


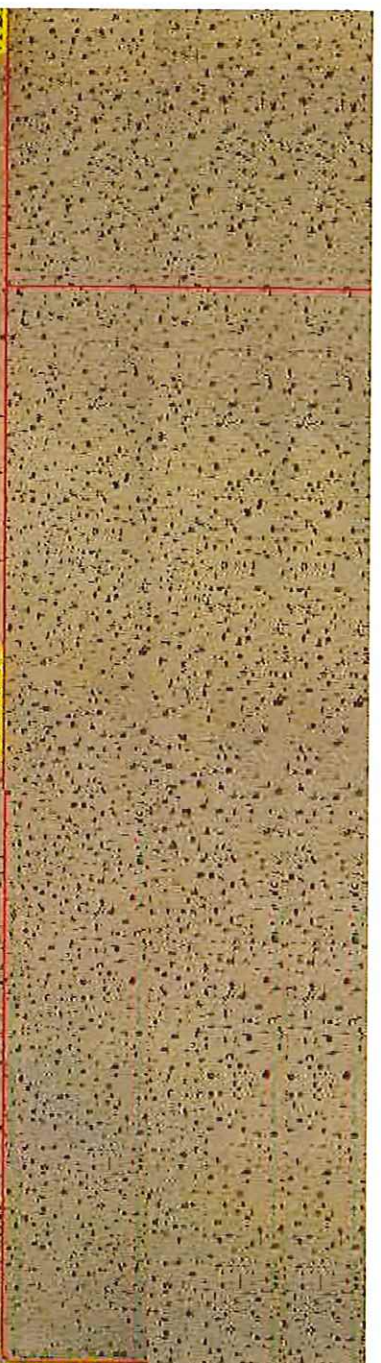
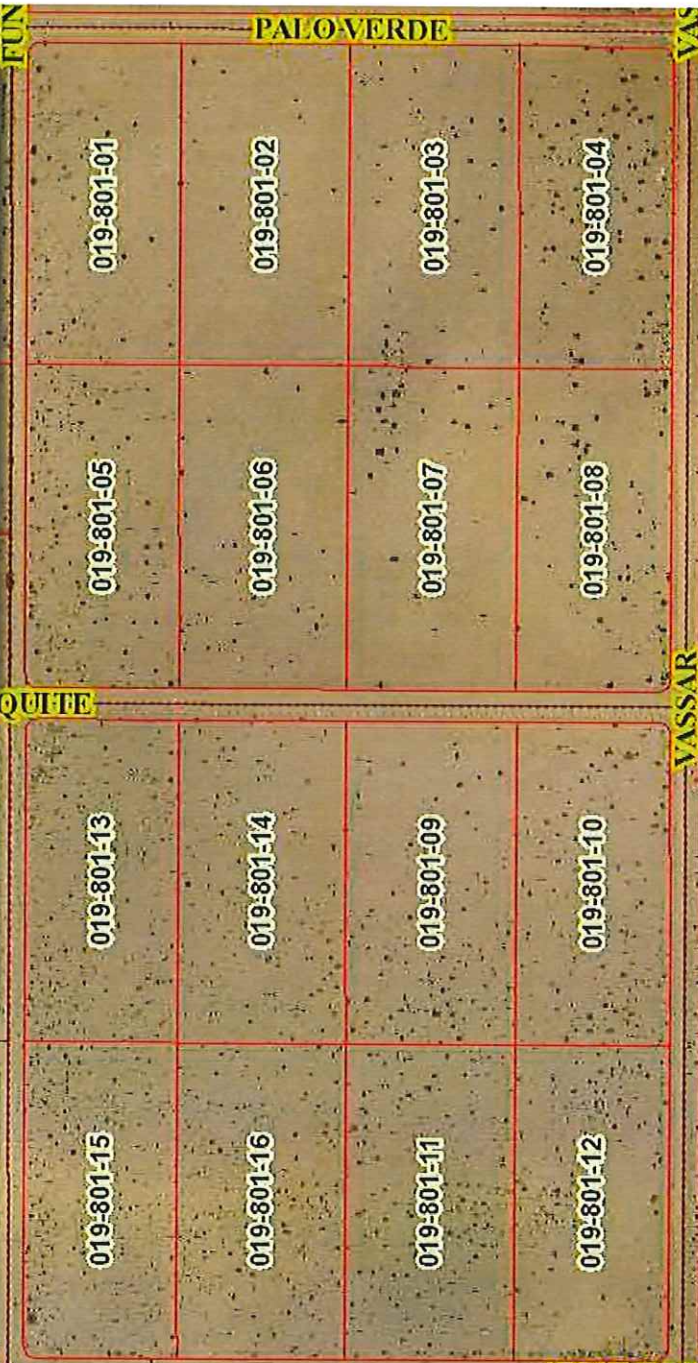
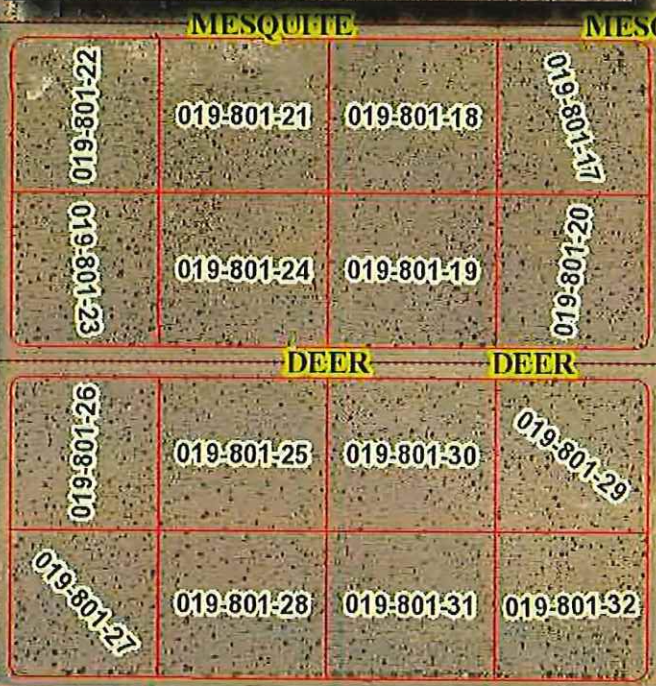
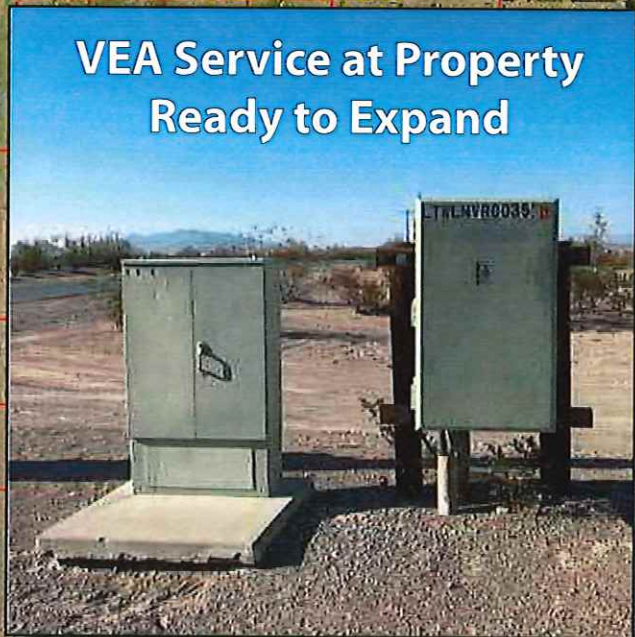
Sunrise Estates at Ash Meadows®

32 Parcel Subdivision Right in the Heart of Beautiful Amargosa, NV



**120 Acres
Flat Buildable Land
Subdivided and
Ready For Your
Development!**

Once in a Lifetime Opportunity - \$1.1mil





**Gas • C-Store • Restaurant
At Subdivision Entrance**



**Just 5 Miles Away
Fire • Sheriff • EMT
Community Center**

Sunrise Estates at Ash Meadows®

Lands of Nevada LLC
Water, Land & Development



BOOMING
Employment in
Amargosa Valley

- Agriculture
- Trucking
- Mining
- Dairy

**ALL HIRING
CURRENTLY**

Sunrise
Estates

Valley View Blvd

Farm Rd

Acres Cultivation 6 Miles - 100 Jobs

Longstreet Casino 13 Miles - 45 Jobs

Amargosa Dairy 7 Miles - 75 Jobs

Imvite Mining Complex 9 Miles - 55 Jobs

Sunrise Estates at Ash Meadows®

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Water, Land & Development

Prospectus

This is a 120 acre subdivision located in Amargosa Valley, already parceled with 32 lots.

16 - 5 acre and 16 - 2.5 acre.

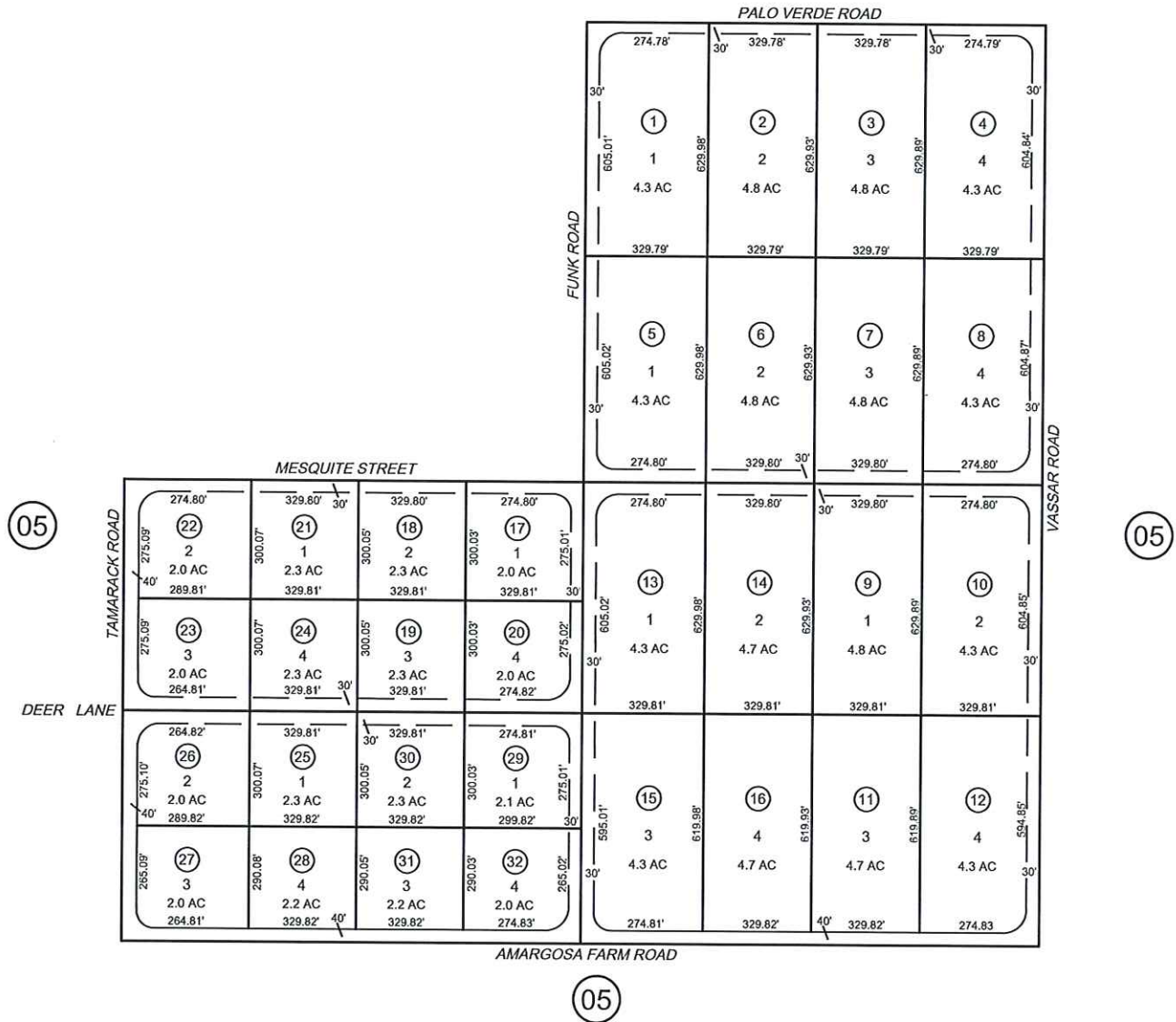
Parceling lots like this is very expensive and will be much more difficult moving into the future.

Currently each lot has the right to drill a well.

This is a great land play with the lots being sold at \$34,000 average per lot for a total of just \$1.1 million. This is not only a great opportunity for a developer but an investor can simply sell off individual lots at a cost of nearly double the \$34,000. Amargosa Valley demographics are perfect for USDA Loan Program as well as a number of state Grant Funds for lower income areas.

T16S, R48E
POR NW 1/4 SEC 10

05



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