



# Buckeye Farms Neighborhood 1

## 324 Tentative Mapped Residential Units

### Minden, Nevada 89423

Presented by:  
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## Property Overview:

20 LINE Ventures, LLC is proud to present Buckeye Farms Neighborhood 1—a premier 90.67-acre residential community within the larger Buckeye Farms Agri-hood Specific Plan in Minden, Nevada. This neighborhood, identified by APNs 1320-28-000-051, 052, and 053, includes 324 residential units, comprised of 304 single-family detached homes and 20 multifamily residential units, each situated on lots with a minimum size of 8,000 square feet.

Strategically located on Buckeye Road between Minden Elementary School and the Justice Center, Neighborhood 1 offers unmatched proximity to essential civic and educational resources. The Justice Center also presents local employment opportunities, making this location ideal for families and professionals. A pedestrian trail will directly connect the community to Minden Elementary School, promoting walkability and safe access for students. Residents will also enjoy convenient access to adjacent bike trails, encouraging an active lifestyle.

This tentative mapped community is part of a larger vision that carefully balances residential growth with agricultural preservation, maintaining over 200 acres of open space. The purchase price of \$21,060,000 includes Transfer Development Rights, adding long-term value for buyers. Nestled in a safe, scenic area of Douglas County, Neighborhood 1 is close to services like Douglas High School and Carson Valley Medical Center. The neighborhood provides a serene, small-town setting with expansive views and a welcoming community, while offering convenient access to regional hubs like Carson City, South Lake Tahoe, and Reno via Highway 395.

Buckeye Farms Neighborhood 1 represents more than just homes—it's an investment in the future of Minden, rooted in its agricultural heritage and designed with community, connection, and quality in mind. **For more information, please contact: Michelle McGrath, Broker, 20 LINE Ventures, LLC, 775-720-5768, [Michelle20line@gmail.com](mailto:Michelle20line@gmail.com)**

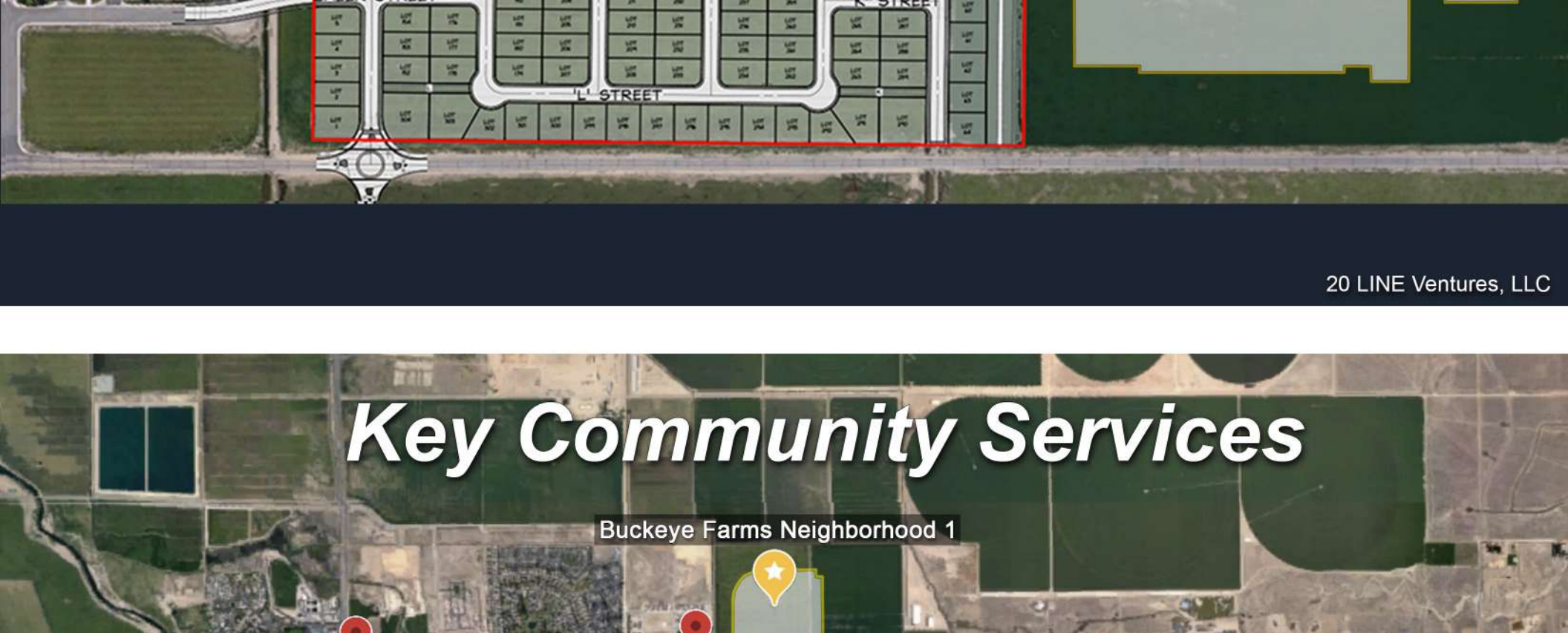
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## Buckeye Farms Neighborhood 1 Tentative Map



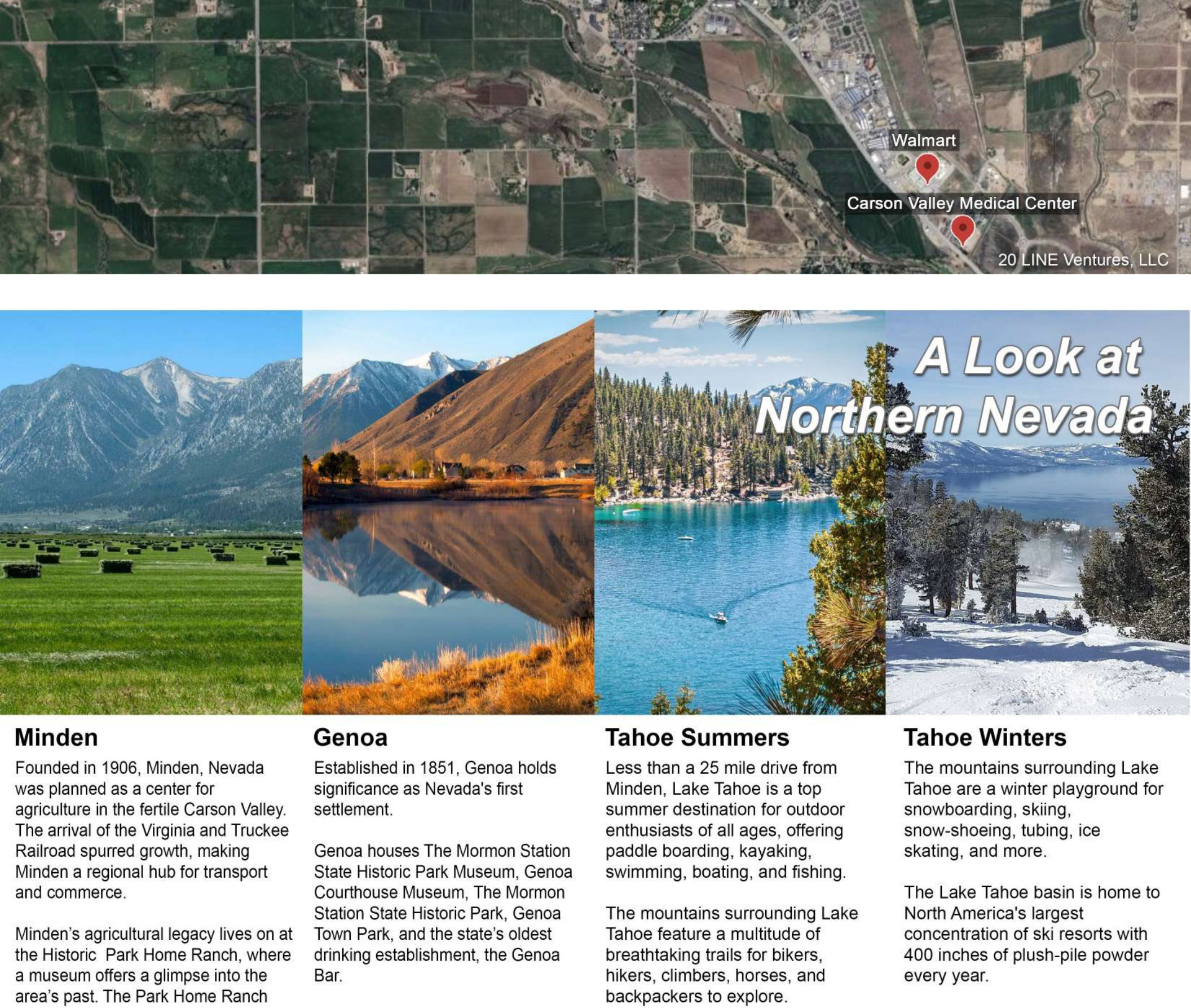
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## Buckeye Farms Neighborhood 1 Ideally Located Between School and Work



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## Key Community Services



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### Minden

Founded in 1906, Minden, Nevada was planned as a center for agriculture in the fertile Carson Valley. The arrival of the Virginia and Truckee Railroad spurred growth, making Minden a regional hub for transport and commerce.

Minden's agricultural legacy lives on at the Historic Park Home Ranch, where a museum offers a glimpse into the area's past. The Park Home Ranch also serves as a picturesque wedding venue in a pastoral setting, while the town retains its character through historic architecture, a close-knit community, and its longstanding role as the seat of Douglas County.

### Genoa

Established in 1851, Genoa holds significance as Nevada's first settlement.

Genoa houses The Mormon Station State Historic Park Museum, Genoa Courthouse Museum, The Mormon Station State Historic Park, Genoa Town Park, and the state's oldest drinking establishment, the Genoa Bar.

During winter, locals enjoy David Welley's Hot Springs, with seven mineral soaking tubs, a heated freshwater relaxation pool, steam and sauna rooms. The 1862 David Welley's Restaurant & Saloon, situated at the resort, offers an upscale dining experience for visitors.

### Tahoe Summers

Less than a 25 mile drive from Minden, Lake Tahoe is a top summer destination for outdoor enthusiasts of all ages, offering paddle boarding, kayaking, swimming, boating, and fishing.

The mountains surrounding Lake Tahoe feature a multitude of breathtaking trails for bikers, hikers, climbers, horses, and backpackers to explore.

Warm summer evenings in Tahoe offer lively events, including the Tahoe Summer Concert Series and the annual Lake Tahoe Shakespeare Festival.

### Tahoe Winters

The mountains surrounding Lake Tahoe are a winter playground for snowboarding, skiing, snow-shoeing, tubing, ice skating, and more.

The Lake Tahoe basin is home to North America's largest concentration of ski resorts with 400 inches of push-pile powder every year.

After a day spent in the Tahoe snow, locals and visitors often cozy up next to a firepit to enjoy some food and drink at one of the many restaurants or bars located in the resort villages.

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### Carson Valley Days

Each June for over 110 years, is a beloved four-day celebration of small-town American spirit. With a **themed parade, carnival rides, live music, horseshoe tournaments, craft vendors**, and more, it brings locals and visitors together for unforgettable summer memories and cherished community traditions.

### Big names in a cozy setting—TJ's

Corrals at the Carson Valley Inn deliver big-name concerts in a cozy setting, with a raised stage, **Jobs Peak views**, and a grassy area perfect for blankets and sunsets—bringing you close to the music as country and rock stars light up the night.

## Carson Valley Activities

### J.T. Basque Bar & Dining Room

a family-owned Gardnerville staple for over 60 years, is known for hearty family-style meals, strong Picon Punch, and a festive, family-friendly atmosphere. Voted **Best Basque Restaurant in the Carson Valley for over a decade**, it's a local favorite for good food and great company.

### Held the last weekend of September, The Genoa Candy Dance

is a beloved century-old tradition supporting historic Genoa. With **300+ craft and food vendors, live music, and the Saturday Candy Dinner and Dance**, it's one of the area's most anticipated events—powered by passionate volunteers

### In downtown Gardnerville, Big Daddy's Bike Shop

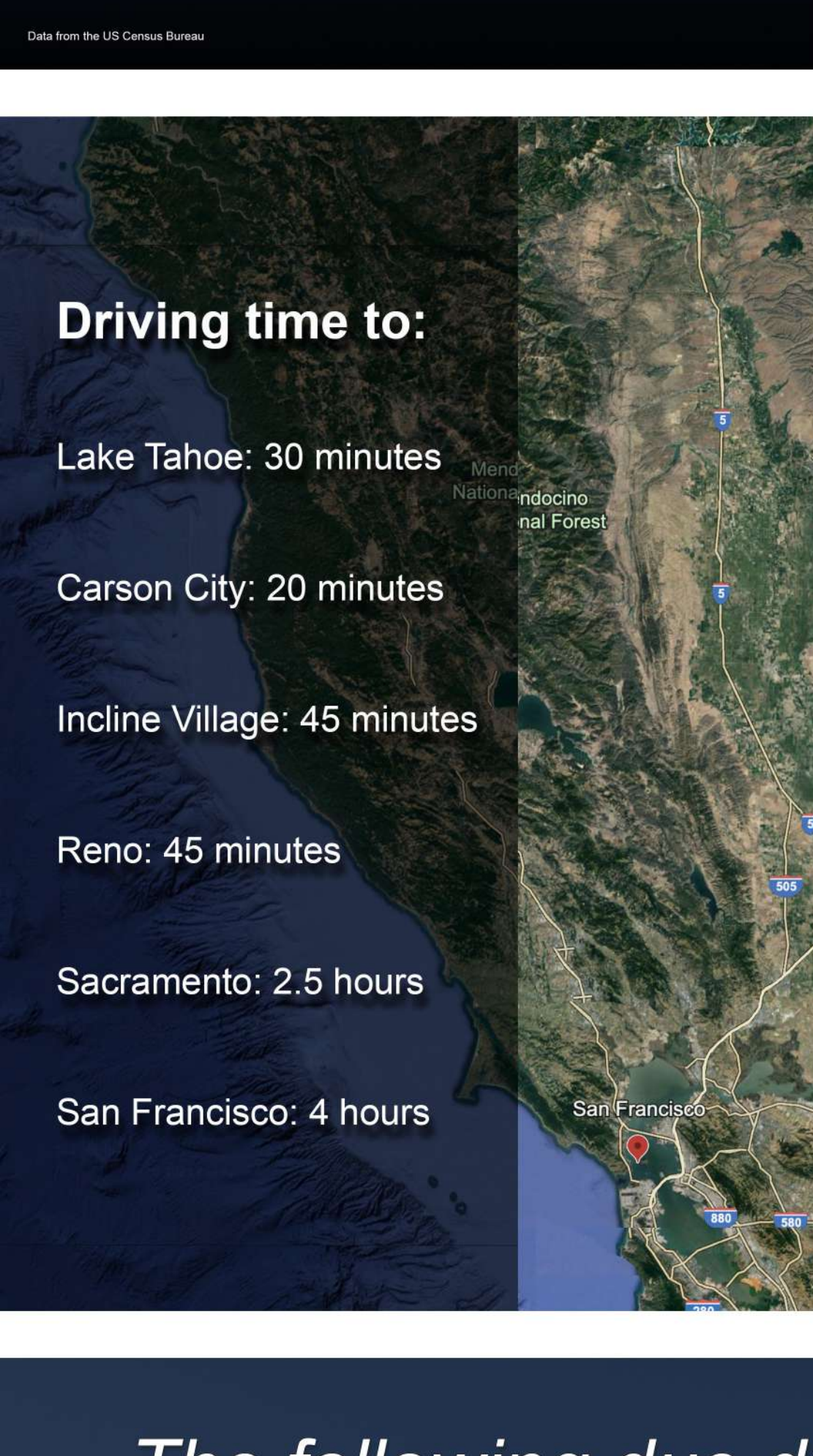
blends bikes, brews, and community in a laid-back setting. Enjoy a cold drink, live music, food trucks, and good company, or **rent a cruiser or e-bike to explore town**. The shop also offers bike sales and services—and don't miss the old fire truck turned into a one-of-a-kind bar.

### Christmas in the Carson Valley

is a magical season of festive traditions. From the **Minden Park gazebo lighting to cocoa-filled moments at the Parade of Lights**, don't miss Genoa's **Breakfast with Santa**—each event brings joyful memories that light up the winter.

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## Northern Nevada By the Numbers



The state of Nevada has consistently ranked within the top 10 nationwide over the past decade. These rankings are a direct reflection of the growth, community, culture, and economy that Nevada has to offer.

| Top States for Clean Energy Investment  | Top Mid-Sized Manufacturing Hubs   | Top States for Geothermal Energy Production  |
|---|--|--|
| 1. Montana<br>2. Wyoming<br>3. Nevada<br>4. New Mexico<br>5. South Dakota   | 1. California<br>2. Nevada<br>3. Florida<br>4. Colorado<br>5. Utah   | 1. California<br>2. Nevada<br>3. Utah<br>4. Hawaii<br>5. Alaska  |
| Source: Keystone Korner   | Source: Business Facilities  | Source: Statista   |
| Best Business Climate   | Best Business Tax Climate  | Top States for Best Economy  |
| 1. Texas<br>2. North Carolina<br>3. Virginia<br>4. Utah<br>5. Tennessee<br>6. Colorado<br>7. Washington<br>8. Nevada<br>9. Georgia<br>10. Florida   | 1. Wyoming<br>2. South Dakota<br>3. Texas<br>4. Alaska<br>5. Montana<br>6. New Hampshire<br>7. Nevada<br>8. Utah<br>9. Indiana<br>10. North Carolina     | 1. Florida<br>2. Texas<br>3. Utah<br>4. Idaho<br>5. Minnesota<br>6. Nevada<br>7. North Carolina<br>8. Kansas<br>9. Oklahoma<br>10. Alaska                |
| Source: Business Facilities   | Source: Business Facilities  | Source: U.S. News & World Report   |
| Top States for Infrastructure   | Top Solar Energy Production  | Fastest Growing Low Tax States   |
| 1. Nebraska<br>2. South Dakota<br>3. Utah<br>4. Nevada<br>5. Oregon<br>6. Kansas<br>7. Washington<br>8. North Dakota<br>9. Vermont<br>10. Minnesota | 1. California<br>2. Texas<br>3. Florida<br>4. North Carolina<br>5. Arizona<br>6. Nevada<br>7. Georgia<br>8. New York<br>9. Virginia<br>10. Massachusetts | 1. South Carolina<br>2. Idaho<br>3. Delaware<br>4. North Carolina<br>5. Tennessee<br>6. Nevada<br>7. Alabama<br>8. Montana<br>9. Arizona<br>10. Arkansas |
| Source: U.S. News & World Report  | Source: Climate Central  | Source: Investopedia   |

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## Driving time to:

Lake Tahoe: 30 minutes

Carson City: 20 minutes

Incline Village: 45 minutes

Reno: 45 minutes

Sacramento: 2.5 hours

San Francisco: 4 hours



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## The following due diligence materials are available upon request:

- Tentative Map
- Geotechnical Site Assessment
- Specific Plan
- Master Drainage Study
- Development Agreement
- Record of Survey
- Phasing Plan
- Traffic Study
- Conditions of Approval
- Will Serve Letters
- Topographical Map

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## Housing Market Information

Northern Nevada's economy remains one of the strongest performers in the western U.S. In 2025, the region continues to outpace national trends in job creation, with significant gains in technology, logistics, healthcare, and advanced manufacturing. High-potential employers, such as Tesla, Panasonic, and a growing number of tech startups have cemented the area as a magnet for innovation and business growth.

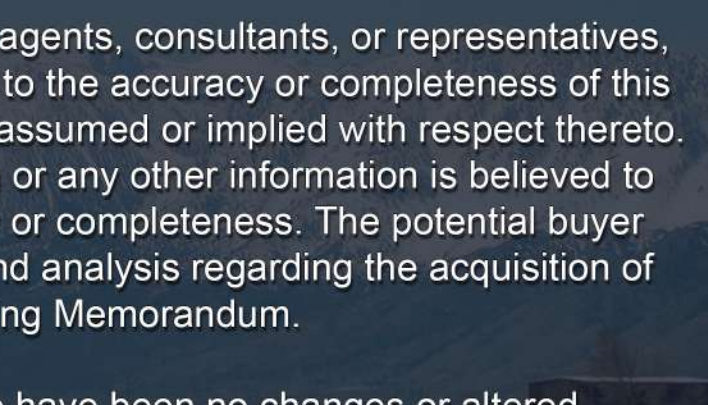
This surge in economic activity has triggered a corresponding demand for housing, especially in Douglas County. As of mid-2025, the county has seen a 9.5% increase in active listings, reaching 494 homes on the market. Still, inventory remains tight, with only a 3.4-month supply—well below a balanced market. Homes now spend an average of 98 days on the market, and many are selling for slightly below asking, reflecting a cooling but still active environment.

While overall population growth in Minden has leveled off—with a modest 0.38% increase in 2025—the town remains a popular destination for out-of-state buyers, particularly those relocating from California. The appeal lies in Minden's balance of lifestyle, affordability, and access to job markets in Carson City and Reno.

As larger jurisdictions struggle with land constraints and rising development costs, builders are increasingly turning their attention to submarkets like Minden. Projects such as Buckeye Farms represent a timely opportunity to meet the housing needs of a growing and diversifying buyer pool—ranging from young families and retirees seeking better value.

Despite an average home value of roughly \$689,000, Minden remains a bargain when compared to cities like San Francisco or Seattle, where prices often exceed \$3 million. This affordability, combined with a high quality of life, has made the area especially attractive to remote workers and retirees seeking better value.

Minden was recently ranked among Nevada's top retirement destinations, thanks to its mild climate, scenic beauty, and slower pace of life. This trend has helped shape local demand, as more buyers seek low-maintenance, single-level homes in walkable, peaceful neighborhoods.



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## Disclosure:

This Offering Memorandum provides information relevant to the acquisition and development of "Buckeye Farms Neighborhood 1" in Minden, Nevada. The information herein has been provided by the Seller and Broker. Although obtained from reliable sources, it may not encompass all the information needed for a fair evaluation of the property. This information is for general reference purposes only. Additional details should be uncovered through proper feasibility studies and economic analysis by the potential purchaser for the development and sale of the property.

The Seller and Broker, along with their respective employees, agents, consultants, or representatives, make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content. No legal liability is assumed or implied with respect thereto. While the information contained in this Offering Memorandum or any other information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. The potential buyer must conduct its own independent investigation, discovery, and analysis regarding the acquisition of the property without relying on this Offering Memorandum.

This Offering Memorandum does not represent that there have been no changes or anticipated conditions of the property since its preparation or distribution. All discussions or communication by the potential purchaser, the potential purchaser's agents, representatives, employees, or affiliates with the Seller's representatives, engineers, consultants, or agents, or any person privy to Buckeye Farms, are prohibited unless otherwise permitted by the Seller.

Broker cooperation will be allowed for a broker that procures and represents a buyer purchasing the property. If applicable, a cooperating broker fee shall be paid at closing. Cooperation does not include a broker that represents themselves as Principals or a broker whose member of their immediate family is participating in the purchase of the property. No broker will be recognized for a potential purchaser who has previously contacted or been contacted by the Seller or Seller's representatives.

For more information and pricing, contact **Michelle McGrath, Broker, 20 LINE Ventures, LLC, 775-720-5768, [Michelle20line@gmail.com](mailto:Michelle20line@gmail.com)**.

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