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 municipalgrade 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.

> REMAINDER FOR DEVELOPMEN 1,314.35 EXISTING AG FIELD 4 124.73 AC± EXISTING AG FIELD 3 102,47 AC± For the Land Speculator ...

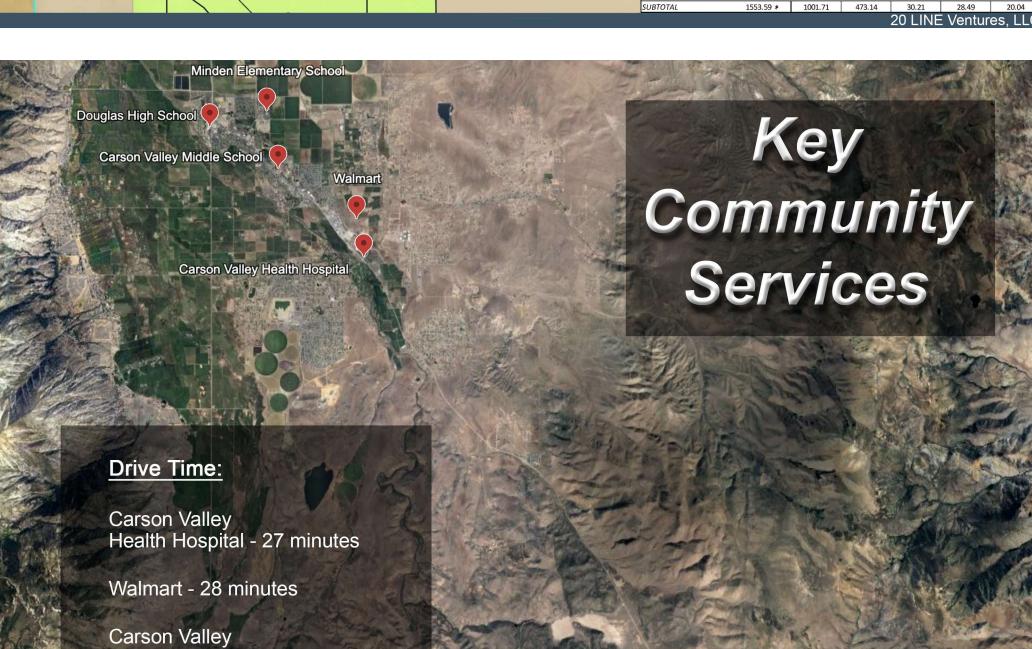
20 LINE Ventures, LLC

EXISTING AG FIELD 2 126.66 AC±

AG FIELD 1

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.



Middle School - 35 minutes

High School - 42 minutes

Elementary School - 39 minutes

Minden

Douglas

Population breakdown

3,029

2024 Wellington

Population

50K+

2022 CA Residents Move

to Northern Nevada

Most Tax Friendly

State

Minden/

Driving time to:

Data from the US Census Bureau



Best Business

2. South Dakota

6. New Hampshire

North Carolina

Source: TaxFoundation

Best States

for Equality

2. Vermont

3. Maryland

5. New York

6. Kentucky

9. Delaware

Source: US News Powered

by McKinsey & Company

10. Hawaii

Reno

7. Nevada

8. Florida

4. West Virginia

1. New Hampshire

Tax Climate

1. Wyoming

3. Alaska

4. Florida

5. Montana

7. Nevada

9. Indiana

8. Utah

Employment Breakdown

24%

Northern Nevada

Employment Growth

in the Past 5 Years

#9

High-Tech GDP Growth

(2019-2020)

2,300

2022 More jobs in

professional businesses,

manufacturing, and,

education than in

gaming industries

No Personal

Income Tax

No Estate

or Gift Tax

No Inheritance

Tax

No Corporate

Income Tax

Small Business

Policy Index

3. South Dakota

1. Nevada

4. Wyoming

7. Washington

Source: Small Business &

Entrepreneurship Council

Startup Activity

Small Business Policy Index

5. Florida

6. Arizona

8. Indiana

9. Ohio

10. Utah

1. Nevada

2. Oklahoma

3. Wyoming

4. Montana

5. Idaho

6. Alaska

8. Utah

9. Vermont

Smaller States

7. North Dakota

South Dakota

Source: The Kauffman Index

2. Texas





Compared to March 2024

N/A%

0.0%

-99.5%

April 2024

Median Sales Price

\$770,750

Closed Sales

Median Days to Contract

List Price Received

97.0%

Median Sold \$/SqFt

\$260

New Listings

0 Active Inventory

2

Months Supply of Inventory

1.0

value where the price for half of the those looking to relocate, offering peace of mind and a welcoming atmosphere

that's hard to beat.

community.

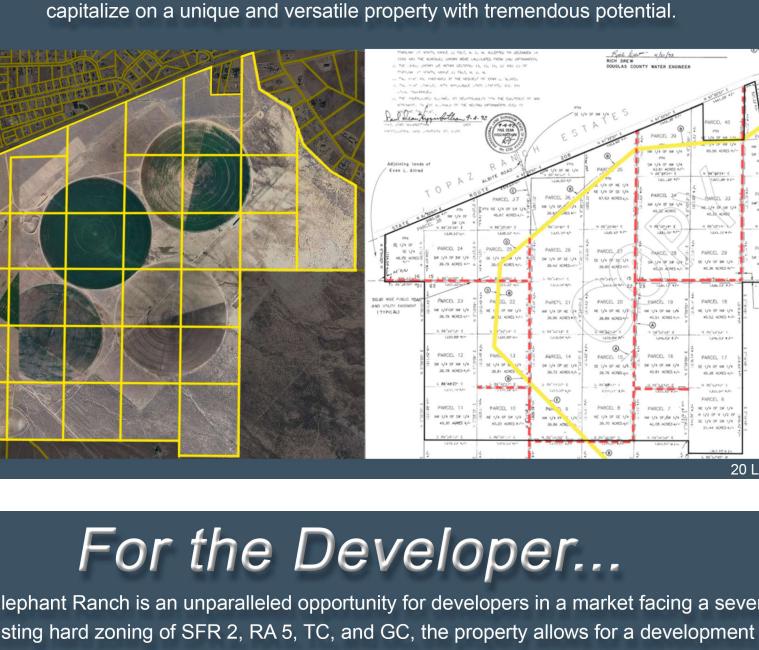
Additional details should be uncovered through proper feasibility studies and economic analysis by the potential purchaser for the development and sale of the property. The Seller and Broker, along with their respective employees, agents, consultants, or representatives, make no representations or warranties, 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 altered

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 Sleeping Elephant Ranch, 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

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 irrigatrion 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

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



Topaz (±) 46.11 32.18 .022-14-001-038 1022-14-002-001 40.21 26.41 13.80 1022-14-002-002 40.23 40.23 1022-14-002-003 40.02 40.02 1022-14-002-005 74.69 1022-14-002-006 40.12 40.12 1022-14-002-007 40.26 40.26 40.35 1022-14-002-008 40.35 1022-15-002-013 12.82 1022-15-002-014 69.55 63.76 1022-15-002-015 39.90 34.82 5.08 1022-15-002-016 39.43 4.87 23.65 1022-15-002-017 31.24 1022-15-002-018 1022-16-002-105 48.94 48.94 1022-22-000-001 39.55 39.55 1022-22-000-002 39.82 36.05 1022-22-000-003 39.89 1022-22-000-005 39.76 39.76 1022-22-000-006 39.72 39.72 11.20 39.81 34.78 39.82 34.84 1022-22-000-011 39.59 39.59 1022-22-000-012 39.39 1022-23-000-001 40.51 40.51 1022-23-000-002 40.56 40.56 1022-23-000-003 40.66 40.66 1022-23-000-004 40.81 40.81 1022-23-000-005 1022-23-000-006 51.30 51.30

Project Information Summary - The Sleeping Elephant Ranch

10.92

Northern Nevada

Economic Growth

Potential

2. Utah

3. Idaho

4. Arizona

5. California

6. Colorado

7. Florida

8. Oregon

9. Nevada

10. Texas

Facilities

Invest

2. Utah

1. Arizona

3. Nevada

4. Colorado

5. Wyoming

7. Idaho

8. Montana

6. New Mexico

Source: Site Selection

20 LINE Ventures, LLC

Magazine Prosperity

Source: Business

Global Best to

1. Washington

Sleeping Elephant Ranch

Coleville, CA

Mammoth Lakes, CA

Market Insights

Single Family Residence in Gardnerville/Minden/Topaz > 371, Topaz Ranch Estates,372, Topaz Lake, NV,374, Holbrook > multiple Zip Code

For listings in all price ranges; in all living area ranges; all # of bedrooms; in all lot size ranges; across all years built.

Bishop, CA

~∽ MLS

Disclosure: This Offering Memorandum provides information relevant to the acquisition and development of "Sleeping Elephant Ranch" in Wellington, 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.

closed sales is higher and half is lower

The population of Wellington has been steadily growing, with an anticipated growth rate of 15% by 2025. This growth is largely fueled by out-of-state migration, contributing to a diverse pool of potential buyers that has placed additional strain on the housing The demand for developable land in larger jurisdictions is soaring, prompting homebuilders to explore submarkets for future communities, with Wellington emerging as a premier location for residential development. The Sleeping Elephant Ranch represents an immediate opportunity to address the essential housing needs of the Home values in Wellington are highly affordable compared to other western cities such as San Francisco and Seattle. This affordability factor has positioned Wellington as an appealing destination for those looking to relocate from more expensive areas. further intensifying the demand for housing. Wellington is a tranquil and serence town, boasting safety ranking that are above average compared to other areas in Nevada. This makes it a top contender for

20 LINE Ventures, LLC

For more information and pricing, contact Michelle McGrath, Broker, 20 LINE Ventures, LLC, 775-720-5768, Michelle20line@gmail.com.