



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Hutchings Ranch

34 +/- Acres

Churchill County, Nevada



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The LandReport

2011-2025

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Introduction

Welcome to Hutchings Ranch — where Nevada’s ranching heritage meets modern comfort. Nestled in the heart of Fallon, the ‘Oasis of Nevada,’ this remarkable 34-acre property offers the perfect blend of equestrian function, agricultural roots, and community spirit.

Nurtured by water rights covering 28 acres, Hutchings Ranch thrives with lush farmland, a productive greenhouse, grape vines, and a small orchard. From fresh eggs to locally grown produce sold to Fallon’s own Courtyard Café — this is a property that sustains both land and lifestyle.

At the heart of the ranch stands a custom-built estate — over 6,500 square feet of living space, with six bedrooms, five and a half baths, office, craft room and spacious 3 car garage.

Two additional 3 bedroom, 2 bathroom, 1,500 square-foot residences provide flexibility for multi-generational living, guest quarters, or staff housing or rentals — making this property as versatile as it is expansive.

For the equestrian at heart, Hutchings Ranch delivers. A nearly one-acre indoor arena, outdoor arena, and multiple pens and corrals provide an ideal setting for training, recreation, and ranching activities.

Beyond the ranch, Fallon is a community rooted in agriculture and tradition. Known for its welcoming atmosphere and strong equestrian culture, this town’s annual events include the Churchill County Fair, the Fallon Ranch Hand Rodeo, and the High Desert Horse Expo. Additionally, Fallon is home to the U.S. Navy’s elite Top Gun training program. With Reno just over an hour away, and Lake Tahoe less than two hours, Hutchings Ranch strikes the perfect balance between rural living and urban convenience.

This is a unique opportunity to own a beautiful and productive piece of Nevada’s ranching culture. Hutchings Ranch is more than just a property — it’s a way of life. Here, tradition and lifestyle come together in the Oasis of Nevada.

Size & Zoning

34 +/- Acres APN 008-654-22

Zoned A5, Land Use code 694 Agricultural deferred with commercial

Tax District 020 <https://www.churchillcountynv.gov/88/Assessor>



Water Rights

Truckee Carson Irrigation District 775-423-2141

Farm Unit #6009 Serial # 569 Water Righted Acres 28.56

<https://water.nv.gov/>



Master Suite







Discover Fallon, Nevada

Founded in 1908, Fallon is nestled in Churchill County and is often referred to as the “Oasis of Nevada.” Originally established as an agricultural hub thanks to the Newlands Irrigation Project, Fallon has grown into a vibrant community while retaining its rural charm. The city’s rich history is reflected in its historic downtown, local museums, and annual events that celebrate its Western heritage.

Fallon is renowned for its deep-rooted equestrian culture, offering a variety of events and facilities tailored to horse lovers.

Annual Events

- **Churchill County Fair & Rodeo:** A highlight of the summer, this event is held at the Rafter 3C Event Complex, N features rodeo competitions, horse shows, and family-friendly activities.
- **Fallon Ranch Hand Rodeo:** Showcasing traditional ranch skills, this event draws competitors and spectators from across the region.
- **High Desert Horse Expo:** An annual gathering for horse owners and enthusiasts, featuring clinics, demonstrations, and vendor exhibits.
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Equestrian Facilities

- **Rafter 3C Event Complex:** Equipped with multiple arenas, stables, and ample trailer parking, the fairgrounds host regular rodeos, barrel races, and horse shows.
- **Lahontan State Recreation Area:** Offers miles of scenic trails perfect for horseback riding along the shores of Lahontan Reservoir.
- **Local Riding Clubs:** Several active clubs provide opportunities for group rides, training, and social events.

Points of Interest in Fallon

- Sand Mountain Recreation Area: Dune adventures, off-roading, and camping just a short drive away.
- Grimes Point Archaeological Area: Explore ancient petroglyphs and scenic trails.
- Lattin Farms: Family-friendly farm with fresh produce, events, and a fall corn maze.
- Stillwater National Wildlife Refuge: Birdwatching, photography, and serene nature walks.
- Churchill County Museum: Dive into local history and culture.
- Oats Park Art Center: Art exhibits, live performances, and community events.
- Naval Air Station Fallon: Home to the U.S. Navy’s TOPGUN program, adding vibrancy to the community.

If you’re looking for a welcoming community with a unique blend of history, recreation, and rural charm, Fallon, Nevada is a fantastic place to call home!

Fallon Weather Averages

Fallon enjoys over 300 days of sunshine each year, with low humidity and four distinct seasons. Winters are crisp but mild, while summers are warm and dry—perfect for outdoor activities!

Month	Avg. High (°F)	Avg. Low (°F)	Avg. Precipitation
January	46	23	0.7
February	53	28	0.9
March	61	33	0.6
April	68	38	0.4
May	77	46	0.5
June	87	53	0.3
July	95	58	0.1
August	93	56	0.1
September	84	48	0.2
October	71	38	0.4
November	56	29	0.7
December	45	23	0.7

Property Summary

- 34 acres, water rights for 28
- 6,500 sf custom main home
- Two 3 bed, 2 bath manufactured homes
- 45,000 sf under a roof--arena, bleachers, wash rack
- Outdoor arena, corrals and pens
- 3,000 sf greenhouse
- Small orchard with peach and apple trees
- Grapevines
- Patio and pergola
- Multiple dog runs
- Just over an hour to Reno, one and a half hours to Lake Tahoe

All information has been obtained from sources deemed reliable by Outdoor Properties of Nevada, Inc. The accuracy of this information is not guaranteed or warranted by either Outdoor Properties of Nevada, Inc., or the Sellers, and prospective Buyers 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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