



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



40 Acre Ranchette Homesite

40 +/- Acres

White Pine County, Nevada



775-761-0451 Cell | 775-455-0225 Office

www.OutdoorPropertiesofNevada.com

NV LIC. B.1002686.CORP

Ellie Perkins NV LIC. S.198106



Introduction

Enjoy quiet country living on your own 40 acre ranchette in the peaceful White River Valley, with beautiful mountain views in all directions.

Located in the small farming and ranching community of Preston, 33 miles south of Ely, this partially fenced parcel has live power, domestic well and septic in place. Foundation remains from a previous manufactured home on property, and there are 2 small sheds.

Covering 8,897 square miles, White Pine County offers an abundance of outdoor recreation, hunting and fishing opportunities.

Particular points of interest are the Success Loop Scenic Drive, Cave Lake State Park, Ward Charcoal Ovens State Historic Park, Great Basin National Park and Nevada Northern Railway Museum.

Create your dream property and experience life in rural Nevada!

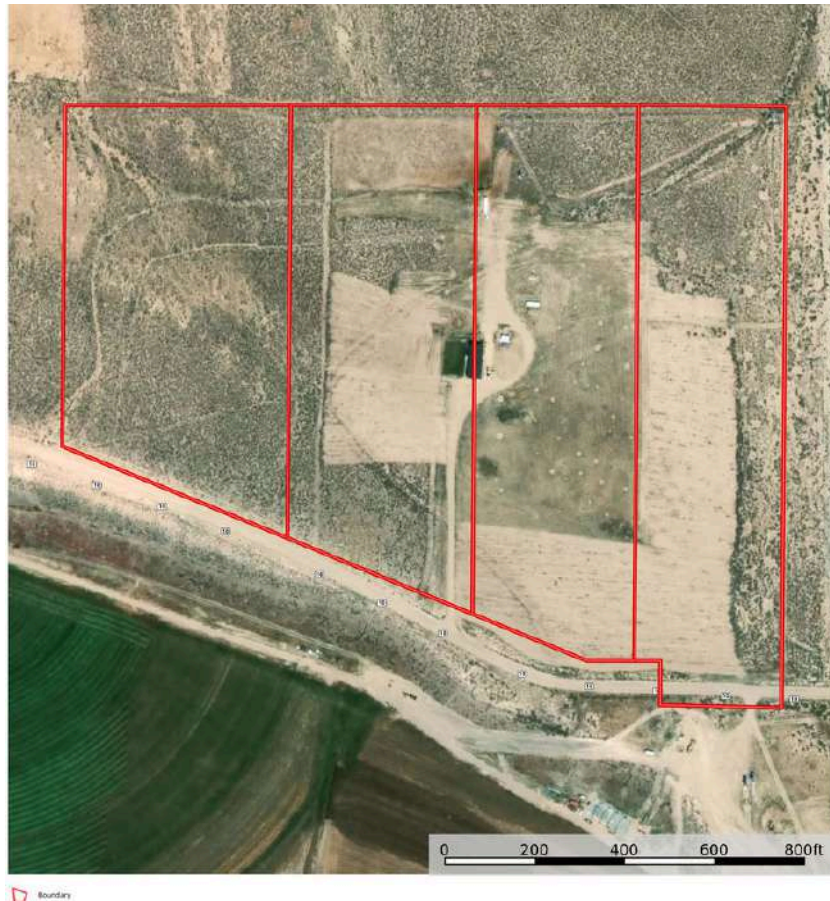
Size & Zoning

This offering is comprised of four 10 acre parcels.
APNs 011-460-13, 011-460-14, 011-460-15 and 011-460-16
Zoned Single Family Residential.

Total taxes 2024-2025 tax year 1,565.86


<https://www.whitepinecounty.net/433/Assessor-Responsibilities>

Property has live power, a domestic well and septic system. There is a foundation left from a previous manufactured home.



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1 East Liberty Street Ste 600 Reno,

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for the completion of the property transfer.



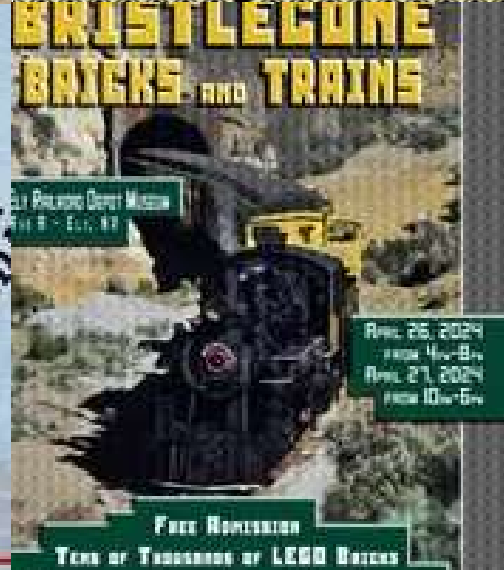
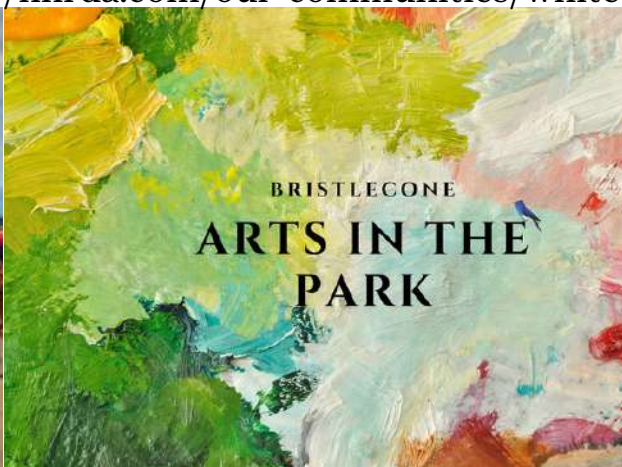
About White Pine County

White Pine County is the 5th largest county in Nevada, with a strong agricultural and mining base. It is served by 7 airports within 50 miles, and freight rail can be accessed.

Ely is the regional center for business and commerce for much of eastern Nevada. As of 2023, leading industries were Retail, Accommodation and Food Services, Education, and Health Care and Social Services.

With a wide variety of events throughout the year, there is always something new to see and do in White Pine County!

Source: <https://nvrda.com/our-communities/white-pine-county/>



Ward Charcoal Ovens State Historic Park

Located just south of Ely, these impressive beehive-shaped ovens were built in the late 1800s and were once used to produce charcoal for the mining industry .

Today, they stand as a testament to Nevada's rich history and offer visitors a glimpse into the past.

While you're there, enjoy hiking , camping , and wildlife viewing in the surrounding area.



Success Loop

The next time you're in Ely, check out Success Loop! Generally accessible from snowmelt to snowfall (late April to mid-November) this 38-mile loop is one of Nevada's prettiest, offering motorists panoramic views of craggy mountains, rugged canyons, and forested highlands. In warmer weather, wildflowers are in full bloom. In the fall, Aspen stands turn golden. Caution is encouraged in spring when mud can lead to stuck vehicles and deep ruts that hamper travel later in the year. When dry, the dirt road is accessible by car, but a high-clearance vehicle is suggested.



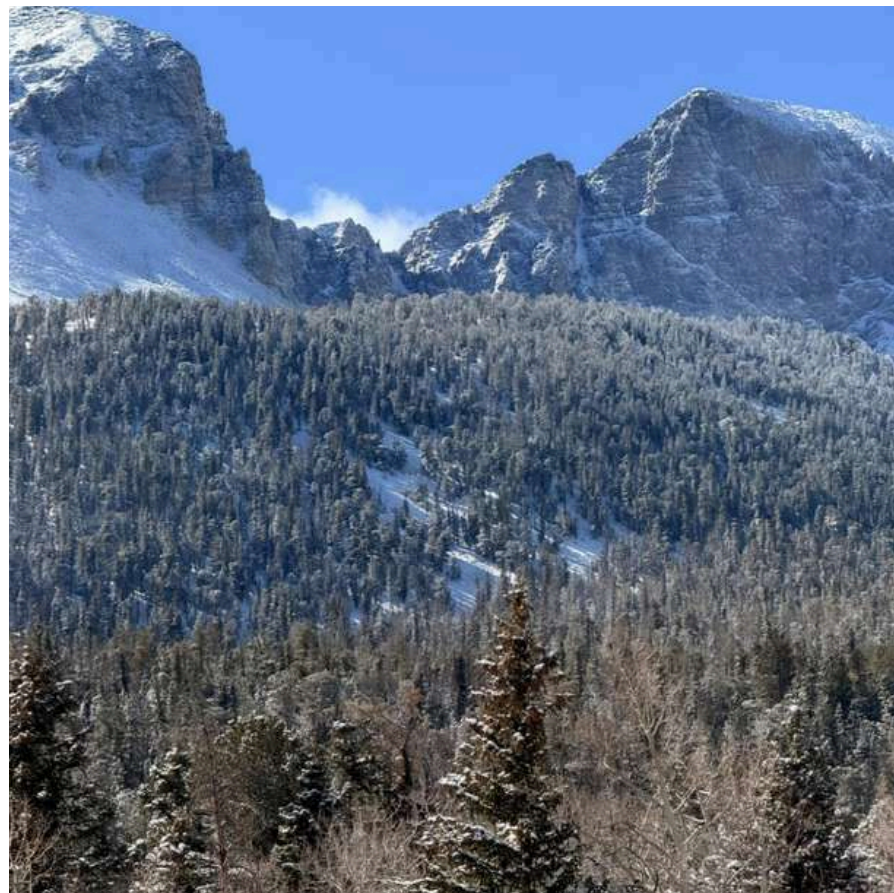
Great Basin National Park

From the 13,063-foot summit of Wheeler Peak to the sagebrush-covered foothills, Great Basin National Park hosts a sample of the incredible diversity of the larger Great Basin region. Come and partake of the solitude of the wilderness, walk among ancient bristlecone pines, bask in the darkest of night skies, and explore mysterious subterranean passages. There's a lot more than just desert here. <https://www.nps.gov/grba/index.htm>

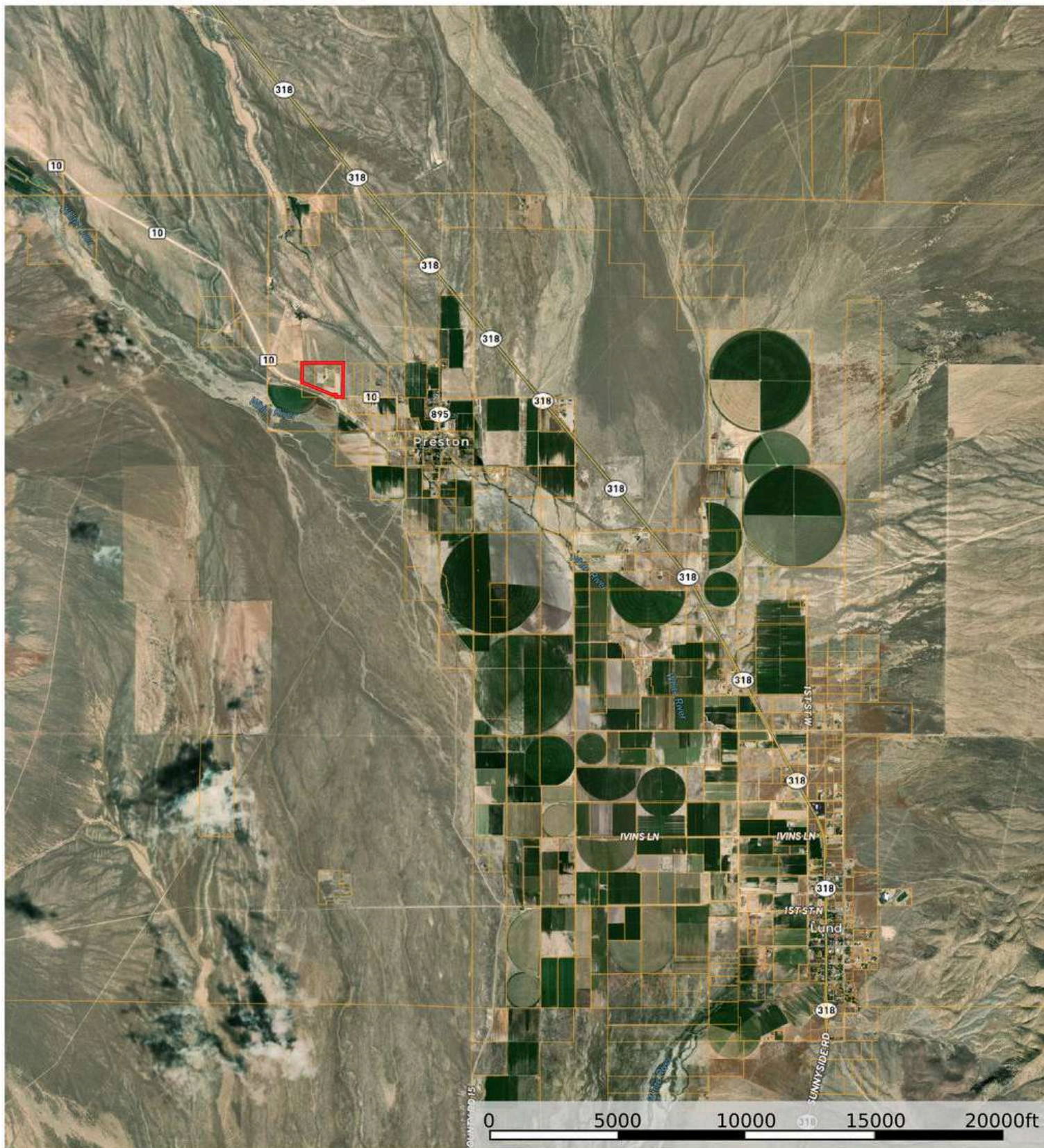


There are three species of bristlecone pine. All are long-lived and highly resilient to harsh weather and bad soils. One of the three species, *Pinus longaeva*, is among the longest-lived life forms on Earth.

Lehman Caves is the longest cave system in the state of Nevada. Tours have been entering the cave since 1885



Wheeler Peak is the tallest mountain in the Snake Range and in White Pine County. The summit elevation of 13,065 feet makes it the second-highest peak in Nevada, just behind Boundary Peak. It was named for George Wheeler, leader of the Wheeler Survey of the late 19th century.




 Boundary

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Preston 40 Acres

White Pine County, Nevada, 40 AC +/-



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Property Summary

- 40 Acres in the beautiful White River Valley
- Live power, domestic well and septic
- Mountain views in all directions
- Partially fenced
- Game Management Unit 132
- 2 small sheds
- Great base for outdoor recreation and hunting



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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