

FOR SALE

WINNEMUCCA LAND



Land

PRODUCT TYPE



±160 AC

SIZE



For Sale

AVAILABLE

80

WINNEMUCCA

SUBJECT



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NAI Alliance



Property Highlights

This 160-acre property consists of four 40-acre parcels and offers flexibility for agriculture, investment, or future development. It includes 180.35 acre-feet of senior certificated water rights—among the oldest in the Winnemucca Segment Basin—along with a dug well (no pump installed). The land is generally level with natural drainage to the north, seasonal runoff, wire corrals, and concrete troughs supporting livestock use. Zoned AG-5 with potential 5-acre subdivision, the property presents a rare opportunity to secure quality land and senior water rights in Northern Nevada's growing agricultural market.

Property Details

City and County	Winnemucca, NV (Humboldt County)
Available Space	±160 AC
Sale Price	\$1,150,000
APN	014-0201-11 014-0201-12 014-0201-13 014-0201-14
Water Rights	±180.35 acre-feet of certificated water rights, all subsurface, among the oldest and most senior in the Winnemucca Segment Basin.
Infrastructure	<ul style="list-style-type: none"> Existing Well is in place Concrete trough Wire corral
Zoning	AG-5
Topography	Generally level topography with natural drainage running across the northern parcels.

**All information provided is deemed reliable but not guaranteed; Buyer is advised to independently verify all representations, including but not limited to zoning, water rights, acreage, and development potential, during the due diligence period.*



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±160 AC

AVAILABLE SPACE



\$1,150,000

SALE PRICE



Now

AVAILABLE



Property Photos

NAIAlliance





Land

PRODUCT TYPE



±160 AC

AVAILABLE SPACE



\$1,150,000

SALE PRICE



Now

AVAILABLE



Property Photos

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AVAILABLE SPACE



\$1,150,000

SALE PRICE



Now

AVAILABLE

5-MILE KEY FACTS



5,537
POPULATION



3.6%
UNEMPLOYMENT



2.7
HOUSEHOLD
SIZE (AVG.)



39
MEDIAN
AGE

5-MILE INCOME FACTS



\$86,570

MEDIAN
HOUSEHOLD
INCOME



\$36,508

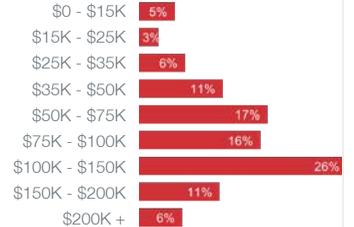
PER CAPITA
INCOME



\$299,139

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



55
BUSINESSES



633
EMPLOYEES

5- MILE EDUCATION FACTS

12%

NO HIGH
SCHOOL
DIPLOMA



45%

HIGH
SCHOOL
GRADUATE



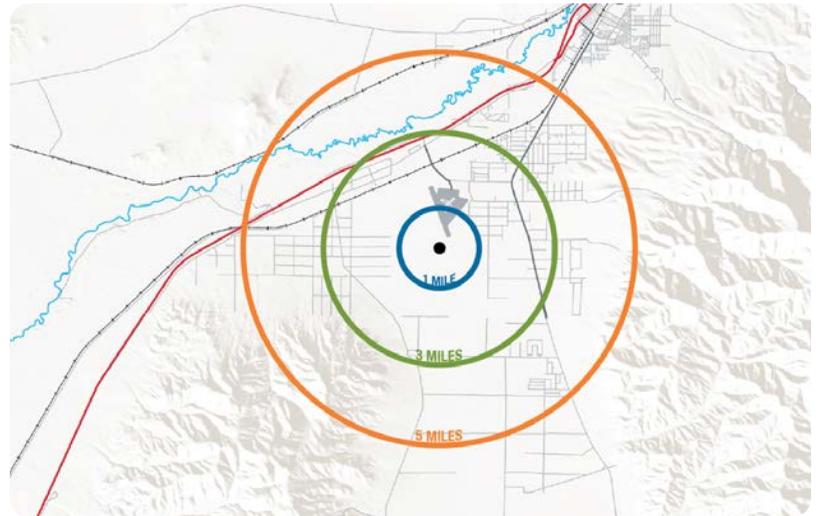
34%

SOME
COLLEGE



9%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



SUBJECT



DISTANCE FROM SUBJECT	
NEAREST  ON-RAMP	3 MI 5 MIN DRIVE
WINNEMUCCA AIRPORT	6 MI 10 MIN DRIVE
SOUTH RENO	165 MI 150 MIN DRIVE
CARSON CITY	193 MI 175 MIN DRIVE



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AVAILABLE SIZE



\$1,150,000

SALE PRICE



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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

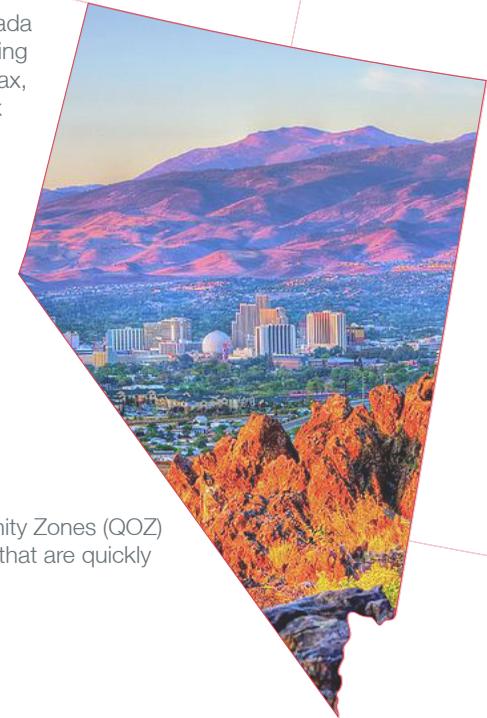
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

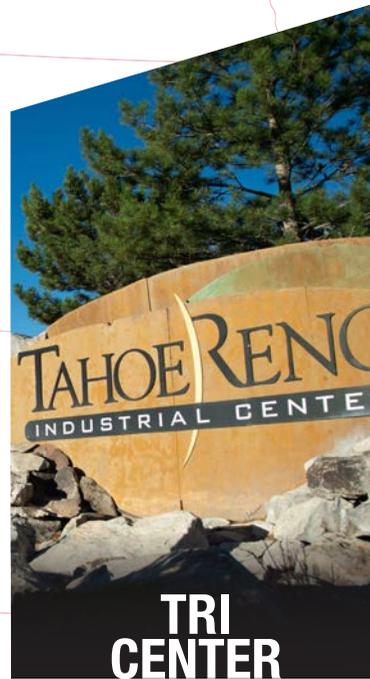
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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