

CBRE



Asking Price: \$13,000,000

±33,071.34 ACRES FOR SALE

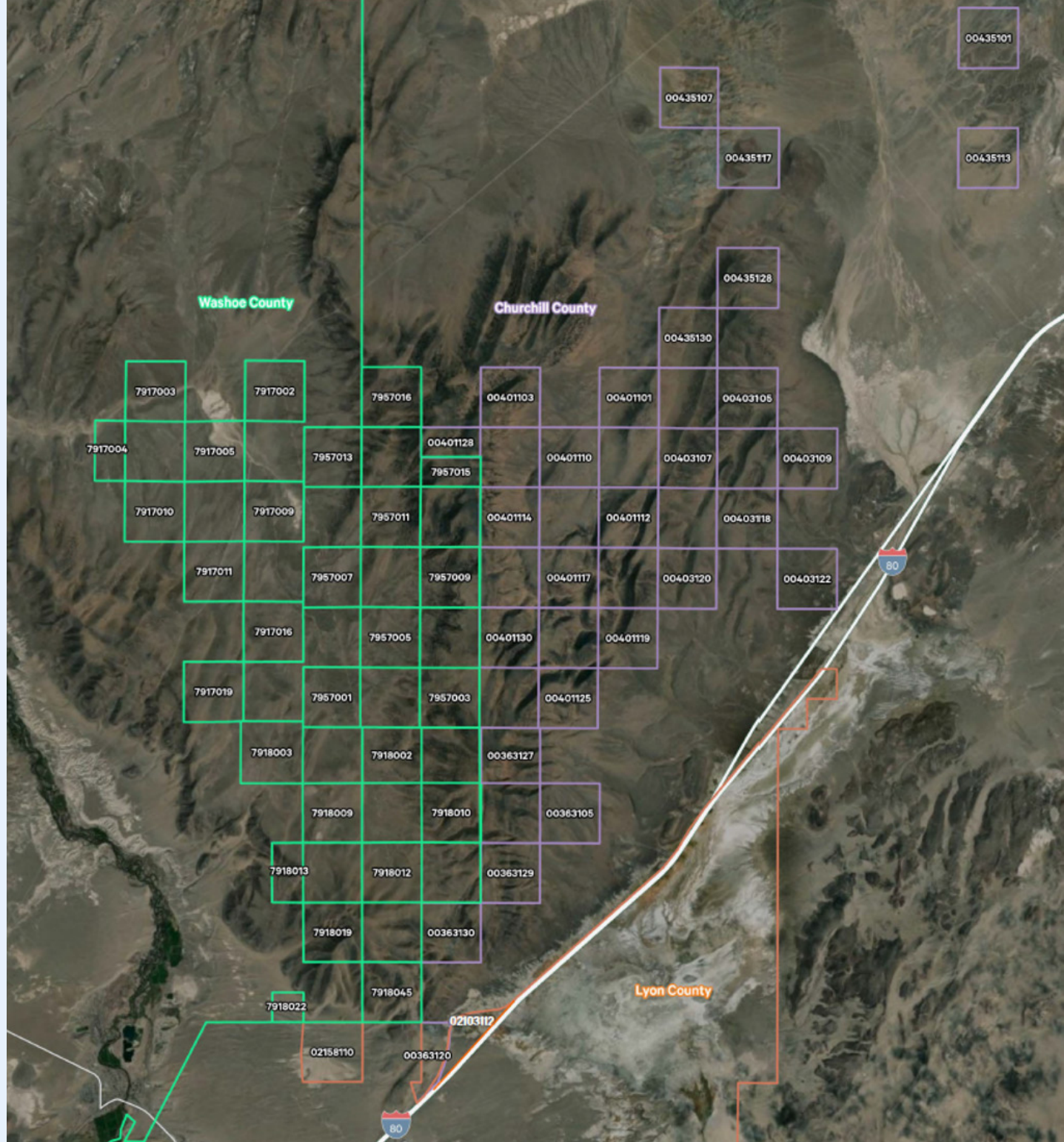
Ceresola Brothers Properties

MULTIPLE PARCELS
ACROSS 3 COUNTIES, NORTHERN NEVADA

**±33,071.34
Acres**

MULTIPLE PARCELS

**Asking Price:
\$13,000,000**



*Approximate locations, survey required for exact property lines.

Parcel Highlights

±33,071.34 AVAILABLE ACRES

APN	NAME	ACERAGE	COUNTY			
021-581-10	CERESOLA BROTHERS LLC	651.21	Lyon			
021-031-12	CERESOLA BROTHERS LLC	215.38	Lyon			
079-170-02	CERESOLA BROTHERS LLC	640.72	Washoe			
079-170-03	CERESOLA BROTHERS LLC	640.84	Washoe			
079-170-04	CERESOLA BROTHERS LLC	320	Washoe			
079-170-05	CERESOLA BROTHERS LLC	640	Washoe			
079-170-09	CERESOLA BROTHERS LLC	640	Washoe			
079-170-10	CERESOLA BROTHERS LLC	640	Washoe			
079-170-11	CERESOLA BROTHERS LLC	640	Washoe			
079-170-16	CERESOLA BROTHERS LLC	640	Washoe			
079-170-19	CERESOLA BROTHERS LLC	640	Washoe			
079-180-02	CERESOLA BROTHERS LLC	593.48	Washoe			
079-180-03	CERESOLA BROTHERS LLC	692.5	Washoe			
079-180-09	CERESOLA BROTHERS LLC	639.16	Washoe			
079-180-10	CERESOLA BROTHERS LLC	640	Washoe			
079-180-12	CERESOLA BROTHERS LLC	640	Washoe			
079-180-13	CERESOLA BROTHERS LLC	350	Washoe			
079-180-19	CERESOLA BROTHERS LLC	633.02	Washoe			
079-180-22	CERESOLA BROTHERS LLC	174.79	Washoe			
079-180-45	CERESOLA BROTHERS LLC	640	Washoe			
079-570-01	CERESOLA BROTHERS LLC	620.12	Washoe			
079-570-03	CERESOLA BROTHERS LLC	640	Washoe			
079-570-05	CERESOLA BROTHERS LLC	640	Washoe			
079-570-07	CERESOLA BROTHERS LLC	619.52	Washoe			
079-570-09	CERESOLA BROTHERS LLC	640	Washoe			
079-570-11	CERESOLA BROTHERS LLC	640	Washoe			
079-570-13	CERESOLA BROTHERS LLC	618.4	Washoe			
079-570-15	CERESOLA BROTHERS LLC	320	Washoe			
079-570-16	CERESOLA BROTHERS LLC	640	Washoe			
003-631-05	CERESOLA BROTHERS LLC	640			Churchill	
003-631-20	CERESOLA BROTHERS LLC	160			Churchill	
003-631-27	CERESOLA BROTHERS LLC	590.44			Churchill	
003-631-29	CERESOLA BROTHERS LLC	640			Churchill	
003-631-30	CERESOLA BROTHERS LLC	640			Churchill	
004-011-01	CERESOLA BROTHERS LLC	639.52			Churchill	
004-011-03	CERESOLA BROTHERS LLC	639.8			Churchill	
004-011-10	CERESOLA BROTHERS LLC	640			Churchill	
004-011-12	CERESOLA BROTHERS LLC	640			Churchill	
004-011-14	CERESOLA BROTHERS LLC	640			Churchill	
004-011-17	CERESOLA BROTHERS LLC	640			Churchill	
004-011-19	CERESOLA BROTHERS LLC	640			Churchill	
004-011-25	CERESOLA BROTHERS LLC	640			Churchill	
004-011-28	CERESOLA BROTHERS LLC	320			Churchill	
004-011-30	CERESOLA BROTHERS LLC	640			Churchill	
004-031-05	CERESOLA BROTHERS LLC	641.68			Churchill	
004-031-07	CERESOLA BROTHERS LLC	632.6			Churchill	
004-031-09	CERESOLA BROTHERS LLC	640			Churchill	
004-031-18	CERESOLA BROTHERS LLC	640			Churchill	
004-031-20	CERESOLA BROTHERS LLC	633.4			Churchill	
004-031-22	CERESOLA BROTHERS LLC	640			Churchill	
004-351-01	CERESOLA BROTHERS LLC	642.4			Churchill	
004-351-07	CERESOLA BROTHERS LLC	624.56			Churchill	
004-351-13	CERESOLA BROTHERS LLC	640			Churchill	
004-351-17	CERESOLA BROTHERS LLC	640			Churchill	
004-351-28	CERESOLA BROTHERS LLC	640			Churchill	
004-351-30	CERESOLA BROTHERS LLC	627.8			Churchill	
	Total Acreage	33,071.34				



**ASKING PRICE:
\$13,000,000**

Northern Nevada

The Ceresola Brothers properties encompass three Northern Nevada Counties, Washoe, Lyon and Churchill. The properties are located within close proximity to Fernley, Nevada, a smaller city poised for economic growth. Local employers primarily include agriculture and small businesses, contributing to the area's economy. For recreation, residents and visitors can enjoy outdoor activities such as hiking and fishing in nearby lakes and rivers, as well as exploring the vast open landscapes typical of northern Nevada. The community's close-knit atmosphere and scenic surroundings provide a peaceful lifestyle for those who call Northern Nevada home.

DIRECTIONS TO PARCELS

- + From Reno, travel east to Fernley on I-80.
- + Take the East Fernley Exit (exit #48), and turn left at the stop sign, and continue straight past the Flying J Travel Center and onto the dirt road.
- + Follow dirt roads north east toward the hill

LOCAL TRAVEL

- + 1 Miles to Fernley/Victory Logistics District
- + 15 Miles to Tahoe Reno Industrial Center (TRIC)
- + 30 Miles to the Reno/Tahoe International Airport

*Approximate locations, survey required for exact property lines.



Existing Power Generation



*Approximate locations, survey required for exact property lines.

Trucking Map

LOCATION	DRIVE TIME
Reno, NV	45 MILES
Sacramento, CA	180 MILES
San Fransico, CA	265 MILES
Las Vegas, NV	402 MILES
Los Angeles, CA	474 MILES
Salt Lake City, UT	494 MILES
Phoenix, AZ	703 MILES
Cheyenne, WY	930 MILES



±33,071.34 ACRES FOR SALE

Ceresola Brothers Properties

NORTHERN
NEVADA

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