



Garrison Ranch

\$245,000



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40 Acre Garrison Ranch

ALTA CREEK ROAD, JUST OFF HWY 140

DENIO, HUMBOLDT COUNTY, NV

The 40 acre Garrison Ranch is the ultimate Nevada "Man Cave" get-a-way ranch. The property is located a mile off of Highway 140 on Alta Creek Rd. 19 miles from Denio Nevada, 80 miles northwest of Winnemucca, nestled at the base of Alder Creek Canyon at the foot of the Pine Forest Mountains. There are no neighbors! this 40 acre ranch is a privately owned smaller parcel among vast BLM acreage and large cattle ranches.

The ranch is completely fenced. There are no water rights that go with the ranch but Alder Creek runs year round just outside the western fence line of the property on BLM land and there are no downstream users. Water could be diverted from Alder Creek onto the property for ponding or limited irrigation. Domestic water is provided by a very productive 35 GPM domestic well. In addition there are (4) 325 gallon water storage tanks.

Improvements on the property include a 1,400 sq. ft. Manufactured home on a permanent foundation with a new lifetime roof. The home is in good condition and features three bedrooms and two bathrooms with an open floor plan. The ranch home has central heating and air conditioning. It's amazing that a home this remote has power! Power is provided by Harney Rural Electric out of Burns Oregon.

Additional improvements include a 20' X 56' (1,120 sq ft) Quonset workshop/growing building, fully wired with 120 Volt and 220 Volt outlets on a concrete foundation. There is a second 20' X 20' (400 sq. ft.) Quonset building built into the hillside with a dirt floor ideal for equipment storage, ammunition storage, drying room, etc. There is also an old grain silo used for storage and a bone yard with some old vehicles.

The Pine Forest Mountains are noted for excellent hunting, fishing, backpacking, horseback riding and other outdoor recreational activities. The hills are alive with mule deer, antelope, big horn sheep, mountain lion, bobcat, coyote and jackrabbit. There is excellent bird hunting in the area for chukar, dove, quail, sage hen, ducks, etc. Prime Nevada fishing is within an hour at Bilk Creek Reservoir, Onion Reservoir, Blue lakes and Knott Creek Reservoir.

The 40 acre Garrison Ranch is that one-of-a-kind, remote, private, high plains Nevada get-a-way property you never thought existed! Only offered for sale because of the health of the owner!

The Garrison Ranch is offered for sale at \$245,000.



Price \$245,000

For complete offering package contact Pete Nevin or Morgan Nevin
775-829-2122, www.FarWestRealEstate.com

