

# Dixie Ranch

Pershing County, Nevada

\$2,480,000 | 63.96 Acres

3125 Unionville Road  
Unionville, Nevada

At Dixie Ranch, the past and present are seamlessly interwoven into a Western paradise. The property encompasses 64 acres, bisected by Unionville Road. Buena Vista Creek flows through the 37-acre south parcel, which includes the main residence, apartment, shooting range, basketball court, greenhouse, irrigated pastures, and a pond.



## PROPERTY HIGHLIGHTS

- 64 ± acres, fenced for horses and livestock
- Custom 3,000 square foot, 3 bedroom, 3 bathroom ranch house
  - Hand-hewn rock fireplace, sleeping loft, expansive patios, and decks
- 1200 square foot, 4-car, attached garage with 12-foot ceilings, insulated and heated, RV bay, 220 outlet
- 1200 square foot, 2 bedroom, 1 bathroom apartment over garage
- 2,100 square foot, 3 bedroom, 2 bathroom caretaker home



**ELLIE PERKINS**  
Real Estate Agent  
BRE# S.198106  
Cell: (775) 761-0451  
[ellie@ranchnevada.com](mailto:ellie@ranchnevada.com)



**TODD RENFREW**  
Broker & Owner, ALC  
BRE# 01727574  
Office: (707) 455-4444  
[Todd@caoutdoorproperties.com](mailto:Todd@caoutdoorproperties.com)