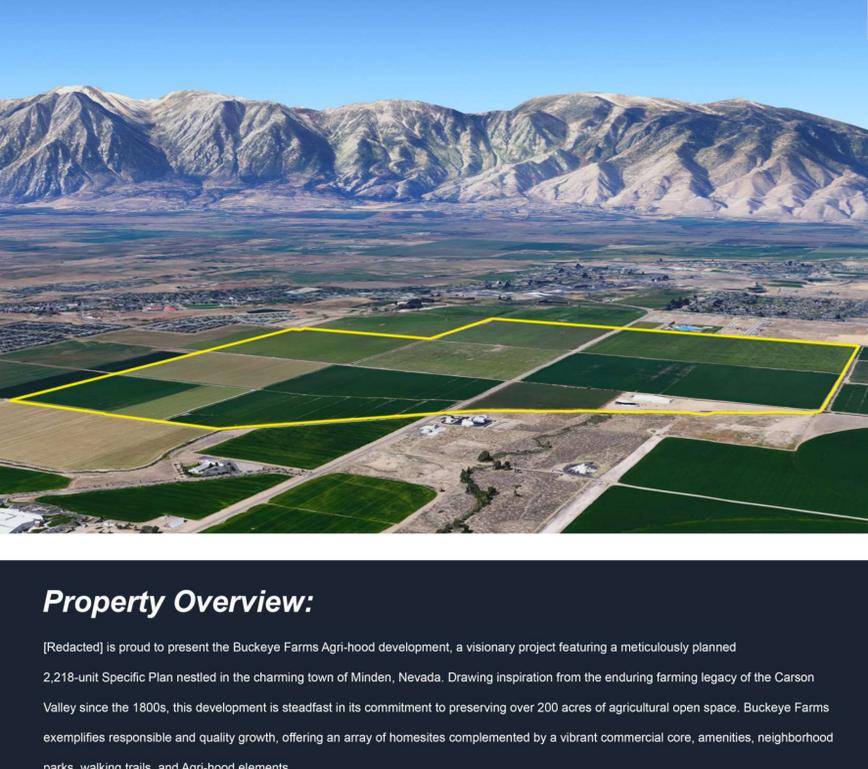


Buckeye Farms

Minden, Nevada 89423



Property Overview:

[Redacted] is proud to present the Buckeye Farms Agri-hood development, a visionary project featuring a meticulously planned 2,218-unit Specific Plan nestled in the charming town of Minden, Nevada. Drawing inspiration from the enduring farming legacy of the Carson Valley since the 1800s, this development is steadfast in its commitment to preserving over 200 acres of agricultural open space. Buckeye Farms exemplifies responsible and quality growth, offering an array of homesites complemented by a vibrant commercial core, amenities, neighborhood parks, walking trails, and Agri-hood elements.

Buckeye Farms' diverse neighborhoods encompass 1,632 single-family front-loaded homesites with varying lot dimensions, 350 single-family alley-loaded homesites, 18 acres of multi-family residential units, and 100 units of mixed-use commercial along a dynamic commercial corridor. Located along Buckeye road in Minden, the property is positioned strategically 13 miles south of Carson City, 15 miles east of South Lake Tahoe, and 45 miles from Reno and the Reno - Tahoe International Airport, Buckeye Farms allows easy access to employment, retail, nightlife, and more. Noteworthy attractions in the vicinity include world-class skiing, hiking, biking, golfing, and boating.

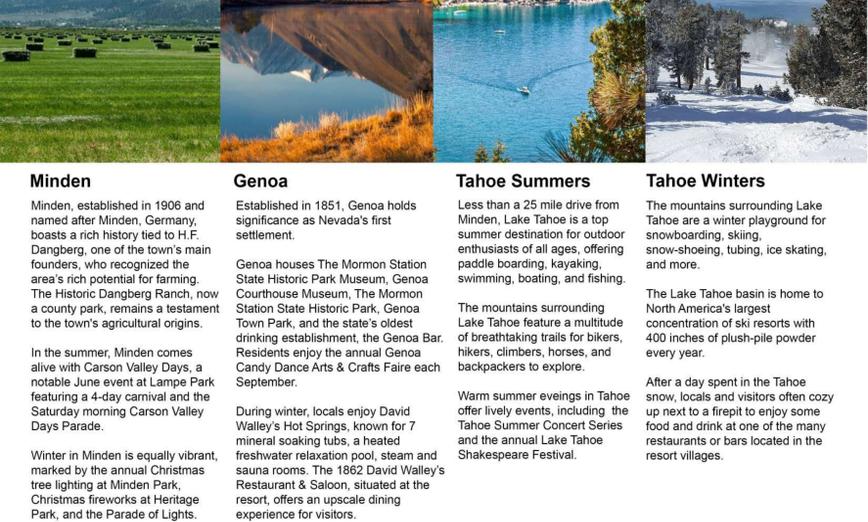
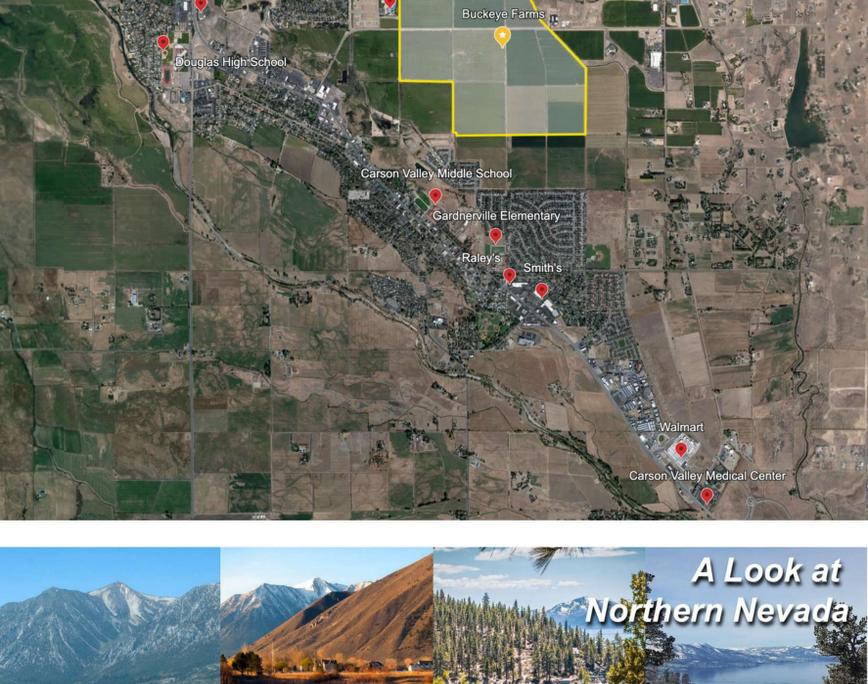
Spanning 1,218 acres, every aspect of this residential development is intricately designed to seamlessly integrate with the natural environment while meeting the community's essential needs for strategic growth and housing. Conveniently located near Highway 395, Buckeye Farms ensures quick access to vital services such as medical facilities, grocery stores, places of worship, and schools, all enhanced by a pedestrian-friendly layout catering to elementary-aged children walking to school.

In conclusion, Buckeye Farms Agri-hood is a testament to thoughtful urban planning, offering a harmonious fusion of contemporary living with a nod to Minden's rich agricultural heritage. Beyond addressing immediate housing needs, this development emerges as a catalyst for sustainable growth in the wider Carson Valley. As we present Buckeye Farms today, we invite you to envision a community seamlessly blending nature, recreation, and a strong sense of unity—a beacon of progressive living destined to leave an enduring legacy for generations to come. For more information, please contact [Redacted].

Buckeye Farms Parcel Layout Concept



Key Community Services



A Look at Northern Nevada

Minden

Minden, established in 1906 and named after Minden, Germany, boasts a rich history tied to H.F. Dangberg, one of the town's main founders, who recognized the area's rich potential for farming. The Historic Dangberg Ranch, now a county park, remains a testament to the town's agricultural origins.

In the summer, Minden comes alive with Carson Valley Days, a notable June event at Lampe Park featuring a 4-day carnival and the Saturday morning Carson Valley Days Parade.

Winter in Minden is equally vibrant, marked by the annual Christmas tree lighting at Minden Park, Christmas fireworks at Heritage Park, and the Parade of Lights.

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. Residents enjoy the annual Genoa Candy Dance Arts & Crafts Faire each September.

During winter, locals enjoy David Walley's Hot Springs, known for 7 mineral soaking tubs, a heated freshwater relaxation pool, steam and sauna rooms. The 1862 David Walley'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 snow, locals and visitors often cozy up next to a fire to enjoy some food and drink at one of the many restaurants or bars located in the resort villages.

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

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

Northern Nevada By the Numbers

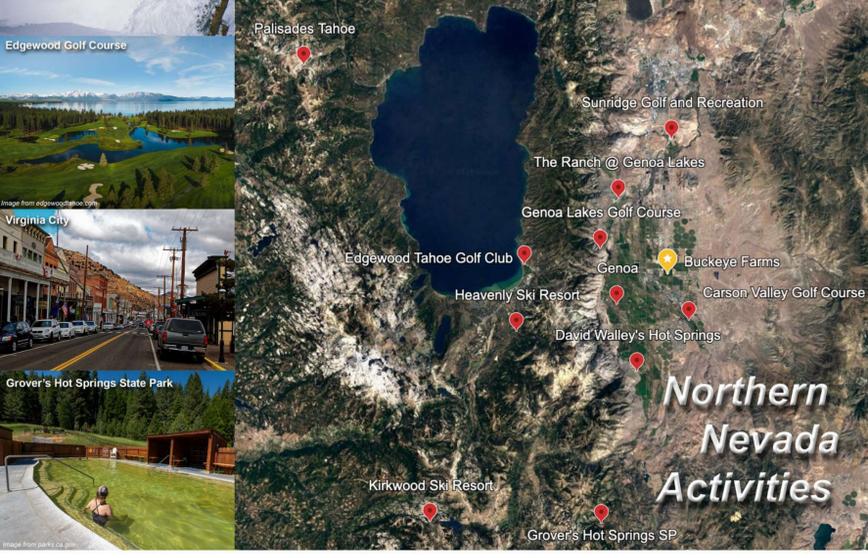


The state of Nevada has consistently ranked within the top 10 nationwide over the past decade. These rankings are a direct reflection of the growth, community, culture, and economy that Nevada has to offer.

Best Retirement Towns in Nevada	Best States for Net Migration	Top States for Business
1. Minden/ Gardnerville	1. Florida	1. Texas
2. Mesquite	2. Nevada	2. North Carolina
3. Pahrump	3. Colorado	3. Idaho
4. Incline Village	4. Oregon	4. Wisconsin
	5. South Carolina	5. Nevada

Best Business Tax Climate	Small Business Policy Index	Economic Growth Potential
1. Wyoming	1. Nevada	1. Washington
2. South Dakota	2. Texas	2. Utah
3. Alaska	3. Colorado	3. Idaho
4. Florida	4. Wyoming	4. Arizona
5. Montana	5. Florida	5. California
6. New Hampshire	6. Arizona	6. Colorado
7. Nevada	7. Washington	7. Florida
8. Utah	8. Indiana	8. Oregon
9. Indiana	9. Ohio	9. Nevada
10. North Carolina	10. Utah	10. Texas

Best States for Equality	Startup Activity	Global Best to Invest
1. New Hampshire	1. Nevada	1. Arizona
2. Vermont	2. Oklahoma	2. Utah
3. Maryland	3. Wyoming	3. Nevada
4. West Virginia	4. Montana	4. Colorado
5. New York	5. Idaho	5. Wyoming
6. Kentucky	6. Alaska	6. New Mexico
7. Nevada	7. North Dakota	7. Idaho
8. Florida	8. Utah	8. Montana
9. Delaware	9. Vermont	
10. Hawaii	10. South Dakota	



Northern Nevada Activities

Driving time to:

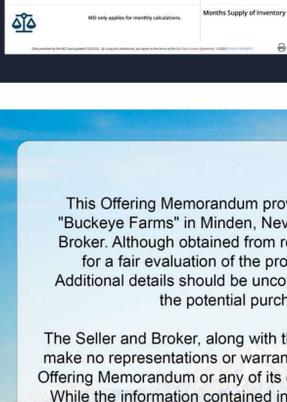
- Lake Tahoe: 30 minutes
- Carson City: 20 minutes
- Incline Village: 45 minutes
- Reno: 45 minutes
- Sacramento: 2.5 hours
- San Francisco: 4 hours



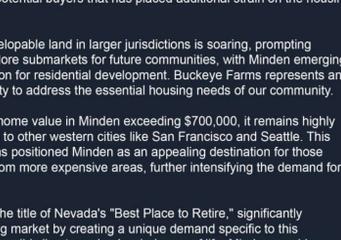
Housing Market Information

In recent years, Northern Nevada's economy has experienced a substantial upswing, surpassing the national average in job growth. Our region boasts a diverse economic landscape, featuring flourishing sectors such as healthcare, technology, logistics, and manufacturing, each witnessing remarkable expansion. It has also become a thriving hub for tech startups and small businesses, actively seeking opportunities for expansion and recruitment.

This economic surge has led to a heightened demand for housing. In Douglas County alone, the current housing inventory has increased by 5.9% compared to the same period last year, with 146 active listings, translating to a 2.5-month supply of available homes. Notably, the median days to contract stand at 53, with an impressive closing period of 97%.



Market Insights



The population of Minden has been steadily growing, with an anticipated growth rate of 2.7% 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 supply.

The demand for developable land in larger jurisdictions is soaring, prompting homebuilders to explore submarkets for future communities, with Minden emerging as the premier location for residential development. Buckeye Farms represents an immediate opportunity to address the essential housing needs of our community.

Despite the median home value in Minden exceeding \$700,000, it remains highly affordable compared to other western cities like San Francisco and Seattle. This affordability factor has positioned Minden as an appealing destination for those looking to relocate from more expensive areas, further intensifying the demand for housing.

Minden has earned the title of "Best Place to Retire," significantly impacting the housing market by creating a unique demand specific to this demographic. With its mild climate and unhurried pace of life, Minden provides an ideal haven for out-of-state retirees seeking a tranquil lifestyle.

Disclosure:

This Offering Memorandum provides information relevant to the acquisition and development of "Buckeye Farms" 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 is 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 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 [Redacted].