



Property Overview:

[Redacted] proudly presents the Sleeping Elephant Ranch, a remarkable property encompassing 1,553 acres divided into thirty-six 40-acre parcels, located just 2.5 miles off Holbrook Junction. 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 [Redacted].**

For the Rancher...

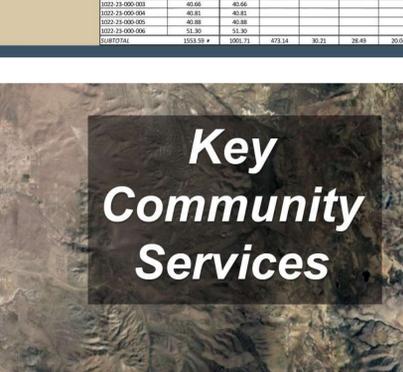
The Sleeping Elephant Ranch, an exceptional agricultural property that combines prime location and top-tier infrastructure. Currently, the ranch is thriving with 450 irrigated acres of alfalfa, supported by water rights which are available for separate purchase. With 4 center irrigation pivots and 4 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.



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.



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									
TOPOID	LOT	RA-5(IAC)	SFR-2(IAC)	TC(IAC)	GC(IAC)	MFR(IAC)			
1022-14-001-001	46.11	0.48	45.64						
1022-14-001-002	51.84	32.38	19.47						
1022-14-001-003	45.77	44.59	11.70						
1022-14-001-004	48.21	26.41	11.80						
1022-14-001-005	45.13	42.39	24.49						
1022-14-001-006	40.02	40.02							
1022-14-001-007	74.89	74.89							
1022-14-001-008	40.12	40.12							
1022-14-001-009	40.26	40.26							
1022-14-001-010	40.35	40.35							
1022-15-001-011	48.32	0.11	15.84	12.71	18.82	0.82			
1022-15-001-012	39.62	31.62	13.62	16.62	1.62	8.50			
1022-15-001-013	69.55	4.98	63.76	0.82					
1022-15-001-014	39.55	39.55							
1022-15-001-015	39.43	4.87	23.65			10.92			
1022-15-001-016	39.16	31.16							
1022-15-001-017	39.18	34.18				6.07			1.75
1022-15-001-018	39.18	39.18							
1022-15-001-019	39.55	39.55							
1022-15-001-020	39.82	3.77	36.05						
1022-21-001-001	39.96	39.96							
1022-21-001-002	39.89	39.89							
1022-21-001-003	39.76	39.76							
1022-21-001-004	39.72	39.72							
1022-21-001-005	39.81	11.30	28.51						
1022-21-001-006	39.77	4.05	35.72						
1022-21-001-007	39.85	34.78	5.08						
1022-21-001-008	39.82	34.84	4.98						
1022-21-001-009	39.59	39.59							
1022-21-001-010	39.82	39.82							
1022-21-001-011	39.59	39.59							
1022-21-001-012	39.59	39.59							
1022-21-001-013	40.56	40.56							
1022-21-001-014	40.55	40.55							
1022-21-001-015	40.56	40.56							
1022-21-001-016	40.81	40.81							
1022-21-001-017	40.88	40.88							
1022-21-001-018	51.30	51.30							
1022-21-001-019	40.88	40.88							
1022-21-001-020	40.88	40.88							
Subtotal	1073.94	300.71	473.14	30.21	28.49	20.04			



Key Community Services

- Drive Time:**
- Carson Valley Health Hospital - 27 minutes
 - Walmart - 28 minutes
 - Carson Valley Middle School - 35 minutes
 - Minden Elementary School - 39 minutes
 - Douglas High School - 42 minutes

Northern Nevada Activities

Hunting

Northern Nevada offers a paradise for outdoor enthusiasts, with a diverse range of activities that highlight the region's natural beauty and abundant wildlife. For the avid hunter, Northern Nevada stands out as a premier destination. The vast expanses of public land provide ample opportunities for hunting a variety of game, including mule deer, antelope, and upland game birds. The region's well-managed wildlife habitats and strategic conservation efforts ensure a thriving population of game animals, making it an ideal spot for both novice and seasoned hunters. The hunting season is well-regulated, ensuring a sustainable and enjoyable experience, with numerous guided hunting tours available for those looking to maximize their adventure.

Fishing

Topaz Lake serves as the gateway to the High Sierra canyons. Peaks, lakes, streams, and hot springs make it a prime location for outdoor recreation. Fishing enthusiasts will find the Walker River to be one of Northern Nevada's hidden gems. The Walker River, renowned for its serene beauty and excellent fishing conditions, flows through picturesque landscapes, offering both tranquility and the thrill of the catch. Anglers can expect to find an abundance of trout, including rainbow, brown, and cutthroat varieties. The river's diverse fishing spots cater to all levels, from peaceful bankside fishing to more challenging fly fishing opportunities in its swift currents. Local guides are available to provide expert tips and techniques, ensuring a successful and memorable fishing experience.

Camping

Nestled in the scenic beauty of Northern Nevada, Topaz Lake is a premier destination for campers seeking both relaxation and adventure. This sparkling reservoir offers a perfect blend of natural beauty and modern amenities. Campsites at Topaz Lake provide stunning views, with options for both tent and RV camping. Well-equipped with picnic tables, fire rings, and clean restrooms, these sites ensure a comfortable stay. Exploring the areas around Topaz Lake reveals even more camping opportunities, from wooded areas to open meadows. The region boasts numerous hiking and biking trails, allowing visitors to discover diverse flora and fauna and spot local wildlife. Whether enjoying a sunset over the lake or a night under the stars, camping at and around Topaz Lake promises an unforgettable outdoor experience.

Boating

Topaz Lake is a haven for boating and watersports enthusiasts. The lake's clear, calm waters and stunning mountain backdrop create an ideal setting for a variety of activities on the water. Whether you're into sailing, kayaking, motorboating, or jet skiing, Topaz Lake offers something for everyone. The well-maintained boat ramps and ample parking make it easy to launch and enjoy a day on the water. For those without their own boats, rentals are available, ensuring everyone can experience the thrill of boating and water sports. Spend a day motoring across the lake, trying out watersports like wakeboarding and tubing, or simply relaxing on the water. The serene environment and breathtaking views make boating and watersports on Topaz Lake a truly memorable experience.

Wide Open Spaces

Northern Nevada is renowned for its vast, wide-open spaces, offering endless opportunities for outdoor adventures against a backdrop of stunning scenery. Whether riding horses, dirt biking, AT/ing, or off-road driving, the expansive landscapes provide the perfect playground. The region's diverse terrain, from rolling hills and rugged mountains to open desert plains, ensures every adventure is unique. Horseback riders can traverse scenic trails through picturesque valleys, while dirt bikers and ATV enthusiasts explore a variety of trails from gentle paths to challenging courses. Off-road driving in Northern Nevada is exhilarating, with miles of unpaved roads and rugged terrain waiting to be discovered. The wide-open spaces allow for freedom and exploration, letting you immerse yourself in the raw beauty of the landscape.

Northern Nevada By the Numbers

Population Breakdown

3,029
2024 Wellington Population

50K+
2022 CA Residents Move to Northern Nevada

7
Most Tax Friendly State

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

Best Business Tax Climate

- Wyoming
- South Dakota
- Alaska
- Florida
- Montana
- New Hampshire
- Nevada
- Utah
- Indiana
- North Carolina

Best States for Net Migration

- Nevada
- Florida
- Colorado
- Wyoming
- Arizona
- Washington
- North Dakota
- Utah
- Delaware
- South Carolina

Best States for Equality

- New Hampshire
- Vermont
- Maryland
- West Virginia
- New York
- Kentucky
- Nevada
- Florida
- Indiana
- Hawaii

Small Business Policy Index

- Nevada
- Texas
- South Dakota
- Montana
- Florida
- Arizona
- Washington
- Ohio
- Utah
- Small

Economic Growth Potential

- Washington
- Utah
- Nevada
- Arizona
- California
- Colorado
- Florida
- Oregon
- Nevada
- Texas

Global Best to Invest

- Arizona
- Utah
- Nevada
- Colorado
- Wyoming
- New Mexico
- Idaho
- Montana

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.

The absence of new listings highlights the ongoing housing shortage. Notably, the median days to contract stand at 63, while the high list price received percentage of 97% is a positive indicator for the market. Additionally, the one-month supply of inventory is a critical factor, reinforcing the Developer's approach for the final use of this property.

Market Insights

Median Sales Price: \$712,500

16.1% \$613,500 (Avg. Price)

32.6% \$537,500 (Avg. Price)

April 2024 Market Review

Median Sales Price: \$770,750

Closed Sales: 2

Median Days to Contract: 62

List Price Received: 97.0%

Median Sold \$/Sft: \$260

New Listings: 0

Active Inventory: 2

Months Supply of Inventory: 1.0

The population of Wellington is growing steadily, 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 supply.

The demand for developable land in larger jurisdictions is soaring, with Wellington 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 community.

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 serene town, boasting safety ranking that are above average compared to other areas in Nevada. This makes it a top contender for those looking to relocate, offering peace of mind and a welcoming atmosphere that's hard to beat.

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. 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

For more information and pricing, contact [Redacted].