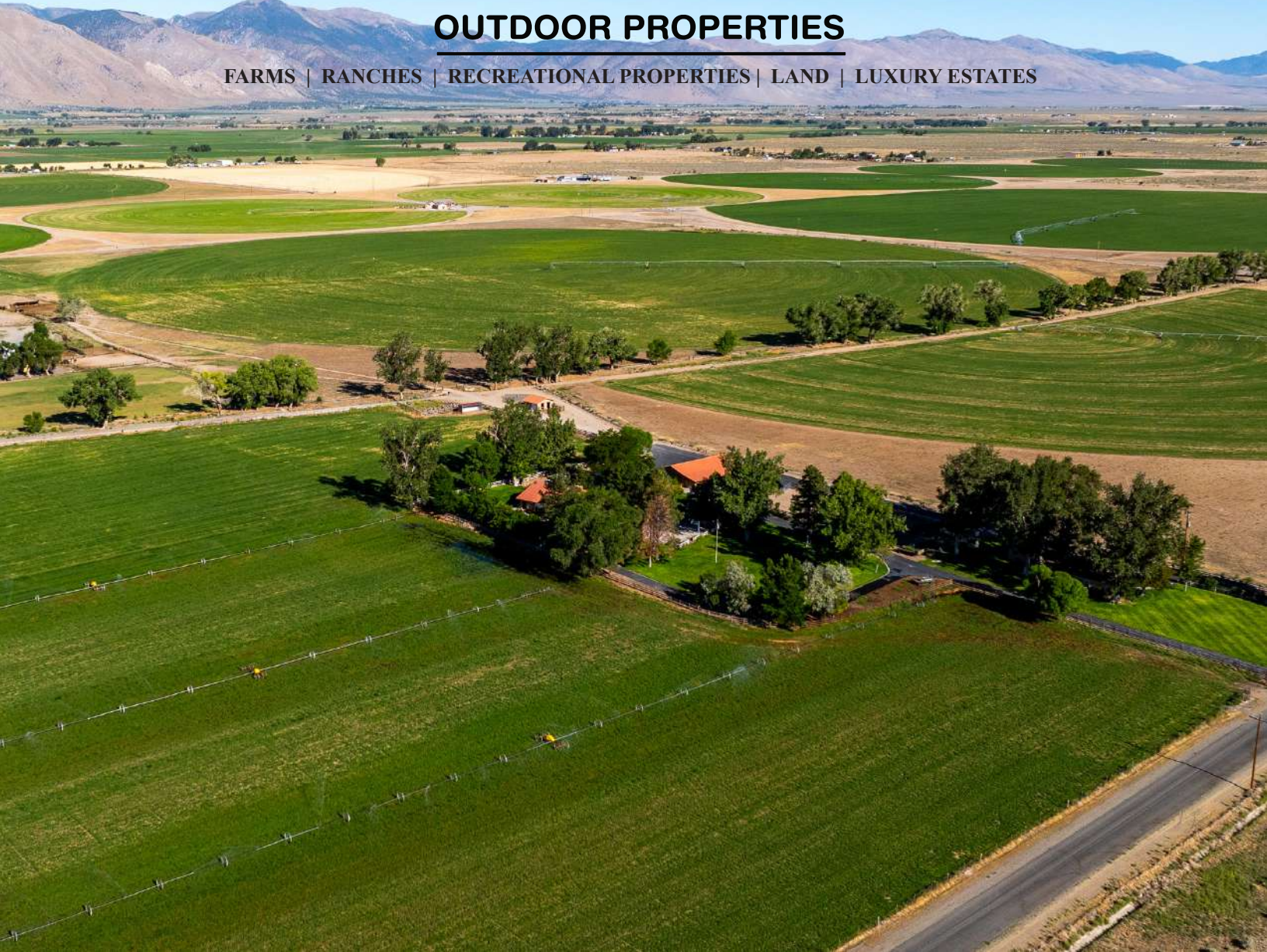




OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Heller Ranch

179.89 ± Acres | Lyon County, NV



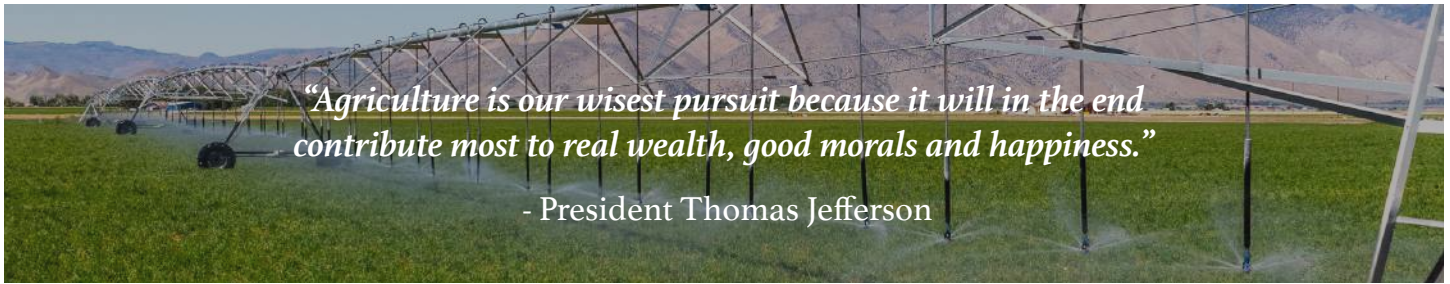
707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | www.OutdoorPropertiesofNevada.com

DRE# 01838294



Introduction



Heller Ranch reflects a cherished history of ranch stewardship characterized by service and commitment to family, country, Nevada, and community. Located just one hour and 30 minutes southeast of Reno, NV in Smith Valley, NV, the 179.89-acre ranch is a testament to the region's enduring agricultural legacy.

120 irrigated acres with 2.5 CFS of highly sought-after permitted water rights support a productive and income-generating premium grass hay operation. There are three cuttings of premium grass hay yearly with 7.1 tons per acre harvested.

Four fully landscaped acres with mature shade trees, lush lawns, and a vegetable garden adorn the ranch headquarters. There are three homes on the property. The 4,200 sq. ft. 4 bedroom / 3 bathroom main home features an outdoor pool, a high-ceiling living room with a custom rock mantle wood fireplace, a large kitchen with stainless steel appliances, an island, and abundant natural light with great views of the ranch. The 1,100 sq. ft. guest home and 1,500 sq. ft. bunkhouse provide ample space for family, friends, and/or ranch labor housing.

Heller Ranch has all the ranching infrastructure you could need with a fenced horse-riding arena, four-stall horse barn, dedicated tack room with saddle and bridle racks, equipment shed, hay barn, heated cattle barn, various outbuildings, and a large heated shop, complete with two RV-size doors and car lift.

Year-round outdoor recreational activities abound. Just a ¼ mile away from Heller Ranch locals claim are some of the best off-road trails for ATVs in all the Silver State. Only 25 minutes east discover Walker River State Recreation Area where there are ample opportunities for hiking, camping, and kayaking. For hunters, there are deer, antelope, Big Horn sheep, waterfowl, and upland game. For fishing enthusiasts, many trophy fisheries are located along the Walker River corridor. World-class ski/snowboard resorts in Lake Tahoe are only one hour away.

Discover the turnkey-ready Heller Ranch! With three buildable parcels, there is ample room to expand and write your own next chapter in this storied ranch.



Highlights

- Productive and income-generating premium grass hay operation
- 120 irrigated acre with 2.5 CFS permitted water rights
- Three cuttings of premium grass hay annually
- 7.1 tons per acre of premium grass hay harvested
- Four landscaped acres at the ranch headquarters
- Three total homes on the property
 - Main home - 4,200 SF with 4 beds/3 baths
 - Guest house - 1,100 SF
 - Bunkhouse - 1,500 SF
- Three buildable parcels
- Horse barn, equipment shed, hay barn, heated cattle barn, heated shop, & various outbuildings
- Year-round recreational activities
- ATVing, hiking, camping, fishing, kayaking, and in the winter, snow sports
- About one hour from Lake Tahoe
- One hour and 30 minutes southeast of Reno, NV

“As a former U.S. Senator, I have cherished this ranch as a true heaven on earth, with its beauty, abundant outdoor activities, highly marketable product, and the legacy it represents. With excellent fishing nearby, extensive UTV trails, opportunities for horseback riding, and diverse wildlife viewing, this property offers a life of adventure and relaxation. It is with a mix of nostalgia and hope that I offer this ranch for sale, trusting it will find a new owner who appreciates its unique character and potential.”

- Former United States Senator for Nevada, Dean Heller

Water & Hay

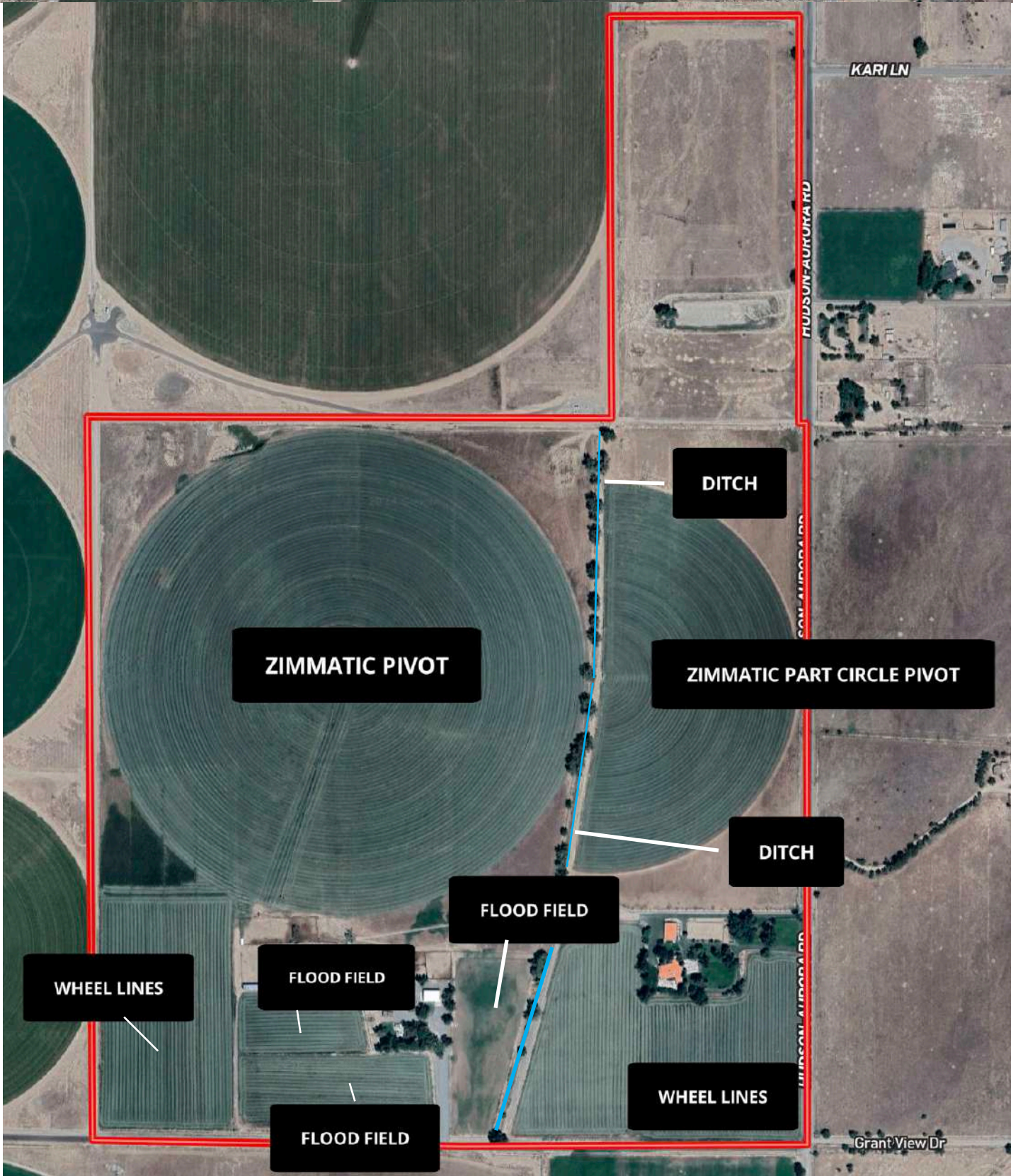
Heller Ranch stands out due to its permitted water rights and class two soils that support a productive and income-producing premium grass hay operation to the tune of 7.1 tons per acre. 112 acres with 2.5 CFS are permitted for irrigation from the Smith Valley basin. With the powerful 900 GPM ag well and ditch water - 80 acres are irrigated with one full circle and one-half circle Zimmatic pivots, 24 acres with wheel lines, and eight acres with the ditch.



Water & Hay Cont'd

Heller Ranch Pivots, Wheel Lines, & Ditch Irrigation Map

80 acres under pivot, 27 acres under wheel lines, & 12 acres irrigated with flooding



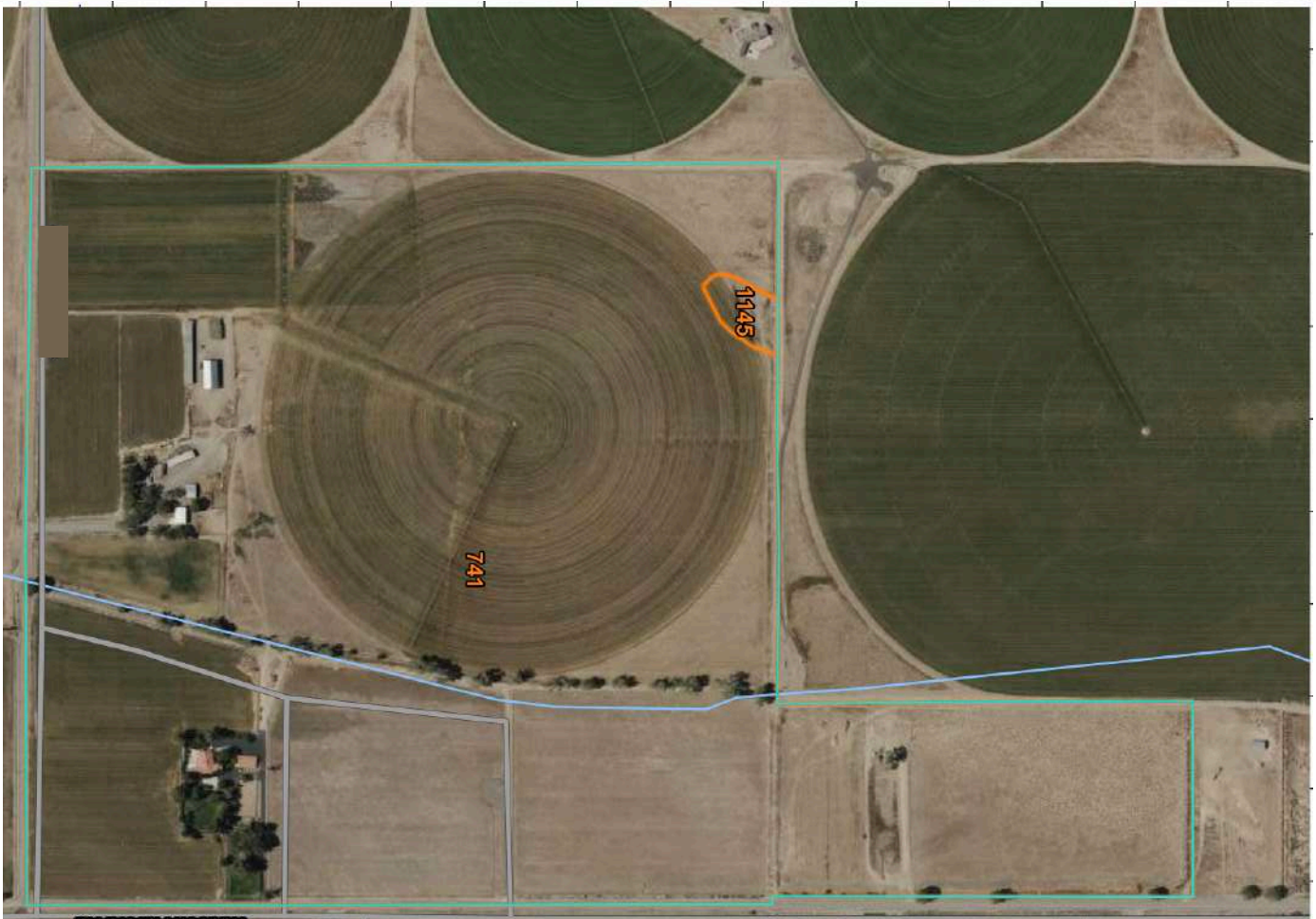
Water & Hay Cont'd

850 tons of hay are harvested annually. Many local and out-of-state merchants purchase the highly sought-after crop. A pole hay barn allows for 450 tons of hay to be stored right on the ranch.

For more information on the soil map, please contact our office.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
741	Wedertz-Wellington-Saralegui complex, 0 to 2 percent slopes	182.6	99.4%
1145	Water	1.1	0.6%
Totals for Area of Interest		183.7	100.0%



Improvements



Nestled amidst four acres of landscaped grounds, the ranch headquarters offers a serene and functional living environment. The picturesque setting and ample space make it a great venue for weddings and various events.



Improvements Cont'd

The Main Home:

The 4,200 sq. ft. 4-bedroom / 3-bathroom main home features an outdoor pool, high-ceiling living room with a custom rock and mantle wood fireplace, large kitchen with stainless steel appliances, an island, and abundant natural light with great views of the ranch.



Improvements Cont'd

Additional amenities include a 1,100-square-foot guest house and a 1,500-square-foot bunkhouse with a detached garage, providing comfortable accommodations for family, friends, and ranch staff. Any homes not utilized, can be rented out.

Guest House:



Bunk House:



Improvements Cont'd

The Heller Ranch offers comprehensive ranching infrastructure, including a fenced horse riding arena, a four-stall horse barn, a dedicated tack room with saddle and bridle racks, an equipment shed, a hay barn, a heated cattle barn, various outbuildings, and a large heated workshop equipped with two RV-sized doors and a car lift.



Recreation

Year-round outdoor recreational opportunities! Saddle up and explore the ranch's riding arena or venture out onto the miles of trails that connect to the nearby hills right from the ranch. Just a quarter-mile away, you'll find some of the best off-road trails for ATVs in Nevada. A short 25-minute drive east leads to Walker River State Recreation Area, where you can enjoy hiking, camping, and kayaking. For hunting enthusiasts, the area boasts a variety of game, including deer, antelope, Big Horn sheep, waterfowl, and upland game. Fishing enthusiasts will find numerous trophy fisheries along the Walker River corridor. For those seeking winter adventures, world-class ski resorts in Lake Tahoe are just an hour away.



Location



About Smith Valley, NV:

Smith Valley, a census-designated place in Lyon County, Nevada, has a population of 1,603 according to the 2010 census. Surrounded by the Pine Nut Mountains, Buckskin Range, Singatse Range, Wellington Hills, and Pine Grove Hills, the valley offers a picturesque setting. Founded in 1859 by herdsman, Smith Valley has flourished as a thriving agricultural hub. Numerous historic ranches continue to dot the landscape, a testament to the region's enduring agricultural heritage.

Local airport: Minden-Tahoe Airport (40 miles from Smith, NV); 990-acre, full service facility in the heart of Carson Valley. Services sport aviation, emergency services, & corporate flying. It has two asphalt runways: 7,400 by 100 ft and 5,300 by 75 ft. A glider runway has 2,200 by 60 ft of dirt. *International & Domestic:* Reno-Tahoe International Airport (81 miles) and Sacramento International Airport (170 miles).

About Lyon County, NV:

Lyon County, one of Nevada's original nine counties, was established on November 25, 1861. The name comes from Nathaniel Lyon, who was the first Union General killed in the Civil War. As of the 2020 census, the population of Lyon County was 59,235.

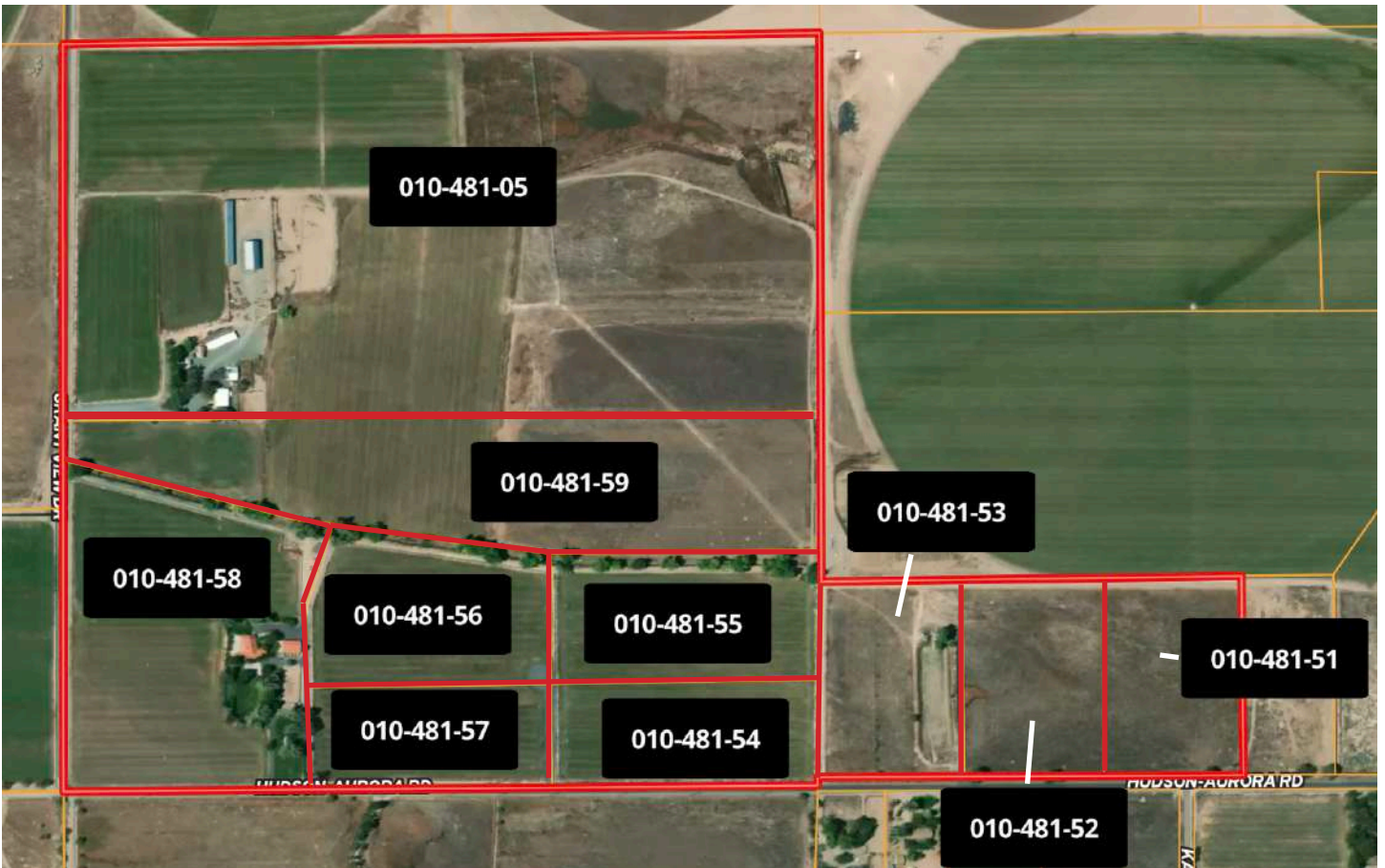
Known for its diverse landscapes and abundant natural resources, Lyon County offers a variety of outdoor recreational opportunities. The county is home to four State Parks, Wildlife Management Areas, and public lands where visitors can enjoy hunting, fishing, camping, hiking, off-roading, and other activities.



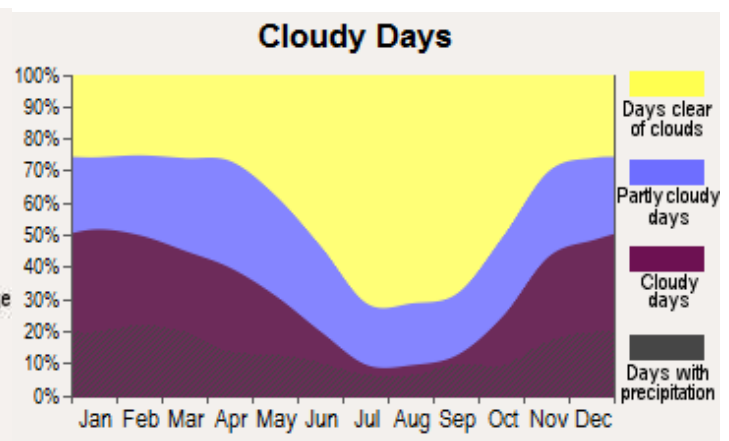
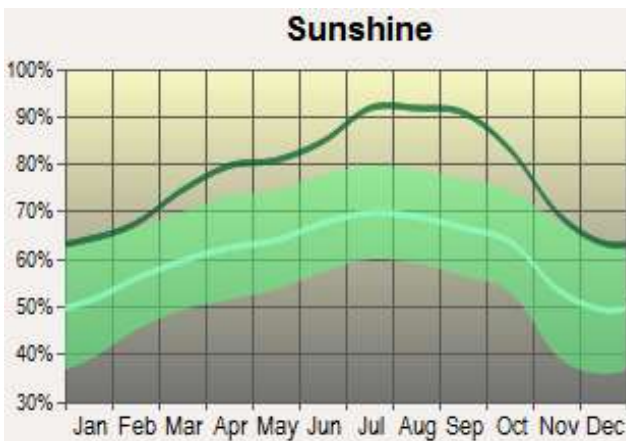
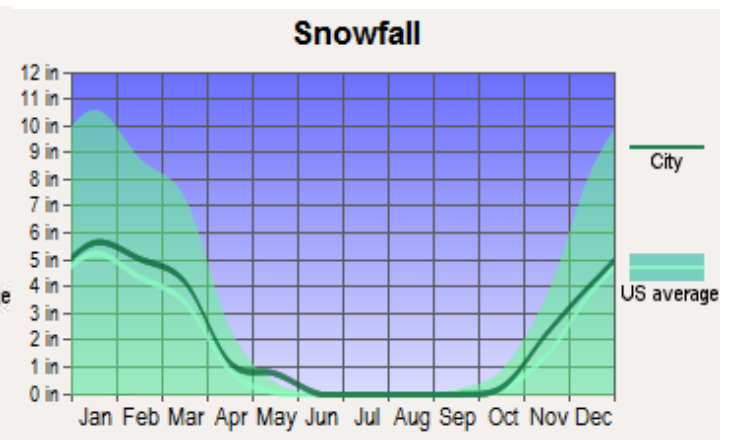
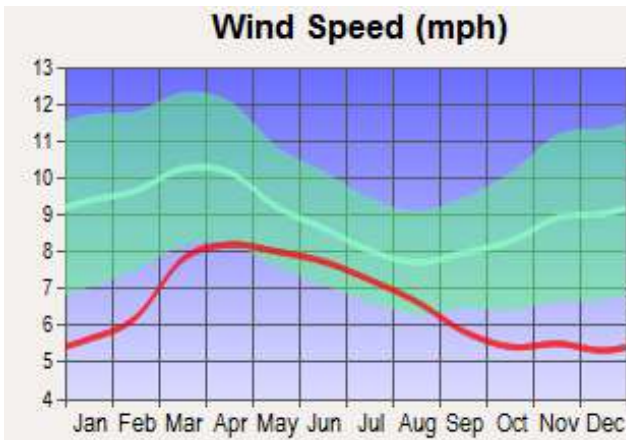
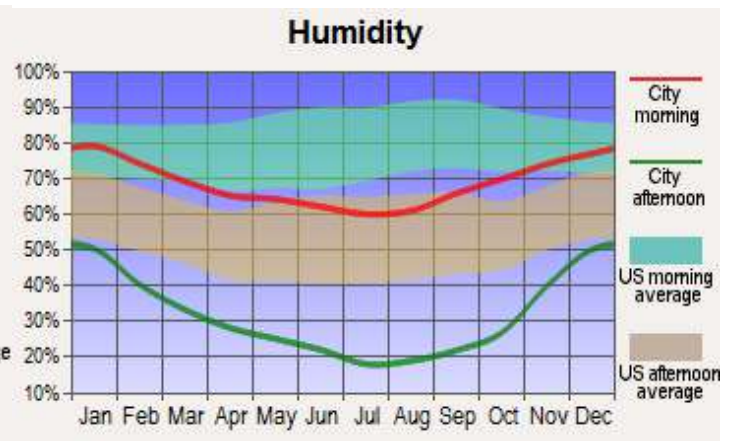
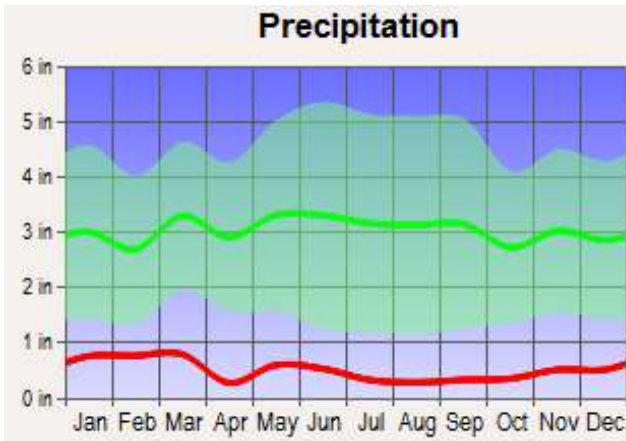
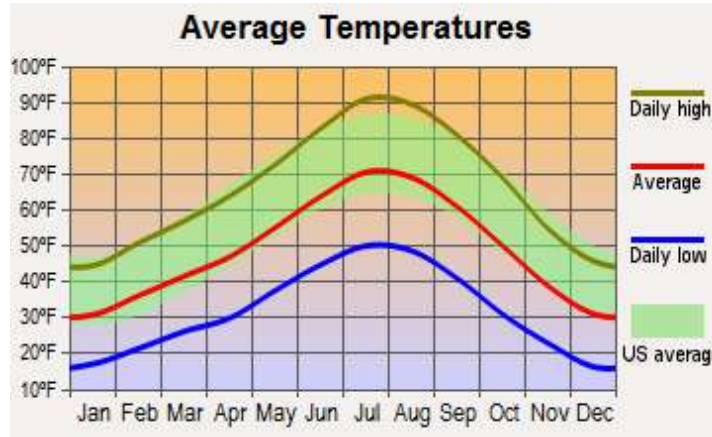
Size & Zoning

Heller Ranch consists of 10 parcels totaling 179.89 acres. Most of the property is zoned RR3 (*Third Rural Residential District (five acres minimum)*) and three parcels are zoned RR5 (*Rural Residential (five acre minimum)*). The total taxes for 2023 were \$20,619.27.

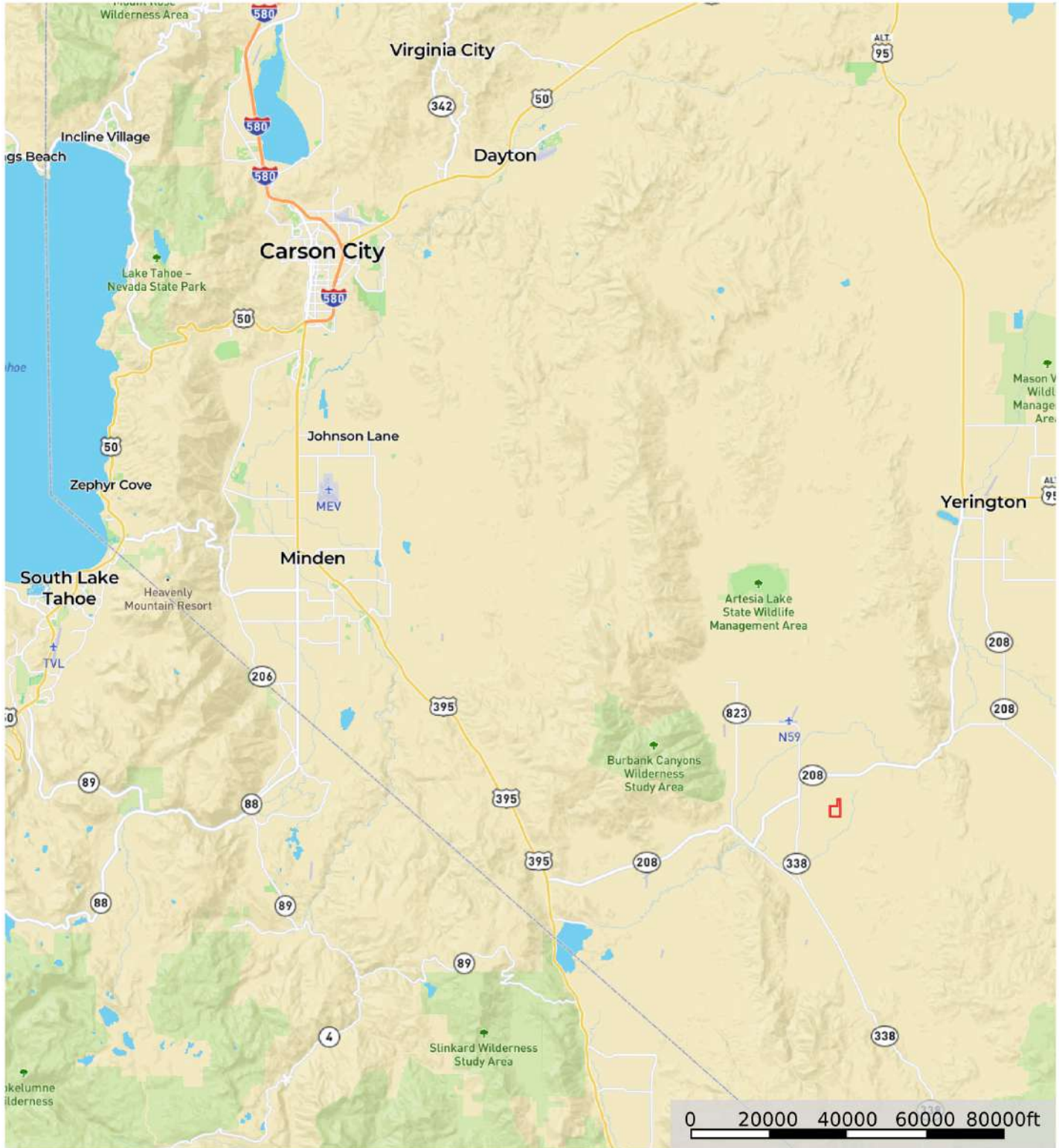
APN	ACREAGE	ZONING	Ag Preserve	TAXES (2023)
010-481-05	79.11 acres	RR5	N	\$7,826.82
010-481-51	7.60 acres	RR3	N	\$597.51
010-481-52	7.76 acres	RR3	N	\$597.51
010-481-53	7.94 acres	RR3	N	\$727.99
010-481-54	7.32 acres	RR3	N	\$497.82
010-481-55	9.44 acres	RR3	N	\$642.00
010-481-56	9.52 acres	RR3	N	\$647.44
010-481-57	6.65 acres	RR3	N	\$452.26
010-481-58	21.44 acres	RR5	N	\$7,063.50
010-481-59	23.11 acres	RR5	N	\$1,566.42
TOTAL	179.89 acres			\$20,619.27



Weather for Smith Valley, NV

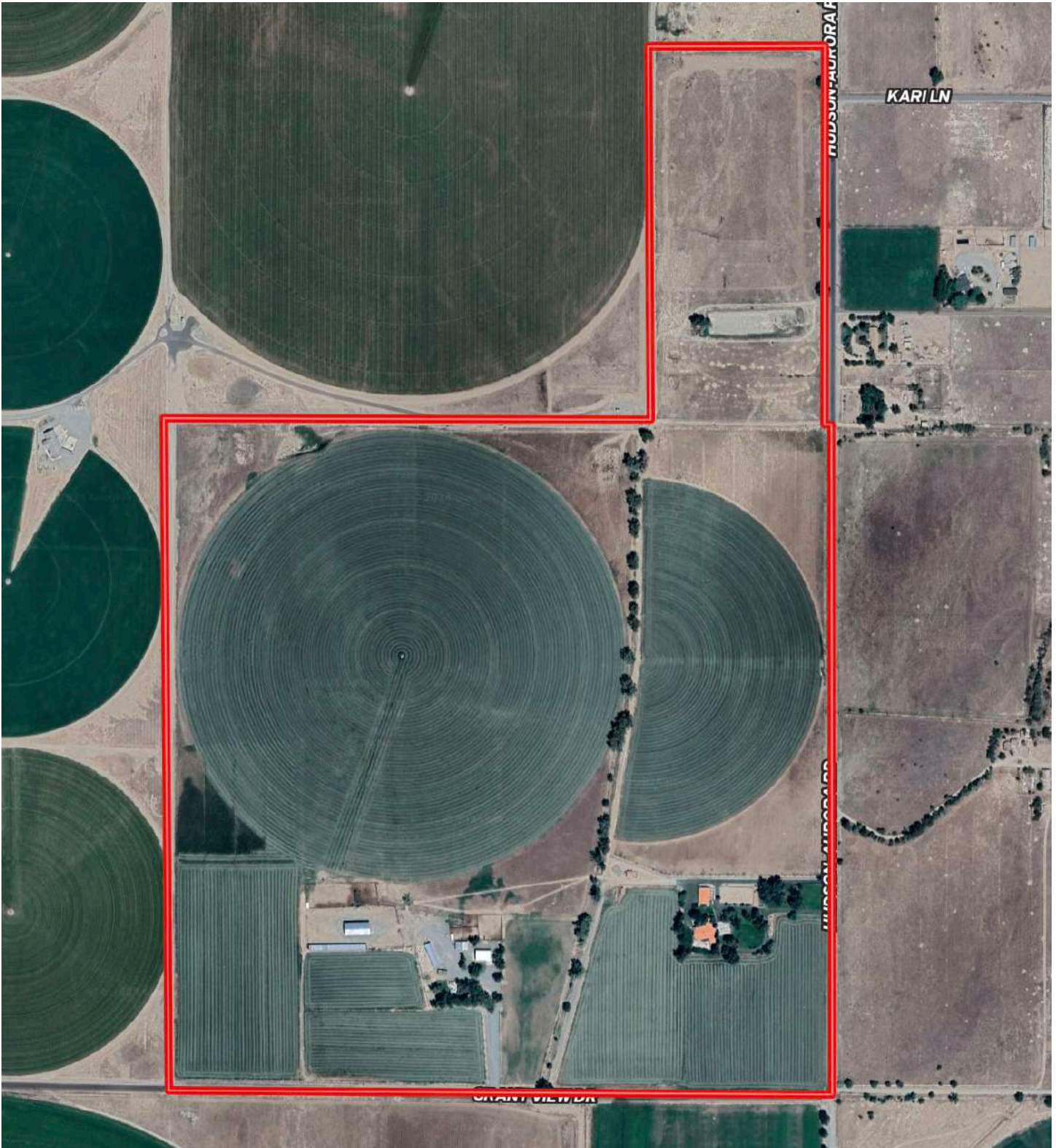


Street Map



 Boundary

Google Map





Outdoor Properties of Nevada, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by Outdoor Properties of Nevada. However, the accuracy of this information is not guaranteed or warranted by either Outdoor Properties of Nevada or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



**Outdoor Properties of Nevada
707 Merchant Street, Suite 100
Vacaville, California 95688
Office: (707) 455-4444 Fax: (707) 455-0455
www.OutdoorPropertiesofNevada.com**

**Todd Renfrew | 707-455-4444
todd@caoutdoorproperties.com**

EXCLUSIVE PARTNER OF

