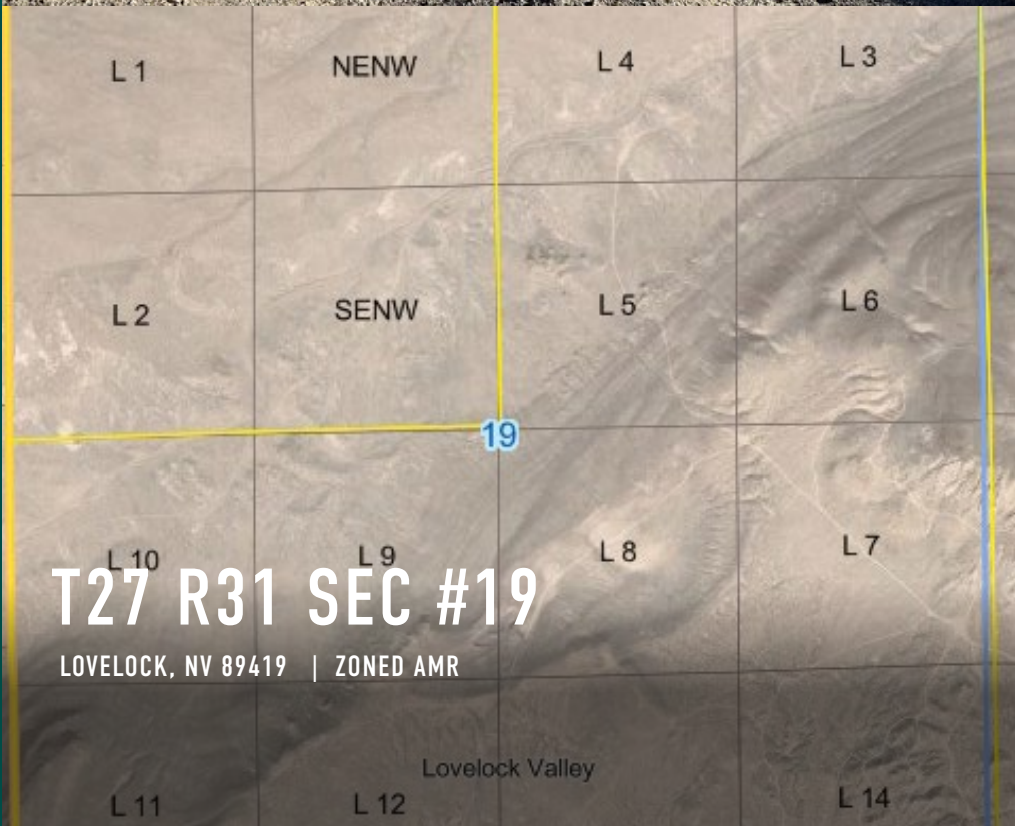


*for sale*  
**500 ACRES**

FOR SALE | ZONED AMR



2025



## EXECUTIVE SUMMARY

Nearly 500 acres of expansive Northern Nevada land located just north of Lovelock, offering a rare opportunity for development, recreation, or long-term investment. This AMR-zoned property allows for a wide range of uses including agricultural operations, recreational development, rural residential living, and potential resource-related uses.

The property features level to gently rolling terrain with sweeping desert and mountain views, providing an ideal setting for a private ranch, off-grid retreat, or future subdivision. Adjacent to BLM land, the site offers exceptional privacy and extended usability.

Conveniently located near SR 399 with public road access, the property is within close proximity to power and major utility infrastructure, enhancing its long-term development potential.

County: Pershing County | APN: 007-111-02 | Address: T27 R31 SEC 19, Lovelock, NV 89419

**±498.57** ACRES

PRICE  
**\$800,000**  
(\$1,604/ACRE)

# LOCATION HIGHLIGHTS

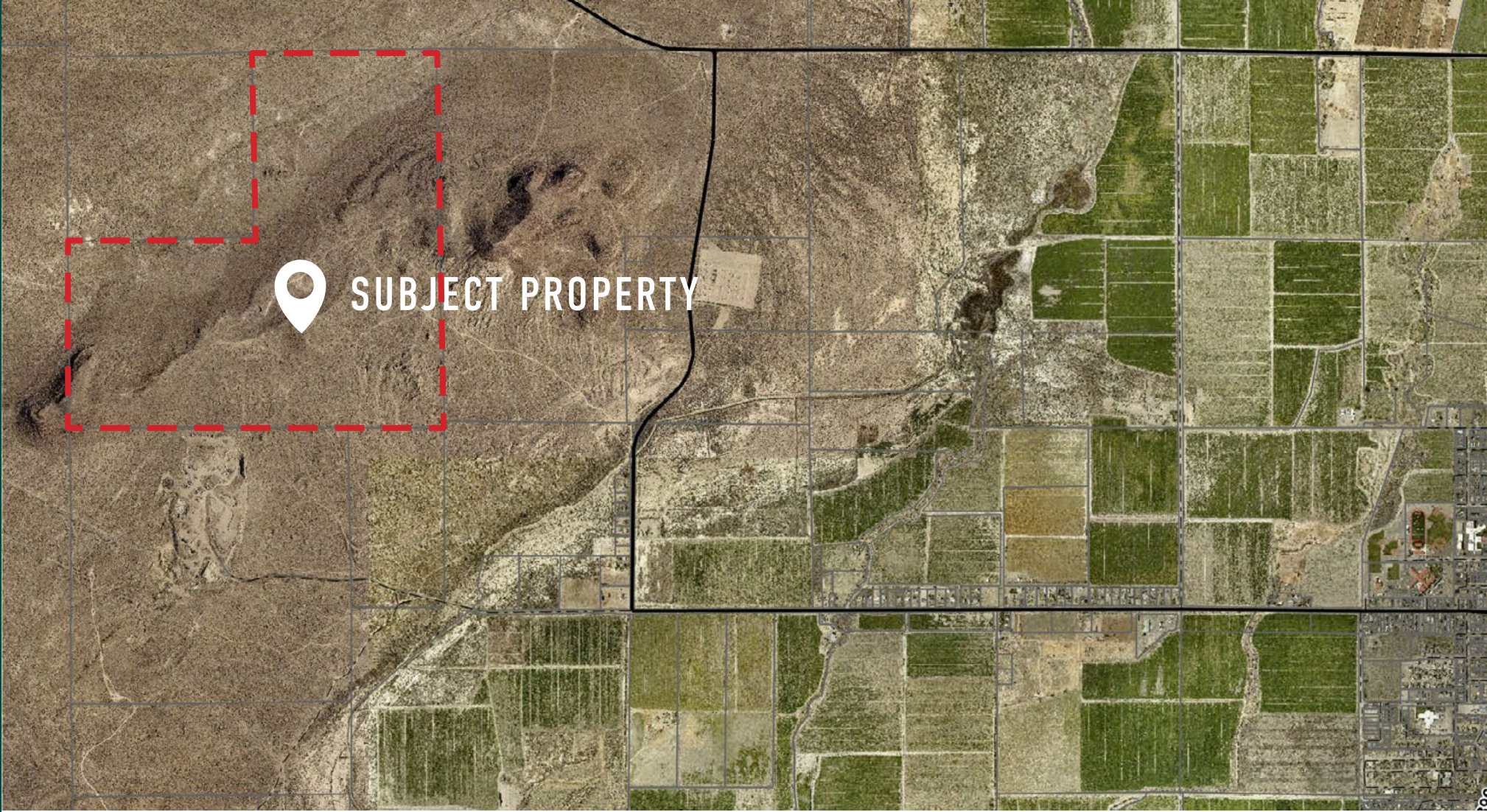
- LOCATED NORTH OF LOVELOCK NEAR SR 399
- PUBLIC ROAD ACCESS (COUNTY MAINTAINED DIRT ROAD)
- ADJACENT TO BLM LAND

# KEY PROPERTY FEATURES

- ±500 ACRES OF CONTIGUOUS LAND
- LEVEL TO GENTLY ROLLING TOPOGRAPHY
- PANORAMIC DESERT AND MOUNTAIN VIEWS
- SUBDIVIDABLE
- HORSES AND LIVESTOCK PERMITTED
- NO HOA / NO CC&RS
- PROXIMITY TO POWER AND UTILITY INFRASTRUCTURE

Address:	<b>T27 R31 Sec 19, Lovelock, NV</b>
APNs:	<b>89419</b>
Zoning: AMR	<b>007-111-02</b>
Subdividable	<b>AMR</b>
Total Lot Size:	<b>498.57 Acres</b>
Property Type:	<b>Land - Farm</b>
Investment Type:	<b>Land - Farm</b>
Taxes:	<b>\$578</b>





## UTILITIES SUMMARY

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- POWER: NEARBY (WITHIN APPROXIMATELY 1 MILE)
- WATER: NONE ON SITE
- SEWER: NONE
- GAS: HIGH-PRESSURE LINE NEARBY
- ROAD ACCESS: PUBLIC, DIRT ROAD

## PROPERTY HIGHLIGHTS

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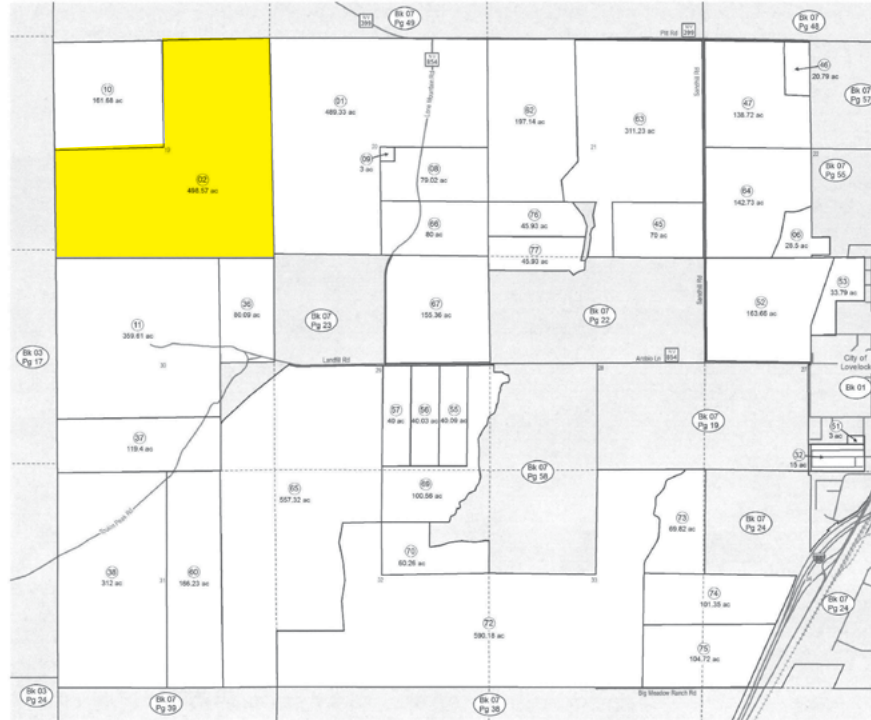
- NEARLY 500 ACRES
- SUBDIVIDABLE
- FLEXIBLE AMR ZONING
- ADJACENT TO BLM LAND
- UTILITIES NEARBY
- DEVELOPMENT & INVESTMENT OPPORTUNITY

# PROPERTY INFORMATION

## AMR ZONING - POTENTIAL USES

- **Agricultural Uses:**  
Ranching, grazing, farming, livestock operations
- **Mining / Resource Uses:**  
Mineral exploration, aggregate operations
- **Recreational Uses:**
  - Campgrounds, RV parks (subject to approval)
  - Outdoor recreation (ATV, hunting, retreats)
- **Residential Uses:**  
Single-family homes, manufactured homes, ranch estates
- **Investment / Development:**  
Land banking, subdivision potential

*\*All uses subject to Pershing County review and approval.*



**Bk 07 - Pg 11**  
Portion of T27N, R31E

Parcel numbers on this page: 07-111 ac

Location

Revision date: 01/12/2012  
Revised by: PC Assessor's Office/CPS

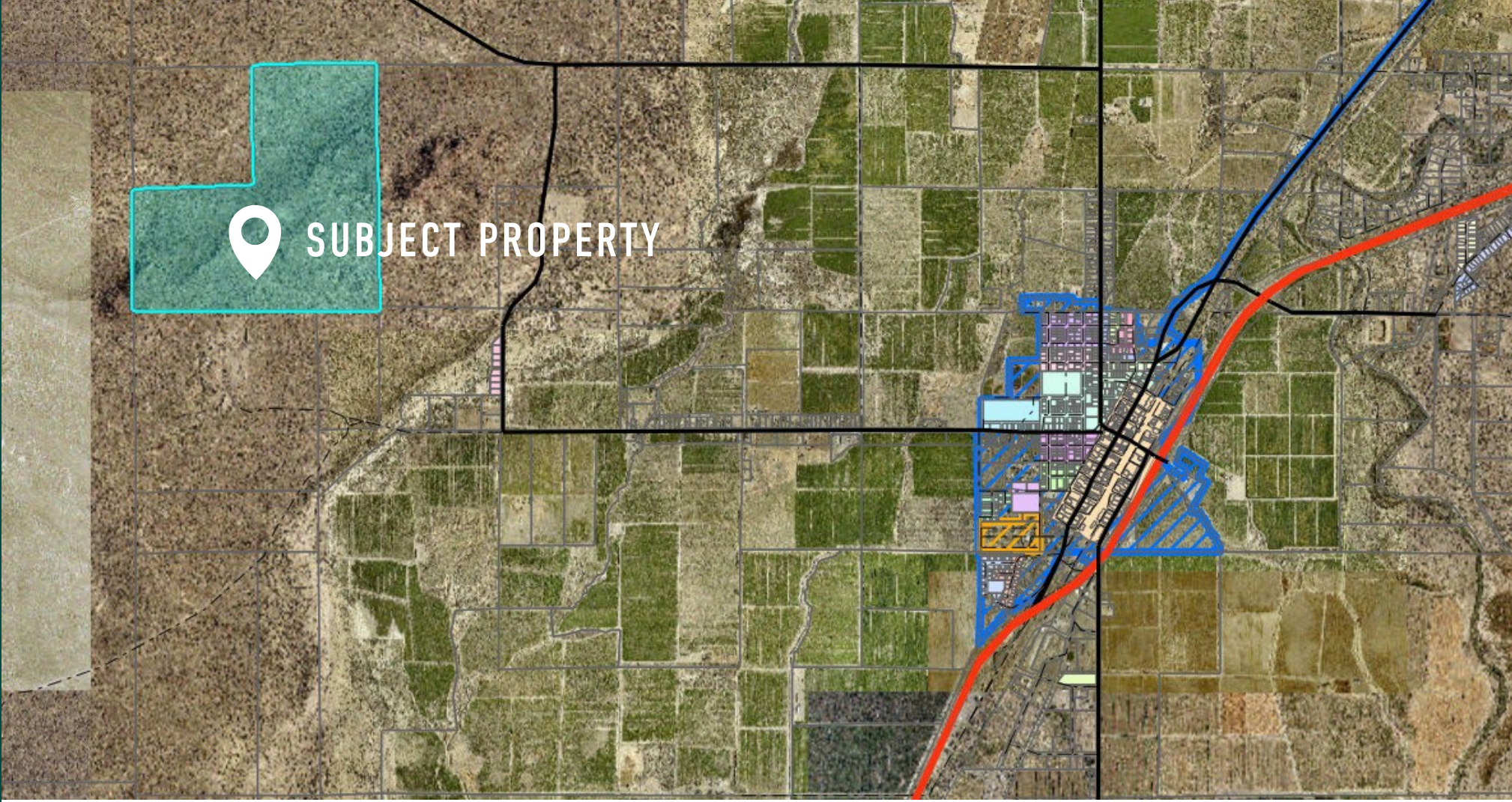
Assessor's Office  
308 Main St  
Lovelock, NV 89419  
775-273-2068

Disclaimer: This map was prepared for use by the Pershing County Assessor's Office for assessment purposes only. It does not represent a warranty. No liability is assumed as to the accuracy of the data information herein or to the sufficiency of the data for any other use.



# T27 R31 SEC #19

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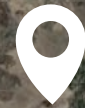


## REGIONAL MAP

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CALIFORNIA  
NEVADA

# SUBJECT PROPERTY



Lovelock



Reno Sparks



Reno-Tahoe  
International  
Airport

## REGIONAL MAP

Carson City



# EXPONENTIAL GROWTH

## NEVADA HAS EMERGED AS ONE OF THE FASTEST-GROWING STATES IN THE COUNTRY

Located at the heart of the 11 western states, Nevada offers unparalleled access to key markets, reaching over 60 million consumers within a two-day transit across these states. The state is known for its business-friendly environment, with no corporate income tax, personal income tax, inventory tax, unitary tax, estate tax, inheritance tax, franchise tax, or special tangible gift tax.

Reno boasts exceptional transportation infrastructure and market reach, making it a hub for top-tier brands like Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco, and CDW, which have established warehousing, distribution, and fulfillment operations in the area. The region has also attracted major industrial and technology giants such as Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch, in particular, have each invested \$1 billion into the Reno economy.

Northern Nevada offers an exceptional quality of life. Within just 30 minutes, you can transition from the energy of the city to the serenity of Lake Tahoe. The state provides endless recreational opportunities, including skiing, fishing, boating, hiking, mountain biking, and off-roading, among many others.'



# WHY NORTHERN NEVADA?

**Current Population Washoe County:**  
498,022

### Reno Business and Gaming

When people think of Reno, they think of gambling. However, over the last couple of decades, Reno and Sparks have become much more than just gaming cities. With many prominent corporations residing in the area, INC Magazine rated Reno as the sixth best spot to do business for a mid-sized city.

### Additional Advantages of Doing Business in Nevada:

- Stockholders, directors and officers need not live or hold meetings in Nevada
- Directors need not be stockholders
- Officers and directors of a Nevada Corporation can be protected from personal liability for lawful acts of the corporation
- Nevada corporation may purchase, hold, sell or transfer shares of its own stock

### US Best States for Doing Business:

State of Nevada ranked #9 Chief Executives' annual survey asked over 600 CEOs to grade each state on the following criteria:

- Taxation & Regulation
- Workforce Quality
- Living Environment

### Regions largest non-gaming employers:

1. Washoe County School District
2. University of Nevada, Reno
3. Washoe County
4. Renown Medical
5. International Game Technology

### Reno-Sparks Largest Industry Sectors:

1. Wholesale Trade, transportation & Utilities
2. Leisure & Hospitality
3. Accommodation and Food Service
4. Government
5. Professional & Business Services
6. Educational and Health Services
7. Retail Trade
8. Goods Producing
9. Local Government
10. Casino Hotels

## Demographics 5-mile

Population	99,476
Avg. Household Income	\$142,505
Total Households	41,029

## Cost of Living

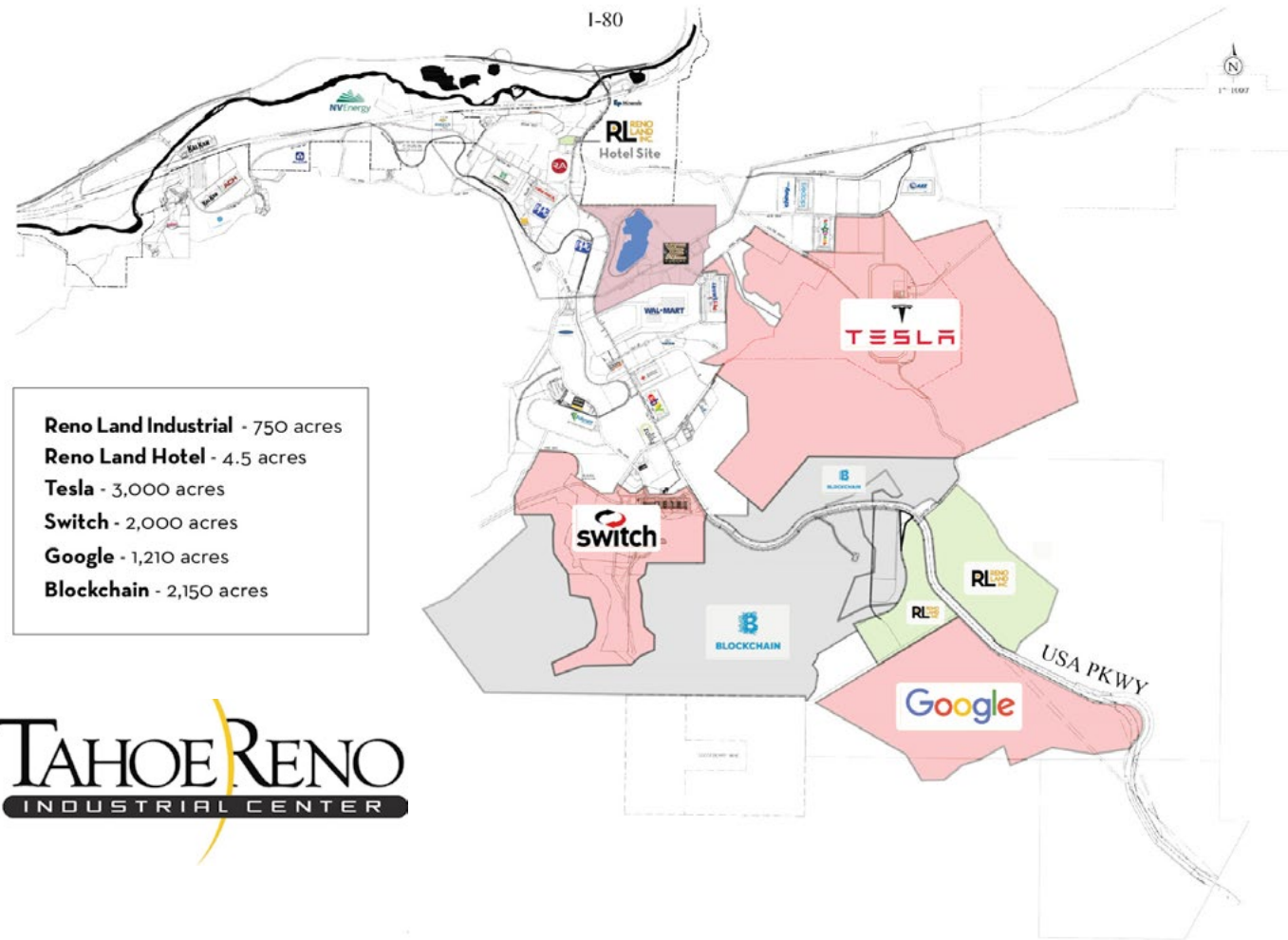
Area	Avg. Home Price	Avg. Apartment Rent
Reno	\$565,000	\$1,850/mo
Sparks	\$511,000	\$1,700/mo
Carson Valley	\$512,000	\$1,250/mo

## Sales Tax Rate

Carson County	7.6
Churchill County	7.6
Clark County	8.375
Douglas County	7.1
Lyon County	7.1
Storey County	7.6
Washoe County	8.265

# TAHOE RENO INDUSTRIAL CENTER

As the Tahoe Reno area continues to expand, more companies continue to move over to the vast open land in our beloved Silver State. Companies such as Tesla, Google, Switch, and Blockchain hope to create the next Silicon Valley and bring thousands of employment opportunities for native residents and all those to come.



# AREA PROFILE

## The Biggest Little Start up Community

Northern Nevada is less traffic and more trails. Less smog and more slopes. It's a place where you can walk out of your office to a world-class whitewater park, attend a top-tier university, dine at award-winning restaurants and be part of a vibrant community. "[Northern Nevada] is now a city of sustenance as well as indulgence." - *The New York Times*

Northern Nevada is a very desirable area for all outdoor lovers. Being located at the base of the Sierra Nevada mountain range brings the "Biggest Little City" a lot of perks. One of them being, Lake Tahoe! A quick 30 minute to one hour drive, and you are at the northern shore of Tahoe and can begin to experience all the activities that this beautiful area has to offer. The Reno-Sparks-Lake Tahoe area has more than eighteen world-class ski resorts, sixty gaming locations, and over forty acclaimed golf courses. The glitz and glam of Las Vegas is a quick six hour drive southeast and for a big city feel, only four hours west and you have arrived in San Francisco!

## The Economy

While the Northern Nevada area was primarily centered around gaming and entertainment in the 20th century, it has now grown to be a much more diverse economy with industries such as, healthcare, entrepreneurial startups, and technology-based companies.

Today, Northern Nevada is evolving to have a future as one of the United States' clean energy, technology, and entrepreneurial leaders. Northern Nevada is serviced with two major highways, Union Pacific railroads and a number of trucking and airline carriers. With all that access it makes it very easy to ship to 80% of the western states on a next day basis. This has caused an expansion of the distribution industry. The city is experiencing a slight change in its business base, with roughly 25% of the workforce working in the fields of construction, manufacturing, transportation, communications, and public utilities.

Companies such as Google, Tesla, Switch, Redwood Materials, Amazon and Blockchains continue to come and take advantage of all the open land Northern Nevada has to offer. This will bring thousands of employment opportunities for current residents and all future residents!

## Top Place To Retire

Northern Nevada is the perfect place to retire! You'll find top-tier health care, affordable cost of living, and socializing opportunities year-round in Nevada. Looking in on loved ones is a breeze, with easy access to Interstate-80, Highway 50, and Highway 395. Start living the good life in the Silver State!

### Northern Nevada Climate

Temperature	High	Low
Annual	67.4	35.2
January	45.5	21.8
April	64.1	33.2
July	91.2	51.4
October	69.9	34

### Distances to other Western Cities

City	Miles	Airtime
Las Vegas	441	1:00
Los Angeles	475	1:06
Phoenix	753	2:00
Portland	586	1:30
Sacramento	135	0:25
Salt Lake City	526	1:00
San Francisco	231	0:50



## A TOP TIER UNIVERSITY

The University of Nevada, Reno was ranked by U.S. News & World Report magazine in the top tier of national universities in its 2018 "Best Colleges" issue.

**1,274** instructional faculty serve our campus, guiding, instructing and mentoring our students.

**\$ 2.9 M** student budget which supports campus clubs and organizations at the University.

**90%** of graduating students are employed or in graduate school within one year of graduating.

**\$800,000,000** in new state-of-the-art facilities added since 2007.

**1<sup>ST</sup>** in the nation for online MBA program 3-year graduation rate according to U.S. News & World Report.

**150+** years and counting as the state's Land-Grant university, providing access to higher education to all Nevadans. We continue this tradition by serving citizens in every county of the Silver State.

**44%** of incoming 2017 freshmen were from culturally diverse backgrounds.

**400+** National Merit and Presidential Scholars on campus.

The University ranks in the top **20%** nationwide in the 2017 Payscale Return On Investment Report.

# NEVADA MEANS BUSINESS

**Entered the Union:** October 31, 1864 (34th)

**Capital:** Carson City

**Origin of Name:** Spanish for “snow-covered”

**State Motto:** All for our Country

**State Nicknames:** Sagebrush, Silver State, Battle Born State

**State Song:** “Home Means Nevada”

**National Forests:** 2

**State Parks:** 24

**Famous For:** Gambling, Lake Tahoe, Reno, Las Vegas, Gold & Silver Mining, Wild Mustangs, Outdoor Recreation

- Nevada was made famous by the 1859 discovery of the Comstock Lode, the richest known U.S. silver deposit.
- Nevada is the largest gold-producing state in the nation. It is second in the world behind South Africa.
- Nevada is the gambling and entertainment capital of the United States.
- Las Vegas has more hotel rooms than any other place on earth.
- Most of the state is desert but the Sierra Nevada mountain range near Reno and the Ruby Mountains near Elko have snow for half the year.
- Nevada has more mountain ranges than any other state, with its highest point at the 13,145 foot top of Boundary Peak near the west-central border.
- About 150 couples get married in Las Vegas each day.
- In 1899 Charles Fey invented a slot machine named the Liberty Bell. In 1999 Nevada had 205,726 slot machines, one for every 10 residents.



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**Corry Castaneda, CPM**

DIRECTOR OF COMMERCIAL REAL ESTATE

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**COMMERCIAL**