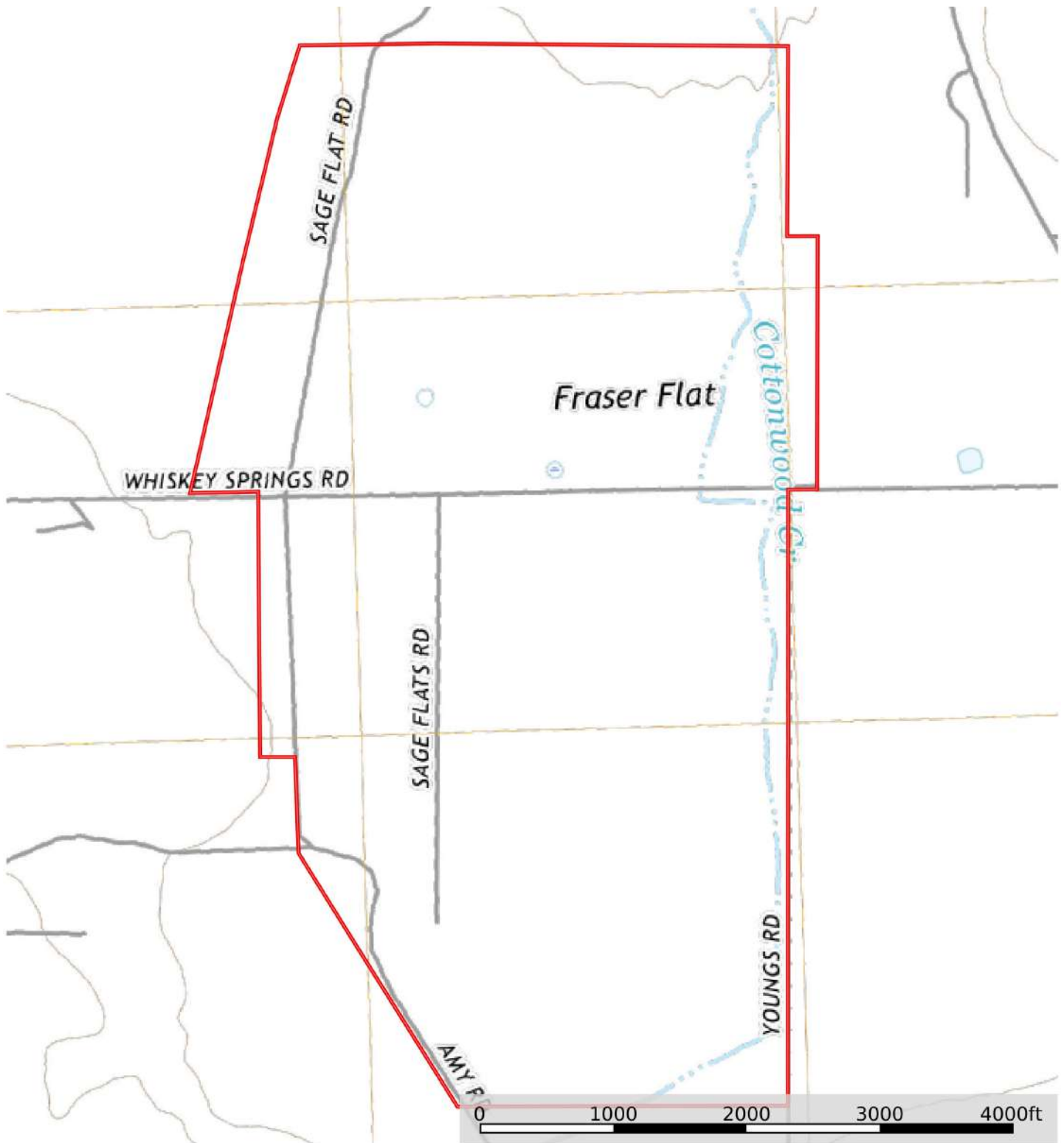
 Boundary

Satellite Map



Boundary Stream, Intermittent River/Creek Water Body

Topo Map



 Boundary



Outdoor Properties of Nevada, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by Outdoor Properties of Nevada. However, the accuracy of this information is not guaranteed or warranted by either Outdoor Properties of Nevada or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



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EXCLUSIVE PARTNER OF

