



PINENUT RANCH
GARDNERVILLE, NEVADA

Sierra

Sotheby's
INTERNATIONAL REALTY

BRE #002018110



Spectacular Views of Jobs Peak and Carson Range

000 PINENUT RD | GARDNERVILLE, NEVADA 89410



Property Overview

Prime land with valuable surface water rights. Excellent location for a legacy estate ranch, equestrian pursuits, or residential farm-to-table lifestyle on 130+ acres. Nestled in a rich pastoral setting with stunning views of the Carson Range of the Sierra Nevada in prestigious Douglas County.

Stunning mountain and valley views. The picturesque Carson Valley offers abundant trails and area recreation including mountain biking, hiking, golf, fishing and more. Enjoy sunsets and starry nights from this ranch estate setting.

Located in Gardnerville within Nevada's prestigious Douglas County at approximately 4,600 ft elevation. Northern Nevada's fabled Carson Valley is known for its historic character and small town atmosphere combined with big city conveniences. This unique site is surrounded by working ranch land preserved through conservation easements that is close to shops, restaurants, art galleries, abundant outdoor recreation, trails, and community facilities.

Easy access to Highway 395. Only 15 minutes from the Minden-Tahoe Airport and about 25 minutes to Lake Tahoe skiing, boating, and entertainment Nevada tax advantages.

Zoned AG-19 Residential; electricity, domestic water, sewer available.



Lifestyle Concept



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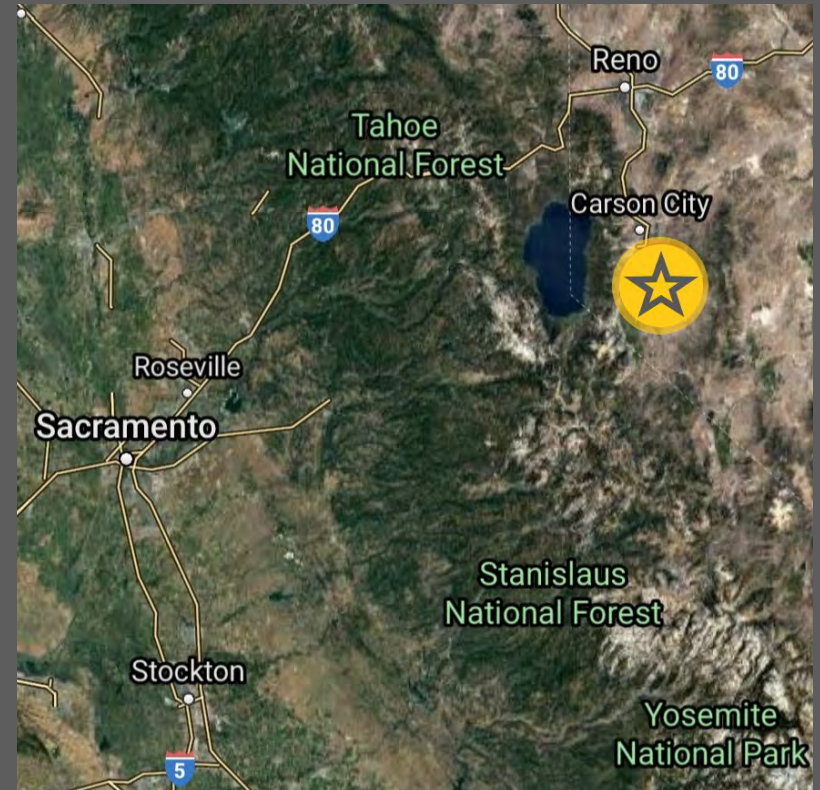


The Flight to Rural Areas...

For existing SFR in Gardnerville, "more sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend." - Recent Western Title Market Report

LOCATION

- Just off Highway 395 at Pinenut Rd in Gardnerville, Nevada
- A 15-minute drive to Minden-Tahoe Airport
- 50 miles to Reno-Tahoe International Airport
- 25 minutes to Lake Tahoe





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Bonus Entitlements:

Mixed-use Development

This unique offering includes an approved Specific Plan with valuable entitlements for a master planned community. The plan envisions a healthy lifestyle where residents can live, work, shop, and even grow their own food.



- Approved Specific Plan with entitlements for up to 250 residential units plus 8 acres commercial
- Concept plan for an Active Adult Community, including Farm-to-Table dining, community green and village with iconic barn, greenhouse, and Farmer's Market. Ideal for phased continuum care
- Zoned AG-19, with approval by County Ordinance as a designated "Receiving Area"
- Domestic water, sewer, electricity available
- Surface water rights
- Adjacent to working ranch land and area trails
- Envisions eco-friendly construction methods: passive solar, efficient systems, smart homes
- Details for the "Farmstead" Specific Plan are available by request



APN# 1220-14-000-010 | 130.55 Acres

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Lifestyle Concept at
Pinenut Ranch

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Pinenut Ranch

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Presented by Sotheby's International Realty

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List Price \$8,500,000

Buyer to verify all information contained herein

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