

BUCKHORN SPRINGS RANCH



4406 Buckhorn Ranch Rd.
Pioche, NV 89008

Brought to you by:

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4406 Buckhorn Ranch Rd. Pioche, NV 89043

Brief Summary

This property consists of 159.29 acres of land and 58.28 AFA water situated at an elevation of about 7,000' above sea level. The land includes water rights and a diverse mix of building improvements. The property has gated access with most of the site fenced with a corral, old tennis court area, buildings with old generators, fuel tanks and water collection ponds on-site. Most of the building improvements are not fully completed and as such are not functional as living space. All of the improvements are weathered with varying levels of deferred maintenance. Access is from a graded county road with limited winter access with grid power source. The property is designed and used as a recreational family retreat.

Land Data:

APNS: 006-031-05 & 006-051-02

SIZE: Total: 159.29 Acres, 6,938,672 SF

SHAPE: T shaped

TOPOGRAPHY: Undulating

ZONING: A4 – Agricultural with 20-acre lot minimum

UTILITIES: No public utility infrastructure, private well and septic system with private gas and diesel generator

FLOOD PLAIN: This property is located in FEMA Map #32017C0950D and is located in Zone D, an area of undetermined flood hazard.



IMPROVEMENTS:	Primary Cabin	1,127 SF
	Apartments (combined)	8,389 SF
	Accessory House 1	3,760 SF
	Accessory Bldg. 2	224 SF
	Accessory Bldg. 3	615 SF
	Accessory Bldg. 45	556 SF
	Garage/Shop	8,280 SF
	Garage Loft	2,880 SF
	Covered Storage 1	1,260 SF
	Covered Storage 2	1,200 SF
	Totals	28,291 SF

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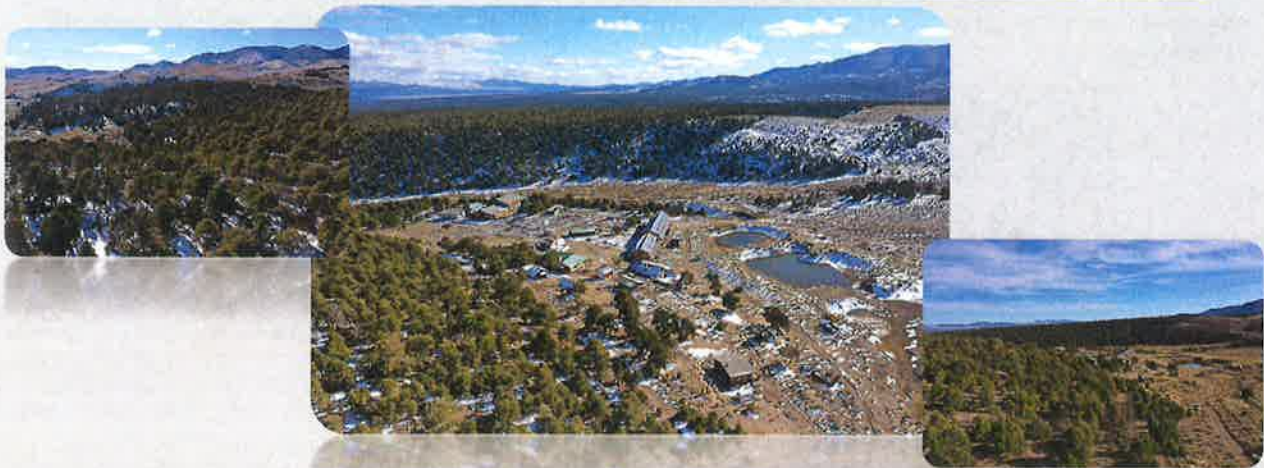
SITE DESCRIPTION

The property consists of two parcels of land that contain a total of 159.29 acres with an irregular shape. The property is situated at an elevation of 7000 feet above sea level with the site having undulating physical features.

Access is available from a graded gravel road that extends 25 miles north of the Eagle Valley Resort where the typical travel time is about 50 minutes and an additional 15 miles from Pioche to Eagle Valley. Wintertime access is limited due to the elevation and wintertime snow restricting access in the winter.

There are no public utilities to the property. Power is provided by private generators. There are several large diesel generators with several large fuel tanks. The cost of fuel together with the transporting the fuel to the site makes generating power a much more expensive proposition when compared to power off the electrical grid. It looks like electrical grid power is too far away to cost effectively bring power to the site. Installation of a battery solar system looks to be a better option with generators as backup power. At present, several small portable gas generators are being used for periodic use of the property.

Water is provided from springs found on the property. The water right is 58.28 acre-feet of water from Certificate 0836 permit #5698. The right is designated as seasonal agricultural use from April 1 to Oct 1 with the point of diversion being located in the NE SW of Section 13, Township 40 North, Range 68 East with a priority date of 09/01/1919. Septic systems have been installed to support sewage for the existing building improvements. The system is assumed to be approved and capable of supporting the existing improvements.



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Pioche, NV 89043

BUILDING DESCRIPTIONS

Primary Cabin

The primary cabin consists of 1,127 SF of living area including a kitchen, dining, living area, restroom and bedrooms with an enclosed covered porch and a finished loft area. The loft and enclosed patio do not meet the requirements as living area according to ANSI but provide some functionality. There is a room with a hot tub and a small secondary enclosed patio. The improvements are reported to be over 50 years old and are functional as living space. However, the exterior siding is worn with some deferred maintenance noted. This is the only set of building improvements completely finished as functional living space.



Apartments

The apartments consist of two buildings, the first with three units and the second with five units. The buildings include a covered walk along the front of the building with each unit having an enclosed patio area. The main floor includes a small bedroom, bathroom and great room with a wood burning stove and an area for the kitchen. None of the kitchens are complete or any of the units. The second floor is essentially a dual bunk area designed for sleeping, but with no bathrooms on the second floor. The south three units are mostly complete with most of the units at various stages of completion from rough finish to partial finish. Several of the units have finished upper floor areas. None of the units are fully functional as living space. The exterior siding is weathered with some wear on the shingles. There was no evidence of a permanent heating or cooling system. There are covered breezeways between the individual units with living space in the bunkrooms over the main floor breezeway. The total living area for the eight units is 8,280 SF with an average unit size of 1,035 SF. Several units will require significant work to be finished as functional living space with three units approaching basic completion with several having roughly finished second floor bunk sleeping quarters.



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Pioche, NV 89043

BUILDING DESCRIPTIONS

Accessory House

This consists of a two-story structure with 1,880 SF on each floor for a total of 3,750 SF. The upper floor has several sections that are partially finished with the lower floor being essentially rough-framed. This building is less than 50 percent complete with significantly deferred maintenance on the exterior with weather worn siding, decking that is worn and repairs needed. The property has the potential to be finished as a second living area but will require a significant investment to complete the improvements to functional living space.



Accessory Building 2

This is a small 224 SF structure that is essentially a bedroom or storage area with a small deck along the front. The space is not fully finished and is not considered to be functional living space at this point.



Accessory Building 3

This is a mid-sized accessory building that looks to surround an old, manufactured house with the building improvements not finished to a point that it could be considered functional living space. There is a small bathroom area in the original manufactured unit, but the addition is only partially finished. There is a deck along the south end of the structure. The exterior siding is weather worn with some maintenance required.



Accessory Building 4

This is a mid-sized 556 SF accessory building that is essentially unfinished and could be used as storage but could be finished as a bedroom area.



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BUILDING DESCRIPTIONS



Garage/Shop with Loft

The garage/shop is a multi-use building with a small wood shop, enclosed storage areas, covered parking areas and enclosed storage areas with a staircase that extends up to a second-floor area. The garage looks to have been built in phases with 8,280 SF with the second-floor loft area that is wood framed containing about 2,880 SF. The bathroom is roughed in. The facility is used to store significant quantities of various construction materials.



Covered Storage

There are two low cost covered storage areas to the east of the garage shop area with the Improvements having 1,200 and 2,260 SF respectively.



Gazebo/Patio

This is a covered patio area that contains 2,280 SF over a concrete slab with several BBQ facilities adjoining the building. The space is designed for outdoor recreation but is not a living area.



Other

There are several additional minor building improvements that include an old barn and storage sheds that are situated across the property so that these improvements have only a nominal impact on the property. Several of the buildings house generators or are used as storage, but the improvements are older with limited value. There is an old tennis court area that is graded and fenced, but not functional in that use. A water collection system has been installed to bring spring water to the individual dwelling areas. A septic system has been installed to handle sewage for individual buildings. Most of the site is fenced with a corral area for cattle and a gate on the drive into the property.

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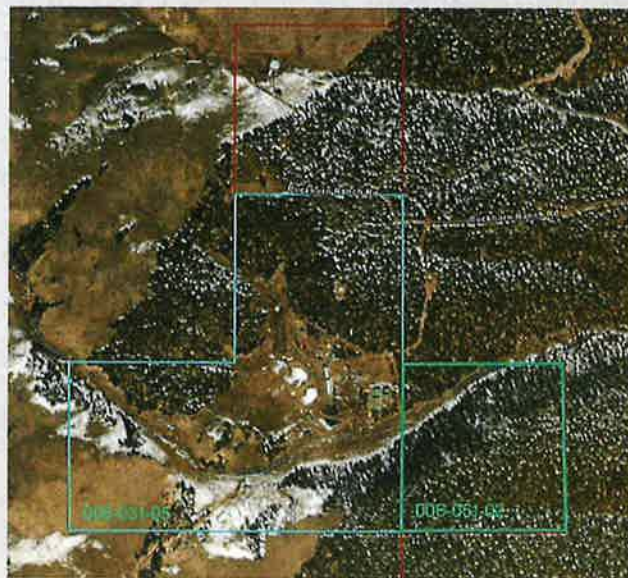


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Regional Information

Lincoln County is a county in the U.S. state of Nevada. As of the 2020 census, the population was 4,499, making it the fourth-least populous county in Nevada. Its county seat is Pioche. Like many counties in Nevada, it is dry and sparsely populated, though notable for containing the Area 51, government Air Force base.

History. Lincoln County was established in 1866 after Congress enlarged Nevada by moving its state line eastward and southward at the expense of Utah and Arizona territories. It is named after Abraham Lincoln, the 16th President of the United States. Original legislation called for the creation of a "Stewart County", after Nevada Senator William M. Stewart, but this was later changed in a substitute bill. Crystal Springs was the county's first seat in 1866, followed by Hiko in 1867 and Pioche in 1871.

Lincoln County initially included a ranch village and railroad siding named Las Vegas. However, that siding, which led to the future city of Las Vegas, was separated from Lincoln County upon the founding of Clark County effective July 1, 1909, by act of the Nevada Legislature [5]. Area 51 is in Lincoln County and the county sheriff acts in proxy for the perimeter security forces.

Neighborhood Information

The property is located in a rural mountain area northeast of Pioche, NV situated between Mount Wilson to the northwest, Parsnip Peak to the southwest and White Peak to the northeast. The area consists primarily of public land with pockets of private land scattered through the area. Most of the private land involves range or agricultural uses with homes situated on some of the properties. Eagle Valley Resort is the nearest commercial property to the subject located 25 miles on public gravel roads south of the subject. Eagle Valley Resort is a private RV park and campground with a small store and restaurant and the only significant commercial property in the area beyond Pioche.

Eagle Valley Resort is 15 miles east of Pioche on a paved surface street where there are homes scattered throughout the area. Access extends north over the Eagle Valley Reservoir where there are several campgrounds. North consists of farms and range land typically situated along the washes where there are pivots to irrigate portions of the properties. Several mountain subdivisions are located west of Mount Wilson off Highway 93. The subject is located off of a scenic bypass route at an elevation of about 7,000 feet surrounded by public land.

Geography

According to the U.S. Census Bureau, the county has an area of 10,637 square miles (27,550 km²), of which 10,633 square miles (27,540 km²) is land and 3.8 square miles (9.8 km²) (0.04%) is water.[6] While only the third-largest county by area in the state of Nevada, it is the seventh-largest county in area in the United States, not including boroughs and census areas in Alaska. The south cliff of Mount Rummel, the summit of which is just north of the county line in White Pine County, contains Lincoln County's highest point, at 10,640 feet (3,240 m).[7] The highest independent mountain completely within Lincoln County is Shingle Peak, while the county's most topographically prominent peak is Mormon Peak.