

Sleeping Elephant Ranch

Wellington, Nevada 89444

Presented by:
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Property Overview:

20 LINE Ventures LLC proudly presents the Sleeping Elephant Ranch, a remarkable property encompassing 1,553 acres divided into thirty-six 40-acre parcels, located just 5 miles east of Topaz Lake in Wellington, Nevada. The ranch features expansive views of the Pine Nut Mountain Range and is adjacent to the picturesque Walker River, providing a slightly sloping terrain ideal for a variety of uses. This unique property is well-equipped with a functioning municipal grade well in addition to three irrigation wells, existing three-phase power on or adjacent to the parcels, and accompanying easements ensuring easy access to all areas.

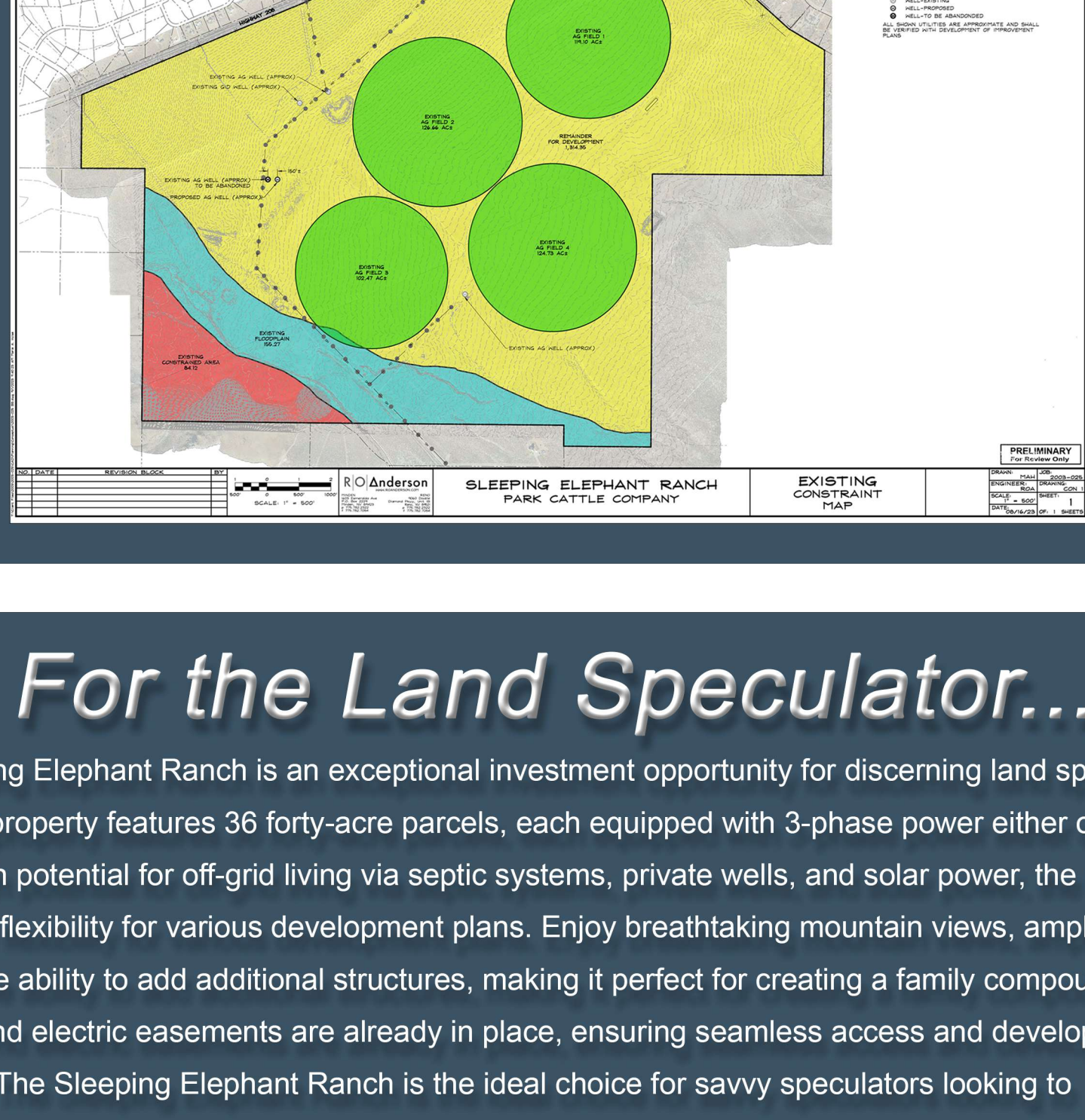
The Sleeping Elephant Ranch is uniquely zoned for agricultural, single-family residential, multi-family residential, tourist commercial, and general commercial uses, making it an attractive opportunity for a wide range of potential buyers. For ranchers, the property is ready with existing crops, irrigation center pivots, and ample water rights, alongside three-phase power servicing all parcels. Land speculators will find the 40-acre parcels perfect offering for those looking to constructing their dream homes, providing ample space for horses and other amenities, with reliable three-phase power access enhancing the property's appeal. For serious developers, the property's hard zoning overlay allows for substantial development potential, supporting up to 700 units. The combination of single-family residential, multi-family residential, tourist commercial, and commercial zoning provides a versatile foundation for various development projects. Whether you're looking to create a residential community, a commercial hub, or a combination of both, the Sleeping Elephant Ranch offers the infrastructure and location to bring your vision to life.

The Sleeping Elephant Ranch combines natural beauty with extensive infrastructure and versatile zoning, making it an exceptional investment opportunity. Its strategic location, coupled with the panoramic views of the Pine Nut Mountains and proximity to the Walker River, makes it ideal for agricultural use, residential development, or commercial ventures. This property offers unparalleled potential and value, catering to a broad spectrum of aspirations and needs. For more information and pricing, please contact Michelle McGrath, Broker, 20 LINE Ventures, LLC, 775-720-5768, michelle20line@gmail.com.

20 LINE Ventures, LLC

For the Rancher...

The Sleeping Elephant Ranch, an exceptional agricultural property that combines prime location and top-tier infrastructure. Currently, the ranch is thriving with 450 irrigated acres of alfalfa, supported by water rights which are available for separate purchase. With 4 center irrigation pivots and 4 wells, including a state-of-the-art municipal-grade well constructed in 2023 for \$350,000, efficient water management is assured. Historically, the ranch has successfully produced diverse crops such as garlic, onions, potatoes, and wheat. Additional features include a hay barn, and reliable 3-phase power, making the Sleeping Elephant Ranch a versatile and well-equipped opportunity for any ambitious rancher.

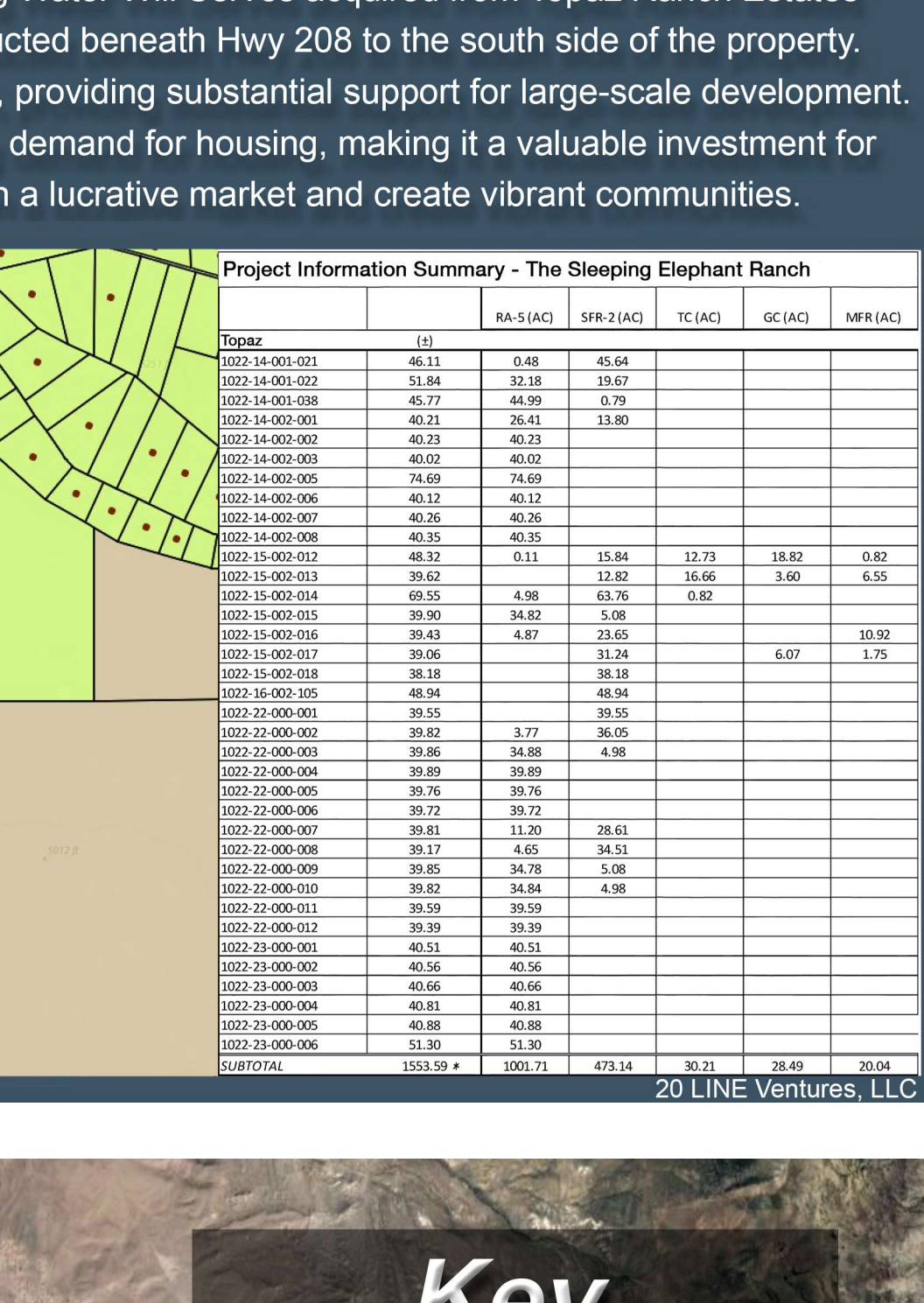
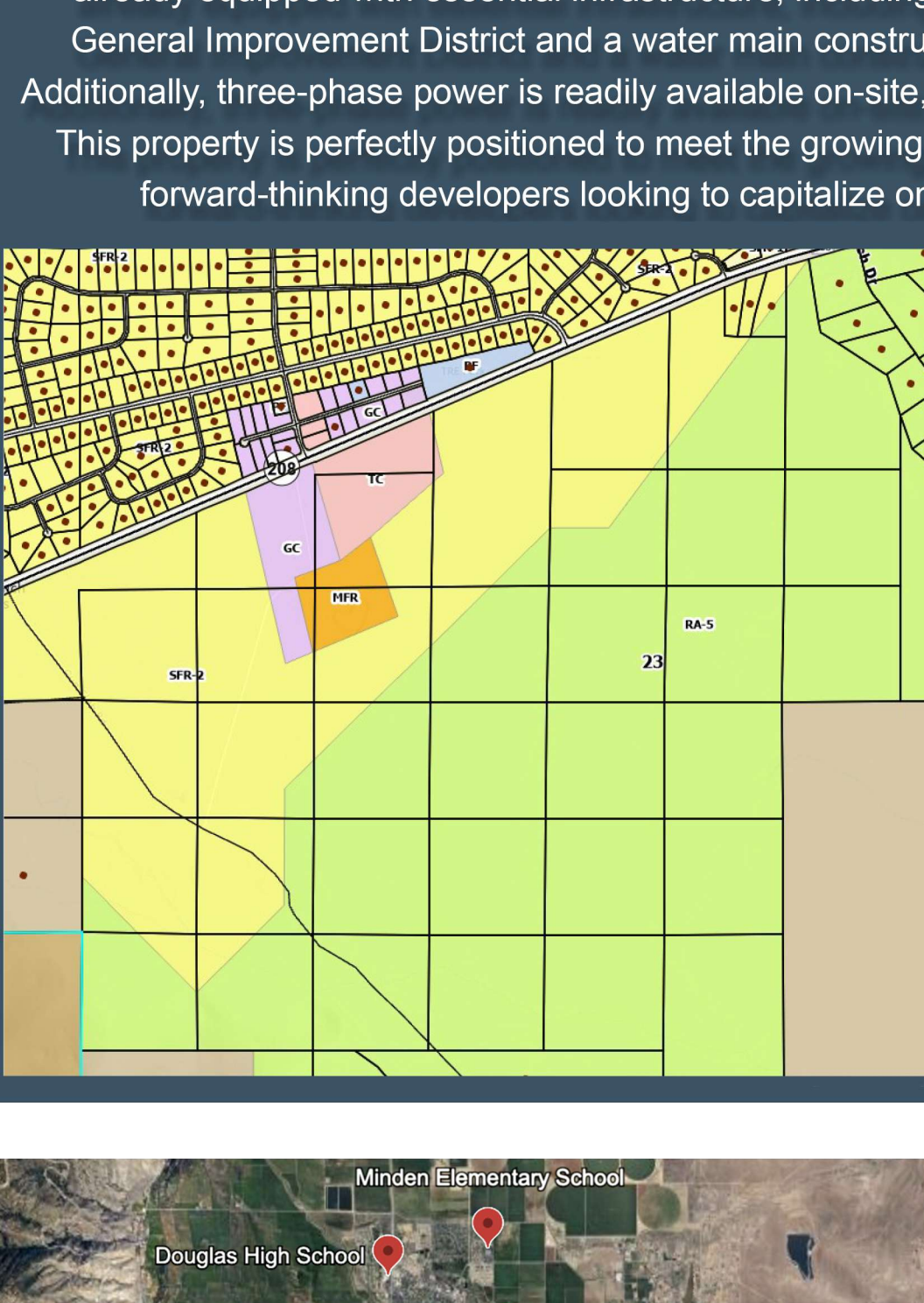


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For the Land Speculator...

The Sleeping Elephant Ranch is an exceptional investment opportunity for discerning land speculators. This expansive property features 36 forty-acre parcels, each equipped with 3-phase power either on-site or within 100 feet. With potential for off-grid living via septic systems, private wells, and solar power, the ranch offers unparalleled flexibility for various development plans. Enjoy breathtaking mountain views, ample space for horses, and the ability to add additional structures, making it perfect for creating a family compound or retreat. Road and electric easements are already in place, ensuring seamless access and development.

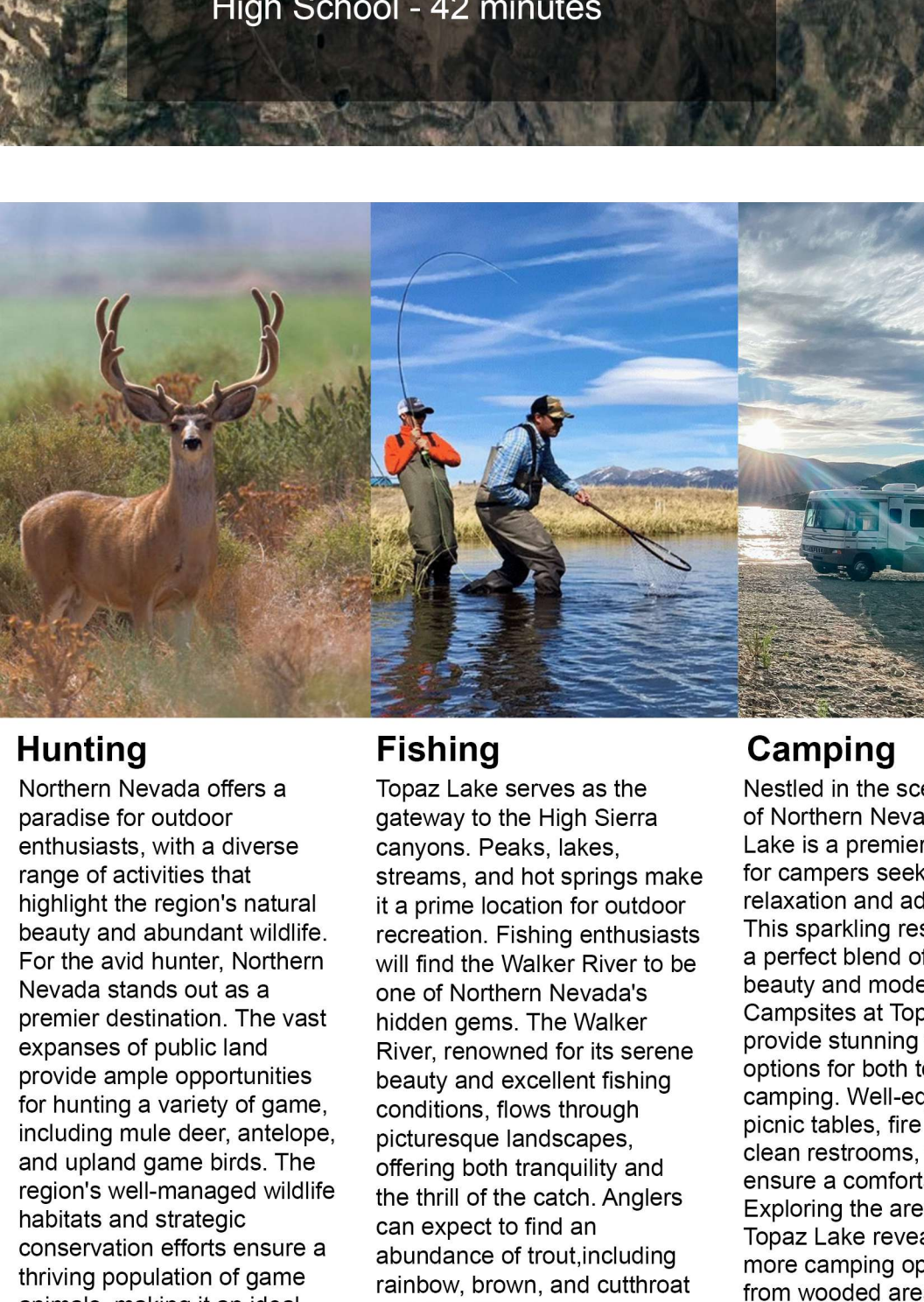
The Sleeping Elephant Ranch is the ideal choice for savvy speculators looking to capitalize on a unique and versatile property with tremendous potential.



20 LINE Ventures, LLC

For the Developer...

The Sleeping Elephant Ranch is an unparalleled opportunity for developers in a market facing a severe housing shortage. With existing hard zoning of SFR 2, RA 5, TC, and GC, the property allows for a development density of up to 700 units, with the flexibility to be down-zoned for smaller lots to accommodate various project plans. The ranch is already equipped with essential infrastructure, including Water Will Serves acquired from Topaz Ranch Estates General Improvement District and a water main constructed beneath Hwy 208 to the south side of the property. Additionally, three-phase power is readily available on-site, providing substantial support for large-scale development. This property is perfectly positioned to meet the growing demand for housing, making it a valuable investment for forward-thinking developers looking to capitalize on a lucrative market and create vibrant communities.



Project Information Summary - The Sleeping Elephant Ranch									
Parcel	Lot	RA-5(IAC)	SFR-2(IAC)	TC(IAC)	GC(IAC)	MFR(IAC)	Other	Total	Notes
0022-14-001-001	46-11	0-48	45-64						
0022-14-001-002	51-84	31-38	19-27						
0022-14-001-003	45-77	44-50	14-20						
0022-14-001-004	48-21	26-41	11-20						
0022-14-001-005	45-23	24-31							
0022-14-001-006	40-02	40-02							
0022-14-001-007	74-09	74-09							
0022-14-001-008	40-12	40-12							
0022-14-001-009	40-26	40-26							
0022-14-001-010	40-35	40-35							
0022-15-002-011	48-32	0-11	15-84	12-71	18-82	0-50			
0022-15-002-012	39-62	31-62	12-62	14-62	14-62	8-50			
0022-15-002-013	69-55	4-98	63-76	0-82					
0022-15-002-014	39-43	4-87	23-65		6-87	1-79			
0022-15-002-015	38-16	31-16							
0022-15-002-016	39-55	39-55							
0022-15-002-017	38-16	31-16	26-16						
0022-15-002-018	39-17	4-05	34-13						
0022-15-002-019	39-85	34-78	5-08						
0022-15-002-020	39-82	34-84							
0022-15-002-021	39-82	34-84							
0022-15-002-022	39-82	3-77	36-05						
0022-15-002-023	39-76	34-76	4-86						
0022-15-002-024	39-89	39-89							
0022-15-002-025	39-76	39-76							
0022-15-002-026	39-72	39-72							
0022-15-002-027	39-81	11-20	28-61						
0022-15-002-028	39-17	4-05	34-13						
0022-15-002-029	39-85	34-78	5-08						
0022-15-002-030	39-82	34-84							
0022-15-002-031	39-59	39-59							
0022-15-002-032	39-82	34-84							
0022-15-002-033	40-56	40-56							
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