

Heller Ranch

Lyon County, Nevada

\$3,000,000 | 179.89 Acres

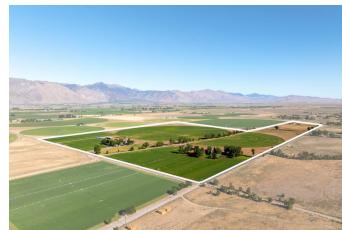
Smith Valley, Nevada

Heller Ranch reflects a cherished history of ranch stewardship characterized by service & commitment to family, country, Nevada, and community. Located just one hour & 30 minutes southeast of Reno, NV, the 184.9-acre ranch is a testament to the region's enduring agricultural legacy. 119 irrigated acres with over four CFS of permitted water rights.



PROPERTY HIGHLIGHTS

- Three total homes on the property
 - Main home - 4,934 SF with 4 beds/3.5 baths
 - Guest house - 1,100 SF
 - Bunkhouse - 1,500 SF
- Four landscaped acres at the ranch headquarters
- Three buildable parcels
- Horse barn, equipment shed, hay barn, heated cattle barn, heated shop, & various outbuildings
- Year-round recreational activities



TODD RENFREW
Broker & Owner, ALC
BRE# 01727574 & NV#B.1001686
Office: (707) 455-4444
Todd@caoutdoorproperties.com