



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Zero1 Ranch Compound

1.3 + /- Acres

Esmeralda County, Nevada



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Introduction

A unique opportunity awaits at the Zero1 Ranch headquarters, offered for sale in Goldfield, Nevada.

With access to over 3,000 miles of trails, this thoughtfully developed base camp has served as a hub for off-road adventures and driver training, ranging from novices to elite U.S. military teams.

Possibilities abound for a number of commercial ventures, or you may choose to enjoy the property for your personal use.

Six duplex-style cabins offer 12 private queen bedrooms, each with a full bathroom, heating, air conditioning, and a tankless water heater.

An additional 1-bedroom, 1-bathroom cabin, 3 RV hookups, laundry facility and a 1,300-square-foot, 3-bedroom, 2-bathroom manufactured home round out the accommodations.

When you're not out on the trail, relax around the inviting fire pit, or soak in the hot tub under the stars. The 2,400 square foot club house is equipped with a commercial kitchen, dining area and game room. Stir up some friendly competition at the pool table, foosball table, blackjack table, dart boards and horseshoe pits.

The 4,000 square foot shop provides ample space for repairs or storage of vehicles and has two bathrooms with showers. The gym area provides a variety of options for strength training and fitness. There is also a laundry facility on-site.

Few places let you feel the past and present intertwine quite like Goldfield. In the early 1900s, it was Nevada's largest and richest city, with a population of over 20,000.

Today, Goldfield is home to about 200 permanent residents and is classified as a "living ghost town". Its well-preserved historic buildings, authentic saloons and rockhounding opportunities draw visitors from far and wide.

Embrace the opportunity to be part of the culture of this unique gem in the Nevada desert.

Size & Zoning

APN 001-296-02 .21 Acre

**Assessed Residential, Land Use Code 230 Manufactured Home Personal Property
(In the process of being converted to Real Property)**

APN 001-296-03 .48 Acre

Assessed Residential, Land Use Code 280 SF Residential with Minor Improvements

APN 001-295-10 .69 Acre

Assessed Residential, Land Use Code 330 Five or More Units Low Rise

Annual Taxes all three parcels \$3530.53

https://www.accessesmeralda.com/county_offices/assessor/index.php









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About Goldfield

More than \$80 million dollars in gold stemmed from the mines surrounding Goldfield, which promised nothing but the best of the best for Goldfield residents, and anyone who wanted to visit and stay in the famous Goldfield Hotel, welcoming some of the most and successful politicians, bankers, ladies of the night, gunslingers, and everyone else in between. Built in the heart of town, the Goldfield Hotel was one of the most opulent buildings in Goldfield, and acclaimed as the finest hotel between San Francisco and Denver. Champagne was rumored to have flowed down the grand staircase during the opening ceremony, which celebrated the property's 154 rooms. Each room featured telephones, electric lights, and a heating system—all luxuries that, during the era, most people had yet to experience or couldn't afford. The mahogany-paneled lobby was furnished with upholstered leather benches, crystal chandeliers, and gold-leaf ceilings. Plus, the property had an elevator—an extremely rare extravagance during the era—which, running at 300 feet per minute, made it the most modern elevator west of the Mississippi and the fastest in the state.

While the Goldfield Hotel was once famous as the most lavish hotel in Nevada's biggest and wealthiest boomtown of its era, the historic building is renowned for being another thing altogether: one of the "Scariest Places on Earth"—and the entire country—drawing paranormal pros from all over, including the regularly visiting Zak Bagans' Ghost Adventures crew. (***Credit Travel Nevada***)

Now classified as a "living ghost town", Goldfield is home to about 200 permanent residents. Its well preserved historic buildings, authentic saloons and rock hounding opportunities draw visitors from far and wide.

Situated between Las Vegas, 184 miles south, and Reno, 247 miles north, Goldfield is a great starting point for exploring rural Nevada, or venturing into the cities.



Property Summary

- Basecamp for commercial ventures or personal use
- Current owners have BLM permit for 3,000 miles of offroad trails
- 1.37 acres
- 2,400 sf Clubhouse with commercial kitchen and game room
- 4,000 sf shop with 2 full bathrooms
- Gym / fitness center
- 13 cabins with private queen bed and full bath
- 3 RV spots
- 1,300 sf 3 bedroom / 2 bathroom manufactured home
- Laundry facility
- Fire pit and hot tub
- 184 miles north of Las Vegas, 247 miles south of Reno

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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