

SANTA ROSA MEADOWS RANCH

948± ACRES | \$5,250,000 | PARADISE VALLEY, NEVADA



CLARK
COMPANY
RANCH REAL ESTATE

1031 Pine Street | Paso Robles, California 93446 | Phone: (805) 238-7110 | Fax: (805) 238-1324
www.clarkcompany.com | info@clarkcompany.com | NV RED# B.41551

SANTA ROSA MEADOWS

~ RANCH ~ 12420 Sperry Lane | Paradise Valley, Nevada 89426



Overview

The beautiful Santa Rosa Meadows Ranch rests in the shadow of the Santa Rosa Mountain Range (rumored to have gold sealed inside) and boasts magnificent views. Positioned outside of historic Paradise Valley, Nevada, Santa Rosa Meadow Ranch, comprising 948± acres, is a true oasis.

Benefiting from more than 6 wells, Santa Rosa Meadows Ranch enjoys generous water rights and is presently utilized as a cattle ranch, supporting 300-500 head of cattle. Furthermore, there are 521± acres irrigated (flood and pivot) planted to pasture grass.

Improvements include a custom-built main residence, caretaker's residence and appurtenant structures. The cattle operation includes a feedlot, working pens, corrals, calving barn, scale and hydraulic squeeze chute.

www.clarkcompany.com/properties/Santa-Rosa-Meadows/



**CLARK
COMPANY**
RANCH REAL ESTATE

Pete Clark

1031 Pine Street | Paso Robles, California 93446
Phone: (805) 238-7110 | Fax: (805) 238-1324 | NV RED# B.41551
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Location

Santa Rosa Meadows Ranch sits minutes from the “living ghost town” of Paradise Valley, which exudes a historic feel and sits at an elevation of 4,500± feet. Paradise Valley is positioned in Humboldt County, Nevada just east of Highway 95-S.

Situated in a valley well known for its irrigation-based agriculture and grazing, Santa Rosa Meadows Ranch is surrounded on two sides by the spectacular Santa Rosa Mountains. The summer months are warm and springs and winters are cool.

Approximately 45 minutes from the Ranch is the growing Winnemucca, Nevada offering amenities and conveniences including shopping, entertainment and restaurants. An important regional transportation center, Winnemucca serves the surrounding ranching and mining industries.

Winnemucca Municipal Airport is a 47±-mile drive from Santa Rosa Meadow Ranch and offers Fuel & Line Services among other features. Approximately 205± miles southwest of the Ranch is Reno International Airport, with commercial service daily to national and international flights.



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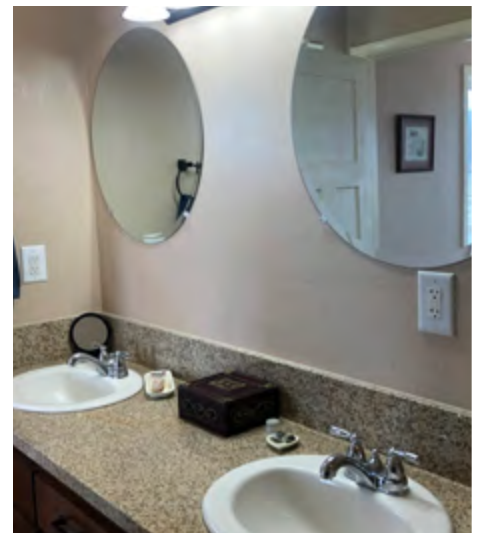
Improvements

The striking main residence was custom built in 2019. The home, which encompasses 1,720± square feet, is comprised of three bedrooms and two bathrooms and features an open/split floor plan.

There is an attached, two-car garage, covered, country-style front porch, and stunning flower beds. The kitchen is complemented by stainless appliances and a propane-powered kitchen stove.

Additionally, there is a pellet stove, an on-demand hot water heater and a water filtration system servicing the house.

Numerous windows offer opportunity to take in the amazing, panoramic views.



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The second home was built in 1938 and serves as a manager's/employee dwelling. While comprising 1,026± square feet, the residence is in need of repair and updating.

Surrounded by lots of trees, the home is situated away from the main residence with a few sheds and chicken coop close by.

Additionally, there are also two RV Hookups (30 amp and 50 amp) and a 1116± square foot metal shop that was built in 1992.

A 1,080± square foot, detached garage (built in 2006) features a walk-in cooler, two roll up doors and two walk doors, with the ability to house three trucks and also has a 600± square foot carport attached.

Cattle operation improvements include a feedlot, working pens, corrals, calving barn, scale and hydraulic squeeze chute.



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Water

Water on the Ranch is substantial—supplied by three irrigation wells, three domestic wells, and several stock wells.

There are with a total of 4,814± acre feet of annual water rights, 1,010± acre feet of which is creek water.

Additionally, a five-tower pivot irrigates 69.6 ± acres, a six-tower pivot irrigates 74.6± acres, and a seven-tower pivot irrigates 122.5± acres.

In total, there are 521± acres irrigated by flood and pivots planted in pasture grass. All grass grown on Santa Rosa Meadows Ranch is used for cattle grazing.

Historically, Santa Rosa Meadows Ranch runs a summer herd of 300-500 cows, depending on rainfall.



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Acreage & Zoning

Santa Rosa Meadows Ranch comprises 948± acres, zoned M-3 INDUST: Open Land. Please visit the Humboldt County website to view information about allowable uses.

Property taxes for the 2020/2021 tax year were approximately \$6,343.

APNs:

04-0401-31

04-0472-05

04-0481-28

04-0481-33

04-0481-35

04-0631-01

04-0631-02

04-0631-03

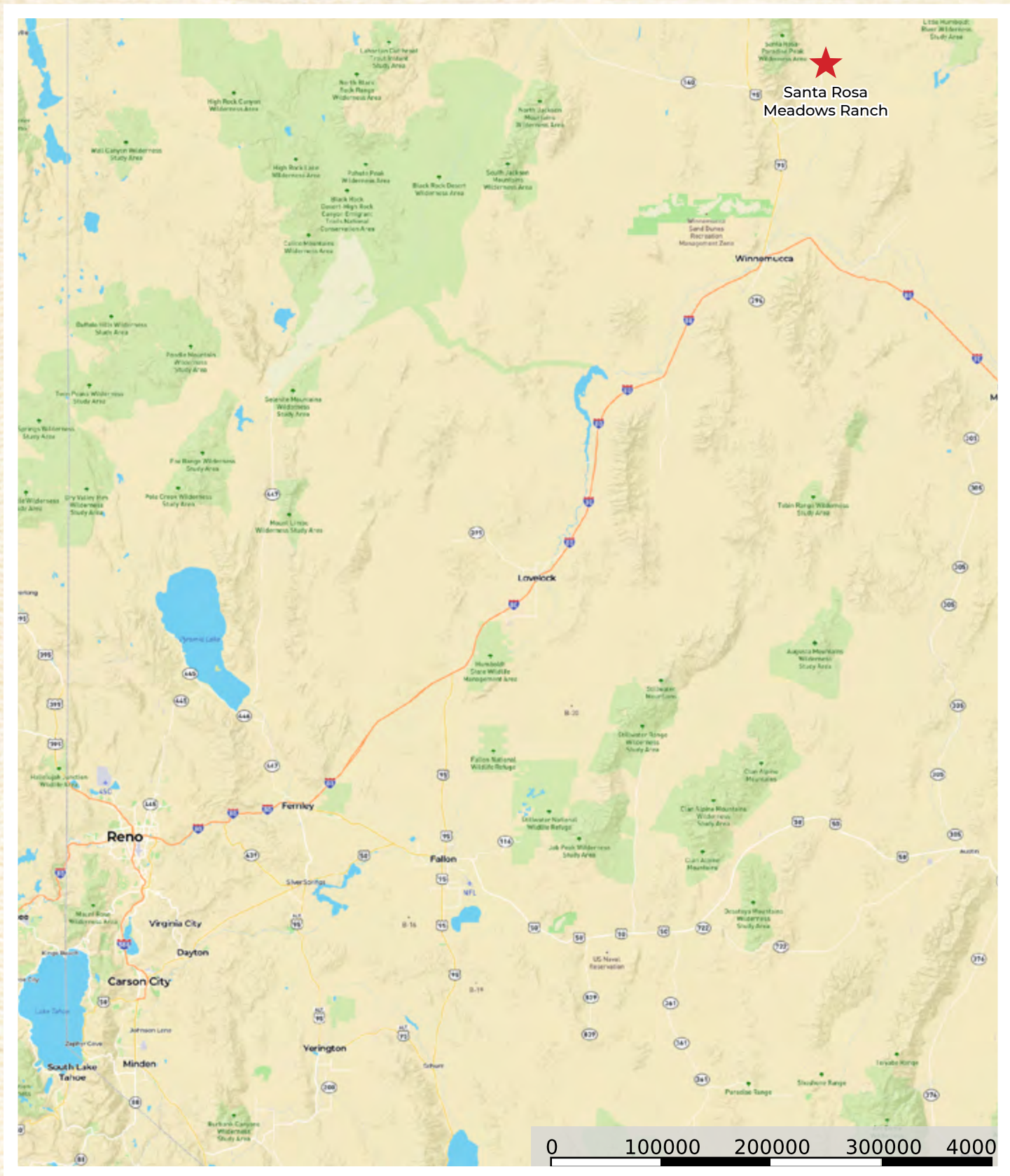
04-0631-04

Price

Offered at
\$5,250,000

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